

MINUTES
Advisory Commission on Labor and Development
Thursday, September 1, 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
Dan Ahern, Commissioner
Frank DiGiovanni, Commissioner
Tony Janowski, Commissioner
Mike Lafferty, Commissioner
Henry Malinowski, Commissioner
Tom McGrath, Commissioner

Members Absent: Mike Macellaio, Commissioner
Mike Uylaki, Commissioner
Mike Mintle, Associate Commissioner
Dwayn Stewart, Associate Commissioner

Staff Present: Hannah Lipman, Assistant Village Manager
Carolyn Mitera, Business Retention and Marketing Specialist
Daniel Ritter, Interim Community Development Director
Anne Sortino, Management Analyst
John Urbanski, Public Works Director
Colby Zemaitis, Assistant Public Works Director

ITEM #1 – CALL TO ORDER: Chairman Weger called the meeting of the Advisory Commission on Labor and Development to order at 9:00 AM.

ITEM #2 – CONSIDER APPROVAL OF THE MINUTES FOR THE ADVISORY COMMISSION ON LABOR AND DEVELOPMENT SPECIAL MEETING HELD ON THURSDAY, JULY 14, 2022:

Commissioner Janowski inquired whether the list of Marriott subcontractors mentioned in Item #3 had been received by the Village. Mr. Ritter replied that neither a permit nor a list of contractors has been received, and that he would reach back out to them with a follow-up request.

Motion was made by Commissioner Janowski to approve the minutes for the Advisory Commission on Labor and Development meeting held on July 14th, 2022 and seconded by Commissioner Malinowski. Vote by voice call. Chairman Weger declared the motion carried.

ITEM # 3 –DISCUSS CHIPOTLE OUTLOT BUILDING :

Chairman Weger invited comments from staff regarding this item. Interim Community Development Director Ritter stated that the proposed building would be entirely new and located in an unused, deteriorating parking lot area against 159th Street next to Midas and in front of the new Floor & Décor. Mr. Ritter went on to describe the proposed structure as an outlot, one-tenant structure featuring a pick-up window with an estimated building cost of approximately one million (\$1,000,000) dollars. He stated that no incentives or reclassifications have been requested for this project.

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Chairman Weger asked whether any permits had been issued for this project. Mr. Ritter replied that the project is currently under Planning Commission zoning and site plan review, and that the workshop will be held on September 15, 2022. Once those processes have been completed, the project will be brought before the Village Board for final approval.

Chairman Weger inquired about the stage of the approval process at which permits would ultimately be issued. Mr. Ritter replied that, typically, permit applications are received after the conclusion of the zoning process approval from the Board; if a certain aspect of a project needs to be expedited, however, it is not uncommon for an application to be submitted during the zoning process. In the latter instance, contractors have not typically been identified, but the planning review can be accelerated.

Mr. Ritter introduced Richard Sullivan, Vice President of MJK Real Estate Holding Company, LLC. Mr. Sullivan stated that his firm is considered to be the preferred developer for Chipotle, with thirteen (13) completed Chipotle locations to date. Mr. Sullivan went on to mention that Chipotle has been located in Tinley Park for over twenty (20) years and is looking forward to upgrading to a new location with a drive-through window. After obtaining Board approval for the project, Mr. Sullivan projected that construction would begin in the spring of 2023. He emphasized that his firm is still in the very early stages of the project; MJK has not gone out to bid and does not yet have permit drawings available.

Vice Chairman Nichols asked whom MJK typically uses as a general contractor. Mr. Sullivan replied that MJK doesn't consistently use the same contractor but, for the last two projects, Innovative Construction Solutions out of Brookfield, Wisconsin was engaged.

Vice Chairman Nichols inquired whether studs or wood construction would be used. Mr. Sullivan replied that, given present lead times, wood construction was planned at this juncture. Vice Chairman Nichols noted that if a project is under 3,000 square feet and uses studs, sprinklers are not required, whereas wood would require fire protection. Mr. Sullivan replied that his firm is taking that into consideration and that, due to water tap fees contingent upon pipe sizing, it may ultimately be decided to switch to a non-combustible structure in the final planning stages.

Commissioner DiGiovanni asked if MJK would own or rent the facility. Mr. Sullivan replied that MJK will be owners of the property and are building the proposed facility to lease back to Chipotle.

Commissioner DiGiovanni inquired whether MJK had a list of contractors for the project. Mr. Sullivan responded that he expected the project to go out for bid in February of 2023.

ITEM #4– DISCUSS FAMILY HYUNDAI RENOVATION:

Chairman Weger invited comments from staff regarding this item. Interim Community Development Director Ritter stated that the proposed renovation is predominantly interior with minor changes to the building's exterior. Family Hyundai is currently in the permitting process, and an increase in cost of building materials caused the project to reach the total cost threshold for review by this Commission. Mr. Ritter introduced Tom Stephens, Project Manager of the Missner Group, as the project's general contractor.

Mr. Stephens stated that the proposed renovation consists of interior renovation work, minor bathroom and plumbing repairs, and an exterior canopy to facilitate the repair of a larger number of cars simultaneously.

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Chairman Weger inquired about the status of the permit for the project. Mr. Ritter replied that the project's permit has already been approved by a Village building official and that, after the conclusion of this meeting and the registration of the contractors, the project will be cleared to proceed.

Vice Chairman Nichols inquired whether fire protection would be installed in the exterior canopy. Mr. Stephens replied that fire protection would not be installed in the canopy, but that it would be installed in sections of the interior ceiling.

Commissioner Ahern asked if the contractors involved with the project were sourced locally. Mr. Stephens replied that the interior and exterior contractors would be local firms, but that the material for the exterior work would be provided by Sobotech of Ontario, Canada.

Commissioner Janowski requested a list of contractors for the project. Mr. Stephens stated that he was not presently in possession of a list, but that he would send one via e-mail.

ITEM #5 – 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. Mr. Ritter replied that Magnuson had received comments back from the Village on their plan review and still have some changes to make to ensure that they are up to code. Mr. Ritter added that, as the changes are minor, the hope is that they can be implemented fairly quickly.

Vice Chairman Nichols inquired about the projected opening date for Amazon Fresh. Assistant Village Manager Lipman replied that the date had been pushed back to Spring of 2023.

ITEM #6– OTHER BUSINESS:

Commissioner Weger asked if any Commissioners or staff had other business to discuss.

Interim Community Development Director Ritter stated that the Loyola project was progressing well, and that the roof had been poured. He went on to mention that Scanell, the firm responsible for the development on Harlem in the vicinity of the Amazon distribution center, is close to acquiring a site work permit, after which work would be expected to commence within a few months. Smoothie King's and Delta Sonic's projects are also making progress.

Vice Chairman Nichols inquired about the status of the former Mr. G's building located at 175th and Harlem. Mr. Ritter responded that the contractors were issued an interior and exterior permit that did not include some of the work observed taking place on the exterior, so a stop-work order was issued requiring the submission of revised plans.

Item #7 – ADJOURNMENT:

Motion to adjourn the meeting of the Advisory Commission on Labor and Development Committee was made by Commissioner DiGiovanni and seconded by Commissioner Janowski. Vote by voice call. Chairman Weger declared the motion carried and adjourned the meeting at 9:18 AM.

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