

**MINUTES OF THE BOARD OF TRUSTEES,
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,
ILLINOIS, HELD MAY 5, 2015**

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on May 5, 2015. President Zabrocki called this meeting to order at 8:00 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 Clerk:	Patrick E. Rea
Trustees:	David G. Seaman Brian S. Maher T.J. Grady Michael J. Pannitto Brian H. Younker Jacob C. Vandenberg

Also Present:

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

Motion was made by Trustee Seaman, seconded by Trustee Maher, to approve the agenda as written or amended for this meeting. Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Maher, to approve and place on file the minutes of the special Village Board meeting held on April 28, 2015. Vote by voice call. Trustee Pannitto, Trustee Vandenberg and Trustee Younker abstained. President Zabrocki declared the motion carried.

President Zabrocki presented the following consent agenda item.

The following Consent Agenda item was read by the Village Clerk:

- A. PAYMENT OF OUTSTANDING BILLS IN THE AMOUNT OF \$304,329.03 AS LISTED ON THE VENDOR BOARD APPROVAL REPORTS DATED MAY 1ST, 2015.

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

A PRESENTATION OF COMMUNITY SERVICE YOUTH SCHOLARSHIP AWARDS SPONSORED BY THE COMMUNITY RESOURCES COMMISSION WAS MADE.

Eight (8) \$1,000 scholarships were awarded to students for providing outstanding community service while maintaining academic excellence. Applications were received and reviewed by five (5) judges who chose eight (8) winners as follows:

Michelle M. Andersen, Victor J. Andrew High School
Amanda R. Campbell, Victor J. Andrew High School
Brooke L. Burns, Victor J. Andrew High School
Alexa T. Benakovich, Victor J. Andrew High School
Emily A. Evans, Victor J. Andrew High School
Marissa A. Politano, Tinley Park High School
Matthew M. Prusak, Lincoln-Way North High School
Molly E. Blitstein, Victor J. Andrew High School

Motion was made by Trustee Seaman, seconded by Trustee Younker, to **APPOINT THE VILLAGE BOARD CHAIRPERSONS TO COMMITTEES**. Consider concurring with the recommendation of President Zabrocki and appoint the following Trustees as Committee Chairpersons as follows:

Trustee David G. Seaman – Finance Committee
Trustee Brian S. Maher – Public Safety Committee
Trustee T. J. Grady – Building and Compliance Committee
Trustee Michael C. Pannitto – Budget, Audit and Admin. Committee
Trustee Jacob C. Vandenberg – Planning and Zoning Committee
Trustee Brian H. Younker – Public Works Committee

Vote by voice call. President Zabrocki declared the motion carried.

Motion was made by Trustee Grady, seconded by Trustee Vandenberg, to **APPOINT TRUSTEE DAVID G. SEAMAN TO SERVE AS PRESIDENT PRO-TEM FOR THE 2016 FISCAL YEAR**. 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 Vandenberg, seconded by Trustee Younker, to adopt and place on file **ORDINANCE 2015-O-011 ANNEXING THE PROPERTY AT 17301 S. 80th AVENUE FOR BICKFORD SENIOR LIVING (FORMERLY THE JONES FARM)** NHI-Bickford RE, LLC has submitted a petition for annexation of 19.259 acres at 17301 S. 80th Avenue (PIN: 27-25-300-007-0000) in coordination with an Annexation Agreement approved by this Village Board on March 17, 2015. The property is wholly bound by the Village of Tinley Park. There are no notices required as part of this annexation because the property is not located in a fire protection district, a public library district, or adjacent to a township road. President Zabrocki noted that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on

roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker Nays: None Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to concur with the recommendation of the Plan Commission and grant approval for a **PRELIMINARY PLAT OF SUBDIVISION TO EBY REALTY GROUP FOR PROPERTY LOCATED AT 17301 S. 80TH AVENUE (JONES FARM)**. The applicant, Richard Eby of Eby Realty Group, seeks approval for a Preliminary Plat of Subdivision for property located at 17301 S. 80th Avenue. The Preliminary Plat is requested to facilitate the construction of a new single-story assisted living/memory care facility of approximately 37,000 square feet and related site improvement. The Preliminary Plat divides the property into two lots: Lot 1 (west) containing the proposed Congregate Elderly Care Facility and stormwater detention and Lot 2 (east) which is proposed to remain vacant at this time, but will contain compensatory stormwater storage for the site. The Plan Commission reviewed the Preliminary Plat of Subdivision at their meeting on January 15, 2015, and unanimously recommended approval. 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 Vandenberg, seconded by Trustee Seaman, to adopt and place on file **ORDINANCE 2015-O-012 GRANTING REZONING, CERTAIN SIGN VARIATIONS, AND A SPECIAL USE FOR A CONGREGATE ELDERLY CARE FACILITY TO EBY REALTY GROUP FOR PROPERTY LOCATED AT 17301 S. 80TH AVENUE (Former Jones Farm)** The applicant, Richard Eby of Eby Realty Group, seeks approvals for Rezoning from R-1 Single Family Residential Zoning District to R-6 Medium Density Residential District, a Special Use Permit, and variations to construct Bickford of Tinley Park, a congregate elderly care facility. The project involves the demolition of a single-family home and adjacent agricultural structures, followed by the construction of a new single-story building of approximately 37,000 square feet and related site improvements at 17301 80th Avenue. The Bickford Senior Living project will have sixty (60) total beds, forty-four (44) will be assisted living and sixteen (16) will be within a secured memory care wing. The applicant has submitted petitions for the following:

- 1) Rezoning a portion of the property from R-1 Single Family Residential District to R-6 Medium Density Residential District;
- 2) A Special Use Permit for a congregate elderly care facility in the R-6 Medium-Density Residential District;
- 3) A two (2) foot variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) foot high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
- 4) A nineteen (19) square foot variation from Section IX.D.3.a (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum allowed in residential zoning districts.

The Plan Commission recommended that the Special Use Approval be conditioned with the following:

- A. The Fire Department provides final approval of the proposed fire lane along the south and east side of the building, ensuring a design that accommodates fire trucks and materials agreed to by both the applicant and Village; and
- B. Street lights along 80th Avenue will be added to the plans, consistent with Village standards; and

- C. Village Engineer reviews and approves the Preliminary Plat of Subdivision, particularly related to the wording of the access easements and any easements required for stormwater.

The Plan Commission held a public hearing on January 15, 2015, to consider these requests and voted 6-0 (two absent) in favor of recommending approval of the rezoning, Special Use Permit and the variations based on findings of fact. President Zabrocki noted that this item was in its final adoption stage and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nay: None. Absent: None. President Zabrocki declared the motion carried

Motion was made by Trustee Vandenberg, seconded by Trustee Grady, to place on the table **ORDINANCE 2015-O-016 GRANTING SPECIAL USES FOR THE CONVERSION OF A STAND ALONE RETAIL BUILDING TO A MIXED-USE BUILDING AND A PACKAGE LIQUOR STORE USE TO PRAVIN (PAUL) PATEL FOR THE PROPERTY LOCATED AT 16948 S. OAK PARK AVENUE (former Family Video store)** until the Village board meeting to be held on May 19, 2015. 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 Vandenberg, seconded by Trustee Seaman, to direct the Village Attorney to prepare an Ordinance and place on first reading **GRANTING VARIATIONS TO TINLEY PARK HEALTHCARE (DaVITA DIALYSIS) FOR A NEW MEDICAL BUILDING ON PROPERTY LOCATED AT 16767 S. 80th AVENUE (Former Eiche Turner property)**. The applicant, Sam Sarbacker for Tinley Park Healthcare/DaVita Dialysis, seeks variations necessary to allow the construction of a single-story, 6,700 square foot medical facility. The project will involve the demolition of the former Eiche Turner building and the construction of the new building and related site improvements, including the provision of 45 parking spaces, landscaping, and stormwater detention on the 2.34 acre site located at 16767 S. 80th Avenue. The property is located in the B-1 Neighborhood Shopping Zoning District.

The applicant seeks the following variations:

- 1) A sixty-five foot (65') variation to the required one hundred twenty-five foot (125') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a sixty foot (60') front yard setback along 80th Avenue.
- 2) A 1.66 acre variation to the required 4 acre minimum lot area requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a lot area of 2.34 acres.
- 3) A two hundred eighty foot (280') variation to the required six hundred foot (600') lot width requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a lot width of three hundred twenty feet (320').

The Plan Commission held a public hearing on April 2, 2015, and voted 6-0 (unanimously) in favor of recommending approval of the variations based upon findings of fact. The Plan Commission recommended that the variations be conditioned by changing a paragraph on the plat of consolidation regarding cross access. The new language on the plat has been reviewed and approved by the Village Attorney. 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 Vandenberg, seconded by Trustee Grady, to concur with the recommendation of the Zoning Board of Appeals and deny the variation petition **REGARDING A FRONT YARD VARIATION FOR A FENCE AT 8801 BROWN LANE WITHIN THE RADCLIFFE PLACE SUBDIVISION**. The petitioner, Lauren Gilboy, requests a variation from the front yard setback requirement to install a six foot tall fence on a corner lot. The Zoning Board of Appeals held a Public hearing on April 9, 2015, and on a vote of zero to five the Zoning Board Appeals denied the motion granting the variation based upon findings of fact. The Petitioner requests a 20 foot variation from the Zoning Ordinance to allow a six foot tall fence installed at a zero foot setback along the non-addressed side front yard (in this case that is the east property line or the 88th Avenue side). The proposed fence would be directly adjacent to the sidewalk. The petitioner states that the fence is needed to accommodate privacy for a future pool, shed, and safe play area for children and pets. The findings of the Zoning Board of Appeals and the denial of the appeal include the following reasons:

- a. The property is within the Radcliffe Place Planned Unit Development which gives an automatic variation for all houses on corner lots placing the houses closer to the front property lines than in other similarly zoned districts. As a result, the past policy of the Village Board has been to deny corner lot fence encroachment requests in the Radcliffe Place neighborhood in order to maintain a minimum 20' setback between the property line and the fence.
- b. The covenants and restrictions for this neighborhood state that "any fence shall not protrude forward beyond the rear wall of the building or the face of the building on either side fronting on a street." This restriction is a title restriction on every property within Radcliffe Place subdivision that the property owner would have been made aware of during the purchase of the property.
- c. In the immediate area of this property, there are other corner lot properties with fences that are placed appropriately within the restrictions of the zoning ordinance. There does not seem to be any unique circumstance or hardship that requires a variation for this property owner.
- d. The request for the applicant appears only to benefit the applicant and not the general neighborhood, the majority of whom are complying with the existing Zoning Ordinance standard.

President Zabrocki asked if anyone cared to address the Board. Mrs. Gilroy asked the Village Board to reconsider this appeal. Trustee Pannitto asked if she could repetition to the Zoning Board. Trustee Vandenberg stated that yes the Gilboys could repetition the Zoning Board for further discussion. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Seaman, to concur with the recommendation of the Plan Commission and **GRANT APPROVAL FOR PLAT OF EASEMENT AT 6500 166th STREET WITHIN THE TINLEY TERRACE SUBDIVISION (Gregory)**. The applicant, Edward Gregory, seeks approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress and egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166th Street with tax ID 28-19-402-085-0000. The Plan Commission reviewed the Plat at their meeting on April 16, 2015, and unanimously recommended approval. 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 Vandenberg, to adopt and place on file **ORDINANCE NUMBER 2015-O-013 AUTHORIZING A SECOND AMENDMENT TO AN INDUCEMENT AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND INTERNATIONAL IMPORTS LLC AT 8301 WEST 159TH STREET.** This amendment to an existing inducement agreement will provide for the establishment of a new KIA automobile dealership replacing the existing MINI automobile dealership on the property located at 8301 West 159th Street in Tinley Park, Illinois. This amendment will allow International Imports LLC to operate a KIA automobile dealership instead of MINI at this location with no other changes to the existing agreement. The incentive is based on sales related to the KIA dealership where the Village would receive the first \$37,500 in sales tax revenue per year, and International Imports would receive 50 percent of the sales tax revenue in excess of \$37,500 each year for up to 10 years with a maximum incentive amount of \$805,000. Nearly four (4) years have already been completed under this amended agreement. Capital expenditures include land, building, landscaping, and physical improvements to the property. This incentive amount is not guaranteed and the onus to achieve the maximum benefits falls upon the automotive dealership. President Zabrocki noted that this item was in its final adoption state and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Maher, to adopt and place on file **ORDINANCE NUMBER 2015-O-014 APPROVING A REAL ESTATE PURCHASE CONTRACT FOR THE VACANT PROPERTY LOCATED AT 6732-6742 NORTH STREET.** This ordinance approves the real estate contract for the Village to acquire the vacant property located at 6732-6742 North Street. The purchase of this property will provide for increased opportunity for the future redevelopment of this block as planned with the creation of the Main Street South TIF District and as depicted within the 2009 Village Legacy Plan. The purchase price for the property is \$275,000. Funds for the purchase are budgeted in the 2016 Fiscal Year Capital Budget. President Zabrocki noted that this item was in its final adoption state and asked if anyone cared to address the Board. Ken Hawk, 8607 Dogwood Court stated his concerns regarding this Ordinance. Vote on roll call: Ayes: Seaman, Maher, Grady, Vandenberg, Younker. Nays: Pannitto. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Pannitto, seconded by Trustee Younker, to place on first reading **ORDINANCE NUMBER 2015-O-010 ADOPTING THE PREVAILING WAGE RATES FOR LABORERS, WORKERS AND MECHANICS CONTRACTUALLY EMPLOYED BY THE VILLAGE OF TINLEY PARK.** This is an annual ordinance required by State Statutes acknowledging and requiring that the prevailing wage rates be paid for all applicable work contracted by the Village. This requirement creates a "level playing field" for the labor costs of such contracted work. A copy of this Ordinance is required to be filed with the Illinois Department of Labor. 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 Pannitto, seconded by Trustee Younker, to adopt and place on file **ORDINANCE NUMBER 2015-O-006 ADOPTING CERTAIN AMENDMENTS TO THE TINLEY PARK MUNICIPAL CODE - 2015 S-028 SUPPLEMENT**. This Ordinance approves the periodic update of the codification that was originally adopted in 1986. This supplement includes all ordinances adopted by the Village Board in 2014. The new version of the Municipal Code will also be available on the Village website. President Zabrocki noted that this item was in its final adoption state and asked if anyone cared to address the Board. No one came forward. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. President Zabrocki declared the motion carried.

Motion was made by Trustee Vandenberg, seconded by Trustee Maher, to **APPOINT THE FOLLOWING STAFF FOR THE 2016 FISCAL YEAR.** The following staff appointments are being made for the 2016 Fiscal Year:

Administrative

David J. Niemeyer, Village Manager
Michael S. Mertens, Assistant Village Manager
Steve J. Tilton, Assistant Village Manager
Lisa M. Valley, Executive Assistant
Judy Bruning, Admin Assistant to the Mayor
Ivan L. Baker, Director of Economic Development
Mary F. Havener, Business Retention Specialist
Patrick G. Horan, Director of Human Resources
Denise A. Maiolo, Deputy Director-Human Resources Dept.

Clerk's Dept.

Laura J. Godette, Deputy Village Clerk
Arthur R. Pierce, FOIA Coordinator

Building Dept.

Donald R. McNeely, Building Commissioner
Michael J. Chambers, Electrical Inspector
Gene C. Lode, Plumbing Inspector
Jean P. Bruno, Building Dept. Office Coordinator
Kenneth S. Karczewski, Code Enforcement Officer
Malvi B. Shah, Health & Consumer Protection Officer
James A. Calomino, Code Enforcement Officer
Deborah L. Thirstrup, Building Permit Technician

Planning Dept.

Amy C. Connolly, Director of Planning
Ronald R. Bruning, Zoning Administrator
Stephanie M. Kisler, Planner I

EMA

Patrick J. Carr, Emergency Management/Communications Director
Stephen W. Clemmer, Deputy EMA Director

Finance Dept.

Brad L. Bettenhausen, Village Treasurer
Alison S. Brothen, Assistant Treasurer
Ruth E. Gibson, Senior Accountant
Eileen A. Scholz, Senior Accountant
Amelia S. Bayer, Accountant II

Information Technology

Stephen W. Clemmer, Lead Computer Technician
Dennis M. Maleski, Computer Technician
Ryan T. Boling, Computer Technician

Fire Dept.

Kenneth C. Dunn, Fire Chief
Stephen C. Klotz, Deputy Fire Chief-Fire Suppression
Daniel P. Riordan, Deputy Fire Chief-Fire Prevention
Thomas R. Slepski, Assistant Fire Chief
S. Paul Cummins, Assistant Fire Chief
Douglas J Erwin, Assistant Fire Chief
Kristopher M. Dunn, Assistant Fire Chief
Claudette Flowers, Fire Dept. Office Coordinator

Marketing Dept.

Donna M. Framke, Director of Marketing
Vicki L. Sanchez, Special Events Coordinator
Jason M. Freeman, Public Information Officer

Police Dept.

Steven A. Neubauer, Police Chief
Lorelei S. Mason, Deputy Police Chief
Charles S. Faricelli, Deputy Police Chief
Betty Calomino, Police Records Supervisor
Dina L. Navas, Crime Prevention Officer (Community Service Officer)
Douglas J. Alba, Community Service Officer (Crime Free Housing Officer)
Martin J. Figliulo, Community Service Officer (Parking Lot Enforcement Officer)
Kimberly A. Tessmann, Animal Control Officer (Community Service Officer)
Pamela J. Yurko, Midnight Records Clerk

Public Works Dept.

Dale R. Schepers, Director of Public works
Kevin Workowski, Assistant Public Works Director
Kelly C. Borak, Street Superintendent
John W. Urbanski, Facilities and Fleet Superintendent
Thomas A. Kopanski, Water and Sewer Superintendent
Terri L. Pignatiello, Public Works Office Coordinator
Lynn M. Mondry, Utility Billing Technician
Jeffrey L. Cossidente, Foreman
Jimmy D. Quinn, Foreman
David Galati, Foreman
Danny B. Quinn, Head Mechanic
Rebecca L. Sierra, Work Order Technician

Emergency Management + Communications

Jaclyn M. Romanow, Quality and Training Coordinator
Lisa A. Kortum, Operations Coordinator

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 **DIRECTED VILLAGE STAFF TO REVIEW THE VILLAGE FISCAL POLICY TO DETERMINE THE APPROPRIATE LEVELS OF SERVICE AND REQUEST FOR QUALIFICATIONS PROCESS FOR ALL PROFESSIONAL SERVICE CONTRACTS BY SEPTEMBER 1, 2015.** The Village Board requests that Staff review our Fiscal Policy to include an analysis of all our professional service requirements to determine the appropriate levels of service and how it is best supplied to meet the needs of our citizens, elected officials and staff. This analysis should include a review of all professional service contracts along with recommendations of the findings to include which contracts should go out for request for qualifications along with how the services will be evaluated. The recommendations are to be supplied to the Finance & Economic Development Committee by September 1, 2015.

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

President Zabrocki stated that the Tinley Park Business Breakfast hosted by the Economic and Commercial Commission will be held Wednesday, May 6, 2015 at 7:15 a.m. at the Tinley Park Convention Center.

Trustee Seaman stated that Tinley Park received three (3) top rankings in the media over the past month:

1. Tinley Park is one of the top ten Chicago Suburbs for young professionals;
2. Tinley Park is one of the top ten most affordable suburbs in the Metro Chicago Area; and
3. The Chicago Tribune named Tinley Park as one of the top five suburbs with a hot residential real estate market.

Trustee Seaman noted that this is evidence that Tinley Park is a great place for homeowners to invest.

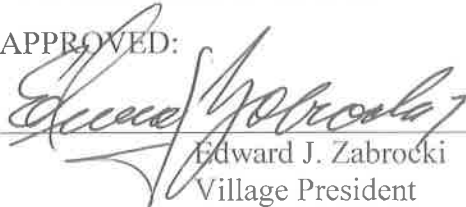
At this time, President Zabrocki asked if anyone from the public would care to address the Board.

No one came forward.

Motion was made by Trustee Seaman, seconded by Trustee Pannitto, to adjourn the regular Board meeting. Vote by voice call. President Zabrocki declared the motion carried and adjourned the regular Board meeting at 8:55 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:


Edward J. Zabrocki
Village President

ATTEST:


Patrick E. Rea
Village Clerk