

**MINUTES**  
**Meeting of the Community Development Committee**  
**July 23, 2019 - 6:30 p.m.**  
**Village Hall of Tinley Park – Council Chambers**  
**16250 S. Oak Park Avenue**  
**Tinley Park, IL 60477**

Members Present: M. Mueller, Chairman  
C. Berg, Village Trustee  
D. Galante, Village Trustee

Members Absent: None

Other Board Members Present: None

Staff Present: D. Niemeyer, Village Manager  
P. Carr, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
P. Connelly, Village Attorney  
K. Clarke, Community Development Director  
D. Framke, Marketing Director  
L. Godette, Deputy Village Clerk  
L. Carollo, Committee/Commission Secretary

**Item #1** - The meeting of the Community Development Committee was called to order at 7:07 p.m.

**Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMUNITY**

**DEVELOPMENT COMMITTEE MEETING HELD ON JUNE 24, 2019** – Motion was made by Trustee Berg, seconded by Trustee Galante, to approve the minutes of the Community Development Committee meeting held on June 24, 2019. Vote by voice call. Chairman Mueller declared the motion carried.

**Item #3 – DISCUSS MASONRY VARIATION - 17130 67TH COURT** - The homeowners requested a waiver of the masonry requirement in the Comprehensive Building Code for an addition on the residence located at 17130 67th Court.

The Building Code requires an addition to be a consistent exterior material with the existing ranch home, for which the addition is entirely of brown brick. The petitioners stated they prefer a farmhouse-style appearance and the addition would be cost prohibitive to utilize face brick. Therefore, they requested a waiver of this requirement and would like to construct an addition with 100% fiber cement siding on three facades and 50% on the front façade. A German Schmeier technique would be utilized, which would create a lighter unique appearance, as well as some retained brick on the front elevation. The surrounding neighborhood has a combination of differing material types and architectural styles; therefore, the proposed materials would be consistent with the streetscape of 67th Court.

Staff requested approval of a masonry requirement waiver in the Comprehensive Building Code to permit a home addition to be constructed of siding at 17130 67th Court. The homeowners were present to answer any questions.

Chairman Mueller asked if the Community Development Committee had any questions. No one came forward.

Motion was made by Trustee Berg, seconded by Trustee Galante, to recommend a masonry requirement waiver in the Comprehensive Building Code to permit a home addition to be constructed of siding at 17130 67th Court be forwarded to the Village Board meeting scheduled August 6, 2019. Vote by voice. Chairman Mueller declared the motion carried.

**Item #4 – DISCUSS STATUS OF LENNY'S - 19420 HARLEM AVENUE - ANNEXATION** - Mr. Leonard McEnery, owner of Lenny's Food N Fuel Harlem Avenue, petitioned the Village for annexation of the 4.87 acre parcel located at 19420 S. Harlem Avenue. The project would require rezoning upon annexation and a Special Use Permit for the existing service station and car wash. Annexation and zoning was reviewed and objectively denied by the Village Board on July 17, 2018.

The property currently operates as a motor fueling facility for cars and trucks and offers a convenience store with a drive-up food service window, carwash and dispensing/filling propane tanks. Mr. McEnery would like to expand the business similar to Gas N Wash, located at 8810 W. 191st Street, which would include packaged liquor sales and video gaming. The business currently cannot sell packaged liquor or obtain a video gaming license as an unincorporated parcel in Will County. Mr. McEnery stated in 2018, the Village could expect over \$400,000 annually from sales, video gaming, property taxes and licensing fees.

Staff is working on the Annexation Agreement and the following will be addressed in the Agreement:

- Property zoned as B-3 with Special Uses, to allow for the continuation of existing uses;
- Inspection to be performed and a plan for compliance of any deficiencies;
- Truck idling along the west access drive;
- Hours of operation and signage;
- Liquor sales and video gaming;
- Connection to Village utilities;
- Fees, including recapture fees.

Staff will finalize the Annexation Agreement upon the recommendation of the Committee. Zoning review at the Plan Commission is scheduled for a workshop on August 1, 2019, and a Public Hearing on August 15, 2019.

Mr. McEnery and his counsel were present to address the Committee and answer any questions. Trustee Galante questioned revenues/costs to the Village or any unforeseen issues arising if Lenny's Food N Fuel were annexed. B. Bettenhausen, Village Treasurer stated approximately \$400,000 to \$500,000 in revenue could be expected, and no concerns in relation to the business aside from any other existing service station currently operating in the Village. P. Connelly summarized the annexation process to the Committee and what the Committee's recommendation entails. Trustee Berg stated she would like to review police reports in connection with the business prior to the Village Board meeting in September 2019. Trustee Galante asked K. Clarke, Community Development Director if the department could review the business' landscaping or other issues to appease residents' concerns, for which Ms. Clarke was amenable.

**Item #5 – DISCUSS STATUS OF HARMONY SQUARE** - Subsequent to the Village Board's approval of the Lakota Contract Amendment, which provided for hiring design sub-consultants, the following reflects progress toward an early 2020 letting for a spring 2020 groundbreaking:

- Tria Architects is under contract and has initiated concepts for stage and restroom building design and will be working with an acoustic engineer for sound design;

- Sternberg lighting proposal and interior lighting is under review. Coordination with CBEL for rink and festoon lighting and security cameras;
- Fountain Technologies is under contract and discussions continue;
- Lakota is finalizing material palette and working through site furniture decisions;
- Lakota is meeting with Magic Ice to discuss rental and/or purchase options;
- Staff is working on revised piano key designs for crosswalks;
- Continued landscape design;
- Utility easement requirement discussions continue with Public Works and engineers;
- Plaza property rezoned to Civic use;
- A portion of the Plaza property to complete full design needs to be acquired by the Village; however, the land swap is part of the Encore Crossings approval and incentive process;
- Plaza Committee will meet in August with a utility subcommittee following.

Chairman Mueller asked if the Community Development Committee had any questions. Trustee Galante suggested staff consult an expert on unique designs, specifically related to music.

**Item #6 – DISCUSS TEXT AMENDMENT - ADDING RACINO TO ORI DISTRICT** - The State of Illinois recently passed a gaming bill, SB 690 HA, in support and enhance the horse racing industry. A new suburban racetrack and combined casino (Racino) will be allowed to be located in Bloom, Bremen, Calumet, Orland, Rich, Thornton or Worth Township. The former TPMHC (Tinley Park Mental Health Center) site is being considered for the construction of a new racetrack and combined casino, as the Mayor and Village Board expressed interest in the possibility of creating a new entertainment district, incorporating a Racino. The Village will need to show a racetrack and casino are permitted uses within the (Office and Restricted Industrial) ORI Zoning District, for which the TPMHC is currently zoned. Listing such uses as a permitted use will not automatically approve such development. Development would be required to go through the necessary site plan approval process to critically analyze the design and impacts to the community.

Staff requested text amendment finalization to list a Racino Entertainment Complex as a permitted use in the Zoning Code to present at the Plan Commission meeting August 1, 2019. P. Connelly, Village Attorney summarized the purpose and intent for the Village to finalize a text amendment and the indications in doing so. The Committee had no objections in moving forward with a text amendment.

**Item #7 – RECEIVE COMMENTS FROM THE PUBLIC** - Mike Stuckly asked the reason for not providing water cannons in Harmony Square, and suggested labeling attractions in relation to music.

#### **ADJOURNMENT**

Motion was made by Trustee Berg, seconded by Chairman Mueller, to adjourn this meeting of the Community Development Committee. Vote by voice call. Chairman Mueller declared the motion carried and adjourned the meeting at 7:28 p.m.

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