

**MINUTES OF THE BOARD OF TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD MARCH 3, 2015**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on March 3, 2015. President Zabrocki called this meeting to order at 8:02 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President: Edward J. Zabrocki  
Village Deputy Clerk: Laura J. Godette

Trustees: David G. Seaman  
Brian S. Maher  
Thomas J. Staunton, Jr.  
Patricia A. Leoni  
T. J. Grady

Absent:  
Village Clerk: Patrick E. Rea  
Village Trustee: Gregory J. Hannon

Also Present:  
Village Manager: David J. Niemeyer  
Village Attorney: Thomas M. Melody  
Village Engineer: Jennifer S. Prinz

Motion was made by Trustee Staunton, seconded by Trustee Grady, to approve the agenda as written or amended for this meeting. Item 1, the PUBLIC HEARING TO CONSIDER AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY was moved to Item 6A following the recognition of the Bulldog Cheerleaders and the Proclamation recognizing four Eagle Scouts. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Seaman, to approve and place on file the minutes of the regular Village Board meeting held on February 17, 2015. Vote by voice call. President Zabrocki declared the motion carried.

President Zabrocki presented the following consent agenda items. Motion was made by Trustee Staunton, seconded by Trustee Seaman to remove Item # 4F. Vote by voice call. President Zabrocki declared the motion carried.

The following Consent Agenda items were read by the Deputy Village Clerk:

- A. CONSIDER REQUEST FROM SPECIAL OLYMPICS ILLINOIS TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY, MAY 29, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- B. CONSIDER REQUEST FROM ST. GEORGE CATHOLIC CHURCH YOUTH GROUP TO CONDUCT A RAFFLE ON SATURDAY, MARCH 14, 2015 AT ST. GEORGE CATHOLIC CHURCH WHERE WINNERS WILL BE DRAWN THAT DAY.
- C. CONSIDER REQUEST FROM KNIGHTS OF COLUMBUS #4698, TO CONDUCT A RAFFLE THROUGH APRIL 11, 2015. WINNER WILL BE DRAWN AT ST. GEORGE O'CONNELL HALL ON APRIL 11, 2015.
- D. CONSIDER REQUEST FROM ALSAC/ST. JUDE CHILDREN'S RESEARCH HOSPITAL TO CONDUCT A TAG DAY FUNDRAISER ON SATURDAY, MAY 23, 2015 AND SATURDAY JUNE 20, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- E. CONSIDER REQUEST FROM PARK LAWN TO CONDUCT A TAG DAY FUNDRAISER ON FRIDAY AND SATURDAY, APRIL 3 AND 4, 2015 AND FRIDAY AND SATURDAY APRIL 17 AND 18, 2015 AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK.
- G. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$1,442,219.90 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED FEBRUARY 20<sup>th</sup> AND 27<sup>th</sup>, 2015.

Motion was made by Trustee Grady, seconded by Trustee Staunton, to approve the consent agenda items. Vote on roll call: Ayes: Seaman, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Hannon. President Zabrocki declared the motion carried.

At this time, President Zabrocki presented Certificates of Recognition to the Tinley Park Bulldogs 6<sup>th</sup> Grade Small Cheer Squad for Winning First Place at the 2013 IRCA State Competition.

Motion was made by Trustee Seaman, seconded by Trustee Grady, to **PROCLAIM THE RECOGNITION OF THOMAS E. BURNETTE, CHRISTOPHER FLEISCHMANN, JACOB J. JUNG AND JOSEPH RYMSZA ON ACHIEVING THE RANK OF EAGLE SCOUT.** Vote by voice call. President Zabrocki declared the motion carried.

At 8:16 p.m. President Zabrocki called to reconvene the **PUBLIC HEARING TO CONSIDER AN ANNEXATION AGREEMENT FOR PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY.** Roll call Ayes: Seaman, Maher, Staunton, Jr., Leoni, Grady. Nays: None. Absent: Hannon. President Zabrocki declared the motion carried. Trustee Seaman stated the petitioner, Judy Jones, trustee for the Lawrence M Jones Revocable Living Trust Dated October 9, 2006, requests annexation to the Village of Tinley Park for an approximately 19 acre property generally located at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000). The property is under contract with the developer for the purpose of developing a Congregate Elderly Care Facility. The Village and representatives of the developer have developed a draft annexation agreement for consideration by the Village Board. The proposed annexation agreement contains provisions relating to the following matters and such

additional matters that may arise as a result of said public hearing:

- 1) Annexation of the Subject Property;
- 2) Rezoning of a portion of the Subject Property (6.85 acres fronting on 80th Avenue) upon annexation from R-1 Single-Family Residential District to the R-6 Medium Density Residential District under the Tinley Park Zoning Ordinance and its development with a congregate elder care facility and details regarding its ownership and operations with the remainder of the Subject Property (12.41 acres) to remain undeveloped and to remain automatically zoned R-1 Single-Family Residential District upon annexation.
- 3) Approval of a specific site plan for the construction of a 60 bed congregate elderly care facility (consisting of 44 beds for assisted living and 16 beds for secured memory care).
- 4) Variations for a monument sign no more than 6 feet high and no more than 24 square feet in sign face area.
- 5) Establishment of certain construction and landscaping standards.
- 6) Provisions for parking.
- 7) Contributions to be made by the Developer and recapture payments to be paid by the Developer.
- 8) Storm water retention/detention and storm sewer requirements including a central detention facility and reimbursement of a portion of the cost thereof from an escrow account containing certain fund contract by certain other developers whose developments are benefited by the central detentions systems.10.) The construction of fire access lane(s) and fire equipment turnaround area, including specifications re construction materials and location
- 9) Granting of necessary easements.
- 10) Installation of sidewalks.
- 11) Installation of all sewer and water mains necessary to serve the Subject Property.
- 12) Provisions for permits and the required letter of credit to guarantee construction.
- 13) Term of the Agreement.
- 14) Provision for installation of necessary utilities.
- 15) Reimbursement to Village of certain fees and expenses.
- 16) Approval of a specific landscaping plan.

Amy Connolly, Planning Director, provided an overview of the annexation agreement and Jennifer Prinz, Village Engineer, provided an overview of the storm water detention on the property. David Silverman, Attorney for the Developer, Eby Realty Group, LLC, confirmed that Trustee Seaman and Ms. Connolly accurately reflected the annexation agreement and that they are in agreement. Richard Eby, Petitioner, was also present at the meeting. President Zabrocki asked if anyone cared to address the Board. No one came forward.

Motion was made by Trustee Seaman, seconded by Trustee Grady, to close the Public Hearing. Vote by voice called. President Zabrocki declared the Public Hearing closed.

Motion was made by Trustee Seaman, seconded by Trustee Staunton, to remove from the table **ORDINANCE NUMBER 2015-O-011 AUTHORIZING AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY.** Vote by voice call. President Zabrocki

declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Grady, to place on first reading **RESOLUTION NUMBER 2015-R-011 AUTHORIZING AN ANNEXATION AGREEMENT FOR THE PROPERTY LOCATED AT 17301 S. 80<sup>TH</sup> AVENUE (JONES FARM) FOR A CONGREGATE ELDERLY CARE FACILITY.** The petitioner, Judy Jones, trustee for the Lawrence M Jones Revocable Living Trust Dated October 9, 2006, requests annexation to the Village of Tinley Park for an approximately 19 acre property generally located at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000). The property is under contract with the developer for the purposes of developing a Congregate Elderly Care Facility. The Village and representatives of the developer have developed a draft annexation agreement for consideration by the Village Board. The proposed annexation agreement contains provisions relating to the following matters and such additional matters that may arise as a result of said public hearing:

- 1) Annexation of the Subject Property;
- 2) Rezoning of a portion of the Subject Property (6.85 acres fronting on 80th Avenue) upon annexation from R-1 Single-Family Residential District to the R-6 Medium Density Residential District under the Tinley Park Zoning Ordinance and its development with a congregate elder care facility and details regarding its ownership and operations with the remainder of the Subject Property (12.41 acres) to remain undeveloped and to remain automatically zoned R-1 Single-Family Residential District upon annexation.
- 3) Approval of a specific site plan for the construction of a 60 bed congregate elderly care facility (consisting of 44 beds for assisted living and 16 beds for secured memory care).
- 4) Variations for a monument sign no more than 6 feet high and no more than 24 square feet in sign face area.
- 5) Establishment of certain construction and landscaping standards.
- 6) Provisions for parking.
- 7) Contributions to be made by the Developer and recapture payments to be paid by the Developer.
- 8) Storm water retention/detention and storm sewer requirements including a central detention facility and reimbursement of a portion of the cost thereof from an escrow account containing certain fund contract by certain other developers whose developments are benefited by the central detentions systems.10.) The construction of fire access lane(s) and fire equipment turnaround area, including specifications re construction materials and location
- 9) Granting of necessary easements.
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- 12) Provisions for permits and the required letter of credit to guarantee construction.
- 13) Term of the Agreement.
- 14) Provision for installation of necessary utilities.
- 15) Reimbursement to Village of certain fees and expenses.
- 16) Approval of a specific landscaping plan.

As this time President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Staunton, to adopt and place on file **RESOLUTION NUMBER 2015-5-010 APPROVING COOK COUNTY CLASS 6B SUSTAINABLE EMERGENCY RELIEF (SER) RECLASSIFICATION FOR THE PROPERTY LOCATED AT 7447 DUVAN DRIVE (BURSKE ENTERPRISES, INC.)**. This Resolution would allow for Cook County to change the assessment ratio for the aforementioned property from 25 percent to 10 percent for a ten (10) year period. Bruske Enterprises Inc. has operated a manufacturing plant at 7447 Duvan Drive for the past 29 years but has endured economic hardship over the past 8 years, and is requesting assistance. The owner currently employs 53 people, and has advised the Village of Tinley Park and Cook County that but for the Cook County Class 6B Sustainable Emergency Relief Incentive, the economic viability of maintaining staff and operations at the current location is at risk. Approval of this Class 6B SER Incentive with Special Circumstances is contingent upon Village approval. The Economic and Commercial Commission has recommended approval of this Resolution. This item was discussed at the Finance and Economic Development Committee meeting held on January 20, 2015, and recommended for approval. President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Staunton Jr., Leoni, Grady. Nays: None. Absent: Hannon. President Zabrocki declared the motion carried.

Motion was made by Trustee Maher, seconded by Trustee Grady, to **SET APRIL 17, 2015 AS THE DUE DATE FOR REQUESTS FOR PROPOSAL (RFP) RELATED TO THE VILLAGE'S RADIO COMMUNICATION CONSOLE PROJECT**. The proposed Request for Proposal will address the replacement of the radio communications console and E911 telephone equipment. This equipment is aged and will become obsolete as new technology standards are implemented in the next few years. The replacement equipment will be able to support new radio standards and NG911 (Next Generation 911) services. This item was discussed at an ETSB (Emergency Telephone System Board) Meeting held prior to the Village Board meeting. President Zabrocki stated that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Seaman, to **APPOINT DEBORAH THIRSTRUP TO THE POSITION OF BUILDING PERMIT TECHNICIAN**. The position of Building Permit Technician was established to create a dedicated position to process building permits and improve customer service. Permit requests are now exceeding Pre-Recession levels from 2007. The Village posted the position and the Building Commissioner, Deputy Human Resource Director and Assistant Manager interviewed the top three candidates. Upon conclusion of the interview process, it was determined that Deborah Thirstrup possessed the necessary qualifications for the position. Debbi's past experience includes 1-1/2 years of experience as a part time Building Clerk, including permit data input, inspection scheduling, and contractor licensing. She has considerable computer skills that are highly desirable to manage the challenges of this position and brings a high level of customer service skills and enthusiasm to the department. President Zabrocki asked if anyone cared to address the Board. No one came forward. Vote by voice call. President Zabrocki declared the motion carried.

At this time, President Zabrocki asked if anyone from the Board or staff would care to address the Board.

Trustee Seaman stated that the Village has once again been named an award winner by the National Association of Town Watch (NATW) for their National Night Out Against Crime Program.

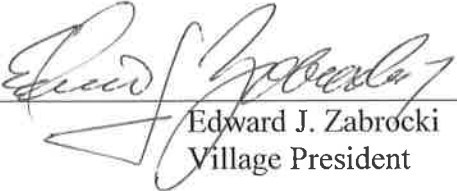
At this time, President Zabrocki asked if anyone from the Public would care to address the Board.

No one came forward.

Motion was made by Trustee Seaman, seconded by Trustee Leoni, to adjourn the regular Board meeting. Vote by voice call. President Zabrocki declared the motion carried and adjourned the regular Board meeting at 8:32 p.m.

"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:

  
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Edward J. Zabrocki  
Village President

ATTEST:

  
\_\_\_\_\_  
Patrick E. Rea  
Village Clerk