

NOTICE - VILLAGE OF TINLEY PARK
MEETING OF THE COMMITTEE OF THE WHOLE

NOTICE HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, January 6, 2026, beginning at 5:45 PM in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

THE AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER.
2. ROLL CALL.
3. CONSIDER APPROVAL OF MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON DECEMBER 16, 2025.
4. DISCUSS AN AGREEMENT WITH GK DEVELOPMENT PROPERTIES, LLC FOR THE INTERSTATE SPORTS DOME.
5. DISCUSS THE ANNEXATION OF 16441 RIDGELAND AVENUE.
6. DISCUSS A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND HOMEWOOD DISPOSAL SERVICE INC FOR MUNICIPAL WASTE DISPOSAL SERVICES.
7. DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND SCIENTEL SOLUTIONS LLC FOR NETWORK EQUIPMENT AND SOFTWARE IN THE AMOUNT OF \$40,086.90.
8. DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MIDWEST PUBLIC SAFETY FOR POLICE LAPTOPS AND ACCESSORIES.
9. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL CALL

MINUTES
Meeting of the Committee of the Whole
December 16, 2025 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:49 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 - Clerk O'Connor called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
 N. O'Connor, Village Clerk
 W. Brady, Village Trustee
 W. Brennan, Village Trustee
 D. Mahoney, Village Trustee (Participated electronically)
 M. Mueller, Village Trustee
 K. Shaw, Village Trustee
 C. Sullivan, Village Trustee

Members Absent: None

Staff Present: P. Carr, Village Manager
 H. Lipman, Assistant Village Manager/Interim Assistant Finance Director
 T. Tilton, Police Chief
 S. Klotz, Fire Chief
 M. Coleman, Community Development Director
 J. Urbanski, Public Works Director
 D. Framke, Marketing Director
 L. Galovich, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD DECEMBER 2, 2025 – Motion was made by Trustee Brennan, seconded by Trustee Brady to approve the minutes of the Committee of the Whole meeting held on December 2, 2025. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #4 – DISCUSS RENTALS THROUGHOUT THE VILLAGE – Motion was made by Trustee Shaw, seconded by Trustee Sullivan to move Item #4 to Item 8A. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #5 – DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND CLEAR WAVE FIBER FOR FIBER OPTIC RIGHT OF WAY WORK – The proposed agreement grants Clearwave the ability to place underground and aerial fiber infrastructure subject to the Village's permitting, construction, restoration, and mapping requirements. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by

Trustee Brennan to recommend an agreement between the Village of Tinley Park and Clear Wave Fiber for Fiber Optic Right of Way Work be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #6 – DISCUSS A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND MUNICIPAL GIS PARTNERS FOR GEOGRAPHIC INFORMATION SYSTEM (GIS)

CONSORTIUM SERVICES – This agreement is for a one-year term from January 1, 2026, through December 31, 2026. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brady to recommend a contract between the Village of Tinley Park and Municipal GIS Partners for Geographic Information System (GIS) Consortium Services be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #7 – DISCUSS THE PURCHASE OF PROPERTY FROM JAMES FUENTES AT 17236 AND 17240 OAK PARK AVENUE

– Staff recommended the purchase of the properties at 17236 and 17240 Oak Park Avenue. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Shaw, seconded by Trustee Sullivan to recommend the purchase of property from James Fuentes at 17236 and 17240, Oak Park Avenue be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #8 – DISCUSS AN AGREEMENT FOR EXECUTIVE RECRUITMENT PROFESSIONAL SERVICES FOR THE POSITION OF FINANCE DIRECTOR WITH MGT IMPACT SOLUTIONS LLC

– Staff recommended executive recruitment proposal with MGT Impact Solutions, LLC. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Shaw, seconded by Trustee Sullivan to recommend an agreement for Executive Recruitment Professional Services for the Position of Finance Director with MGT Impact Solutions LLC be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the motion carried.

Item #8A– DISCUSS RENTALS THROUGHOUT THE VILLAGE – Trustee Shaw presented a draft to the Board outlining proposed updates to the Village Rental Program, followed by discussion.

Item #9 – RECEIVE COMMENTS FROM THE PUBLIC –

President Glotz asked if there were any comments from the public. There were none.

Motion was made by Trustee Shaw, seconded by Trustee Brady, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mahoney, Mueller, Shaw, Sullivan. Nays: None. Absent: None. President Glotz declared the meeting adjourned at 6:20 p.m.



Interoffice Memo

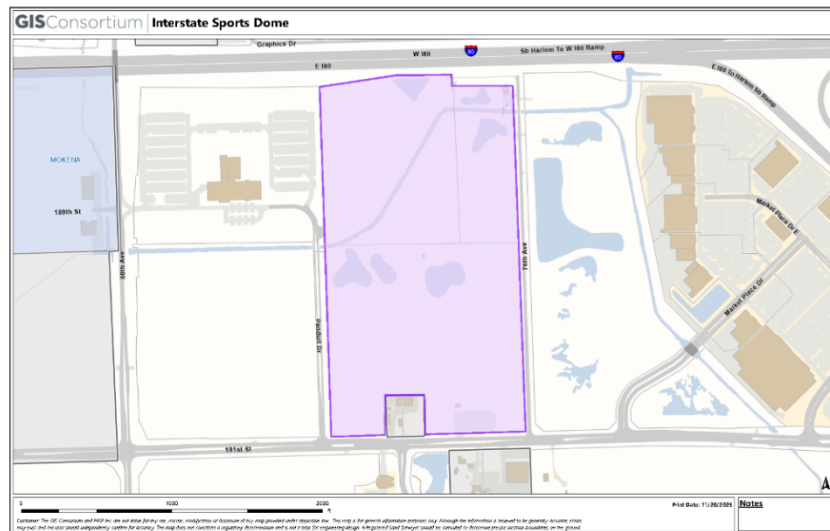
Date: December 19, 2025

To: John Urbanski, Public Works Director
Pat Carr, Village Manager

From: Kyle Vester, Village Engineer

Subject: Interstate Sports Dome Development Agreement

Prepared for the January 6th, 2026 Committee of the Whole and Village Board Meeting for consideration and possible action.



Description:

GK Development Properties, LLC, (Developer) received Village Board approval for annexation of a 0.06 acre parcel, rezoning of the property, a special use permit, final plat of consolidation, and plat of vacation at the December 17, 2024 Village Board Meeting. The Developer has been performing work to improve the site and prepare for opening of a large sports dome and accessory building. Staff and the Village Attorney have negotiated a Development Agreement (DA) with the Developer and their Attorney, which has been signed by the Developer.

A summary of the Village's main obligations within the DA:

- The Village will reduce or waive various fees owed by the Developer as stated in the DA.
- The Village will take on the construction of the 191st Street improvements, not-to-exceed \$1.5M.

This work consists of our Village Consultant preparing intersection improvements, topographic survey, data collection, plan and specification booklet preparation for the traffic signal improvements and potential pedestrian crosswalks, as well as bidding services.

Staff Direction Request:

1. Approve the Interstate Sports Dome Development Agreement.
2. Direct Staff as necessary.





Interoffice Memo

Date: January 6, 2026
To: Committee of the Whole and Mayor
From: Michael Whalen, Associate Planner
Cc: Michael Coleman, Community Development Director, Patrick Carr, Village Manager

Subject: Annexation of 16441 Ridgeland Avenue

Background

Frederick J. Gierut and Joseph J. Gierut, Co-Trustees of the Frederick J. Gierut Living Trust, filed a petition for the annexation of 16441 Ridgeland Avenue into the Village of Tinley Park. The 20,000-square-foot property is located in the Kimberly Heights neighborhood in unincorporated Cook County. The property contains a detached house and is zoned Single-Family Residence District (R-4) in the county. Surrounding properties within the Kimberly Heights neighborhood are either unincorporated R-4 zoning or Village R-1 zoning. The lot conforms to the Village's R-1 (Single-Family Residential) Zoning District standards.

Upon annexation, the property will be designated R-1 (Single-Family Residential) on the Village's Official Zoning Map, in accordance with Section IV.B.4. of the Zoning Ordinance. No request was made for a different zoning classification.

The placement and size of the existing detached house do not conform to the Village's R-1 (Single-Family Residential) Zoning District standards. The front wall of the attached garage is 39.4 feet from the front (west) property line, encroaching 0.6 feet into the 40-foot required front yard. The house is no less than 50 feet from the front property line. The side (north) wall of the attached garage is 9.6 feet from the side property line, encroaching 4.4 feet into the 15-foot required side yard. The house is no less than 15 feet from both side property lines. Finally, the Cook County Assessor lists the building square footage (excluding garage and basement) as 2,766 square feet, 734 square feet short of the 3,500 square foot "minimum usable floor area" in the R-1 (Single-Family Residential) Zoning District. Note that the Village's definition of "minimum usable floor area" may include or exclude areas of the house that the Assessor's definition may include or exclude. Upon annexation, these deficiencies will become legal nonconformities.

The property is currently serviced by a private well for water service, and is connected to the Kimberly Heights Sanitary District utility for sanitary service. After approval of the annexation by the Village Board and recording of the plat of annexation with the Cook County Recorder's office, the property owner will submit a building permit to connect to the Village's water main on the west side of Ridgeland Avenue. A recorded ten-foot-wide Public Utility & Drainage Easement is already present at the rear (east) of the property.

Recommendation

This item is on tonight's Village Board agenda for consideration. The Board may move the item to First Reading or may choose to adopt the Ordinance as provided.



Interoffice Memo

Date: January 6, 2026
To: Village Board of Trustees
From: Walker Steinke, Assistant to the Village Manager
Cc: Patrick Carr, Village Manager

Subject: Contract for Residential Refuse Disposal Services

The attached agreement is an amendment and extension to the Village's existing contract with Homewood Disposal Service, Inc. for residential refuse, recycling, and yard waste collection services within the Village of Tinley Park. Homewood Disposal Service is the Village's current waste hauler and has provided these services under the existing agreement.

The negotiated contract includes annual rate adjustments of 2 percent for the first two years of the agreement, followed by 3.5 percent annual increases for the remainder of the contract term. While the existing contract itself isn't expired yet, as the date gets closer, conversations have been had by Homewood Disposal and staff in the meantime given awareness of other communities' rate increases. By comparison, surrounding municipalities are experiencing annual rate increases in the range of 4 to 5 percent at this time. This change in rates to the Village's contract would save roughly \$1.5 million over the course of the 10 year proposed contract.

Although the Village's current contract does not expire until September 2027, staff pursued this to take advantage of the lower rate structure being offered now, rather than risk higher escalation factors in future negotiations. This approach provides cost certainty, locks in favorable terms, and mitigates long-term financial impact to residents.

This agreement maintains a comprehensive level of service without the need for supplemental fees or resident-managed cost offsets, while ensuring predictable rate adjustments over the life of the contract. Staff has reviewed the agreement and finds it to be consistent with the Village's operational needs, service expectations, and long-term financial considerations. Approval of this contract will allow the Village to continue uninterrupted waste disposal services through an established provider at a favorable value to residents.



Interoffice Memo

Date: January 6, 2026
To: Village Board
From: Anthony Ardolino, Director of Information Technology
Cc: Patrick Carr, Village Manager

Subject: Purchase of Networking Equipment, Software, and Support

The Village is nearing completion of its comprehensive network refresh project, which replaces information technology networking equipment that has reached the end of its useful life. Earlier phases of the project focused on the replacement of aging infrastructure, while the final phase is dedicated to enhancing the overall resilience and reliability of the Village's network environment.

Scientel Solutions has been awarded the Village's two most recent network-related Requests for Proposals and has worked closely with Information Technology staff throughout the implementation of the new networking equipment. In addition to consistently providing the lowest-cost hardware, Scientel Solutions has developed detailed and specific knowledge of the Village's network infrastructure. As a result, they are considered a preferred single-source vendor for this final phase of the project.

The final phase of the network refresh includes the purchase of one firewall, two 1048 network switches, network management and analytics software with artificial intelligence capabilities, and associated support services. The total cost for these items is \$40,086.90.

Funding for this purchase is available and budgeted in the approved FY26 operating budget under account 30-00-000-74128.



Interoffice Memo

Date: January 6, 2026
To: Village Board
From: Anthony Ardolino, Director of Information Technology
Cc: Patrick Carr, Village Manager

Subject: Purchase of Computers for Police Department Vehicles

The Police utilize a pool of laptops for their fleet of vehicles. Several units in this pool are reaching end of useful life and their performance is below an acceptable standard.

Midwest Public Safety has successfully won several invitations to bid advertised by the Village for Getac laptops, in-car video and body camera systems supplying hardware to both the Police and Fire Departments. In addition to consistently providing the lowest cost hardware they are familiar with and provide technical expertise about our current Getac fleet, therefore making Midwest Public Safety a single source preferred vendor.

The cost to provide the 10 laptops, warranties and various accessories is \$42,420.00

Funding is budgeted in the approved FY26 Capital budget via 30-00-000-74128

PUBLIC COMMENT