

MINUTES
Advisory Commission on Labor and Development
Thursday, June 5, 2025, 9:00 AM
Tinley Park Village Hall – Council Chamber
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: Frank Digiovanni, Commission Co-Chair
Demetrius Dicharia, Commissioner
Henry Malinowski, Commissioner
Michael Lafferty, Commissioner
Pat McGrath, Commissioner
Tony Janowski, Commissioner
Dan Ahern, Commissioner

Members Absent: Michael McNally, Commission Chair
Dwayne Stewart, Commissioner
Marcus Lapore, Commissioner

Village Board Present: None

Staff Present: Michael Coleman, Interim Community Development Director
John Urbanski, Public Works Director
Carolyn Mitera, Business Retention Specialist
Laura Godette, Deputy Clerk

ITEM #1 – CALL TO ORDER: Co-Chairman Digiovanni 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 MEETING HELD ON THURSDAY, May 1, 2025:

Motion was made by Commissioner Janowski to approve the minutes for the Advisory Commission on Labor and Development meeting held on May 1, 2025 and seconded by Commissioner Lafferty. Vote on roll call. Ayes: Digiovanni, Malinowski, Lafferty, Janowski, Dicharia, McGrath, Ahern. Absent: Stewart, Lapore, McNally. Co-Chairman Digiovanni declared the motion carried.

ITEM # 3 –DISCUSS INTERSTATE SPORTS DOME, 7600 191ST STREET: Co-Chairman Digiovanni invited comments from Greg Kolinski of Triumph Design Build to present an overview of the Interstate Sports Dome Facility, 7600 191st Street. Interstate Sports Dome facility is a proposed two-phase project consisting of Phase 1 which is constructing a 142,500 sq. ft. sports dome and a supporting commercial building. Phase 2 will include an additional 30,000 sq. ft. dome along with additional site improvements and commercial tenant spaces. Subject property was annexed in 1992 and was previously the Greystone 9-hole golf course. The property is currently zoned O.R.I. (Office Restricted Industrial) with U.D.-1 (Urban Design Overlay District) overlay.

The large dome will house 2 baseball fields along with the possible addition of softball, lacrosse and soccer fields. No areas are designated as spectator seating and the primary use will be sports training. The supportive commercial building will provide support services for the fields such as offices, toilet facilities, storage and concessions. Two end cap tenant spaces will be proposed for a future restaurant and a sports therapy outpatient medical facility.

The architecture of the facility includes a fabric envelope internal air pressurized dome with a supporting building proposed as a single-story slab on grade building. The support building will be a precast concrete tilt up load bearing exterior wall construction with a steel beam and open web joist supporting roof structure. The front (east) façade will have anchored modular face brick and decorative split faced blocks. The remaining portion of the rear and side walls will incorporate smaller amount of modular masonry or more exposed precast exterior walls. The polyester fabric inflated dome will require

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an exception to bulk regulations for height of 75' in lieu of the allowed 35' allowable height. Sidewalks are anticipated even on vacant properties and will be part of the development including a sidewalk improvement on 191st Street (Excluding a parcel not part of the development), 76th Avenue to 191st street, 40-foot ingress / egress easement and the southern portion of Panduit Drive.

The Buckeye pipeline extends through the proposed parking lot. Discussions have occurred between the petitioner and the pipeline company who indicated no immediate concern other than a full review by their organization. Condition indicated that any plantings required to be removed shall be relocated within the overall dome site pending approval from Community Development.

The present project has been submitted to Community Development for permit and was issued review comments completed on April 14, 2025. A second subsequent review was submitted on May 13, 2025 and is still pending approval from engineering and planning divisions.

Commissioner Jankowski asked if the contract for the turf has been awarded. Mr. Kolinski stated it has and he will provide information regarding the turf contract to the Commission.

ITEM # 3 –DISCUSS FIFTH THIRD BANK OUTLOT, 16061 HARLEM AVENUE:

Co-Chair Digiovanni invited comments from Tom Quill of Fifth Third Bank to present an overview of the development of the Fifth Third Bank outlot on Harlem Avenue. The Village Board approved Phase 1 redevelopment of the northern portion of the P.U.D. in 2020 and Phase 2 (southern portion) of the P.U.D. approved in 2023. Phase 2 included an option for an outlet building on .66-acre site that will be a leased parcel of a larger shared lot with the rest of the Tinley Park Plaza.

The subject building will be part of a property zoned as the Tinley Park Plaza PUD with an underlying B-2 (Community Shopping) zoning. The proposed building is a 4,800 square foot single story slab on grade building with three proposed drive thru lanes. The proposed site construction will require 4 rows of parking to be removed to provide access around the site. Tinley Fire Department required a 20-foot fire access lane located on the southwest side of the site. This location will have a "Do not enter" sign facing south notifying vehicular traffic from not entering from the "Fire" lane.

Building façade includes majority anchored masonry and stone and approx. 15% aluminum composite panels, exterior insulation finish systems and store front insulated glazing. The proposed building has a "contemporary" design that appears to complement the existing main Tinley Park Plaza façade and the overall character of the design.

Building is fully alarmed and fire sprinkled per code. Site design has an accessible route as required per the Illinois Accessibility code to connect the site to Harlem Avenue public way. Parking and access into the proposed building comply as proposed by the engineering site grading plan.

First initial plan review was performed and completed on May 20, 2025. Corrections from 1st plan review including engineering comments are pending resubmittal.

Commissioner Janowski asked if this project has gone out to bid. Mr. Quill noted that anything that is over \$20,000 goes to bid. The General Contractor, R. Carlson & Sons, Inc., bids out the trades and subcontractors. Bill Sieczkowski of R. Carlson & Sons, Inc. stated he would provide the bid list to the commission. He noted the start date of construction is planned for the early fourth quarter of the year.

ITEM #5 – RECEIVE COMMENTS FROM THE PUBLIC:

Co-Chairman Digiovanni invited comments from the public. There were none.

ITEM #6– OTHER BUSINESS:

There were none

Item #7 – ADJOURNMENT:

Motion to adjourn the meeting of the Advisory Commission on Labor and Development Committee was made by Commissioner Malinowski and seconded by Commissioner Ahern. Vote on roll call. Ayes: Digiovanni, Malinowski, Lafferty, Janowski, Dicharia, McGrath, Ahern. Absent: Lapore, Stewart, McNally. Co-Chairman Digiovanni declared the motion carried and adjourned the meeting at 9:23 AM.

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