



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

August 17, 2023

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on August 17, 2023.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 17, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner, called the roll.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Rahid Doleh (Item 1)
Andrew Balzer, Brixmor Property Group (Item 2)
Brian Bowles, MCG Architecture (Item 2)
Ryan Walter, Woolpert (Item 2)
Leonard McEnery (Item 3)
Chris Kalischefski (Item 3)
Pat Woytek (Item 4)
Terry Smith (Item 4)
Pat Curran (Item 4)

Members of the Public:

Amanda Riordan (Item 3)
LaVerne Valdez (Item 4)

COMMUNICATIONS –

None

APPROVAL OF THE MINUTES - Minutes of the August 3, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER HAMILTON to approve the August 3, 2023 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING
ITEM 1: PUBLIC HEARING – DRIP DROP SMOKES, 17133 HARLEM AVENUE – SPECIAL USE APPROVAL

Consider recommending that the Village Board grant Rahid Doleh on behalf of Drip Drop Smokes (tenant) a Special Use for a Tobacco Store at 17133 Harlem Avenue in the B-3 (General Business and Commercial) zoning district.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Rahid Doleh

Members of the Public:

None

CHAIRMAN GRAY introduced Item 1.

COMMISSIONER SEPESSY made a motion to open the public hearing; COMMISSIONER TRUXAL seconded the motion. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and opened the public hearing.

CHAIRMAN GRAY confirmed proof of publication in accordance with state law.

Jason Engberg, Planning Manager, presented the staff report.

CHAIRMAN GRAY invited commentary from the commission, no comments were noted.

CHAIRMAN GRAY invited the Petitioner to speak. The Petitioner, Rahid Doleh declined.

Motion to close Truxal, Second Sepessy

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant Rahid Doleh on behalf of Drip Drop Smokes (tenant) a Special Use for a Tobacco Store at 17133 Harlem Avenue in the B-3 (General Business and Commercial) zoning district. COMMISSIONER HAMILTON seconded the motion.

Lori Kosmatka, Associate Planner, called the role; all were in favor and the motion was declared carried.

CHAIRMAN GRAY declared the motion carried. He noted that the item would go before Village Board on September 5th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING

ITEM 2: PUBLIC HEARING – TINLEY PARK PLAZA (BRIXMOR) PHASE 2, 16039-16199 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Andrew Balzer of Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Substantial Deviation from the Planned Unit Development with Exceptions for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Plaza) zoning district. Site Plan approval is also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Andrew Balzer, Brixmor Property Group
Brian Bowles, MCG Architecture
Ryan Walter, Woolpert

Members of the Public:

None

CHAIRMAN GRAY introduced Item 2.

COMMISSIONER MARAK made a motion to open the public hearing; COMMISSIONER TRUXAL seconded the motion. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and opened the public hearing.

CHAIRMAN GRAY confirmed proof of publication in accordance with state law.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited the Petitioners to speak. The Petitioners declined.

CHAIRMAN GRAY asked the Commissioners for comment.

COMMISSIONER SEPESSY had no comment.

COMMISSIONER MARAK noted that he is pleased with the change in the sidewalks. He would love to see even fewer parking spaces. There is a lot of parking without a lot of cars, in lots of places in the Village. Parking is a bigger issue for the Village to look at as it relates to code requirements.

COMMISSIONER TRUXAL commented that he had no additional comments and commended staff for their work on the staff report.

COMMISSIONER HAMILTON agreed with the statements and asked if there is a sidewalk in place on Harlem now, if there is not, then this would be a nice improvement.

Lori Kosmatka, Associate Planner, answered no, not for the proposed phase 2.

Dan Ritter, Community Development Director, noted they did this as well for phase 1. This is a good improvement to have for one of our biggest shopping centers.

CHAIRMAN GRAY commented that he likes the materials, design, and color palette on the façade. He has no issues with the 24' drive aisle width or the 40' lighting. These are like Phase 1. The landscaping looks fine. The thicker trees and dense shrubbery at the big corners at the northwest and southwest looks good to him. He asked about tenant occupancy, noting the Petitioner knows who is coming in, and that the staff reports mentions there are no shopping carts. He asked what would happen if a tenant leaves and new potential tenant would need shopping carts. He wanted to know if we are limiting the pool of who would operate in that structure. He also asked if the Petitioner is tied to phase 1. He received confirmation of yes.

COMMISSIONER MARAK also noted that potentially a grocery store was going to move in and potentially anchored by somebody else.

The Petitioner, Andrew Balzer, Director of Redevelopment for Brixmor Property Group, was sworn in. Regarding whether the lack of cart corrals would limit any future leasing activity, we would not tell anyone they could not come because of that. If it was something necessary, we would address it. We would come back for the necessary approvals to make the adjustment.

CHAIRMAN GRAY commented that in real time they could come back to readjust the parking. You may lose a spot or two. He also concurred with COMMISSIONER MARAK that often parking

lots are a sea of asphalt. However he has no problem with the parking ratio. Parking needs can evolve. Shopping habits are different now than they were in the 80's and 90's. He noted that for phase 1, that Amazon Grocer was going to be the fundamental anchor. Technically they are occupied but not open. He acknowledged that the Petitioner cannot predict the future, and there are economic forces beyond control, but they now have an unoccupied building. He felt it was bad to have unused occupancy of any new building. He normally wouldn't have an issue with the outlot, but just across the street there was an outlot building that was shut down numerous times, as an Applebees, Dugout, Bandanas, and now as Ascend. He would rather wait and see the spaces fill up before assessing an outlot. He then asked if there was an update on the Amazon opening. He asked what could be avoided in Phase 2. It would not be a good look to have new space not occupied or open.

Mr. Balzer noted the grocer was the catalyst which allowed improvements for the property. He stated it was unforeseen that they didn't open. We are being told they will open next year, but we do not know when. He believes we are all getting the same updates at the same time. Regarding Phase 2, they have an anchor and a junior anchor which is the catalyst to finish this project. There will be improved spec space that will attract tenants. This includes the three new small shops connecting the grocer with Phase 2 which will be unoccupied for a little bit longer. We weren't going to add additional speculative space due to the project's size, but in conversations with Staff we are building it now. We now feel this is the right approach to have a fully improved center with its entire environment looking like a Class A shopping center.

CHAIRMAN GRAY concurred. He noted you would want to make it all attractive to get new tenants. It is a perfect corridor. He is please with what Phase 1 brought, and wishes the grocer was open. Anytime we have new buildings that are attractive, we want them occupied.

Mr. Balzer noted that when we look at anchor tenants, we are very sensitive to the longevity as it is a significant investment. This was an unusual situation.

CHAIRMAN GRAY noted sometimes it can be unpredictable and the future can be fluid. He hopes they can open in a year.

MARAK stated that if there is a grocer in the space for Amazon Fresh, there will be a space for cart corrals there. That will still be a draw. He appreciates that the outlot building is not being pushed through here is drive thru because it is clear that is the trend and they are busy attracting a lot of activity. It looks like a good setup if the grocer gets in place.

CHAIRMAN GRAY concurred with COMMISSIONER MARAK. He noted that just a little further north, that corner has a lot of activity.

Mr. Balzer gave a compliment to Staff. It's nice to see this project come to fruition after many years. The report was detailed and staff was fantastic to work with.

CHAIRMAN GRAY asked if there were any public comments. Seeing none, he entertained a motion to close the public hearing.

COMMISSIONER TRUXAL made a motion to close the public hearing. COMMISSIONER SEPESSY seconded. CHAIRMAN GRAY requested a voice vote; all were in favor and the motion was declared carried.

There were two motions for this item. CHAIRMAN GRAY requested a motion for the Special Use for Substantial Deviation.

Motion 1 –Special Use for Substantial Deviation

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Andrew Balzer of Brixmor Property Group on behalf of Centrol/IA Tinley Park Plaza, LLC, for a Special Use for a Substantial Deviation for Final Approval with a conceptual plan option for a potential future outlot building with drive-thru to the Tinley Park Plaza Planned Unit Development for the property located at 16039-16199 Harlem Avenue, to redevelop the property identified as “Phase 2”, in accordance with all plans and documents submitted and listed herein, and adopt the Findings of Fact as proposed by in the August 17, 2023 Staff Report, subject the conditions as noted in the staff report.

COMMISSIONER HAMILTON seconded. Lori Kosmatka, Associate Planner, called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion for the Site Plan and Architectural Approval.

Motion 2 – Site Plan and Architectural Approval

COMMISSIONER HAMILTON made a motion to grant the Petitioner, Andrew Balzer of Brixmor Property Group on behalf of Centrol/IA Tinley Park Plaza, LLC, Site Plan and Architectural Approval to redevelop the property identified as “Phase 2” for the property located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the August 17, 2023 Staff Report, subject to the conditions as noted in the staff report.

COMMISSIONER SEPESSY seconded. Lori Kosmatka, Associate Planner, called the role; all were in favor. Motion carried.

CHAIRMAN GRAY informed the petitioner item will go to Village Board on September 5th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING

ITEM 3: PUBLIC HEARING – GAS N WASH, 18301 LA GRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for an Automobile Service Station and an Automobile Car Wash and Variations (Urban Design Overlay, Parking Minimum, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit a gas station with a convenience store, carwash, and two drive-thru restaurant uses at the property located at 18301 La Grange Road (SEC La Grange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district. Site Plan and Final Plat approval are also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Leonard McEnery
Chris Kalischefski

Members of the Public:

Amanda Riordan

CHAIRMAN GRAY introduced Item 3. He confirmed proof of publication.

COMMISSIONER TRUXAL made a motion to open the public hearing; COMMISSIONER HAMILTON seconded the motion. All agreed.

Dan Ritter, Community Development Director, presented the staff report.

CHAIRMAN GRAY asked whether the Petitioner would like to speak. Mr. McEnergy declined.

COMMISSIONER MARAK stated that he had three comments. He said he was in favor of relocating the sidewalk. He asked how people would cross 183rd Street at both La Grange Road and White Eagle Drive. He commented on the potential pedestrian-vehicle conflicts due to visibility at drive-thru lanes. CHAIRMAN GRAY asked COMMISSIONER MARAK if he wanted a response. CHAIRMAN GRAY said the question was about sightlines at pedestrian conflict points. COMMISSIONER MARAK referred to the design of the Dunkin Donuts on 80th Avenue. CHAIRMAN GRAY said the visibility of children would be important for the design relating to landscaping. Dan Ritter noted that staff reviews for landscaping placement and said that staff would work to improve visibility.

CHAIRMAN GRAY referred to the staff report that states that roadways in the area are dangerous. He said he agreed with COMMISSIONER MARAK about safe crossings on 183rd Street. He commented that vehicle traffic appears to be channelized in the proposed site plan and that pedestrian routes seem reasonably safe. CHAIRMAN GRAY said he liked the design of vehicle traffic flow on the proposed site plan with vehicles entering from White Eagle Drive. He asked Dana West about the routing one of the drive-thrus. Dan Ritter responded that part of the purpose of the drive-thru routing was to separate the entrances of the drive-thrus.

Chris Kalischefski was sworn in and said the drive-thrus had to be designed so that vehicles approach drive-thru windows from the driver side. He also claimed that all drive-thru traffic is very slow. He said that the drive-thru lanes will have crosswalks and stop bars where pedestrians will likely cross. He said the routing also added additional stacking space. COMMISSIONER SEPESSY said drive-thru crossings can be dangerous and that something like speed bumps could help slow traffic down. He said that he frequently notices people walking on La Grange Road, despite the lack of pedestrian infrastructure. He said he ultimately liked the proposed design of the development.

COMMISSIONER TRUXAL thanked the Petitioner for revising the proposed site plan. He thanked staff for the detailed staff report. He asked whether there would be lighting issues with residential development nearby. Dan Ritter said the photometric plan for the proposed development indicates that lighting will not project far beyond project limits and that lighting will be downcast. He said most of the lighting intrusion concerns for residents will come from streets and roads, rather than this development. The COMMISSIONER commented on the high number of variances required for the project.

COMMISSIONER HAMILTON said the proposed plan was good given the constraints of the site. He asked about the purpose of the propane tank and location. Chris Kalischefski said the tank is for retail refill sales. He said the large tank is intentionally placed further from the buildings. Dan Ritter said that gas stations typically only have propane tank exchange, and the proposed development would have a large tank for refills. He also commented that the Fire Department may prefer the large propane tank to be situated further from the convenience store building.

CHAIRMAN GRAY said the proposed location was appropriate for a gas station despite the site being challenging to develop. He said the vehicle circulation is improved in the proposed site plan over previous submittals. He said he felt the number of sign variations is appropriate given the nature of the development. He noted that the staff report states that vehicle traffic in the area already causes backups, and that the development will make these issues worse. He also noted that a traffic signal may improve traffic. He commented on the Petitioner's intention to seek vehicle access from 183rd Street from Cook County, but that the Petitioner wants to seek approval for the proposed site plan rather than waiting for a response from the County. He noted that a change in access will likely require additional review by the Plan Commission. He said that the site will attract many customers.

COMMISSIONER MARAK asked about the quantity and location of parking, especially relating to the video gaming on site. Chris Kalischefski asserted that gaming customers choose to park further away from the building. He said the parking requirements for gas stations are outdated and that the proposed site plan includes enough parking when calculating only the convenience store as retail. CHAIRMAN GRAY said he felt there would be no issue with a parking variance for the project. Dan Ritter said fueling bays function as additional parking. Chris Kalischefski claimed that, when all potential sign area is calculated, the variation requests total less than the maximum gross square footage. He said the floor area ratio for the gas station was low. He said the comments from the Commission to consider a design like the Gas N Wash on 183rd Street led to the proposed redesign of the site.

CHAIRMAN GRAY said he was grateful for the collaboration between the Petitioner and the Plan Commission.

CHAIRMAN GRAY invited members of the public to speak on Item 3.

Amanda Riordan was sworn.

Amanda Riordan said that she lives near the proposed development and the only access point for her subdivision is on 183rd Street. She said the County posted "no trucks" signs on 183rd Street when the street was widened. She said that she and her neighbors drive further to Harlem Avenue to get to I-80 because the signal timing at the 183rd Street and La Grange Road intersection causes delays. She said that she and her neighbors are concerned about trucks traveling eastbound from La Grange Road on 183rd Street to access I-80. She noted the level of service for the White Eagle Drive and 183rd Street will be low. She said that she was formerly a planner for the Village and that she understands how to read traffic reports. She stated that she felt the staff report and findings of fact for granting approval of the gas station Special Use Permit were in conflict. She said the proposed standards ignored the statements by the Village Engineer that the proposed development would generate substantial traffic and potential delays. She asked that staff or the Petitioner speak to the low levels of service caused by the proposed development.

CHAIRMAN GRAY quoted the staff report language about trip generation. Dana West said coordination with the County can be challenging to modify 183rd Street, so coming up with a plan with the County is necessary. She said any plan would not be able to control truck traffic on 183rd Street. She said that several alternatives to modify 183rd Street were considered. CHAIRMAN GRAY referred to Amanda Riordan's comments about delays at the 183rd and La Grange

intersection and that the proposed development would likely worsen those delays.

CHAIRMAN GRAY asked Amanda Riordan about the potential future development of her subdivision which she previously alluded to. She said her neighborhood was planned to have an additional phase that would connect her portion of the neighborhood to 179th Street to provide additional access. She referred to her neighborhood as a 167-unit cul-de-sac with no other access besides 183rd Street.

Dan Ritter said it was likely the County would require a traffic signal at 183rd Street and White Eagle Drive, and that a potential signal would need to be coordinated with IDOT's signal at 183rd Street and La Grange Road. He said there may be some minor modifications to 183rd Street to allow traffic to clear the intersection with La Grange Road more quickly. Dan Ritter said some modifications to existing roads will improve the level of service. CHAIRMAN GRAY noted that motorist delays would worsen as a result of the development until any modifications can be made. Dan Ritter said adding a sign directing truck drivers not to turn eastbound onto 183rd Street when exiting the proposed Gas N Wash site may reduce truck traffic. CHAIRMAN GRAY said that multiple left-turning trucks would increase the time it takes to clear the 183rd Street and La Grange Road intersection. Dan Ritter said the Village and the Petitioner are awaiting the County's full review. CHAIRMAN GRAY said the coordination between the County, the Village, and the Petitioner was necessary to untangle the vehicle traffic issues. Dana West noted the County would also need to coordinate with IDOT to interconnect the existing traffic signal at 183rd Street and La Grange Road and the potential signal at White Eagle Drive. She said this coordination would take time. She also added that, today, without the development, there are vehicle backups, so, while the proposed development will worsen these backups, it may not be fair to expect the Petitioner to fully address the issue.

Amanda Riordan asked if the County provided any timeline as to when the traffic analysis would be completed and whether that timeline would impact the timeline of approval by the Village Board. Dana West said the County has not provided any timeline and the Petitioner confirmed they also had not received anything from the County. Dana West said the Village reached out to the County on a timeline. Dan Ritter said the item is conditioned to allow for the Village to make adjustments for public modifications and that waiting to hear back from the County would delay the zoning for issues that will be dealt with at the final engineering and permitting phases. Amanda Riordan said she felt it would be appropriate to wait for some information from the County to be read into the record before recommending the project for approval.

CHAIRMAN GRAY asked staff to continue to coordinate with the County. Dana West said the Village is working with the Petitioner to get the appropriate submittals to move the project forward without waiting years for the roadway modifications to be made. Dan Ritter said the County completed an initial review but that they requested a signal warrant study and signal coordination, but that the Village does not want to hold up the entitlement process for the County's review.

Amanda Riordan asked how the Village conditions approvals. She asked if conditions are made part of an ordinance as findings of fact. Dan Ritter said the recommended conditions are listed in the staff report, are part of the motions to consider by the Plan Commission and are incorporated into the ordinance for the approval. She asked if the Plan Commission drafts their own findings of

fact for each motion. Dan Ritter said recommended findings of fact are listed in the staff report for the Plan Commission's consideration. He noted the Plan Commission may make any changes to the recommended findings.

Amanda Riordan requested that the standards for a special use for the gas station be revised to add that the Village had not yet received commentary from the County on 183rd Street modifications and that concerns had been raised by the HOA president. She requested the changes be included for consideration by the Village Board to reflect the concerns about traffic generation. CHAIRMAN GRAY said that the project will go through final engineering review and Dan Ritter confirmed. CHAIRMAN GRAY said he did not feel changing the standards response was necessary because final engineering would handle issues. Dana West said the County did formally request the traffic signal warrant study which indicates the County is reviewing the project.

CHAIRMAN GRAY asked whether anyone else wished to speak on Item 3. None were present.

CHAIRMAN GRAY asked for a motion to close the public hearing. COMMISSIONER SEPESSY made a motion to close the public hearing; COMMISSIONER TRUXAL seconded the motion. All agreed.

Dan Ritter stated the standards for Variations, Special Uses, and Site Plan/Architectural Approval were listed in the staff report.

CHAIRMAN GRAY requested a motion regarding the Special Uses.

COMMISSIONER TRUXAL made a motion to recommend the Village Board grant Special Use Permits for an Automobile Service Station and an Automobile Carwash when Attached to an Automobile Service Station to the Petitioner, Leonard McEnery of Gas N Wash, at 18301 La Grange Road in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the August 17, 2023 staff report, subject to the conditions proposed in said staff report. COMMISSIONER HAMILTON seconded. Lori Kosmatka, Associate Planner, called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion regarding the Variations

COMMISSIONER HAMILTON made a motion to recommend the Village Board grant fourteen Variations from the Zoning Ordinance as listed in the August 17, 2023 staff report pertaining to parking, signage, trash enclosures, and urban design to the Petitioner, Leonard McEnery of Gas N Wash, to permit the construction of an Automobile Service Station and an Automobile Carwash when Attached to an Automobile Service Station at 18301 La Grange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the August 17, 2023 staff report. COMMISSIONER SEPESSY seconded. Lori Kosmatka called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion regarding Site Plan and Architectural Approval

COMMISSIONER SEPESSY made a motion to grant Site Plan/Architectural Approval to the

Petitioner, Leonard McEnery of Gas N Wash, for the development of a gas station with a convenience store, two interior drive-thrus, a truck fueling area, and a car wash at 18301 LaGrange Road in accordance with the plans submitted and adopt the Findings of Fact as proposed in the August 17, 2023 staff report, subject to the conditions proposed in said staff report. COMMISSIONER HAMILTON seconded. Lori Kosmatka called the role; all were in favor. Motion carried.

CHAIRMAN GRAY requested a motion regarding the Plat of Subdivision

COMMISSIONER MARAK made a motion to recommend the Village Board grant approval of the final plat of subdivision to the Petitioner, Leonard McEnery of Gas N Wash, for the “White Eagle Drive Subdivision” in accordance with the final plat submitted and dated May 9, 2023, subject to final review and approval by the Village Engineer and Village Attorney. COMMISSIONER TRUXAL seconded. Lori Kosmatka called the role; all were in favor. Motion carried.

CHAIRMAN GRAY informed the petitioner that the item will go to Village Board on September 5, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2023 REGULAR MEETING

ITEM 4: WORKSHOP – NORTH STREET, 67th COURT AND NORTH STREET, SEPCIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, Variations, and a Text Amendment for the mixed-use development West Point at Harmony Square. The project includes a 5-story mixed-use building on North Street with commercial space on the first floor and 62 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

Present Plan Commissioners:

Chairman Gray
Steve Sepessy
Kurt Truxal
Terry Hamilton
Andrae Marak

Absent Plan Commissioners:

Eduardo Mani
James Gaskill
Angela Gatto

Village Officials and Staff:

Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner
Jarell Blakey, Management Analyst
Dana West, Robinson Engineering

Petitioners:

Pat Woytek
Terry Smith
Pat Curran

Members of the Public:

LaVerne Valdez

CHAIRMAN GRAY introduced Item 4. Then welcomed staff to make their presentation.

Dan Ritter, Community Development Director presented the staff report.

CHAIRMAN GRAY asked whether the Petitioner would like to speak. Pat Woytek introduced himself and the petitioner's team.

Terry Smith introduced himself and presented the petitioner's presentation.

During the petitioner's meeting CHARIMAN GRAY asks about 67th Court one-way direction and the purpose of that design. The petitioner stated that it was due to adding parking. Dan Ritter stated that the design of the public street is not yet determined and may change in the future. Dana West stated that this proposed one-way layout was due to the potential conflicts at the intersection with 173rd Street.

CHARIMAN GRAY was curious about where the studio apartments are located in the building and which eight units did not have balconies. The petitioner stated the studios will be located on each floor in the same locations and that the studios will be the units without balconies.

CHAIRMAN GRAY asked to see the material examples. Staff presented the petitioner's samples.

After the completion of the presentation, CHAIRMAN GRAY asked each commission member if they had any questions or comments for the petitioner.

COMMISSIONER TRUXAL mentioned some concern for garbage pick up for a potential restaurant use in the mixed-use structure.

COMMISSIONER MARAK stated that he would like to ponder the request a little more and commented that the main outdoor space faces the rear and not the plaza. He also mentioned that there is potential in utilizing the existing Metra parking area for this development. Dan Ritter responded that the Village is already working on a project to install electronic pay stations which will allow for daily parking or longer stays. Metra still owns the lots but the Village is working with them for an equitable and flexible solution.

COMMISSIONER MARAK made a comment about the parks being private as opposed to public. He understands the reason for the dog park to be private but hopes the main park is open to the public.

CHAIRMAN GRAY led a discussion about the potential for outdoor seating in front of the commercial space and that he appreciated the seven tables shown in their presentation. He wants to verify that the carports will hold up in the weather and this climate.

CHARIMAN GRAY asked if there was anyone from the public who wanted to make a comment.

LaVerne Valdez was concerned about the dog park and does not believe there should be dogs in this area. The petitioner responded that they see nearly 40% of tenants wanting a dog in previous developments and wanted to provide them a space for their needs. Dan Ritter mentioned size limits are typically regulated in these types of structures and it was proposed at The Boulevard.

CHAIRMAN GRAY mentioned the many open items still left on this project and Dan Ritter stated that good progress is being made and the commission has provided good feedback. Details about the first-floor exterior along North Street is still being determined to ensure it is aesthetically appealing.

Good of the Order

Dan Ritter said that Don Bettenhausen retired from the Plan Commission and that his replacement would be appointed soon.

He added that Oak Park Townes and the fence variation from the previous meeting were approved by the Village Board.

Receive Comments from the Public

There were no comments from the public.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER TRUXAL made a motion to adjourn the meeting; COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the meeting adjourned at 10:20 p.m.