



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

**SEPTEMBER 3, 2020**

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 September 3, 2020.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)  
Kehla West (Participated electronically)  
Eduardo Mani (Participated electronically)  
Lucas Engel (Participated electronically)  
Angela Gatto (Participated electronically)  
James Gaskill

Absent Plan Commissioners: MaryAnn Aitchison  
Steven Vick

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for September 3, 2020 at 7:00 p.m.

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the August 20, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to approve the minutes as presented.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, GATTO, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE SEPTEMBER 3, 2020 REGULAR MEETING**  
**ITEM #1 Workshop – Pete’s Fresh Market – 16300 Harlem Avenue**  
**Special Use for a Substantial Deviation of the Park Place PUD**

Consider recommending that the Village Board grant Petros Drimonas, Pete’s Fresh Market, on behalf of 163<sup>rd</sup> & Harlem LLC (property owner) a Special Use for a Substantial Deviation of the Park Place Planned Unit Development (89-O-048) for a phased development located at 16300 S. Harlem Avenue, Tinley Park. The granting of this request will allow for the use of the former K-Mart structure as a warehouse/distribution center in Phase 1. Phase 2 shall include the construction of a new grocery store (Pete’s Fresh Market), associated retail (approximately 119,000 Sq. Ft.) and renovation of the former K-Mart store for an additional 38,000 Sq. Ft. retail as Phase 2.

Present Plan Commissioners: Chairman Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Lucas Engel (Participated electronically)  
Angela Gatto (Participated electronically)  
Kehla West (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Mary Aitchison  
Steven Vick

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guests: Eugene Grzynkowicz, PM Realty, Inc. (Participated electronically)  
Stephanie Dremonas, PM Realty, Inc.(Participated electronically)  
John Bradshaw, Architect. (Participated electronically)

Paula Wallrich, Planning Manager presented the Staff Report. Pete’s Fresh Market (PFM) recently purchased the former K-Mart property at 16300 Harlem Avenue and is presenting a conceptual development proposal that includes new construction of a ±76,000 sq. ft. grocery store and ±43,000 sq. ft. retailer. They also propose to redevelop the former K-Mart store to provide an additional ±38,000 sq. ft. of retail space and ±138,000 sq. ft. of accessory warehouse/distribution space. The proposal will require an amendment to the existing Park Place Planned Unit Development as a Substantial Deviation. The project will be developed in phases, with Phase 1 comprising the re-use of the former K-Mart building for warehouse/distribution uses. Phase 2 will include the construction of a Pete’s Fresh Market grocery store and associated retail. Phase 2 will also include the renovation of the former K-Mart store to include an additional ±38,000 sq. ft. of retail and maintain the warehouse/distribution uses as accessory to the grocery store.

She noted the proposed development for Pete’s Fresh Market is located in the Park Place PUD, adopted on November 7, 1989 (89-O-045). The original planning for this property included Single Family (R-1) and General Business and Commercial uses (B-3) with the hope of attracting a hotel, restaurant, office and retail uses. Additionally, there were hopes to build a 9-hole golf course as part of the mixed-use PUD. The residential uses were constructed on the west side of the property and in 1993 the Village amended the PUD (93-O-36) to allow for the construction of the Aldi store. A PACE Warehouse Store (a membership buyer’s club) was already constructed north of Aldi and is now occupied by Sam’s Club. Two years later in 1995, the Village amended the PUD again to provide for the K-Mart store (95-O-001) and outlot; the required stormwater management essentially eliminated any future plans for a golf course. The perimeter fencing, landscape berms and parking lot improvements were all constructed with the development of the K-Mart store.

Ms. Wallrich displayed an image of the parcel owned by Pete’s Fresh Market. It is a rather large area totaling 53 acres. The proposed development comprises two of the four parcels previously owned by the K-Mart corporation. Parcel 1 (27-24-202-020-000) comprises almost 26 acres and includes the former K-Mart Store with associated parking. Parcel 2 (27-24-202-021-000) is just over an acre in size and is undeveloped. There are two other parcels under PFM ownership but they are located south and west and are undevelopable (contain floodplain and storm water detention for the site). The Substantial Deviation will cover both parcel 1 & 2; however, the proposed project is primarily planned for Parcel 1.

She further noted the project will be developed in phases with the first phase involving the use of the former K-Mart store for warehouse/distribution uses. Due to COVID-19, Pete’s Fresh Market has experienced increased demand for warehouse space at their existing warehouse facilities. Currently, their warehouses contain dry goods and some non-grocery related items such as fixtures and spare equipment for their stores. PFM proposes to use the vacant K-Mart store to relocate these items to make room for more grocery related items in their existing warehouse facilities. They have also stated that during this time of COVID-19 they have been presented with purchasing opportunities for items of necessity that have been difficult to keep stocked in their stores. Therefore, they propose to use the Tinley Park property to store some of these products as well.

Ms. Wallrich explained that PFM has committed to beginning construction for Phase 2 by June 1, 2021; therefore, no physical alterations are planned for the site or building for Phase 1 beyond continued maintenance and life safety requirements for occupancy of the warehouse at this time.

Phase 2 will comprise the construction of a Pete’s Fresh Market grocery store (± 76,000 sq. ft.) with an additional ±43,000 sq. ft. of associated retail. This phase will also include the renovation of the former K-Mart store to include an additional ±38,000 sq. ft. of retail that will wrap around the northeast corner of the former K-Mart Store. Phase 2 will allow for the continuation of the warehouse/distribution uses as accessory to the grocery store and will involve the construction of five (5) additional loading docks on the west side of the existing loading dock.

Discussions with the applicant have resulted in an anticipated schedule for Phase 2 as follows:

November 15, 2020	Phase 2 PUD submittal by PFM
January 21, 2021	PC # 1 workshop - Pete’s PUD Phase 2
February 4, 2021	PC #2 Public Hearing - Pete’s PUD Phase 2
February 15, 2021	VB First Reading, Pete’s PUD Phase 2
March 1, 2021	VB Adoption, Pete’s PUD Phase 2
April 1, 2021	PFM submit for building permit
May 15, 2021	Village issue building permit
June 1, 2021	Groundbreaking
September 1, 2022	Grand opening of Pete’s Fresh Market

Ms. Wallrich then explained the zoning and landuse of the property and immediate vicinity. The subject parcel is located in the Park Place PUD with the underlying zoning of B-3, General Business and Commercial. It is located along Harlem Avenue, one of the Village’s major commercial corridors.

The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with commercial uses. The property to the west is developed with two-family duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4, Office and Service Business zoning district, and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.

Pete’s Fresh Market is seeking several approvals. They are requesting approval of the overall conceptual site plan and final approval of the Special Use for the Substantial Deviation that will provide for the warehouse/distribution use in Phase 1 and the

construction of ±119,000 Sq. Ft. of retail use and the renovation of ±38,000 Sq. Ft. in the former K-Mart Store for retail uses in Phase 2. As part of the Substantial Deviation, they are requesting several exceptions to the Village Code as noted in “Open Items”.

Ms. Wallrich explained that warehouse/distribution uses are permitted in the M1 (General Manufacturing) and MU-1 (Mixed Use Duvan Drive) zoning districts. They are not a Permitted or Special Use in the B-3 district, which is the zoning of the subject parcel. Any consideration of permanent, non-permitted uses on this site requires a Special Use for a Substantial Deviation of the PUD. Earlier this year, the Village adopted an amendment to the Zoning Ordinance to allow warehouse/distribution uses as a temporary use in a B-3 district with conditions. The Village Board approved a 6-month temporary use permit for a warehouse/distribution use for PFM on May 19, 2020. However, after discussions with staff it was recommended they follow the more permanent solution that aligns with their long-term goal of developing the site for a new grocery store with associated warehouse/distribution uses. They are requesting the use of the former K-Mart store for the storage of dry goods and equipment. They plan to occupy ±138,000 sq. ft. of the existing structure and will not be installing any racking or other permanent improvements as part of Phase 1. They are not planning on making any improvements to the exterior of the building as part of Phase 1; however, with Phase 2 there will be erecting demising walls to provide for the new retail space that will anchor the northeast corner of the building. There will also be façade and site improvements to the existing building with Phase 2.

She noted that warehouse/distribution uses are defined as “Warehouse, Distribution Plants and Wholesale Establishments (are) engaged in the storage, wholesale, or distribution of manufactured products, supplies and equipment, excluding bulk storage of material that are flammable or explosive.” The consideration of a warehouse/distribution use in the B-3 district necessarily requires an analysis of potential negative impacts resulting from the use. Traffic volume and pattern, screening, hours of operation, noise, overnight storage of delivery vehicles, and outdoor storage are all issues that require thorough consideration and mitigation tactics.

Ms. Wallrich then discussed the conceptual site plan noting that currently, there are 5 docks on the east side of the dock area at the south side of the store. In Phase 1, PFM will continue to use these docks. In Phase 2 they will construct 5 additional docks on the opposite (west) side of the dock area. PFM anticipates no greater than 15 trips per day in Phase 1. As a point of comparison, deliveries are made at the Aldi and Sam’s Club as well as for the former K-Mart store. The number of trips for Phase 2 will be reviewed upon that submittal; staff will recommend a traffic study at that time.

In Phase 1 the proposed route for delivery truck traffic is as depicted in a counter-clockwise fashion around the building. Routing will be reassessed with Phase 2 that will eliminate trucks traversing along the front (north) side of the former K-Mart store. The Plan Commission should discuss the impact of anticipated delivery truck traffic volume and truck routing.

There is a berm just south of this area with mature landscaping that provides screening for northbound traffic on Harlem Avenue. There is also existing landscaping along Harlem Avenue that provides screening from the public ROW, except for the opening at the right-in/right-out access. There is a solid wood fence along the west property line. It is important to note that the residential area does not abut the former K-Mart store.

Ms. Wallrich noted that there was mature landscaping along the Harlem Avenue Right-of-Way on Google streetview, which was depicted in the staff report, however, after driving out to the site, it was noticed that some of the trees south of the 163<sup>rd</sup> access have been removed. The original landscaping provided screening of the dock area. She noted that even though there is a landscaped median on Harlem Avenue that helps to screen the dock area, staff would like to see the parkway trees replanted. She recommended the Plan Commission discuss the ability to screen the loading docks from public view.

PFM is requesting deliveries be allowed between the hours of 5:00 a.m. and 5:00 p.m. These hours conform to their operations and deliveries/receiving of product. In a review of deliveries for the Sam’s Club and Aldi’s the following information was provided:

Sam’s Club	7:00 a.m.- 10:00 p.m.
Aldi	Liquor: 9:00 a.m. Milk: 6:00 a.m. Food: any time after store closes (drivers have keys)

Ms. Wallrich noted that Aldi and Sam’s Club border residential uses; the loading dock for PFM is on the south side of the former K-Mart store with a distance of over 500’ from the dock to the back of the nearest home. To allow for deliveries between the hours of 5:00 a.m. and 5:00 p.m. will require an exception to the PUD ordinance.

Ms. Wallrich discussed Ordinances related to loading operations are as follows:

1. To operate and/or maintain a motor transport engine, truck engine, reefer and/or refrigeration unit, or to allow a motor transport engine, truck engine, reefer and/or refrigeration unit to be operated on one's property, between the hours of 10:00 p.m. and 7:00 a.m. in any place within the village in which the majority of the buildings, within a radius of 300 feet, are used exclusively for residential purposes.
2. To operate a loading dock, by actively performing loading and/or unloading functions in relation thereto, between the hours of 10:00 p.m. and 6:00 a.m. in any place within the village in which the majority of the buildings, within a radius of 300 feet, are used exclusively for residential purposes.

Ms. Wallrich noted that the loading docks at the south side of Kmart are greater than 300' from residential uses. She suggested the Plan Commission discuss the impact of the requested hours of operation.

Regarding noise Ms. Wallrich presented Section V.9.A. of the Village Zoning Ordinance where there are maximum permitted sound levels at property boundaries abutting residential districts. For commercial uses the maximum is level 55 dBA during the hours of 7:00 a.m. and a maximum of 45 dBA during the hours of 10:00 p.m. to 7:00 a.m. She noted that these standards will be enforced; however, until the facility is operational the levels cannot be defined. She recommended t Plan Commission should discuss the potential for noise impact from the loading zone.

PFM is requesting the storage of delivery trucks overnight. These will be parked only at the docks; therefore, there would be a maximum of 5 trucks parked overnight on the south side of the structure.

There are two code requirements governing the overnight storage of delivery vehicle: Per Section V.C.7.e.: "Parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not more than 1 ½ tons capacity – except for pick-up or delivery service during normal business hours. Any truck exceeding 1 ½ tons capacity shall be adequately screened from public view when parked." Per the section discussed above regarding the screening of the dock area, it is staff's opinion that the dock area is adequately screen from public view.

In addition, per Section III.O., overnight parking of delivery vehicles defined as "Open Storage- Level 1, and over 8,000 pounds in weight" is prohibited in the B-3. PFM is requesting an exception to this requirement and will commit to limiting the overnight storage of delivery vehicles to five (5) parked in the existing dock area. The approval of overnight storage of delivery vehicles will require an exception to the PUD ordinance.

Ms. Wallrich recommend the Plan Commission discuss the impact of overnight storage of five (5) delivery vehicles at the loading dock.

Per Section V. of the Zoning Ordinance "All business, service, storage, merchandise display and where permitted, repair and processing, shall be conducted wholly within an enclosed building". The outdoor storage of "goods, products, materials or light equipment" is defined as "Open Storage- Level 2", which is prohibited in the B-3 district. Staff has discussed this concern with the PFM and they have stated there will be no outdoor storage related to the warehouse/distribution use. All materials and equipment will be stored inside. Staff recommends making this a condition of approval for the Substantial Deviation.

She recommended the Plan Commission discuss outdoor storage and condition approval on the prohibition of outdoor storage.

The Petitioner is requesting approval of a non-permitted use (warehouse/distribution) in the Park Place PUD. Per Section VII.C. 3.b. "*Uses permitted in a Commercial Planned Unit Development shall be as prescribed by the Plan Commission and **may include uses not permitted by the use regulations of the district in which said development is located**; however, the Plan Commission shall find that the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.*" The primary purpose of the Park Place PUD is for commercial uses and the proposed construction and renovation of retail space is consistent with that purpose. The proposed warehouse/distribution use is considered a subordinate or accessory use to the retail uses. The warehousing of project will support the operations of the grocery store. As such it is important that any approval of a warehouse/distribution use be conditioned upon the construction and operation of a grocery store. This will eliminate the possibility of the warehouse/distribution use operating independent of a grocery store. Due to the timing proposed by PFM there will be a period of time (2 years) that the warehouse/distribution use is operating independently of the primary use (grocery store). Ms. Wallrich recommended any approval of the warehouse/distribution use be conditioned upon the

occupancy of a grocery store no later than September 1, 2022. She noted that the Plan Commission discuss recommending the warehouse/distribution use be conditioned upon occupancy of a grocery store no later than September 1, 2022

Ms. Wallrich then discussed the conceptual site plan. Final landscaping, lighting and parking ratios will be reviewed with Phase 2, along with architectural plans. The applicant is not proposing any signage with Phase 1 however there currently exists a non-conforming sign at the 163<sup>rd</sup> entrance that staff is recommending be removed as part of Phase 1. A complete sign package proposal will be required with the submittal for Phase 2 which will allow for a conforming ground sign.

The plan provides for the redesign of the parking field so that the drive aisles are perpendicular to the main retail tenant (Pete’s Fresh Market.) Staff supports the reconfiguration of the parking lot; however, the south aisle will need a landscape buffer to avoid conflicts from cars backing into the main drive aisle that runs along the north side of the K-Mart building. A 6’ public sidewalk will need to be extended from the 163<sup>rd</sup> Street access to the south property line. Private sidewalks (6’) will need to be installed from the public walk east to connect with the internal walkway system. Crosswalks will need to be installed where pedestrian access crosses drive aisles.

Ms. Wallrich recommended the Plan Commission discuss recommending for approval the Site Plan Concept with recommendations as noted by staff and conditioned upon the removal of the non-conforming ground sign. She also discussed the need to include the sidewalk and landscaping as Phase 1. She then noted that the warehouse will be operating approximately 2 years prior to the opening of the new grocery store. Construction will commence in June 2021. The site has been vacant since 2017 and continues to deteriorate. Code enforcement has been working with the property owner to ensure that the grass and weeds are maintained. There continue to be some issues related to left over sign posts, litter, condition of the fence and areas of the building that require maintenance, and overall painting and repair. Since these issues are fluid and will change over time, staff recommends these issues remain under Code Enforcement jurisdiction.

Ms. Wallrich recommended the Plan Commission discuss on-going maintenance issues on the site.

Ms. Wallrich then displayed the list of Open Items:

<b>Open Item</b>	<b>Recommended Action</b>
<b>#1</b>	<b><i>Discuss the impact of anticipated delivery truck traffic volume and truck routing.</i></b>
<b>#2</b>	<b><i>Discuss the ability to screen the loading docks from public view.</i></b>
<b>#3</b>	<b><i>Discuss the impact of requested hours of operation for warehouse/distribution use of 5:00 a.m. to 5:00 p.m.; approval will require an exception to the PUD ordinance.</i></b>
<b>#4</b>	<b><i>Discuss the potential for noise impact from the loading area.</i></b>
<b>#5</b>	<b><i>Discuss the impact of overnight storage of five (5) delivery vehicles at the loading dock. Approval will require an exception to the PUD ordinance.</i></b>
<b>#6</b>	<b><i>Discuss outdoor storage; condition approval on the prohibition of outdoor storage.</i></b>
<b>#7</b>	<b><i>Discuss recommending for approval the warehouse/distribution use conditioned upon occupancy of a grocery store no later than September 1, 2022.</i></b>
<b>#8</b>	<b><i>Discuss recommending for approval the Site Plan Concept with recommendations as noted by staff and conditioned upon the removal of the non-conforming ground sign.</i></b>
<b>#9</b>	<b><i>Discuss on-going maintenance issues on the site.</i></b>

CHAIRMAN GRAY asked the applicant for comments.

Eugene Grzynkowicz, PM Realty Inc. noted after conversations with Ms. Wallrich that he has no objection regarding the street tree plantings in the right-of-way. They have no exceptions on the removal of the pylon sign. He stated they will take it down to the base and leave the electrical service for future use. Regarding the maintenance issue, he stated he understood the requirements. In the predevelopment stage and as they move forward to Phase 2 Pete's Fresh Market has a very high standard of maintenance within their site. He will be monitoring the site very closely.

Stephanie Dremonas, PM Realty Inc. noted regarding the Site Plan, as the site gets tenants, there will be different requirements. Right now, they are placeholdering it for 45,000 sq. ft. If there are tenants that are bigger or smaller, that is good as well. She noted that there will need to be some flexibility in the size of the spaces as they begin to lease.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted he agrees with staff regarding the screening. This should be taken care of and the trees in the parkway should be replaced to further screen the docks. He has a concern about the parking of the trailers. After 5:00 PM will the referator units on the trailers be running all night. Mr. Grzynkowicz replied they would not.

COMMISSIONER GATTO noted she has a concern that the building will be occupied by retail space and not become just an industrial area. She also agrees with getting more screening so the docks are not visible from Harlem Avenue.

COMMISSIONER WEST noted regarding the Site Plan, in the later phase when there will be construction of 2 smaller buildings on the west side that will include loading docks on the west side of those buildings which will be much closer to residential areas than the other docks on the former Kmart building. There should not be the allowance of the 5:00 AM to 5 PM on those loading docks. She noted that they are about 100-150 ft. from the residential area. She knows this will come with the Phase 2 review, but she wanted to register her concern now. Ms. Wallrich replied that it was an excellent point and stated that PFM has told her that the loading docks for the grocery store will be inside. Mr. Grzynkowicz confirmed that the docks will be enclosed. The trailer will pull up into the dock. He also stated they do not idle the trucks. The overhead door can be shut and the trucks will be concealed. They have this condition in Willowbrook where they are much closer to residential areas and it has gone off without a hitch. Ms. Wallrich replied that per the code, if it is not beyond the 300 feet per code, it will be highly scrutinized.

COMMISSIONER MANI noted as long as they follow the staff's recommendations, everything will be fine.

CHAIRMAN GRAY noted the parkway trees should be replaced to block the view of the docks. He asked Mr. Grzynkowicz how far the docks are at the Willowbrook dock from the homes. Mr. Grzynkowicz replied they are closer than the Tinley Park location. They are probably no more than 60 feet away.

CHAIRMAN GRAY asked if the beeping noise for backup on the trucks was being used at the Willowbrook location. Mr. Grzynkowicz replied the trucks pull up and back in. The beeping noise is a safety issued. Once the trucks are backed in they are shut down and in the colder months the door is shut.

CHAIRMAN GRAY asked about the decibel levels that would be considered at 5:00 a.m. He noted once it is built, it could be tested, and what action would they take if the decibel level was exceeded? Mr. Grzynkowicz replied they have done this exercise at the Willowbrook location with the decibel levels. He did not have the readings at this time, but he will share those with staff. He noted that in the Tinley Park location there is a benefit of several trees and a dense landscape area which will help to lessen the impact from any noise emanating from the docks.. Ms. Wallrich added the condition exists with Aldi and Sam's and other stores in town close to residential homes with no complaints.

CHAIRMAN GRAY noted he agreed with staff's recommendation that the approval for Phase 1 be conditioned on building a grocery store and associated retail in Phase 2. He did not want this to be an industrial area. He also agrees with the high standard of maintenance. He also agrees with staff's recommendation for the traffic to change for Phase 2, so there are no trucks going down a route where customers are walking. Mr. Grzynkowicz replied the truck routing in Phase 1 will be coming off the main



drive from Harlem. In Phase 2 there will be a U-shaped access coming off the southern part of Harlem and utilizing the dock area staging, coming off the back up to the east. This will be in the Phase 2 site plan.

CHAIRMAN GRAY agrees with the extension of the sidewalk. He also asked if trucks arrived at the same time on the return traffic. He questioned the 15 trucks/day and whether that meant 1.2 trucks per hour. Mr. Grzynkovicz replied some trucks will return in the afternoon and they will stage up for the trucks to be reloading for the morning. Worst case scenario will be about 16 trucks more spread out through the day.

Ms. Wallrich noted this has been a smooth review and she appreciates the Pete's team.

The public hearing will be heard by the Plan Commission on September 17, 2020.

### **GOOD OF THE ORDER**

1. Hailstorm's Outdoor Patio and Dreamland Academy Daycare were approved by the Village Board.
2. Fox College had its first reading. There were some residents there regarding the stormwater. We believe everything will go forward for adoption at the next Board meeting. Dan Ritter, Planning Manager noted staff and the Petitioner are working with the residents and there is a meeting set up with the residents, Fox College, and the Village Engineer to clarify the scope of the project and any concerns with the residents. Most of the concerns should be addressed and cleared up before the Village Board meeting.
3. The Cachey project on 171<sup>st</sup> Street had been withdrawn prior to going to Village Board. He was looking for an extension with the property owners on the contract due to Covid-19 struggles and it was not granted. The project has failed at this point; Tom Cachey and staff were not happy about it not proceeding. Hopefully it can be salvaged in the future and in the meantime code enforcement action is being taken due to property maintenance violations.

### **COMMENTS FROM THE PUBLIC**

None

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to adjourn the September 3, 2020 Plan Commission Meeting.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, GATTO, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice call.

CHAIRMAN GRAY declared the Plan Commission Meeting adjourned at 7:58 pm.