

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, June 2, 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 MAY 19, 2026.
4. DISCUSS A LICENSE AGREEMENT FOR THE TENANT SPACE AT HARMONY SQUARE - NEW BREMEN TRADING POST, LLC.
5. DISCUSS A CONTRACT WITH M&J UNDERGROUND FOR THE HARLEM AVENUE WATERMAIN EXTENSIONS - CONSTRUCTION.
6. DISCUSS AN AGREEMENT WITH CORNERSTONE GOVERNMENT AFFAIRS FOR GENERAL MATTERS LEGISLATIVE CONSULTING.
7. DISCUSS A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND ALVAREZ AND ASSOCIATES FOR PUBLIC AND PRIVATE SECTOR CONSULTING SERVICES.
8. DISCUSS A PROFESSIONAL SERVICES AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR ENGINEERING SERVICES.
9. DISCUSS A PROFESSIONAL SERVICES AGREEMENT WITH ROBINSON ENGINEERING, LTD. FOR ENGINEERING SERVICES.
10. DISCUSS A CLASS UV-2 LIQUOR LICENSE FOR LENNY'S GAS N WASH BROOKSIDE, LLC - 191ST STREET AND HARLEM AVENUE.
11. DISCUSS CREATING A NEW LIQUOR LICENSE CLASS - CLASS HS.
12. DISCUSS AN INTERGOVERNMENTAL AGREEMENT FOR THE MAINTENANCE AND ENERGY OF TRAFFIC SIGNALS AT THE INTERSECTION OF 191ST STREET (CH84) AND THE WESTERN ENTRANCE TO BROOKSIDE CREEK.
13. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL CALL

MINUTES
Meeting of the Committee of the Whole
May 19, 2026 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:47 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. Mueller, President Pro Tem
N. O'Connor, Village Clerk
W. Brady, Village Trustee
W. Brennan, Village Trustee
K. Shaw, Village Trustee

Members Absent: M. Glotz, Village President
D. Mahoney, Village Trustee
C. Sullivan, Village Trustee

Staff Present: A. Arrigo, Human Resources Director/Assistant Village Manager
D. Framke, Marketing Director/Assistant Village Manager
S. Mitchell, Finance Director
T. Tilton, Police Chief
S. Klotz, Fire Chief
M. Coleman, Community Development Director
J. Urbanski, Public Works Director
T. Nelson-Jaworski, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD MAY 5, 2026 – Motion was made by Trustee Brennan, seconded by Trustee Shaw to approve the minutes of the Committee of the Whole meeting held on May 5, 2026. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #4 – DISCUSS A CLASS W LIQUOR LICENSE FOR THE INTERSTATE SPORT DOME/THE CLUBHOUSE PIZZERIA BAR & GRILL – The petitioner, The Interstate Sport Dome/The Clubhouse Pizzeria Bar & Grill, which will be located at 7600 W 191st Street has requested a Class W liquor license. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Shaw to recommend a Class W Liquor License for the Interstate Sport Dome/The Clubhouse Pizzeria Bar & Grill be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #5 – DISCUSS SPACE NEEDS STUDY – A proposal from Wright & Company for the Space Needs Study was presented. Trustee Shaw stated this service contract requires the same level of attention as all others, including monitoring performance and tracking budget to actual results. John Urbanski,

Public Works Director, stated he will be leading the effort moving forward. The report is expected to be completed close to November. Motion was made by Trustee Shaw, seconded by Trustee Brady to recommend a contract with Wright and Company for the Space Needs Study be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #6 – DISCUSS FACADE GRANT FOR PRIMAL CUT, 17344 OAK PARK AVENUE – The applicant, Paul Spass, owner of The Primal Cut Steakhouse, 17344 Oak Park Avenue (PIN 28-30-313-008-0000) requested funds under the Facade Grant Program with plans to enclose the existing front patio. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Shaw to recommend a Facade Grant for Primal Cut, 17344 Oak Park Avenue be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #7 – DISCUSS AMENDING TITLE III, CHAPTER 36, SECTION 3: PURCHASING MANUAL ADOPTED BY REFERENCE – The proposed revisions are intended to remove outdated language and clarify approval responsibilities. In addition, the policy will formally allow Directors to designate authorized staff members to approve purchases on their behalf when appropriate for operational needs. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Shaw, seconded by Trustee Brady to recommend the amendment to Title III, Chapter 36, Section 3: Purchasing Manual Adopted by Reference be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #8 – DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THINKGARD LLC FOR SUBSCRIPTION TO COMPLIANCE AS A SERVICE – This Compliance as a Service & Solution subscription is for a three-year agreement with ThinkGard for a cloud-based compliance management platform that supports cybersecurity compliance tracking, management, and reporting. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Shaw, seconded by Trustee Brennan to recommend an agreement between the Village of Tinley Park and Thinkgard LLC for Subscription to Compliance as a Service be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #9 – DISCUSS AN AGREEMENT WITH PRINCIPLE LIGHTING FOR CHRISTMAS TREE REFURBISHMENT – This agreement with Principle Lighting is for the replacement of branches, lights, and topper as well as the addition of six feet to the bottom of the tree. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brady, seconded by Trustee Brennan to recommend an agreement with Principle Lighting for Christmas Tree Refurbishment be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #10 – DISCUSS AN AGREEMENT WITH FOUR SEASONS AMUSEMENTS FOR RIDES AT THE UPCOMING BLOCK PARTY EVENT – This agreement with Four Seasons Amusements provides rides for the 2026 Village Block Party. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Shaw, seconded by Trustee Brennan to recommend an agreement with Four Seasons Amusements for rides at the block party event be

forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #11 – DISCUSS A PROFESSIONAL SERVICES AGREEMENT WITH ROBINSON ENGINEERING, LTD. FOR THE 167TH STREET TRAFFIC CALMING - DESIGN & CONSTRUCTION ENGINEERING – This Professional Services Agreement with Robinson Engineering, Ltd. Is for Design and Construction Engineering for the 167th Street Traffic Calming Chicane. Trustee Brady asked when the project will be starting. John Urbanski, Public Works Director, stated the engineering needs to be completed and is expected to go out for bid late summer. Trustee Shaw asked if there were any preliminary drawings. Mr. Urbanski stated a conceptual drawing was shared with the residents. Motion was made by Trustee Brady, seconded by Trustee Brennan to recommend a Professional Services Agreement with Robinson Engineering, Ltd. for the 167th Street Traffic Calming - Design & Construction Engineering, be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #12 – DISCUSS AN AGREEMENT WITH NORTHEASTERN IL REGIONAL CRIME LAB FOR ANNUAL MEMBERSHIP FEES – This agreement is for the Northeastern Illinois Regional Crime Lab (NIRCL) annual membership fees for Fiscal Year 2027. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Brady to recommend an agreement with Northeastern Illinois Regional Crime Lab for annual membership fees be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #13 – DISCUSS A BLANKET PURCHASE ORDER FOR RAY O'HERRON CO. INC. IN THE AMOUNT OF \$50,000.00 FOR UNIFORM ITEMS – This quote is for a blanket purchase order from Ray O'Herron for Fiscal Year 2027 uniform purchases. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Brady to recommend a blanket purchase order for Ray O'Herron Co. Inc. for uniform items be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #14 – DISCUSS A PURCHASE FROM HENRY'S HOUSE OF DECORATE APPAREL FOR UNIFORM ITEMS – This quote is for a blanket purchase order from Henry's House of Decorate Apparel for Fiscal Year 2027 uniform purchases. President Pro Tem Mueller asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brennan, seconded by Trustee Brady to recommend a purchase from Henry's House of Decorate Apparel for uniform items be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the motion carried.

Item #7 – RECEIVE COMMENTS FROM THE PUBLIC –

President Pro Tem Mueller asked if there were any comments from the public. There were none.

Motion was made by Trustee Shaw, seconded by Trustee Brennan, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw. Nays: None. Absent: Glotz, Mahoney, Sullivan. President Pro Tem Mueller declared the meeting adjourned at 6:00 p.m.



Interoffice Memo

Date: June 2, 2026

To: The Committee of the Whole

CC: Donna Framke, Assistant Village Manager/Marketing Director
Michael J. Coleman, Community Development Director

From: Carolyn Mitera, Marketing & Economic Development Specialist

Subject: Harmony Square Tenant Space License Agreement–
New Bremen Trading Post, LLC

The Village began the process of seeking a vendor to operate in the tenant space available in Harmony Square with the issuance of a Request for Qualifications (RFQ) on January 15, 2025. The RFQ was publicized through the Chicago Tribune and the Village's website. The RFQ sought submittals from commercial business owners interested in operating the 1100 +/- square foot space within Harmony Square. Respondents were required to submit a business plan which included information on the vendor's retail experience, proposed services offered, management background, operating budget, marketing plan and proposed license agreement.

After the RFQ expired, we received a proposal from New Bremen Trading Post, LLC which determined to be the most qualified candidate to operate a retail store in the tenant space located in Harmony Square.

Bill Schiestel and Elizabeth Wyllie wish to own and operate New Bremen Trading Post, LLC. They intend to be a premier store front designed specifically to elevate the visitor experience at Harmony Square. The retail concept places emphasis on showcasing Tinley Park through local goods and services and will feature an agile menu that shifts with the seasons and Downtown Tinley events. Offerings will include local arts, crafted snacks, seasonal adult beverages, Tinley Park branded merchandise, and more. A copy of their submittal is attached.

A draft of the License Agreement for the tenant space is currently under internal review and will be shared with Bill Schiestel and Elizabeth Wyllie for their review. The License Agreement mirrors the agreements done for Crema Coffee in the Oak Park Avenue Train Station and The Harp Group in the 80th Avenue Train Station. An anticipated Liquor License is being created under Class HS for the New Bremen Trading Post, LLC to serve during special events. Additionally, under separate cover, you will find a request to develop a new Harmony Square liquor license class that would support this initiative.

STAFF REQUEST

Staff anticipates the License Agreement to be presented for approval at the Village Board meeting on June 16, 2026



Interoffice Memo

Date: May 7, 2026

To: John Urbanski, Public Works Director

From: Joe Fitzpatrick, Water & Sewer Superintendent

Subject: Harlem Avenue Watermain Extensions - Construction

Presented for consideration and possible action at the June 2, 2026 Committee of the Whole and June 16, 2026 Village Board meetings.

Description: The project consists of installing approximately two hundred fifty linear feet of water main plus all main line valves and fire hydrants within the project limits.

Background: The scope of work is to install water main on the east and west sides of Harlem Avenue between 168th Place and 170th Street where there is not currently water main. Installing the water main will eliminate dead end water mains which will help increase water pressure, flow rate, and water quality in the area.

Bid opening was held on April 24, 2026 with Clerks' Office, Consulting Engineer, and Water & Sewer Superintendent present. The following bids were received:

<u>Contractor:</u>	<u>Location:</u>	<u>Bid:</u>
M&J Underground	Monee, IL	\$488,696.00
Iroquois Paving Co.	Monee, IL	\$532,383.10
Airy's Inc.	Joliet, IL	\$593,617.00
IHC Const. Co.	Elgin, IL	\$1,047,284.00

Budget/ Finance: Funding in the amount of \$488,696.00 is available for use in the approved FY2027 Capital Improvement Budget.

Staff Direction Request: Approve a contract with M&J Underground in the amount of \$488,696.00.



Interoffice Memo

Date: June 2, 2026
To: Village Board
From: Patrick Carr, Village Manager
Cc:

Subject: Service Agreement – Cornerstone Government Affairs, Inc.

The Village seeks to engage in a service agreement Cornerstone Government Affairs, Inc., for assistance with governmental affairs on the county, state and federal levels.



Interoffice Memo

Date: June 2, 2026
To: Village Board
From: Patrick Carr, Village Manager
Cc:

Subject: Service Agreement – Alvarez and Associates

The Village seeks to engage in a service agreement with Alvarez and associates to provide consulting services across both public and private sector initiatives. Alvarez and Associates bring expertise in navigating complex regulatory frameworks and securing critical funding for municipal projects.

The firm would assist the Village with planned Metropolitan Water Reclamation District (MWRD) projects, ensuring alignment with technical requirements and compliance with all applicable standards. In addition, their team will support the Village's efforts to secure federal (or local) funds to advance key infrastructure and development initiatives. Their knowledge of local, county, and state regulations will be instrumental in guiding projects efficiently from planning to execution.

By partnering with Alvarez and Associates, the Village aims to strengthen its strategic approach, streamline regulatory navigation, and maximize funding opportunities to benefit the community.



Interoffice Memo

Date: May 20, 2026

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

From: Kyle Vester, PE – Village Engineer

Subject: Professional Services Agreement with Christopher B. Burke Engineering, Ltd. for Engineering Services

Prepared for Committee of the Whole on June 2, 2026 and Village Board Meeting on June 16, 2026 for consideration and possible action.

Description: The Village issued an Engineering Services RFQ to evaluate the rates and consultant services for our Engineering Services throughout the Village. Firms were required to provide a Statement of Qualifications (SOQ) and a proposed rate sheet for Village Staff to review. After review of the SOQ, the Village elected to interview four firms for potential selection.

After the interviews, the Village elected to select Christopher B. Burke Engineering, Ltd. (CBBEL) and Robinson Engineering, Ltd. to negotiate rate sheets. Village Staff met with each firm to discuss the rates, negotiated said rates, and compared between the firms. Both firms have agreed to hold rates through the full three year term of the Professional Service Agreement (PSA), effective May 1, 2026 through April 30, 2029.

CBBEL will continue to provide the Village various Engineering Services under a renewed PSA. CBBEL has provided excellent engineering design and construction engineering services, continually exceeding expectations. CBBEL's contract work typically focuses on sanitary sewer and watermain improvements. This new agreement will hold rates and is effective May 1, 2026 through April 30, 2029.

Staff Direction Request:

1. Approve a Professional Service Agreement for Engineering Services between the Village and Christopher B. Burke Engineering, Ltd. effective May 1, 2026 through April 30, 2029.
2. Direct Staff as necessary.



Interoffice Memo

Date: May 20, 2026

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

From: Kyle Vester, PE – Village Engineer

Subject: Professional Services Agreement with Robinson Engineering, Ltd. for Engineering Services

Prepared for Committee of the Whole on June 2, 2026 and Village Board Meeting on June 16, 2026 for consideration and possible action.

Description: The Village issued an Engineering Services RFQ to evaluate the rates and consultant services for our Engineering Services throughout the Village. Firms were required to provide a Statement of Qualifications (SOQ) and a proposed rate sheet for Village Staff to review. After review of the SOQ, the Village elected to interview four firms for potential selection.

After the interviews, the Village elected to select Christopher B. Burke Engineering, Ltd. (CBBEL) and Robinson Engineering, Ltd. (REL) to negotiate rate sheets. Village Staff met with each firm to discuss the rates, negotiated said rates, and compared between the firms. Both firms have agreed to hold rates through the full three year term of the Professional Service Agreement (PSA), effective May 1, 2026 through April 30, 2029.

REL will continue to provide the Village various Engineering Services under a renewed PSA. REL has provided excellent engineering design and construction engineering services, continually exceeding expectations. REL's contract work typically focuses on roadway, storm sewer and drainage improvements. This new agreement will hold rates and is effective May 1, 2026 through April 30, 2029.

Staff Direction Request:

1. Approve a Professional Service Agreement for Engineering Services between the Village and Robinson Engineering, Ltd. effective May 1, 2026 through April 30, 2029.
2. Direct Staff as necessary.



Interoffice Memo

Date: June 2, 2026
To: COMMITTEE OF THE WHOLE
From: Allison Tugend, Senior Finance Clerk
Cc:

Subject: LENNY'S GAS N WASH BROOKSIDE, LLC - CLASS UV-2 LIQUOR LICENSE

The petitioner contacted the Mayor's Office asking for a Class UV-2 liquor license for their proposed location south of Brookside Marketplace (191st and Harlem). Lenny's Gas N Wash Brookside, LLC plans to open in the 4th quarter of 2026.

The other three Lenny's Gas N Wash locations hold a Class UV-2 liquor license.



Interoffice Memo

Date: June 2, 2026
To: Committee of the Whole
From: Allison Tugend, Senior Finance Clerk
Cc:

Subject: New Liquor Class - Class HS

This new liquor class will allow alcohol to be purchased and consumed on Harmony Square property. The hours of consumption will depend on the special event permit that is submitted.



Interoffice Memo

Date: May 26, 2026

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

From: Kyle Vester, Village Engineer

Subject: Intergovernmental Agreement for the Maintenance and Energy of Traffic Signals at the Intersection of 191st Street (CH84) and the Western Entrance to Brookside Creek

Prepared for the Committee of the Whole on June 2, 2026 and the Village Board Meeting on June 16, 2026 for consideration and possible action.

Description: The Village will be installing a new traffic signal at the western entrances to the Brookside Creek and Brookside Marketplace developments. As 191st Street is a Will County Highway, we must enter into an Intergovernmental Agreement (IGA) with Will County for the future maintenance and energy costs. The IGA provides that the County shall be responsible for the routine maintenance of the signal and that the Village will reimburse the County for such costs on a monthly basis. The Village will be responsible for maintenance of the emergency vehicle preemption system. This IGA mirrors other recent traffic signal IGA's the Village has with Will County for other signals on 191st Street.

Staff Direction Request:

1. Approve the IGA with Will County for the West Traffic Signal at Brookside Creek.
2. Direct Staff as necessary.

PUBLIC COMMENT

ADJOURNMENT