

MINUTES
Advisory Commission on Labor and Development
Thursday, November 3, 2022, 9:00 AM
Village Hall of Tinley Park – Council Chamber
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
Jim McManus, Commissioner
Mike Macellaio, Commissioner
Mike Uylaki, Commissioner

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

Staff Present: Michael Glotz, Village President
Pat Carr, Village Manager
Carolyn Mitera, Business Retention and Marketing Specialist
Daniel Ritter, Interim Community Development Director
Anne Sortino, Management Analyst
John Urbanski, Public Works Director
Paul O’Grady, Village Attorney

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 a list of contractors is unavailable at this time, as the project has not gone out to bid, and that he would provide one to the Commission as soon as it is made available.

Motion was made by Commissioner DiGiovanni to approve the minutes for the Advisory Commission on Labor and Development meeting held on September 1, 2022 and seconded by Commissioner Lafferty. Vote by voice call. Chairman Weger declared the motion carried.

ITEM # 3 –DISCUSS PROPOSED LENNY’S GAS N WASH 183RD & LAGRANGE PROJECT:

Chairman Weger invited comments from staff regarding this item. Interim Community Development Director Ritter stated that the proposed project would be very similar to the existing Gas N Wash on 183rd Street that was recently constructed, and that the 7.72-acre site for the project is located at the southeast corner of 183rd and LaGrange Road. Mr. Ritter went on to mention that the planned dual-food tenant convenience store would occupy over 8,000 square feet and feature dual drive-through windows. Mr. Ritter explained that Gas N Wash would be requesting 7(b) incentives to seek parity with Will County

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assessments, and that the project site plan and zoning requests would be reviewed by the Plan Commission on November 17th.

Chairman Weger inquired about the process for 7(b) classification review. Mr. Ritter replied that the application would be reviewed by the Economic Commercial Commission and the Village Board during the aforementioned timeframe.

Chairman Weger invited the Commissioners to direct questions to the project representative, Mr. Leonard McEnery.

Vice Chairman Nichols requested the name of the general contractor for the project. Mr. McEnery replied that a general contractor had not yet been selected, but Carlson and BCI would be likely candidates.

Commissioner Uylaki asked when the ground-breaking phase of the project was expected to begin. Mr. McEnery explained that ground-breaking plans are contingent on weather conditions and overall timing of the review process.

Chairman Weger inquired whether the architecture and design plans had been completed. Mr. McEnery replied that engineering plans were not yet complete, to which Mr. Ritter added that the overall site layout has been finalized, but that engineering concerns are still ongoing.

Chairman Weger asked what the construction timeline was estimated to be once construction commenced. Mr. McEnery responded that the projected duration was approximately six months.

Vice Chairman Nichols inquired about the food vendors planned for this location. Mr. McEnery replied that that determination had not yet been made.

ITEM #5 – RECEIVE COMMENTS FROM THE PUBLIC:

Chairman Weger invited comments from the public. No one came forward.

ITEM #6 – OTHER BUSINESS:

Chairman Weger acknowledged the resignation of Commissioner McGrath due to new employment obligations and expressed his appreciation for Mr. McGrath's service on the Commission. Mr. McGrath expressed his gratitude for the opportunity of serving on the Committee and introduced Commissioner McManus.

Mayor Glotz suggested that, moving forward, projects be brought before the Commission after Community Development has received all permit requests and general contractors have been selected to optimize the use of Commissioners' time in the review process. Village Attorney O'Grady stated that he would communicate with the Chairman and Vice Chairman to revise the review process.

Commissioner Janowski inquired about the status of the Magnuson project. Mr. Ritter replied that the permit is close to approval, pending the addition of contractors and an update to the plans. He added that a construction trailer was presently on site.

Interim Community Development Director Ritter reported that the Holiday Inn Tinley Park was scheduled to open on today's date, but that some remaining life safety issues still need to be resolved.

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He went on to mention that Starbucks has been finished for the last month, but is still waiting on Nicor service and an IDOT permit. Smoothie King is presently planning to open sometime in November, the Loyola project has progressed to interior trade work, and Hyundai is scheduled for completion next month.

Vice Chairman Nichols inquired about the status of the former Montessori building located at 17007 Oak Park Avenue. Mr. Ritter responded that the Park Lawn intellectual and developmental disability educational center has purchased the property and will be relocating from Oak Lawn to Tinley Park soon.

Commissioner Uylaki asked if the Park Lawn project was federally funded and inquired about its scope. Mr. Ritter replied that he was not aware of the classification sought at this time, and that the scope was limited at this point due to the relatively new condition of the building.

Item #7 – ADJOURNMENT:

Motion to adjourn the meeting of the Advisory Commission on Labor and Development Committee was made by Commissioner Macellaio and seconded by Commissioner Malinowski. Vote by voice call. Chairman Weger declared the motion carried and adjourned the meeting at 9:26 AM.

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