

**MINUTES OF THE BOARD MEETING OF THE TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD JANUARY 21, 2025**

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 January 21, 2025. President Glotz called this meeting to order at 6:53 p.m.

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

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 William A. Brennan Dennis P. Mahoney Michael G. Mueller Kenneth E. Shaw Colleen M. Sullivan
Absent:	Dennis P. Mahoney
Also Present:	
Village Manager:	Patrick Carr
Asst. Village Manager:	Hannah Lipman
Village Attorney:	Luanne Galovich

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

Motion was made by Trustee Brennan, seconded by Trustee Sullivan, to approve and place on file the minutes of the Public Hearing and regular Village Board Meeting held on January 7, 2025. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

The Business Spotlight presentation was received by Loi Logan of Evolve Therapy and Yoga, 7905 W. 159th Street.

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

- A. ADOPTION OF RESOLUTION 2025-R-004 APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND THE BOARD OF EDUCATION OF SCHOOL DISTRICT 230, COOK COUNTY, ILLINOIS FOR LAW ENFORCEMENT ACCESS TO SCHOOL DISTRICT DIGITAL SECURITY CAMERAS AND BUILDINGS.

- B. ADOPTION OF RESOLUTION 2025-R-003 APPROVING THE PROPOSAL FROM THE RETAIL COACH TO PROVIDE RETAIL RECRUITMENT AND DEVELOPMENT STRATEGY SERVICES FOR THE 191ST ST AND HARLEM AVE CORRIDOR FOR THE AMOUNT OF \$40,000.
- C. APPROVE A REQUEST FROM ST. GEORGE CATHOLIC CHURCH MEN'S CLUB, 6707 175TH STREET, TO CONDUCT A RAFFLE THROUGH SUNDAY, FEBRUARY 20, 2025, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$1000. WINNERS WILL BE DRAWN AT ST. GEORGE CATHOLIC CHURCH, ON FEBRUARY 20, 2025.
- D. APPROVE A REQUEST FROM ST. GEORGE CATHOLIC SCHOOL, 6700 176TH STREET, TO CONDUCT A RAFFLE THROUGH SATURDAY, MARCH 22, 2025, WITH THE MAXIMUM VALUE OF THE PRIZE NOT TO EXCEED \$19,500. WINNERS WILL BE DRAWN AT ST. GEORGE CATHOLIC SCHOOL, ON MARCH 22, 2025.
- E. APPROVE PAYMENTS OF OUTSTANDING BILLS IN THE AMOUNT OF \$6,759,101.04 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED JANUARY 10 AND 17, 2025.

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, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan to adopt and place on file **RESOLUTION 2024-R-148 AUTHORIZING THE EXECUTION OF AN ANNEXATION AND DEVELOPMENT AGREEMENT WITH TINLEY PARK LAND DEV LLC FOR CERTAIN PROPERTY LOCATED AT 7551 191ST STREET (BROOKSIDE CREEK RETAIL CENTER)**. The property owner has petitioned the Village of Tinley Park to annex their approximate 55.1-acre parcel located at 7551 191st Street into the Village and develop the 71.9 total acres of land under the guidance of the proposed Annexation Agreement. A Public Hearing was held on this item on January 7 and 21, 2025.

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, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to adopt and place on file **ORDINANCE 2024-O-063 ANNEXING THE PROPERTY AT 7551 191ST STREET, PURSUANT TO 65 ILCS 5/7-1-13 (BROOKSIDE CREEK RETAIL CENTER)**. The property at 7551 191st Street, is petitioned to be annexed under the allowances of the Illinois Municipal Code. The approximately 55.085-acre parcel and contiguous to the Village of Tinley Park. The parcel will be annexed under the R-1 Zoning District and rezoned to B-3 as part of a corresponding zoning request for Brookside Creek Retail Center. The annexation will be effective on the date of passage. This item was discussed at the Committee of the Whole meeting held 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, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee **ORDINANCE 2024-O-065 GRANTING A SPECIAL USE FOR BROOKSIDE CREEK RETAIL CENTER PLANNED UNIT DEVELOPMENT 7251-7551 191ST STREET AND 19200 HARLEM AVENUE (BROOKSIDE CREEK RETAIL CENTER)**. This Special Use to create the Brookside Creek Retail Center Planned Unit Development (PUD) will include 71.9 acres to have 7 developable lots for commercial uses. Plan Commission held a Public Hearing on December 5, 2024, and voted 5-0 to recommend approval of the Special Use in accordance with the plans, the recommended conditions, PUD regulations, and Findings of Fact, as listed in the Staff Report.

President Glotz asked if there were any comments from members of the Board or public. Trustee Shaw asked if this special use is consistent with Village standards for Special Use and Special Deviation. Community Development Director Ritter stated that it is consistent. President Glotz commented on the security between the two developments on 191st Street. He noted that the Brookside Marketplace is a higher-end retail development. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Sullivan to adopt and place on file **ORDINANCE 2024-O-064 GRANTING A MAP AMENDMENT (REZONING) FOR CERTAIN PROPERTIES LOCATED AT 7251-7551 191ST STREET AND 19200 HARLEM AVENUE, UPON ANNEXATION OF ALL LAND, TO THE B-3 ZONING DISTRICT (BROOKSIDE CREEK RETAIL CENTER)**. The Plan Commission held a Public Hearing on December 5, 2024, and voted 5-0 to recommend approval of the Map Amendment (Rezoning) to the B-3 (General Business & Commercial) Zoning District in accordance with the plans as listed in the “Listed Reviewed Plans” and Findings of Fact as listed in the Staff Report.

President Glotz asked if there were any comments from members of the Board or public. President Glotz asked if the issues with the fence around the development have been resolved. Village Manager Carr stated that it is memorialized in the annexation and development agreement. Resident Jennifer Vargas stated the fence has not been finalized yet. Trustee Brennan asked the distance from the development to the residential area. Community Development Director Ritter stated 300 to 600 feet. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Sullivan to adopt and place on file **RESOLUTION 2024-R-149 APPROVING THE BROOKSIDE CREEK RETAIL CENTER FINAL PLAT OF SUBDIVISION**. The Plan Commission held a Public Hearing on December 5, 2024, and voted 5-0 to recommend approval of the Plat of Subdivision dated October 25, 2024, in accordance with the listed plans, recommended conditions, and Findings of Fact as listed in the Staff Report.

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, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Motion was made by Trustee Mueller, seconded by Trustee Brennan to adopt and place on file **ORDINANCE 2024-O-072 GRANTING A SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE CREEK RETAIL CENTER PLANNED UNIT DEVELOPMENT FOR GAS N WASH AT 7455 191ST STREET**. The Special Use allows for the development of a gas station, carwash, and convenience store with two drive-thru tenants on Lot 1 of the Brookside Creek PUD. The Plan

Commission held a Public Hearing on December 5, 2024, and voted 5-0 to recommend approval of the Special Use with the plans and Findings of Fact as noted in the Staff Report.

President Glotz asked if there were any comments from members of the Board or public. Resident Jennifer Vargas asked if the plan states this gas station is a 24-hour business. Community Development Director Ritter noted all Gas N Wash businesses are open 24-hours. Ms. Vargas asked if this could be discussed. President Glotz noted there is room to discuss this. President Glotz asked if this is a dedicated truck stop. Community Development Director Ritter stated it is not. Diesel fuel will be sold. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

President Glotz recognized Police Officer Greg King on the 35th Anniversary of his service to the Village of Tinley Park.

Trustee Brady commented on the cold weather and reminded us to remember our pets.

President Glotz stated concerns about robo calls residents have been receiving regarding candidates. President Glotz stated concerns with the management of the remediation and safety of the work being done at the Tinley Park Mental Health Center property and its manager. He has concerns about politicizing the Tinley Park Bulldog Youth Athletics. President Glotz stated concerns about misleading information about police staffing. President Glotz stated concerns with the regional sports plex to be developed on the former Tinley Park Mental Health property. He also spoke to misuse of campaign financing.

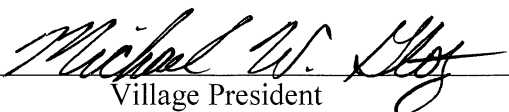
Trustee Shaw supports President Glotz's comments. He stated the Board seeks to bring stability to the community and works with staff to do that.

Resident Joy Gallivan presented to the Board a sewage backup incident which occurred at her home in September of 2024. She stated this was due to contractor negligence in the street resurfacing program.

Motion was made by Trustee Shaw, seconded by Trustee Brennan, to adjourn the Village Board meeting at 8:01 p.m. Vote on roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. 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