

**MINUTES**  
**Advisory Commission on Labor and Development**  
**Thursday, July 14, 2022, 9:00 AM**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: Josh Weger, Chairman  
Larry Nichols, Vice Chairman  
Mike Lafferty, Commissioner  
Frank DiGiovanni, Commissioner  
Mike Uylaki, Commissioner  
Henry Malinowski, Commissioner  
Mike Macellaio, Commissioner  
Tony Janowski, Commissioner  
Mike Mintle, Associate Commissioner

Members Absent: Dan Ahern, Commissioner  
Tom McGrath, Commissioner  
Dwayn Stewart, Associate Commissioner

Staff Present: Pat Carr, Village Manager  
Kimberly Clarke, Community Development Director  
Hannah Lipman, Assistant Village Manager  
Carolyn Mitera, Business Retention and Marketing Specialist  
Paul O’Grady, Village Attorney  
Anne Sortino, Management Analyst

**ITEM #1 – CALL TO ORDER:** The meeting of the Advisory Commission on Labor and Development Meeting was called to order at 9:02 AM.

**ITEM #2 – CONSIDER APPROVAL OF THE MINUTES FOR THE ADVISORY COMMISSION ON LABOR AND DEVELOPMENT SPECIAL MEETING HELD ON THURSDAY, APRIL 7, 2022:** Motion was made by Commissioner Macellaio to approve the minutes for the Advisory Commission on Labor and Development meeting held on June 2nd, 2022 and seconded by Commissioner DiGiovanni. Vote by voice call. Chairman Weger declared the motion carried.

**ITEM # 3 –DISCUSS MARRIOT COURTYARD AND RESIDENCE INN HOTELS:** Community Development Director Clarke acknowledged the presence of General Contractor Julie Piszczek of Monoceros Corporation and Owner/Operator Chris Patel of NexGen Hotels. Ms. Clarke stated that the Marriott project was brought before the Village Board in March of 2020 and subsequently put on hold prior to Board approval due to the COVID pandemic. The project is planned to resume as previously reviewed, except that the project will be completed in two phases instead of simultaneously.

The Residence Inn is planned for construction at the intersection of LaGrange and 183<sup>rd</sup> Street, and its parcel will be incorporated through an annexation agreement that permits the Village to negotiate vis-à-vis special conditions and fee waivers, though none are being requested at this juncture. Ms. Clarke noted that the only consideration requested is the Cook County Reclass 7B; in 2019, the Village Board adopted Ordinance 2019-O-009 designating this area to be eligible for that classification.

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Ms. Clarke went on to explain that the Residence Inn project is an extended-stay hotel, and the Courtyard facility is a traditional hotel facility with a larger banquet area and other amenities. It has been estimated that over 200 jobs will be created for both phases of the project. All permits are in place with the exception of a grading permit, and it is projected that the 18-month construction schedule of the first phase will commence within the next two months. The second, Courtyard phase of the project is pad-ready and will commence after the Residence Inn has been stabilized.

Chairman Weger inquired if the annexation for this project had already been completed. Ms. Clarke replied that it has not, explaining that the matter would need to be brought before the Planning Commission on July 21<sup>st</sup>, which would then give them the entitlements to move forward to the Village Board for discussion on August 3<sup>rd</sup> and a final vote on August 16<sup>th</sup>.

Commissioner Uylaki emphasized the need to adhere to prevailing wage requirements of the 7B classification if approved.

Commissioner Janowski inquired whether the project had gone out to bid. Ms. Piszczek replied that it had and that she could provide a list of subcontractors who have already responded.

Commissioner Janowski asked if the developer has built any similar facilities in the area. Mr. Patel replied that, approximately nine months ago, his firm completed work on a TownPlace Suites in Waukegan, Illinois.

#### **ITEM #4– RECEIVE COMMENTS FROM THE PUBLIC:**

Commissioner Weger invited comments from the public, staff members, and Commissioners present.

Commissioner Janowski inquired about the status of the Magnuson project. Ms. Clarke replied that there have been concerns about the condition of the site, and that an on-site meeting was planned on today's date with the Project Manager to discuss this as well as to ascertain the anticipated completion schedule.

Vice Chairman Nichols inquired about the status of the D.R. Horton project. Ms. Clarke replied that site work would be commencing soon.

Commissioner Uylaki asked about the status of the R.J.'s Seafood project. Ms. Clarke replied that permits have been issued, but construction has not yet begun.

#### **ITEM #5– OTHER BUSINESS:**

Commissioner Weger asked if any Commissioners or staff had other business to discuss. No one came forward.

#### **Item #6 – ADJOURNMENT:**

Motion to adjourn the meeting of the Advisory Commission on Labor and Development Committee was made by Commissioner Macellaio and seconded by Commissioner Janowski. Vote by voice call. Chairman Weger declared the motion carried and adjourned the meeting at 9:24 AM.

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