

Economic & Commercial Commission Meeting Minutes
April 10, 2013

Members Present

Marty Ward, Chairman
David Spedale
Dennis Reidy
Chris Shoemaker
Rebecca Palumbo
Jay Walsh
Kathy Mahoney
Kevin Suggs

Also Present

David Seaman, Liaison Trustee

Members Not Present

James Mohler
Michael Leonard
Mohammed Nofal
Curt Fiedler
Chris Verstrate

Staff Present

Ivan Baker, Economic Development Director
Nancy Byrne, Commission Secretary

Chairman Ward called the April 10, 2013 Economic & Commercial Commission meeting to order at 6:45 p.m. There was a motion made by Kathy Mahoney, seconded by Rebecca Palumbo, to approve the minutes of the February 13, 2013 ECC meeting. Vote by voice call: Chairman Ward declared the motion carried.

There was a motion made by Rebecca Palumbo, seconded by Kathy Mahoney, to approve the agenda for tonight's meeting as written. Vote by voice call: Chairman Ward declared the motion carried.

Chairman Report – Chairman Ward congratulated Trustee David Seaman on his re-election as Village Trustee. Marty reminded the commissioners to complete the Statement of Economic Interest and to return it prior to May 1st. He asked the members to mark their calendars for the Annual Business Breakfast on Wednesday, May 1st at the Convention Center.

Review of Real Estate Property – Dennis reported that their group reviewed some of the demographics for the various vacant properties and combined the spreadsheets to review the methodologies. He asked that each subcommittee take some time at their meetings to review the indicated parcels and then submit comments to Ivan who will compile the results. The ECC will then review this at the next full meeting of the commission. He indicated that these comments will become a formal document for the Planning Department, staff and Trustee Seaman for future direction for these parcels.

Dennis noted that they identified two priorities as the Hotchkin property on Harlem and the Wolf Odyssey property at Harlem & Vollmer.

Ivan discussed the parcels that are currently not in the village. They are Tinley Park property but have not been annexed. Also discussed was the Malone & Maloney property. The goal is to come up with the highest and best use for this property.

He distributed a hand-out and noted that each property has been given a grade in several categories.

1. 114 Acres at Harlem and Vollmer – Ivan discussed the attributes. It is level and not in a flood plain; the owner is eager to sell. Taxes are a negative – it is in Rich Township. It is not annexed. 83 percent of the flood plain is buildable. Neighbor industry is Matteson. There are tax and other issues. There is very little neighbor industry. The neighbor commercial across the street is a strip center with a garden center and a bank. A country club is adjacent to the property. It is not TIF-able. School quality is an “F”. Rich Central H. S. is in the bottom 20% of high schools in the nation. Twenty-five Tinley Park students attend Rich Central. Township Perception: Because of the school and tax issues, it has a rough perception for development. County Perception: Tax issues.

Comments: Marty said that each group should look at the various impacts in relation to their group and prepare a report for the ECC. Dennis said we are looking for out of the box ideas from our groups.

Dennis indicated that the ECC wants to be on record with their recommendations on these parcels in light of the upcoming revision to the Comprehensive Plan.

Ivan noted that a developer looked at the Hotchkin property which is next to Saunoris Nursery at 193rd & Harlem and the developer said that if it is not successful in Will County, how can the Cook County parcel next to it be successful? South of Vollmer is Matteson – zoned industrial.

Trustee Dave Seaman commented that this area was always considered to be our entertainment district.

Chris Shoemaker commented that an indoor water park would be good there.

#2, 3 and 4 - #2 and 3 have a lot of flood plain which could be an advantage because it is TIF eligible. #4 has some opportunity. Trustee Seaman said that maybe we should look at the parcels as a whole and not individually.

It was asked if it could be residential. Senior housing lowers the per capita income and major companies, like Ikea, will not locate there without a certain amount of income. The creek is the natural boundary. Trustee Seaman says that if it is residential, then it must be senior housing. That is the only thing that will work there.

Rebecca stated that it could be retail on the bottom and condos or apartments on top. The golf course is also there.

Ivan stated that everyone should come back to the full commission with their ideas so that we can look at the advantages and disadvantages. Marty asked that the commissioners discuss this with their group members. Dennis asked them to take one half hour out of each group meeting and forward the comments to Ivan and Marty.

Trustee Seaman noted that industrial parks are located in Will County in Tinley Park. Ivan stated that we have the pioneer project which is the distribution center. They received huge incentives and the Class 8.

Marketing Group – Rebecca reported that they talked about their changing role within the ECC and that some of the projects they worked on in the past were less than effective. The first year of the Storefront Project was good, but this year no one has committed to displaying the Lincolnway artwork. They informed Phil Labriola that we are not doing it anymore. The group is going to concentrate on the marketing of the vacant parcels. They will be keeping more in line with the economic development aspect of the ECC.

Jay stated that the Marketing Group will be standardizing the logo and the seal and will be making a recommendation to make the packet more uniform. Trustee Seaman questioned whether we should revisit the Tinley logo with the railroad tracks. It was designed in 1998/99 and is a printers design. Marty stated that we just want to standardize what we already have so that our branding is consistent. The fonts and colors should be consistent.

Finance Group – Kathy reported that they discussed a pending transaction which is not ready to come to the ECC yet.

Business Retention – Chris Shoemaker reported that their group met and discussed properties and the “Motivate Program”. He noted that it would be helpful for the entire commission to give some advice on the “Motive Program”. The high schools agreed to do it just once per year. They wanted the students better prepared for their jobs. Ivan suggested targeting seniors in high school who are not going on to college. They do need to have the basic skills as well as the “soft skill issues”. Rebecca noted that the open table forum at Andrew High School was worthwhile. Marty is not sold on the “Motivate Program”. He asked if you delve into this are we losing our focus on this commission. He asked the members to think about it and provide Chris with their thoughts on whether the program should continue. Jay noted that the schools and the government have guidelines as to what the schools must accomplish. He suggested that we connect up the businesses with the schools so they can do a program together. Ivan said that if it not beneficial to the businesses then we should not continue, but the businesses have said that it is beneficial to them. Ivan asked how we can make it more beneficial. Caterpillar funds a school to include specific math and science classes so they can work for them. Ivan stated that it is not time consuming and that companies want this program. Rebecca suggested the businesses put videos together. Jay asked how we can track the freshmen. Dennis asked where the Chamber stands on this. Ivan stated that most of these companies are not members of the Chamber. If the schools are not buying into it and making it an on-going program then it is not going to continue. Ivan indicated that maybe the ECC could be the catalyst and encourage the Chamber to continue it. Dennis indicated that the videotapes would also be worthwhile. Kathy asked how many businesses actually know that we are doing this and how does it relate back to

business retention? She suggested mentioning the program at the Annual Business Breakfast. Ivan stated that the Chamber should be a business retention group.

Staff Report – Ivan reported that the text amendments to the Zoning Ordinance will be going to public hearing this month. Commercial Indoor Recreation has been prohibited in the business park. This will continue. What is requested is a change in the definition “Commercial Indoor Recreation under and over 35,000 square feet”. Under 35,000 square feet is permitted in the B-1 through B-5 zones. It is not now permitted but will be. They could go in there without a special use. Antique stores were in the second hand store category. Antique store has a separate definition from a second hand store. They are either permitted or would have to go through a special use in a B-1 area.

In the industrial area we are allowing a special use for retail or wholesale use. We are working with a brewery that wants to open on 186th Street. They have the ability to sell beer retail through a special use. Gateway Classic Cars is selling cars that don’t belong to them on consignment. They have a 90-day agreement to warehouse the cars. They store and market the vehicle for ten percent. They are allowed to do that. Others complained because this is not an automobile dealership location. A business that has acquired title at an organization (Classic Cars, etc.), will be allowed to do that in Duvan Industrial Park only. It must be indoors.

Urban Design Overlay District – Everything south of 179th has certain requirements about building close to the street and parking at the rear or side. The Planning Department asked the Plan Commission to review and provide more clarity on screening and curb cuts. The out-lots would be utilized for screening for parking and there would be a limit on the number of curb cuts.

A motion was made by Dennis Reidy, seconded by Kathy Maloney, to recommend that the ECC concurs with the proposed text changes recommended by the Plan Commission, including antique, consignment and second hand stores. Discussion was held as follows.

Jay said shouldn’t we think about doing what we did with the car dealership in that it is allowed only in certain locations? Ivan said it goes only to B-1, B-2 and B-3. Jay said Tinley Park has limited professional office space in Tinley Park. We should have some guidelines where areas are only for professional office space. Ivan stated to satisfy Jay’s concern we could specify that for anything related to consignment, antique, thrift and second hand stores, it would be considered a special use and would require there be a review of the inventory, the owner and the manager. If you create a public hearing to review these matters, then it would allow the ECC to take action. Ivan suggested making sure we do a special use review so that we must do a public hearing review. Jay would only permit these type stores in B-3 zoning. We could have an amendment to not approve that part of the text amendment. Ivan asked if it would be beneficial to look at an amendment to the motion pointing out special use so that even an antique shop would not be allowed to go into B-1 and B-2. Marty pointed out that if it is not a brand new product being sold, then it is considered resale. Do the commissioners have a preference as to whether or not these stores should be allowed to locate in this plaza? Commissioners expressed their opinion on this, and four commissioners stated they preferred to

keep these businesses only in B-3 areas; one commissioner abstained and one commissioner voted to include them in B-1, B-2 and B-3 areas.

This item was tabled because some commissioners had left the meeting and there was no longer a quorum.

Dennis stated that we have unincorporated areas outside of town if we are looking at attracting manufacturing or byproducts of manufacturing, i.e., Ford Motors Co. What large industrial or manufacturing plants are in the corridor that we could attract businesses that complement them, such as suppliers? Ivan stated that trying to get vendors is difficult. The Ford plant has suppliers and the challenge is how they are going to keep paying the taxes. It is tough.

Ivan presented a report on existing projects and activities.

There was a motion made by Jay Walsh, seconded by Rebecca Palumbo, to adjourn the meeting. Vote by voice call: Chairman Ward declared the motion carried and adjourned the meeting at 8:40 p.m.

<p style="text-align: center;"><i>Reminder</i> <i>Next ECC Meeting</i> <i>June 12, 2013</i> <i>6:30 p.m.</i> <i>Fulton Conference Room</i></p>

Upcoming Events:

- *Real Estate Group – Wed., June 26th – 6:45 a.m., Egg & I*
- *Marketing Group – Tues., June 25th – 8:00 a.m., Crossmark*
- *Business Retention – Tues., June 25th – 7:30 a.m. Eggheadz Café*
- *Chamber of Commerce Mtg. – Thurs., June 27th – 8:15 a.m., Odyssey C. C.*
- *Finance Group – Tues., July 2nd – 6:30 p.m., Kallsen Conference Center*