



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

November 19, 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 November 19, 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 Plan Commission will be participating in the meeting through teleconference.

A live stream of the electronic meeting was broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines with no more than 25 people or 25% of the maximum capacity was allowed in the Council Chambers at any one time, so long as attendees complied with social distancing guidelines. 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)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners: Eduardo Mani
Lucas Engel

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

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for November 19, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the October 1, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER VICK to approve the minutes as presented.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, 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 NOVEMBER 19, 2020 REGULAR MEETING

ITEM #1 Workshop/Public Hearing – ELFI – 17201 Ridgeland – Special Use Permits, Plat of Consolidation, Site Plan Approval

Consider recommending that the Village Board grant IBD Corp., (Contract Purchaser of property owned by Hendricks Commercial Properties), a Special Use Permit to allow Level 2 open storage on property located at 17201 Ridgeland Avenue. The request will permit ELFI wall systems to store overflow product and finished product that is ready to be shipped in an area measuring 200' x 25' on the south side of the building. The area will be enclosed by a fence. Site Plan and Final Plat approval was also considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners: Eduardo Mani
Lucas Engel

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

Guests: George Modrovic – Owner (Participated electronically)
Monica Shamass – Attorney (Participated electronically)
Mark Rogers – Attorney (Participated electronically)

Paula Wallrich, Planning Manager, presented the Staff Report. She noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked the Applicant to comment.

Monica Shamass, Attorney noted she wanted to clarify the outdoor storage. Anything being put in this outdoor storage is simply for delivery. Upon manufacturing of the product, it would be put in the storage area for the span of time it would take for the delivery truck to arrive. Mr. Modrovic has made it clear that he is willing to work with the Village on the codes and abide by all of them. If there is an issue regarding how high the product would be stacked, he is amenable to stacking it lower. This product is panels and it could be stacked at a height no greater than 6' or 8' without a problem.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER GATTO noted everything in the Staff Report is agreeable. She welcomes seeing someone take over

this property since it has been vacant for so long.

COMMISSIONER VICK noted there are good conditions in the Staff Report. We need to stick to the striping in the parking lot and the turning radius for the fire and delivery trucks. He is glad to see they will be replacing the fence and removing the barb wire right away. There should be conditions on the stacking height. A 6' stacking height is a little low and a little higher would not be any different than a lot of other storage areas. There should be a maximum stacking height, especially since this product will only be there temporarily. If they are willing to put in a 6' fence then the maximum stacking height could be 8'. Other than that, he is happy with everything else.

COMMISSIONER WEST noted she echoes that she is very glad that they are going into this property as it has been empty for a while. There was a reference in the Staff Report that the adjacent Panduit area has a long term goal to be residential. The developer has done a good job making sure this will be shielded and with the forest preserve property on the other side, it will fit in nicely and will be a nice addition to the area.

COMMISSIONER GASKILL had no comment.

COMMISSIONER AITCHISON noted staff did an excellent job and that is her only comment.

CHAIRMAN GRAY noted he concurs with the comments on the fence. If there is enough space, he liked the idea of limiting the stacking to 6' with just a little over if necessary. One of his concerns with the stacking and the fence on the south portion of the property is that it is actually on the Panduit property. When this is developed for residential the petitioner will not have control of taking down that portion of the fence on the Panduit property. His concern is if and when this becomes residential he feels it would be good to put up a fence so they would have control. If they are abutting a residential area and all there is between a residential area and this property, kids will definitely come over and climb on the panels. This would be a safety concern to make sure their lot and property are secure from damage or liability due to trespassing on the property. It would be prudent to put up a fence now and rework some of the southern landscaping. This may not be an issue now, he feels they should revise some of the plans. He questions why they are doing this in stages. Is there any way they can take care of the fence as well as the barb wire? He does understand if this is economically based.

Monica Shamass replied they agree that once the fence comes down on the south portion, it would be a liability especially for children. This is why according to the agreement, whatever comes first, then they would replace the fence on their property. For the time being, the reason why they are not replacing everything right away along with the east side if they don't have to is for financial reasons. They don't want to front load so many costs prior to occupying the building. It is more prudent to do everything that is a requirement and make sure everything works. When they have more cash flow, they will be able to make more changes. They will try to make it better for the Village regarding appearance. They are not only putting up a gate on the west side and adding landscaping, they are also repainting the building and removing the exterior duct work. The fencing is costlier and they will have to do that in stages to keep everything in budget.

Ms. Wallrich noted there may be some confusion regarding the fence. On the south side they cannot touch that fence since it is owned by Panduit. If there has not been development to the south and it is December 2025, ELFI will have to put up a new fence on their property. If Panduit decides to tomorrow to take the fence down, then the Petitioner will be required to put up a new fence on their property. Any time there is open storage it has to be completely enclosed.

CHAIRMAN GRAY replied that he did understand that. His thought was that before it became an issue, he wanted to cut it off at the pass. He understands the aversion to economically front load something. It does make sense to wait until they need to put up the fence and do the staging. He is glad to get a new tenant in that building. He is also in agreement with the Plat of Consolidation approved by engineering. He agrees with all the recommendations.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER WEST to open the Public Hearing for ELFI – 17201 Ridgeland

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing being published in the local newspaper as required by state law. He stated anyone wishing to speak on this matter will be sworn in after staff's presentation.

Ms. Wallrich noted she had nothing more to add except she wanted to make clear that according to the code, the stacking cannot extend over the fence. She does not know whether they will be submitting plans for a 6' or an 8' fence. We did not advertise for a variation to do exceed that. She noted that Ms. Shamass stated that Mr. Modrovic was willing to keep the storage below the fence.

CHAIRMAN GRAY asked the Applicant for comments.

Mr. Modrovic was sworn in and he noted that they will be good neighbors and wants to work with the Village. They have an exciting new technology with quite a bit of appeal especially overseas in developing countries. He is glad to move into this larger area where they can bring in new computerized machinery, that has already been purchased. He will start training employees in mid-January. He will be very happy in this location. It is a quiet corner, close to transportation with high ceilings. If we can work out the real estate taxes that are very high, it will help us to bring in business at a higher level.

CHAIRMAN GRAY asked for comments from the public.

There was none.

COMMISSIONER VICK noted he did not realize the wording in the code and he does know now that they need to keep the storage below the fence height.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER AITCHISON to close the Public Hearing for ELFI – 17201 Ridgeland.

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Ms. Wallrich presented the Standards for Special Use as noted in the Staff Report.

MOTION 1 (Site Plan)

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER VICK to grant the Petitioner George Modrovic on behalf of IBD Corporation, (Contract Purchaser), Site Plan Approval for property located at 17201 Ridgeland Avenue in accordance with Plans submitted and listed in the November 19, 2020 Staff Report and subject to the following conditions:

1. Approval of parking spaces, provision of parking blocks and restriping of parking spaces prior to issuance of an occupancy permit;

2. Verification of adequate turning radii for fire and delivery trucks;
3. Removal of the south access drive;
4. Replace non-compliant fence on west side of property with a 6'- 8' solid PVC fence by December 1, 2021; replace east and south non-compliant fence with a 6'- 8' solid PVC fence once development occurs on the adjacent property or December 1, 2025, whichever comes first; and
5. Installation of approved landscape plan by June 15, 2021.

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 (Special Use Ordinance for Open Storage (Level 2):

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to recommend that the Village Board grant a Special Use Permit to the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), for Open Storage (Level 2) for property located 17201 Ridgeland Avenue in accordance with Plans submitted and listed in the November 19, 2020 Staff Report and subject to the following conditions:

1. Replace non-compliant fence on west side of property by December 1, 2021 with a 6'- 8' solid PVC fence; replace east and south non-compliant fence with a 6'- 8' solid PVC fence once development occurs on the adjacent property or December 1, 2025, whichever comes first; and
2. Installation of approved landscape plan by June 15, 2021."

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 3 (Plat of Consolidation):

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GATTO to recommend that the Village Board grant approval to the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), for a Plat of Consolidation of three parcels located at 17201 Ridgeland Avenue in accordance with the Plat of Consolidation submitted and listed herein, subject to the following condition:

1. Final Engineering approval by the Village Engineer."

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

The staff report was presented at the meeting and is hereby entered into the record.

This item will be heard at the Village Board on Tuesday, December 1, 2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 19, 2020 REGULAR MEETING

ITEM #2 Workshop– Crana Homes – 19100 80th Avenue - Special Use Permits – Substantial Deviation

Consider recommending that the Village Board grant Frank Bradley of Crana Homes, Concept Site Plan approval for property located at the southwest corner of 80th Avenue and 191st Street (8001 191st St.), in the Brookside Glen Planned Unit Development. The request, if granted, will allow the Petitioner to develop final plans in accordance with the approved Concept Site Plan which includes the construction of fifty duplex homes comprising 24.5 acres and commercial uses comprising 6.6 acres.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners: Eduardo Mani
Lucas Engel

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

Guests: Frank Bradley – Petitioner (Participated electronically)
Mark Kurensky – Architect (Participated electronically)

Paula Wallrich, Planning Manager, presented the Staff Report. She noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked the Applicant to comment.

Mark Kurensky noted he has been working with staff and he feels this plan works well with today’s market. He will be glad to answer any questions the Commission may have.

CHAIRMAN GRAY asked for comments from the Commissioners

COMMISSIONER AITCHISON had no comment.

COMMISSIONER WEST had no comment.

COMMISSIONER GATTO noted that she thought this is a great concept. She has been looking for ranch style townhomes for her parents and there are none in the Village and these are very difficult to find. She also inquired if the developer has heard of Cottage Homes. These are individual homes with no shared walls and they are another great concept. She would like to see this area developed for seniors, with no stairs to climb and no maintenance. This is a good choice for the Village.

COMMISSIONER VICK noted this is a great concept. This type of home would work great in this area, with close shopping. He is looking forward to more information on this concept.

COMMISSIONER GASKILL had no comment

CHAIRMAN GRAY noted he liked the concept plan. It looks clean and fits the area. This is a great use for the property. He agrees with the idea of having the commercial properties along the road with parking lots to the side. He believes there is a market for bedrooms on the first floor of the home. This is a great concept and he looks forward to more information.

The public hearing has been scheduled for December 3, 2020

GOOD OF THE ORDER:

1. We have a new Commissioner who is listening on YouTube. His name is Frank Loscuito and he will be starting at the next Plan Commission Meeting
2. Lenny's has gone through the Village Board. They have a foundation only permit for the Car Wash.
3. Pete's came in this week and will be coming before the Commission in January 2021.
4. Brixmor has construction fences up and the permit will be issued.
5. Tinley Park has stayed strong with good development. It has been sad to see some businesses closed.

COMMENTS FROM THE PUBLIC:

There were none

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to adjourn the November 19, 2020 Plan Commission meeting.

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by voice call at 8:17 P.M.