

**MINUTES**  
**Committee of the Whole**  
**June 4, 2019 - 6:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: M. Glotz, President Pro-Tem  
C. Berg, Village Trustee  
W. Brady, Village Trustee  
W. Brennan, Village Trustee  
D. Galante, Village Trustee  
M. Mueller, Village Trustee

Members Absent: None

Other Board Members Present: J. Vandenberg, President - Arrived 6:36 p.m.  
K. Thirion, Village Clerk

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
P. Connelly, Village Attorney  
P. Wallrich, Interim Community Development Director  
K. Clarke, Planning Manager - Arrived 6:38 p.m.  
D. Framke, Marketing Director  
P. Hoban, Economic Development Manager  
D. Sanfilippo, Executive Assistant to the Mayor  
L. Valley, Executive Assistant to the Manager and Trustees  
L. Godette, Deputy Village Clerk  
L. Carollo, Commission/Committee Secretary

**Item #1** - The meeting of the Committee of the Whole was called to order at 6:31p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON MAY 21, 2019** – Motion was made by President Pro-Tem Glotz, seconded by Trustee Berg, to approve the minutes of the Committee of the Whole meeting held on May 21, 2019. Vote by voice call. President Pro-Tem Glotz declared the motion carried.

**Item #3 – DISCUSS A RESOLUTION OPPOSING THE ZONING MAP AMENDMENT TO THE COOK COUNTY ZONING ORDINANCE LOCATED AT 18501 SOUTH RIDGELAND AVENUE**  
- The Community Development Department received a certified letter from the applicant's attorney, requesting a map amendment from the underlying Cook County R-4 (Single Family Residence District) to Cook County I-1 (Restricted Industrial District). This proposed rezoning conflicts with existing adjacent land use and the Village of Tinley Park Comprehensive Plan, which proposes these parcels be developed for residential uses and consistent with the existing surrounding land use. The requested rezoning for the property located at 18501 Ridgeland Avenue is immediately adjacent to the Tinley Park corporate boundary. State statute provides municipalities the right of review and comment on zoning amendments within 1-1/2 miles of corporate boundaries.

The applicant requested rezoning of two (parcels). Parcel A is located on the east side of Ridgeland Avenue, directly adjacent to Misty Pines subdivision. This property consists of a single-family home with a garage and two storage structures. Misty Pines subdivision has not been completed; however, the approved plans consist of townhomes and a detention pond surrounding the parcel. Parcel B is south and east of Misty Pines subdivision, abutting I-80. This is a vacant property aside from billboard signs. There are no specific plans to develop the property, however, there are several uses permitted under Cook County I-1 zoning district, which may be considered a conflicting land use with the existing residential uses in the area. These uses include contractor and construction offices, shops and yards; greenhouses and nurseries, wholesale; stone companies and machine shops; bars, taverns and cocktail lounges; live entertainment and dancing; automotive storage facilities for vehicles in operating condition; automotive repair, rental, paint shops, service stations; and bus terminals, turnarounds, garages and lots. Special uses include medical cannabis cultivation centers, parks/playgrounds, hotels/motels and sewage treatment plants.

P. Wallrich, Interim Community Development Director provided the Committee of the Whole a letter of concern from Misty Pines subdivision homeowners for review and consideration.

If the Village files legal opposition to the rezoning proposal by a Resolution, state statutes require a favorable vote of three quarters of Cook County Board members to pass the map amendment.

Staff requested the Village Board adopt the provided Resolution, opposing the requested map amendment in order to protect the health, welfare and safety of the adjacent residential properties.

President Pro-Tem Glotz asked the Committee if there were any questions. Trustee Brennan asked what the applicant's intentions are for the parcels. Ms. Wallrich stated the applicant would like to modernize the billboards currently in place, for which billboards are restricted per Village Ordinance.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Brennan, to recommend the Resolution Opposing the Zoning Map Amendment to the County Zoning Ordinance be forwarded to the Village Board. Vote by voice. President Pro-Tem Glotz declared the motion carried.

**Item #4 – DISCUSS ADDING LIQUOR/VIDEO GAMING LICENSE FOR THE FOLLOWING:**

- a. CLASS AV FOR BUFFALO WILD WINGS, 18811 S. 80TH AVENUE;**
- b. CLASS AV FOR PRIMAL CUT STEAKHOUSE, 17344 OAK PARK AVENUE;**
- c. CLASS DV FOR LOS 3 BURRITOS #2, 8005 183RD STREET;**
- d. CLASS EV FOR POP'S ITALIAN BEEF AND SAUSAGE, 7301 W. 183RD STREET; AND**
- e. CLASS AV-1 FOR UNION BAR AND GRILL, 17821 80TH AVENUE**

D. Sanfilippo, Executive Assistant to the Mayor stated at the Committee of the Whole meeting held on May 21, 2019, there was Committee discussion to examine liquor and video gaming license requests on a case-by-case basis. A representative from each business was present to answer questions and further discuss their plans for consideration. All businesses have previously submitted business proposals.

- Buffalo Wild Wings - Full service restaurant, operating in Tinley Park for 10 years. Currently, the restaurant holds a Class A liquor license, allowing sale of liquor by the drink on premises. Request was submitted for a change to a Class AV license, which allows sale of liquor by the drink on premises and has video gaming. This location will be a "test store" for video gaming. Gaming would be located in the back of the restaurant, in a separate space with a 4 ft. wall, along with cameras for monitoring the gaming area. Drawings were provided to the Committee. The state has given preapproval. A wall above 4 ft. in height would prohibit visualization of the area, even though cameras would be strategically placed. President Pro-Tem Glotz stated being

uncomfortable with gaming offered in a family restaurant and not in a fully enclosed area. P. Connelly, Village Attorney stated the legal requirement of the Act states the video gaming entrance must be visible by at least one employee. In response to Trustee Brennan's question, the restaurant serves approximately 85% food. Trustee Brennan stated he would like to see the gaming area fully enclosed as well. Constructing a higher wall would be a possible option. President Pro-Tem Glotz stated he would like to visit the proposed gaming area and suggested postponing consideration of the request until the Administration & Legal Committee meeting scheduled June 11, 2019.

Motion was made by President Pro-Tem Glotz, seconded by Trustee Berg, to recommend postponement of a Class AV license request until the Administration & Legal Committee meeting scheduled June 11, 2019. Vote by voice. President Pro-Tem Glotz declared the motion carried.

- Primal Cut Steakhouse - Full service restaurant, operating in Tinley Park for over 2 years. Currently, the restaurant holds a Class A liquor license, allowing sale of liquor by the drink on premises. Request was submitted in January for a change to a Class AV license, which allows sale of liquor by the drink on premises and has video gaming. It was previously stated an office space would be used for video gaming in the rear of the business near restrooms. A total of three gaming machines would be placed along with a change machine and cameras. Owner supplied the Committee with photographs and footprint of the enclosed area. Illinois Gaming Board visited and did not foresee any problems with the office space designated for video gaming as a hostess is nearby at all times. The gaming area will not be visible within the bar or restaurant areas, nor will signage be placed. Owner emphasized video gaming will not be the sole source of revenue for the restaurant. The Committee had no further questions.

Motion was made by Trustee Brady, seconded by Trustee Berg, to recommend a Class AV license request to Primal Cut Steakhouse be placed on the agenda of the Village Board meeting scheduled June 4, 2019. Vote by voice. President Pro-Tem Glotz declared the motion carried.

- Los 3 Burritos - Full service restaurant, operating in Tinley Park for over 2 years. Currently, the restaurant holds a Class D liquor license, allowing sale by a restaurant for consumption on the premises by the drink only. Request was submitted for a change to a Class DV license, which allows sale by a restaurant for consumption on the premises by the drink only and has video gaming. Los 3 Burritos proposed the addition of walls between the front and side entrances to create a separate gaming area. The Committee was provided with a floor plan and letter. Preapproval by the state in November 2018. Committee preference of wall height conflicts with the state for monitoring purposes. The proposed gaming area would be located within the front of the restaurant. The terminal operator stated tint could be placed on the windows; however, there is no plan to construct walls. President Pro-Tem Glotz reiterated the preference of gaming located within an enclosed space. Video gaming will not be the sole source of revenue for the restaurant. The Committee had no further questions.

Motion was made by Trustee Brady, seconded by Trustee Galante, to recommend postponement of a Class DV license request until the Administration & Legal Committee meeting scheduled June 11, 2019. Vote by voice. President Pro-Tem Glotz declared the motion carried.

- Pop's Italian Beef and Sausage - Full service restaurant, operating in Tinley Park for 10 years. Request was submitted for an EV liquor license, which allows sale by a restaurant for consumption on the premises by the drink only (beer and wine), and has video gaming. Video gaming is felt to be a necessity to supplement income. Pop's is known as a family restaurant and owner agrees gaming needs to be partitioned. Owner proposed constructing a wall for gaming to be located in

a separate enclosed space, along with a door. Gaming terminals would be placed past the food counter, near the condiment area and drink machines. Monitors would be placed and staff also would be present near the area. Video gaming will not be the sole source of revenue for the restaurant. The Committee was provided with a floor plan.

President Pro-Tem Glotz asked if the business would still be successful without video gaming. The owner stated previously he felt video gaming would be more for entertainment, however, employee compensation will be more of a challenge in the future with the minimal wage increasing, along with providing reasonable food prices to customers. Owner plans to extend his business contract if a Class EV license is awarded to Pop's. Pop's does not currently have a plan to place signage.

Trustee Brennan stated initially he had concerns because of the family atmosphere of the restaurant, but pleasantly surprised after reviewing the plans. President Pro-Tem Glotz also stated his concern of video gaming in a family restaurant. Trustee Brennan stated other establishments offer video gaming and without it a competitive playing field would be more difficult. Trustee Berg concurred and stated the Committee should move forward. Trustee Brennan requested a list of license requests since May 2017, which will be provided to him. Trustee Galante asked if there are any other options to assist businesses aside from video gaming and stated concerns also with video gaming in a kid-friendly atmosphere. Businesses would be subject to license suspension and/or hefty fines in relation to minors involved in video gaming. Mr. Connelly stated to the Committee their options.

Motion was made by Trustee Berg, seconded by Trustee Brady, to recommend a Class EV license request for Pop's Italian Beef and Sausage be brought forward to the Village Board meeting scheduled June 4, 2019. Vote by voice. President Pro-Tem Glotz declared the motion carried.

- Union Bar & Grill - Full service restaurant and bar, opening in 2019. Request was submitted in March for an AV-1 liquor license, which allows sale of liquor by the drink on premises and is open late hours. This license would also allow video gaming. The owner proposed adding an enclosed gaming area with a door in a corner room of the establishment that has opaque windows, which will provide a discrete space. Owner is amenable to placing cameras within the area. Video gaming will not be the sole source of revenue for the restaurant. Estimated investment is over \$500,000. This would be the owner's fourth business within Tinley Park since 1997. The restaurant would like to locally match competitors offering video gaming. A floor plan and letter were provided to the Committee. There are no current plans for signage. Owner provided business costs and projected earnings, as well as an estimate of 65-70% in food sales.

President Vandenberg provided the Committee with a history of the location.

Motion was made by Trustee Mueller, seconded by Trustee Brennan, to recommend a Class AV-1 license request for Union Bar & Grill be brought forward to the Village Board meeting scheduled June 4, 2019. Vote by voice. President Pro-Tem Glotz declared the motion carried.

**Item #5 – RECEIVE COMMENTS FROM THE PUBLIC** - Nancy O'Connor stated while she understands the business owners wanting video gaming to supplement income, she hopes the Committee would consider moving forward that video gaming will ultimately saturate the town, hindering businesses rather than helping them.

## **ADJOURNMENT**

Motion was made by President Pro-Tem Glotz, seconded by Trustee Galante, to adjourn this meeting of the Committee of the Whole. Vote by voice call. President Pro-Tem Glotz declared the motion carried and adjourned the meeting at 7:21 p.m.

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