

## MEETING NOTICE

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the President and Village Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, October 20, 2026, beginning at 6:00 PM in the Council Chambers at the Village Hall of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, Illinois.

6:00 PM

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### **ITEM #1**

SUBJECT:

CONSIDER APPROVAL OF AGENDA

ACTION:

Discussion - **Consider approval of agenda as written or amended.**

COMMENTS:

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#### **ITEM #2**

SUBJECT:

CONSIDER APPROVAL OF MINUTES OF THE REGULAR VILLAGE BOARD MEETING HELD ON OCTOBER 6, 2026.

ACTION:

Discussion: **Consider approval of minutes as written or amended.**

COMMENTS:

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#### **ITEM #3**

SUBJECT:

CONSIDER APPROVAL OF THE FOLLOWING CONSENT AGENDA ITEMS:

- A. CONSIDER ADOPTING RESOLUTION NUMBER 2026-R-133 APPROVING AND AWARDING A REDEVELOPMENT GRANT TO BRADY-GILL FUNERAL HOME & CREMATION SERVICES LOCATED AT 16600 S. OAK PARK AVENUE.
- B. CONSIDER ADOPTING RESOLUTION 2026-R-134 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND FORTRESS PLUS SOLUTIONS FOR THE PURCHASE OF A FULL AUDIT OF ALL EVIDENCE AT THE POLICE DEPARTMENT.
- C. CONSIDER ADOPTING ORDINANCE 2026-O-061 AMENDING TITLE XI, CHAPTER 112, SECTION 22: PERMITTED NUMBER OF LIQUOR LICENSES (CLASS E - TANDOORI HOUSE - 7982 167TH ST).
- D. CONSIDER ADOPTING RESOLUTION 2026-R-135 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND H&H ELECTRIC COMPANY FOR THE LED STREET LIGHTING REPLACEMENT - PHASE 7 IN THE AMOUNT OF \$234,683.88.
- E. CONSIDER ADOPTING RESOLUTION 2026-R-136 APPROVING A PURCHASE BETWEEN THE VILLAGE OF TINLEY PARK AND MOTOROLA SOLUTIONS FOR MOBILE AND PORTABLE RADIOS FOR THE POLICE & FIRE DEPARTMENTS IN THE AMOUNT OF \$448,516.01.
- F. CONSIDER APPROVING ORDINANCE 2026-O-063 AUTHORIZING THE SALE OF CERTAIN PERSONAL PROPERTY OWNED BY THE VILLAGE OF TINLEY PARK TO THE ROAD DISTRICT OF ORLAND TOWNSHIP

- G. CONSIDER ADOPTING RESOLUTION 2026-R-138 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND ROY ZENERE TRUCKING & EXCAVATING INC. FOR SNOW REMOVAL - CUL-DE-SACS (YEAR 1 OF 3) IN THE NOT TO EXCEED AMOUNT OF \$200,000.
- H. CONSIDER ADOPTING RESOLUTION 2026-R-139 APPROVING A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND J. GILL AND COMPANY FOR THE ZABROCKI PLAZA BRICK WALL REPAIR IN THE NOT TO EXCEED AMOUNT OF \$34,920.
- I. CONSIDER ADOPTING RESOLUTION 2026-R-137 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MACQUEEN FOR EMERGENCY REPAIRS ON TOWER 48 IN THE AMOUNT OF \$45,913.76.
- J. CONSIDER ADOPTING ORDINANCE 2026-O-062 AMENDING CHAPTER 110 OF TITLE XI OF THE VILLAGE CODE RELATED TO BUSINESS LICENSING IN THE VILLAGE OF TINLEY PARK.
- K. CONSIDER ADOPTING RESOLUTION 2026-R-114 AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR INSURANCE BROKERAGE SERVICES FOR PROPERTY & CASUALTY INSURANCE AND RISK MANAGEMENT CONSULTING SERVICES
- L. CONSIDER APPROVAL OF ACCOUNTS PAYABLE IN THE AMOUNT OF \$3,904,173.76, AS DETAILED ON THE INVOICE LISTINGS DATED OCTOBER 21, 2026.

ACTION: Discussion: **Consider approval of consent agenda items.**

COMMENTS:

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#### **ITEM #4**

SUBJECT: RECEIVE PRESENTATION OF THE TINLEY PARK BUSINESS SPOTLIGHT- GATTOS ITALIAN RESTAURANT & BAR AND GATTOS PIZZA - **President Glotz & Village Board**

ACTION: Gatto's Italian Restaurant & Bar and Gatto's Pizza are neighboring family-owned establishments located at 8005 W 183<sup>rd</sup> Street. Gatto's Italian Restaurant & Bar is a familiar Italian American dining destination in Tinley Park, known for traditional Italian comfort food, generous portions, a welcoming atmosphere, and options for family dinners and group celebrations. Gatto's Italian Restaurant offers a broad sit-down experience, while Gatto's Pizza focuses on tavern- style pizza, slices, and takeout.

COMMENTS:

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#### **ITEM #5**

SUBJECT: CONSIDER ADOPTING RESOLUTION 2026-R-142 AUTHORIZING THE EXECUTION OF APPLICABLE BENEFIT AGREEMENTS FOR THE PURCHASE OF MEDICAL BENEFITS FOR THE BENEFIT PLAN YEAR JANUARY 2027 THROUGH DECEMBER 2027 - **Trustee Brady**

ACTION: This item was discussed at the Committee of the Whole on September 15, 2026, and October 6, 2026. **This Resolution is eligible for adoption.**

COMMENTS:

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#### **ITEM #6**

SUBJECT: RECEIVE COMMENTS FROM THE PUBLIC.

COMMENTS:

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**ITEM #7**

SUBJECT:

RECEIVE COMMENTS FROM STAFF.

COMMENTS:

**ITEM #8**

SUBJECT:

RECEIVE COMMENTS FROM BOARD.

COMMENTS:

**ITEM #9**

SUBJECT:

ADJOURN TO EXECUTIVE SESSION TO DISCUSS:

- A. THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE, OR DISMISSAL OF SPECIFIC EMPLOYEES OF THE PUBLIC BODY OR LEGAL COUNSEL FOR THE PUBLIC BODY, INCLUDING HEARING TESTIMONY ON A COMPLAINT LODGED AGAINST AN EMPLOYEE OF THE PUBLIC BODY OR AGAINST LEGAL COUNSEL FOR THE PUBLIC BODY TO DETERMINE ITS VALIDITY.
- B. THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED.
- C. THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY.

**ADJOURNMENT**

**MINUTES OF THE BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD OCTOBER 6, 2026**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on October 6, 2026. President Glotz called this meeting to order at 7:04 p.m.

President Glotz led the Board and audience in the Pledge of Allegiance.

Trustee Brady led the Board and audience in a moment of remembrance for the brother of Fire Chief Steve Klotz and the father of a Firefighter.

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

|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| Village President:         | Michael W. Glotz                                                                 |
| Village Clerk:             | Nancy M. O'Connor                                                                |
| Trustees:                  | William P. Brady<br>William A. Brennan<br>Kenneth E. Shaw<br>Colleen M. Sullivan |
| Absent:                    | Dennis P. Mahoney<br>Michael G. Mueller                                          |
| Also Present:              |                                                                                  |
| Village Manager:           | Patrick Carr                                                                     |
| Assistant Village Manager: | Angela Arrigo                                                                    |
| Assistant Village Manager: | Donna Framke                                                                     |
| Village Attorney:          | Tiffany Nelson-Jaworski                                                          |

Motion was made by Trustee Brennan, seconded by Trustee Shaw to approve the agenda as written or amended for this meeting. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Sullivan, seconded by Trustee Brady to approve and place on file the minutes of the regular Village Board Meeting held on September 15, 2026. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Shaw, seconded by Trustee Brennan to consider approving the following Consent Agenda items:

- A. CONSIDER ADOPTING RESOLUTION 2026-R-127 APPROVING A PURCHASE BETWEEN THE VILLAGE OF TINLEY PARK AND THE SUBURBAN TREE CONSORTIUM AND WEST CENTRAL MUNICIPAL CONFERENCE FOR THE PARKWAY TREE PLANTING PROGRAM IN THE AMOUNT OF \$52,717.50.
- B. CONSIDER ADOPTING RESOLUTION 2026-R-128 APPROVING A CONTRACT RENEWAL BETWEEN THE VILLAGE OF TINLEY PARK AND BEVERLY SNOW & ICE, INC. FOR

SNOW REMOVAL - PARKING LOTS IN THE NOT TO EXCEED AMOUNT OF \$410,480.

- C. CONSIDER ADOPTING ORDINANCE 2026-O-059 APPROVING A FLEET VEHICLE / EQUIPMENT SURPLUS LIST FOR DISPOSAL.
- D. CONSIDER ADOPTING RESOLUTION 2026-R-130 APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CHRISTOPHER B. BURKE ENGINEERING, LTD. FOR ENGINEERING DESIGN AND BID ASSISTANCE FOR BRIDGE REPAIRS IN THE NOT TO EXCEED AMOUNT OF \$30,010.
- E. CONSIDER ADOPTING RESOLUTION 2026-R-129 APPROVING A PURCHASE BETWEEN THE VILLAGE OF TINLEY PARK AND MORTON SALT, INC. FOR BULK ROAD SALT FOR 2026-2027 IN THE AMOUNT OF \$406,329.
- F. CONSIDER ADOPTING RESOLUTION 2026-R-125 FINDING THAT THE NEED FOR CONFIDENTIALITY STILL EXISTS AS TO EXECUTIVE SESSION MINUTES AND DESTRUCTION OF CERTAIN AUDIO RECORDINGS OF CLOSED SESSION MEETINGS.
- G. CONSIDER ADOPTING RESOLUTION 2026-R-131 APPROVING AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MOTOROLA SOLUTIONS FOR PAYMENT FOR VIGILANT LPR SERVER ACCOUNT ACCESS IN AN AMOUNT NOT TO EXCEED \$28,000.
- H. CONSIDER ADOPTING RESOLUTION 2026-R-132 APPROVING A RENTAL CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND PRO EM NATIONAL EVENT SERVICES FOR TENT, STAGE, AND GENERAL SERVICES FOR THE 2026 HOLIDAY MARKET IN THE AMOUNT OF \$43,859.65.
- I. CONSIDER A REQUEST FROM GIGI'S PLAYHOUSE, 15954 HARLEM AVENUE, TO CONDUCT A RAFFLE THROUGH FRIDAY, NOVEMBER 20, 2026, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$8,100. WINNERS WILL BE DRAWN AT FRIDAY, NOVEMBER 20, 2026, AT TUSCANY FALLS BANQUETS, 9425 191 STREET, MOKENA, ILLINOIS.
- J. CONSIDER A REQUEST FROM THE CRISIS CENTER FOR SOUTH SUBURBIA TO CONDUCT A RAFFLE THROUGH FEBRUARY 19, 2027, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$9,000. WINNERS WILL BE DRAWN AT DINOLFO'S BANQUETS 14447 WEST 159TH STREET, HOMER GLEN, IL.
- K. CONSIDER A REQUEST FROM ST GEORGE CATHOLIC SCHOOL, 6700 176TH STREET, TO CONDUCT A RAFFLE FROM NOVEMBER 20TH 2026, THROUGH APRIL 10TH 2027, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$19500.00. WINNERS WILL BE DRAWN AT FRIDAY, APRIL 10, 2027, AT ST GEORGE CATHOLIC SCHOOL.
- L. CONSIDER APPROVAL OF ACCOUNTS PAYABLE IN THE AMOUNT OF \$3,271,122.18, AS DETAILED ON THE INVOICE LISTINGS DATED SEPTEMBER 18, 2026, SEPTEMBER 25, 2026, AND OCTOBER 6, 2026.

President Glotz asked if anyone from the Board would like to remove or discuss any items from the Consent Agenda. No items were removed or discussed. President Glotz asked if there were any comments from members of the public. There were none. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

At this time President Glotz and the Village Board presented the Tinley Park Business Spotlight.

- Avocado Theory, 17302 Oak Park Avenue

At this time President Glotz made a presentation of the Tinley Back to School Kickoff that was held on Sunday, September 13, 2026.

Motion was made by Trustee Brennan, seconded by Trustee Brady to appoint **MELISSA BONAREK TO THE POSITION OF DIVISION POLICE COMMANDER**. Sergeant Bonarek has served with the Tinley Park Police Department since 2007. During her nearly 20-year career, Melissa has served in a wide range of specialized roles, including Field Training Officer, Range Instructor, Evidence Technician, Juvenile Officer, DARE Officer, and Bike Patrol Officer. Melissa was promoted to Sergeant in 2018 and has been providing first-line supervision and leadership to ensure effective delivery of police services to the community. Additionally, as Sergeant, she focuses on strategic oversight, policy implementation, personnel development, and coordination across department divisions. She holds a Bachelor of Arts in Criminal Justice along with various other training and professional development certifications. Her ability to provide leadership, guidance, and mentorship, along with her deep commitment to the mission of the police department and a comprehensive understanding of operations, culture, and community, make Melissa an excellent candidate for promotion. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

At this time Clerk O'Connor swore in Division Police Commander Melissa Bonarek.

Motion was made by Trustee Brennan, seconded by Trustee Brady to **RECOGNIZE THE PROMOTION OF DOMINIC DEMARCHI TO POLICE SERGEANT**. Officer DeMarchi joined the Tinley Park Police Department in 2018 and has over a decade of law enforcement experience. During his tenure, Dominic has served as a Field Training Officer, Firearms Instructor, Tactics Instructor, and, since 2024, as a Detective with investigative and technical expertise focused on digital investigations & cellular technology, financial crimes & cryptocurrency, and major cases. He has led and coordinated multi-agency investigative efforts and has served as Officer-in-Charge on numerous occasions. Additionally, Dominic has developed and delivered recurring instruction to the TPPD on various training subjects. He holds a Bachelor of Arts in Criminal Justice and has received multiple TPPD Unit Citations and Commendations for investigative and operational performance. Dominic is an excellent candidate for promotion to Police Sergeant. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

Village Clerk O'Connor performed a swearing in Ceremony for Police Sergeant Dominic Demarchi.

Motion was made by Trustee Brennan, seconded by Trustee Sullivan to adopt and place on file **ORDINANCE 2026-O-058 AMENDING THE RULES AND REGULATIONS FOR THE VILLAGE OF TINLEY PARK CIVIL SERVICE COMMISSION**. This item adopts the Rules and Regulations of the Civil Service Commission as amended by the Civil Service Commission on September 21, 2026. This item was discussed at the Committee of the Whole prior to this meeting. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Shaw, seconded by Trustee Sullivan to amend **AGENDA ITEM 11 AND THE ACCOMPANYING RESOLUTION TO STRIKE ALL REFERENCES TO MEDICAL BENEFITS AND BLUE CROSS BLUE SHIELD**. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

Motion was made by Trustee Shaw, seconded by Trustee Sullivan to adopt and place on file **RESOLUTION 2026-R-060 AUTHORIZING THE EXECUTION OF APPLICABLE BENEFIT AGREEMENTS FOR THE PURCHASE OF DENTAL, VISION, LIFE INSURANCE, AND CERTAIN ANCILLARY BENEFITS FOR THE BENEFIT PLAN YEAR JANUARY 2027 THROUGH DECEMBER 2027 AS AMENDED**. This item was discussed at the Committee of the Whole on September 15, 2026, and October 6, 2026. President Glotz asked if there were any comments from members of the Board or public. There were none. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

President Glotz asked if there were any comments from members of the public.

Resident Kevin Sheehan, who performs with the Glen Miller Orchestra, stated that he would like the orchestra to perform at Harmony Square. He also expressed concerns regarding speeding on his street, as well as concerns related to e-bikes and e-scooters.

A resident expressed concerns regarding Public Works not picking up tree limbs and branches. The resident stated that he received a code compliance fine because the limbs remained at the curb. President Glotz stated that he would contact the resident to discuss the issue.

President Glotz asked if there were any comments from members of the Staff.

Fire Chief Steve Klotz announced the Fire Department Open House 2026 will be held at Fire Station #46, 17355 S. 68<sup>th</sup> Court, on Saturday, October 10 from 9 a.m. to noon. Citizens Fire Academy graduation will also take place.

President Glotz asked if there were any comments from members of the Board.

Trustee Brady announced that the last Farmers Market will take place on October 18.

Trustee Sullivan announced Fright in the Square on Saturday October 10, from 6 to 9 p.m. at Harmony Square.

Trustee Shaw thanked Assistant Village Manager, Human Resources Director Angela Arrigo and Finance Director Sarah Mitchell for their work with the library regarding the health insurance and accounting matters.

He also announces the Veterans All Service Breakfast will take place on Saturday, October 10, at the American Legion.

President Glotz thanked Assistant Village Manager, Human Resources Director Angela Arrigo, Finance Director Sarah Mitchell, and Trustee Shaw for their work with the library regarding the health insurance and accounting matters. He stated concerns about the library's agreement with the Village of Orland Hills.

Motion was made by Trustee Sullivan, seconded by Trustee Brady to adjourn the Village Board meeting at 7:54 p.m. Vote on roll call. Ayes: Brady, Brennan, Shaw, Sullivan. Nays: None. Absent: Mahoney, Mueller. President Glotz declared the motion carried.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.

APPROVED:

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk



## Interoffice Memo

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Date: October 20, 2026  
To: Village Board  
From: Michael Coleman, Community Development Director  
Cc: Donna Framke, Marketing Director  
  
Subject: Brady-Gill Funeral Home & Cremation Services–Redevelopment Grant

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### **Executive Summary:**

Bob and Melissa Christensen, owners of Brady-Gill Funeral Home & Cremation Services (Applicants), propose to rehabilitate approximately 42,000 square feet of existing parking lot pavement at 16600 S. Oak Park Avenue (PIN 28-19-300-053-0000). Approximately 24,000 square feet of the lot is in failed or severely deteriorated condition and is proposed for full-depth pavement replacement. The remaining 18,000 square feet is in moderate condition and is proposed for resurfacing, so the property receives a consistent, durable long-term pavement surface. The proposed work also includes pavement striping and related site improvements. The Applicant also intends to upgrade exterior lighting for improved visibility and visitor safety, this is not included in the redevelopment grant request. The overall scope of work for the parking lot rehabilitation and exterior lighting upgrades are intended to improve visitor circulation, accessibility, site safety and visibility, property appearance, and long-term property value.

In 2020, the Village adopted Resolution No. 2020-R-063 for the purpose of creating a redevelopment grant. The reason for the grant was to support those properties in our community where the costs involved to rehabilitate existing structures may be greater than the value of the structure or exceed the funding ability of the property owner. As such, property owners may lack the motivation to rehabilitate these sites due to the low rate of return on their investment. Through the grant, the Village was looking for ways to incentivize these properties and encourage site and building improvements that will enhance the overall aesthetics of the area for residents, as well as improve the property value and resulting Equalized Assessed Value (EAV) for the parcel.

### **Discussion:**

The Applicant has worked with the Community Development Department to ensure that the proposed design complies with our codes. The applicant submitted two proposals for the parking lot rehabilitation and striping. The proposal amount follows:

|                      |                       |                                                 |
|----------------------|-----------------------|-------------------------------------------------|
| <b>Scope of Work</b> | <b>Everest Paving</b> | <b>Mrs. B Parking Lot<br/>Maintenance, Inc.</b> |
|----------------------|-----------------------|-------------------------------------------------|

|                                        |             |
|----------------------------------------|-------------|
| Parking Lot Rehabilitation \$57,542.20 | \$89,250.00 |
|----------------------------------------|-------------|

Mrs. B Parking Lot Maintenance, Inc. is a higher priced quote compared to Everest Paving because their scope of work includes asphalt with 2-3" of N50 binder, 2" N50 surface, roll, and compact; Everest Paving does not include binder. Investing in the addition of binder will create a stronger structural base therefore extending the life of the parking lot. Mrs. B Parking Lot Maintenance, Inc. located in Homer Glen, IL is the preferred general contractor the Applicant wants to work with. The total eligible amount of the grant is \$30,000 for the parking lot rehabilitation project.

The intent of the program is to provide grants for the following purposes: façade improvements, code compliance, stormwater management; parking lot improvements and environmental remediation. This grant would fall in the parking lot improvements purpose.

A grant may be awarded to any business or property which meets the following:

The property is not located in an area currently eligible for an incentive-

There are no incentives available for this location.

The property is a tax paying entity-

This applies.

The property is in compliance with Village codes or ordinances upon completion of the project-

Applicant meets criteria.

The property owner is not overdue in any payments to the Village-

There are no overdue invoices at this time.

The applicant provides a pro-forma statement along with a detailed cost estimate-

Staff has two proposals.

The Applicant is required to pay 100% of construction costs upfront before submitting for reimbursement-

Applicant has been made aware of this requirement.

If the subject business is a start-up business, a business plan may be requested-

This is an existing business and therefore this does not apply.

If applications exceed the Village's funding budget, the following factors shall be taken into consideration to rank businesses for grant awards:

History of vacancy-

Property has been occupied.

Ability to address a history of lack of investment due to deterioration of building condition that poses a threat to public safety and results in a negative impact on property values in the surrounding area-

The building is in overall good condition.

Presence of extraordinary redevelopment costs such as remodeling/demolition, environmental remediation, infrastructure expansion costs-

The cost of parking lot improvements to include a binder is substantial but will create a strong structural base. The Village is aware of this and therefore is looking to use this grant to assist with this project.

Proposed increase in employment-

Staff has not been made aware of an increase in employment.

Quality of development and overall aesthetics which are in excess of current code requirements-

Project is meeting minimum code requirement.

#### **Staff Direction Request:**

1. Approval of a Redevelopment Grant request for Bob and Melissa Christensen in an amount not to exceed \$30,000.00 for approximately 42,000 square feet of parking lot rehabilitation at Brady-Gill Funeral Home & Cremation Services located at 16600 S. Oak Park Avenue.

2. Direct Staff as necessary.



# Interoffice Memo

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**Date:** September 24, 2026

**To:** Pat Carr - Village Manager  
Angela Arrigo - Assistant Village Manager

**From:** Jonathan Mittelman - Commander, Police Department

**Subject:** Requesting Board approval of contract with Fortress Plus Solutions

Present at the Committee of the Whole and Village Board Meeting for consideration and possible action.

Purpose: I am requesting Board approval for the purchase of a Full Audit of all Evidence at the Police Department.

Background: This request is prompted by a change in evidence custodian personnel and is intended to establish a clean, independently verified baseline of the evidence and property inventory as responsibility for that inventory transfers to a new custodian.

A full, independent audit of the evidence rooms at this transition point serves several critical functions for the Department:

- Chain of custody integrity: An independent audit verifies that every item logged in evidence management records is physically present, correctly stored, and properly documented, protecting the evidentiary and legal integrity of active and pending cases.
- Accountability at custodian transition: An audit performed by a neutral third party — rather than by outgoing or incoming Department personnel alone — creates a defensible, unbiased record of the evidence room's condition at handoff, protecting both the outgoing and incoming custodians and the Department from unresolved discrepancies being attributed to the wrong period of responsibility.
- Legal defensibility and prosecutorial reliance: Courts, prosecutors, and defense counsel rely on the Department's evidence handling practices; a documented, professionally conducted audit strengthens the Department's position if evidence handling is ever challenged.
- Early identification of discrepancies: A comprehensive audit surfaces any missing, misfiled, mislabeled, or improperly stored items — including items eligible for disposal or return — while records are fresh and can still be reasonably reconciled.
- Risk and liability reduction: Evidence room deficiencies discovered years later are far more difficult, and far more costly to the Department's credibility, to explain than deficiencies identified and documented promptly through a formal audit.

Current Status: Fortress Plus Solutions is recommended for this engagement for the following reasons:

- Immediate availability: Fortress Plus Solutions is able to begin the audit immediately. Given that the Department is currently between evidence custodians, minimizing the time the evidence rooms operate without a completed, independently verified inventory reduces the Department's exposure during this transition period.
- Local availability and specialized capability: Fortress Plus Solutions is the only local company I am aware of that performs this type of specialized evidence room audit. Evidence and property room audits require specific expertise in law enforcement evidence handling, chain-of-custody standards, and inventory reconciliation that is not widely available among general auditing firms in this area.
- Reduced transition gap: Because Fortress Plus Solutions can start without delay, engaging them now shortens the window between the outgoing and incoming custodians during which the evidence rooms would otherwise lack a current, independently verified audit.
- I am not aware of a competitively obtained quote for this engagement, as I am not aware of another local vendor offering this specific audit service; the recommendation to proceed with Fortress Plus Solutions is based on their demonstrated availability and specialization rather than a comparison of competing bids.

The total cost of the purchase is \$34,075.00

The quote provided by Fortress Plus Solutions is attached.

Request: I respectfully request Board approval to enter a Purchase Order for Fortress Plus Solutions, under GL# 01-17-205-72750.





## Interoffice Memo

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Date: October 20, 2026  
To: Village Board of Trustees  
From: Allison Tugend, Senior Finance Clerk  
Cc:  
  
Subject: Tandoori House - Class E Liquor License

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The petitioner, Carlos Rodriguez of Tandoori House, located at 7982 167th St, is requesting a Class E liquor license. A Class E liquor license allows the sale of beer and wine only.



# Interoffice Memo

**Date:** October 12, 2026  
**To:** John Urbanski, Public Works Director  
**From:** Jimmy Quinn, Facilities Superintendent  
**Subject:** LED Street Lighting Replacement - Phase 7

Presented at the October 6, 2026 Committee of the Whole and October 20, 2026 Village Board meeting for consideration and possible action.

Description: We are requesting authorization to approve the LED Street Lighting Replacement Project – Phase 7. This project will take place in the Brookside Glen and Fairfield Glen subdivisions. This will consist of replacing approximately 221 light heads with energy efficient LED fixtures.

Background: The existing heads have reached their life expectancy and are not up to industry standards. Over the past 10 years the Village has completed 6 phases of these LED replacement light fixtures.

Bid opening was held on September 10, 2026 with the Clerk's Office, Consulting Engineer, and Facilities Superintendent present.

Budget/Finance: Funding was budgeted and approved for the FY2027 Capital Projects.

| <u>Contractor:</u>       | <u>Location</u>      | <u>Bid</u>   |
|--------------------------|----------------------|--------------|
| H&H Electric Company     | Glendale Heights, IL | \$234,683.88 |
| Powerlink Electric, Inc. | Vernon Hills, IL     | \$242,666.29 |
| Utility Dynamics Corp.   | Oswego, IL           | \$284,490.00 |

Budget/Finance: Funding in the amount of \$234,683.88 is available for use in the approved FY2027 Capital Improvement Budget.

Staff Direction Request: Approve the contract with H&H Electric Company in the amount of \$234,683.88.



# Interoffice Memo

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**Date:** September 24<sup>th</sup>, 2026

**To:** Pat Carr, Village Manager  
Tom Tilton, Police Chief  
Steve Klotz, Fire Chief  
John Urbanski, Public Works Director

**From:** William Neumann, Public Safety Manager

**Subject:** Purchase of Motorola Mobile and Portable Radios - Police & Fire Departments

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Presented for the Committee of the Whole meeting on October 6, 2026 and Village Board meeting on October 20, 2026 for discussion and possible action.

Description: Combining the purchase of portable and mobile radios for the Police and Fire Departments, fire department radios will complete the upgrade process for the last 3 years supplying command staff with the new radios, mobile radios will be installed in vehicles needing the upgrades, including new purchases. Police radios will be used for new officers to meet staffing demands, along with new and old vehicles to be upgraded.

All equipment needed to meet the demands of new technology, this included new portable and mobile radios that will be compatible with the 800 mhz system the police are now using along with surrounding departments for interoperability. The existing radios are not compatible with communicating on the new police frequency nor Will County radio system.

Tinley Park would take advantage of the purchase direct through Motorola Solutions state contract pricing. The delay in initial purchase was due to supply demands of the radios.

Budget / Finance: Funds are budgeted and approved.

|                |              |
|----------------|--------------|
| Budget Amount  | \$453,000.00 |
| Radio Purchase | \$448,516.01 |

Difference – UNDER BUDGET      \$4,483.99

Staff Direction Request: Approve the purchase amount of \$448,516.01 for Motorola portable and mobile radios for the Police & Fire Departments from Motorola Solutions.



# Interoffice Memo

**Date:** October 12, 2026

**To:** John Urbanski, Public Works Director

**From:** Ken Howard, Streets & Fleet Superintendent

**Subject:** Intergovernmental Agreement (IGA) Sale of International Plow Truck and Ford F250 Surplus For Disposal

Presented at the Committee of the Whole September 15, 2026 and Village Board meeting October 20, 2026 for consideration and possible action.

Scope of Work: On a yearly basis Public Works disposes of Village owned fleet vehicles and equipment that have been replaced or updated among various departments. The surplus list for disposal includes various items valued over \$1,000.

Background: When the Village replaces vehicles or equipment, staff declares outdated and unused vehicles or equipment as surplus to be disposed of or sold. Staff is requesting authorization to dispose of the following Village owned vehicles/equipment through vendor trade-in options, Enterprise Leasing, public auction, or salvage and recycling companies. In the past the Village has been approached by fellow municipal partners requesting to purchase from the surplus disposal list. Orland Township Highway Department has recently expressed interest in purchasing two vehicles at market value directly from the Village. Enterprise determined plow truck was valued upwards of \$3,000 and pickup truck upwards of \$19,000 for a total of \$22,000 for both.

Description: Enter into an IGA agreement with Orland Township Highway Department to purchase the following vehicle at the market listed price determined through the Enterprise Program:

| Unit | Year | Make          | Model             | Mileage | VIN               |
|------|------|---------------|-------------------|---------|-------------------|
| 44   | 2006 | International | 7400 Plow Truck   | 28,930  | 1HTWDAAR86J238900 |
| 66   | 2018 | Ford          | F250 Pickup Truck | 49,743  | 1FT7X2B67JEC62903 |

Staff Direction Request: Approve IGA sale of a 2006 International 7400 Plow Truck for a price of \$3,000 and the 2018 Ford F250 Pickup Truck for a price of \$19,000 to the Orland Township Highway Department for a total amount of \$22,000.



# Interoffice Memo

**Date:** October 13, 2026

**To:** John Urbanski, Public Works Director

**From:** Ken Howard, Streets & Fleet Superintendent

**Subject:** Snow Removal - Cul-De-Sacs Contract (Year 1 of 3)

Presented for the Committee of the Whole and Village Board meeting on October 20, 2026 for consideration and possible action.

Scope of Work: This service contract includes the removal of snow by a qualified contractor for various municipal cul-de-sacs, road eyebrows, and any additional snow removal needs throughout Tinley Park.

Background: On September 29<sup>th</sup>, 2026, the Village held a bid opening to determine a contractor to conduct snow removal operations from municipal cul-de-sacs, road eyebrows, and any additional snow removal needs throughout the village. The lowest bid based off a ten-event season was Roy Zenere Trucking & Excavating Inc. The proposal asked bidders to consider pricing for snow removal at various amounts of snowfall. Zenere Trucking & Excavating Inc. has been a reliable contractor with the Village over the past decade. Staff recommend awarding them the service contract for Snow Removal - Cul-de-sacs. The RFP was written for two, one year options for renewal, this is year one of a possible three.

| <u>Contractor:</u>                    | <u>Location:</u> | <u>Proposal:</u>    |
|---------------------------------------|------------------|---------------------|
| Roy Zenere Trucking & Excavating Inc. | Thornton, IL     | \$192,000 (Low Bid) |
| Z. Excavating, LLC.                   | Tinley Park, IL  | \$347,340           |

|                          |                           |                  |
|--------------------------|---------------------------|------------------|
| <u>Budget / Finance:</u> | Budget Amount:            | \$425,000        |
|                          | Contract Amount:          | \$192,000        |
|                          | Contingency:              | \$8,000          |
|                          | Total:                    | <u>\$200,000</u> |
|                          | Difference (Under Budget) | \$225,000        |

Staff Direction Request: Approve service contract for Snow Removal - Cul-De-Sacs to Roy Zenere Trucking & Excavating Inc. in the not to exceed amount of \$200,000.



# Interoffice Memo

**Date:** October 13, 2026  
**To:** John Urbanski, Public Works Director  
**From:** Ken Howard, Streets & Fleet Superintendent  
**Subject:** Zabrocki Plaza Brick Wall Repair

Presented for the Committee of the Whole and Village Board meeting on October 20, 2026 for consideration and possible action.

Scope of Work: Contract for repair and replacement of brick paver walls around Zabrocki Plaza.

Background: On October 9th, 2026, the Village held an RFP to determine a contractor to repair and replace the brick paver walls around Zabrocki Plaza. Current brick paver walls are over 25 years old and have been deuterating over the last several years. Several walls need full replacement. The highest scored proposal was J. Gill and Company. The proposal asked for completion of project prior to tree lighting ceremony on November 20<sup>th</sup>, 2026. RFP was based off a base proposal to replace four of the existing walls, and an alternate #1 proposal to repair brick along with mortar in multiple additional spots. Staff are recommending that base plus alternate #1 be awarded. Total proposal amount shown below is both base and alternate.

| <u>Contractor:</u>        | <u>Location:</u> | <u>Proposal:</u>                |
|---------------------------|------------------|---------------------------------|
| J. Gill and Company       | Tinley Park, IL  | \$29,600 (recommended proposal) |
| Chaffee Construction Inc. | Oak Forest, IL   | \$66,900                        |
| Berglund Construction     | Chicago, IL      | \$90,000                        |
| Futurity 19 Inc.          | Hinsdale, IL     | \$98,582                        |

|                          |                    |                 |
|--------------------------|--------------------|-----------------|
| <u>Budget / Finance:</u> | Budget Amount:     | \$173,800       |
|                          | Contract Amount:   | \$29,600        |
|                          | Contingency (20%): | \$5,320         |
|                          | Total:             | <u>\$34,920</u> |

Difference (Under Budget)    \$138,880

Staff Direction Request: Approve contract for the Zabrocki Plaza Brick Paver Wall Repair to J. Gill and Company in the not to exceed amount of \$34,920.



# Interoffice Memo

Issued/Approved by:

**Stephen C. Klotz,**  
**Fire Chief Administrator**

## Memo #26-114

**Date:** October 6, 2026  
**To:** Village Board  
**From:** Stephen C. Klotz, Fire Chief Administrator  
**Subject:** Emergency Repairs to Fire Department Tower 48

In accordance with the Village's purchasing policy the Fire Department is requesting the approval of the following emergency purchases for fiscal year 2027.

The Fire Department is requesting Village Board approval for emergency repairs to Tinley Park Fire Department Ladder Tower 48 (Unit T-48). These repairs are essential to maintain operational readiness, ensure firefighter safety, and prevent further mechanical issues.

During scheduled inspections, multiple deficiencies were identified on Ladder Tower 48. These issues affect apparatus safety systems, braking components, lighting, structural frame elements, electrical components, and engine mounting system. Several items were found to be broken, worn, or in failure status, necessitating immediate action to keep the unit in service.

Ladder Tower 48 is a frontline emergency response apparatus. Failing to address these repairs immediately will compromise firefighter and public safety, risk extended apparatus downtime, increase potential long-term repair costs and reduce operational effectiveness during emergency incidents. Given the Tower's essential role in the department, these repairs are urgent and time sensitive.

The Fire Department requests Village Board authorization to proceed with the emergency repairs as outlined in the MacQueen Emergency estimate at a total cost of \$45,913.76.

Thank you for your consideration. Please reach out with any questions or concerns.



## Interoffice Memo

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Date: October 20, 2026  
To: Village Board of Trustees  
From: Allison Tugend, Senior Finance Clerk  
Cc:  
  
Subject: Amending Chapter 110 of the Business License Ordinance

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Consider amending Chapter 110 of Title XI of the Village Code related to Business Licensing to establish a 30-day license revocation.

The logo for the Village of Tinley Park features a stylized guitar neck and headstock in gold and brown, positioned behind the words "Village of" in a sans-serif font and "Tinley Park" in a large, flowing script font. 

# Interoffice Memo

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Date: October 6, 2026

To: Village Board of Trustees

From: Pat Carr, Village Manager

Cc: Angela Arrigo, Assistant Village Manager/HR Director; Sarah Mitchell, Finance Director; Walker Steinke, Assistant to the Village Manager

Subject: Insurance Brokerage Services for Property & Casualty Insurance and Risk Management Consulting Services

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The Village's current provider of liability insurance and risk management services is the Illinois Municipal League Risk Management Association (RMA). The Village is the largest municipality within the RMA pool of covered municipalities. The existing arrangement has provided the Village with access to municipal insurance coverage in a program that has worked well over the last several years allowing the Village to adequately manage insurance risk needs. Staff identified several limitations of the program design and administrative process inefficiencies that warranted exploring the marketplace.

The Village conducted a Request for Qualifications (RFQ) process for the purpose of establishing a contract with a qualified firm to provide comprehensive insurance brokerage and risk management consulting services for the Village. The RFQ process generated multiple qualified responses, which were reviewed by staff based on the firm's experience, available resources, approach to municipal insurance and risk management, and ability to meet the specific needs of the Village. Qualified firms were selected for interviews. Following the evaluation process, staff is providing the options below for consideration.

**Option #1 – IML Risk Management Association (RMA)**

RMA is a self-insured municipal risk pool and direct writer of property and casualty insurance coverage for Illinois municipalities. RMA has served as the Village's property and casualty insurance provider since December 2021. The Village is required to pay an annual membership fee to participate in the pooled program. RMA has a dedicated and experienced team of professionals working to meet municipal risk management needs – including risk financing through our pooling mechanism with equitable pricing, risk management/loss control assistance and long-term financial security for valued members. The Village of Tinley Park is the largest member municipality in the RMA program. The RMA proposal includes continued liability insurance coverage and risk management consulting in the current Min-Max Program. The Village is one of only 2 member agencies that participate in the 55/110 Min-Max Program. The Village's available coverage options would remain the same as all other member municipalities, specialized coverage needs to be purchased outside of this program, limitations on legal representation, and limited online resources for administrative management exist. The annual cost of membership for 2026 was \$3,500.

**Option #2 – Alliant Insurance Services (Alliant)**

Alliant is recognized as a national leader in public entity insurance and risk management which includes extensive knowledge and expertise in local government. The Chicago-based Public Sector group handles the largest book of public sector business in Illinois, insuring over 500 municipal entities. Alliant provides a client-first service model, placement expertise with specialty markets, and a flat management structure. Alliant provides the Village with a brokerage model that offers greater access to insurance markets, a broader network of risk management resources, and technology-supported processes for managing the Village's liability insurance program. Liability coverage would be provided through a self-insured model. Alliant provided such liability consulting and risk management services to the Village prior to the current provider. A transition to Alliant would provide the Village with a brokerage and consulting partner better positioned to support the Village's current specialized needs and anticipated future needs as well as offer technology solutions. The annual flat brokerage fee for Alliant's services will be \$63,500.

**Option #3 – Marsh Agency (Marsh)**

Marsh provides consulting services through a Public Sector Practice Group to better serve municipal clients and will provide a team of professionals whose skills and expertise match our consulting and administration requirements. Marsh will market the Village's insurance needs using strategies and tactics supported by their market knowledge, product specialization, analytics and benchmarking data, efficient placement model, and collaboration across broader networks. Marsh will also provide industry specialization solutions for property and casualty risk consulting. Liability coverage would be provided through a self-insured model. Marsh currently provides the Village with benefit consulting services and would be able to provide liability consulting and risk management services to meet the Village's needs. The annual flat brokerage fee for Marsh's services will be \$50,000.

**Budget:**

With a transition to a self-insured model, the annual fee for brokerage and consulting services is paid independent of the liability and casualty carrier coverage. Funding to cover these fees is available in the insurance line item.

**Staff Recommendation:**

1. Although the current insurance model with the RMA Min-Max Program has been successful over the past 5 years, as we evaluate specialized and future risk management needs, it is recommended to move to a traditional self-insured model that will allow the Village flexibility to better manage risk based on our unique composition and needs. Staff seeks direction to move to a self-insured model and engage brokerage and consulting services from a firm specializing in public sector risk management. This model would allow staff to benchmark the Village's needs and purchase property and casualty coverage to meet those needs.
2. Staff have reviewed the brokerage and consulting services RFQs and considered the Alliant and Marsh proposals. Although both are highly qualified firms, Alliant is better suited to market the Village's coverage needs to meet many of the specialized and unique properties such as Harmony Square and the Heliport with above ground fueling and to provide risk management consulting services to educate and mitigate future risk. Staff seeks direction to engage liability brokerage and risk management consulting services through Alliant.

# VENDOR REPORT

# TINLEY PARK BUSINESS SPOTLIGHT

President Glotz and  
Village Board



# Interoffice Memo

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**Date:** October 14, 2026

**To:** Village Board of Trustees

**From:** Angela Arrigo, Assistant Village Manager/HR Director

**Copy:** Patrick Carr, Village Manager

**Subject:** Employee Benefits Medical Benefits Renewal Update

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On October 12, 2026, Library staff informed Village staff that the Library Board voted not to approve the agreement for 2027 medical benefit cost reimbursement to the Village. Village staff is seeking approval to move forward with the medical renewal accordingly and avoid any further delays in the medical benefit renewal for the 2027 benefit plan year.

# **PUBLIC COMMENT**

# **STAFF COMMENT**

# **BOARD COMMENT**

# **EXECUTIVE SESSION**