



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

December 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 December 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 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)
Kehla West (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill

Absent Plan Commissioners: Mary Aitchison

Village Officials and Staff: Kimberly Clarke, Community Development Director
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 December 3, 2020 at 7:00 p.m.

COMMUNICATIONS

Paula Wallrich, Planning Manager noted there was a letter presented by a resident regarding the Crana Homes project. This letter was distributed to the Plan Commissioners and would be read and made part of the record during that public hearing.

CHAIRMAN GRAY welcomed the new Plan Commissioner Frank Loscuito.

APPROVAL OF MINUTES

Minutes of the November 19, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to approve the minutes as presented.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, ENGEL, MANI, WEST, LOSCUITO 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 DECEMBER 3, 2020 REGULAR MEETING

ITEM #1 Public Hearing – 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)
Kehla West (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill

Absent Plan Commissioners: Mary Aitchison

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

Guests: Mark Kurensky – Architect (Participated electronically)

CHAIRMAN GRAY asked for a motion to open the public hearing.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the public hearing for Crana Homes.

AYE: COMMISSIONERS GATTO, ENGEL, MANI, VICK, GASKILL, WEST, LOSCUITO 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.

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.

Ms. Wallrich read a letter received from Mr. Michael Stocklose, 19303 Enclave Lane. This letter will be attached and made part of these minutes.

Ms. Wallrich commented on some of the suggestions in the letter.

1. Regarding any of the traffic considerations on 80th Avenue those would have to be reviewed with the county and the Village engineer to see if full access could be accommodated at that location.
2. Regarding stop signs on Greenway she suspects it would not meet the standards for stop signs but it can be presented to the Village traffic engineer to see whether it would be warranted.
3. Construction traffic can be kept off Greenway.
4. Maintenance free would be something the builder would have to consider, as mentioned this is not in our Tinley Park Code.
5. Regarding the entrance monument, this would be something Mr. Bradley would have to take into consideration.
6. Regarding the colors, the design that has been presented is only for illustrative purposes. She agrees that we do not want a monotony of housing.

CHAIRMAN GRAY asked the applicant for comments and swore him in.

Mark Kurenski, Architect noted he wanted to thank staff for their staff report. He is in concurrence with what was just said. He was given a copy of Mr. Stocklose's comments and he feels they can work through them to his satisfaction. He looks forward to any comments.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER WEST noted the concerns about traffic and turning in and out and stated especially because this is going to be an active adult community with garages out front, these concerns need to be taken seriously. We need to make sure the traffic off the busy road is addressed. If they are going to aim at that demographic and encourage a degree of walkability they must be aware of people coming off quickly from the busy street as it undermines the purpose of doing that. We do not want to undercut the design elements that make it more pedestrian-friendly. The commenter wrote about this and the developer said they would take that into consideration. That is a valid point.

COMMISSIONER LOSCUITO noted the concept looks good. He likes the fact that it is hybrid for the community with incorporating commercial. He also likes bringing some different types of homes into Tinley Park to make it more diversified.

CHAIRMAN GRAY noted he wanted to echo Commissioner Loscuito as well as some of the commissioners from the workshop. This does seemingly fit the area and it is a good hybrid in terms of having the commercial frontage on 191st. The design that has been presented looks clean including the architectural design. As some of the commissioners said in the workshop that the target audience being active older adults and having the bedrooms on the first floor would be addressing a need. He also echoes what Commissioner West said regarding the left hand turn over the double lanes on 80th Avenue. As Mr. Stocklose mentioned this should be something to consider due to the target audience on these homes especially during rush hour. He also concurs with the construction traffic being kept off Greenway. He also echoes a little bit of variation on the homes. Overall, he thinks this is a good concept plan. He likes the access points on the development being limited to 3 exits/entrances and the 4th one being attached to the business drive aisle. He noted he had received a call from a resident that lives in Brookside Glen asking if there was any consideration for a park area in the design.

Ms. Wallrich replied that when the PUD was approved, the required open space was taken care of at that time. It serves the entire Brookside community. There is a fairly large open space that includes a bike trail in that area. They have already met the open space requirement for the Brookside PUD.

CHAIRMAN GRAY asked for public comment and swore in the residents.

Mr. Michael Stocklose noted he had looked at this plan and asked if they will be using the detention pond to the west in front of the Magnuson apartments?

Kimberly Clarke, Community Development Director replied that yes this was designed to take care of all the detentions on the west side.

Mr. Stocklose inquired about the guest parking areas for the resident's guests and will they be incorporated into this plan?

Ms. Wallrich replied that is an excellent comment and when they get down to the details of that commercial area it will be taken into consideration and the code has those requirements as well.

Mr. Mike Cutrano inquired about whether a tot lot park could be put in in the middle of the development. He also inquired if the streets would be dedicated.

Ms. Wallrich replied they would be dedicated public streets.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER WEST to close the public hearing on Crana Homes.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER VICK to grant the Petitioner, Frank Bradley of Crana Homes, Concept Site Plan Approval for the property located at 8001 191st Street in the Brookside Glen PUD in accordance with the plans submitted in the December 3, 2020 staff Report and listed herein.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board on Tuesday, December 15, 2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE December 3, 2020 REGULAR MEETING

ITEM #2 Workshop/Public Hearing – South Street Development - 6701-6755 South Street – Amendment to Variation- Projection Sign

Consider recommending that the Village Board grant David Sosin, Attorney on behalf of South Street Development, LLC approval of an amendment to Ordinance 2018-O-066 to allow the projection sign to be back-lit.

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

Absent Plan Commissioners: Mary Aitchison

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

Guests: Dan McMillan, Development Team

Kimberly Clarke, Community Development Director, 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 for comments from the Applicant.

Dan McMillan, Development Team thanked Kimberly for pointing out to them that the sign color should be red to go along with the awnings on the building. The sign with the sign-lighting will help it to be viewed from Oak Park Avenue. He needs a sign for commercial as well as the apartments.

CHAIRMAN GRAY asked for comments from the commissioners.

COMMISSIONER WEST noted that this is a reasonable request.

COMMISSIONER GATTO noted she echoes this and thinks it will look great in the downtown area.

COMMISSIONER LOSCUITO agrees that the sign will look good with the red letters.

COMMISSIONER VICK agrees that the color change is good and will look nice. The lighting will make it pop and draw people to the building.

COMMISSIONER MANI agrees the lighting will look nice and will not be obtrusive to the people living in the apartment.

COMMISSIONER ENGEL has no concerns and the color scheme will work.

CHAIRMAN GRAY agrees with all the other commissioners and noted good job to Kimberly for recommending the color change. This will look top notch and will look very nice.

CHAIRMAN GRAY asked for a motion to open the public hearing.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER WEST to open the public hearing for Crana Homes.

AYE: COMMISSIONERS GATTO, ENGEL, MANI, VICK, GASKILL, WEST, LOSCUITO 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.

Anyone who would like to speak on this matter will be sworn in after the staff presentation.

Ms. Clarke noted the Legacy Code and Variation Standards.

CHAIRMAN GRAY asked for comments from the public. There were none.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to close the public hearing for Crana Homes.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to recommend that the Village Board grant an amendment to Ordinance 2018-O-066 to the Petitioner, David Sosin, on behalf of South Street Development, LLC, for property located at 6701-6755 W. South Street allowing for a side-illuminated projection sign in accordance with the plans submitted and listed herein and adopt Findings of Fact submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board on Tuesday, December 15, 2020.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE December 3, 2020 REGULAR MEETING

ITEM #3 Workshop/Public Hearing – Text Amendment – Temporary and 7460 Duvan Drive Medical Office Use MU-1 District

Consider a proposed text amendment to the Tinley Park Zoning Ordinance amending Section V.B. Schedule I (Schedule of Permitted Uses-By Use Type) allowing “Business and professional offices, including medical” as a Special Use in the MU-1 (Duvan Drive Mixed Use Overlay) and amending Section V.C.11 (Temporary Uses) to permit temporary use approvals related to local, state, and federal emergency or public health declarations. The proposed text amendments would allow for medical offices (including COVID-19 testing) in the MU-1 zoning district as a Special Use and would also amend the Temporary Use section to give the Village Board greater flexibility to permit COVID-19 testing or other temporary uses that may be necessary in an emergency situation.

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

Absent Plan Commissioners: Mary Aitchison

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

Guests: Amer Sweiss, Petitioner (Participated electronically)

Dan Ritter, Senior Planner, presented the Staff Report. He 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. It was noted that staff received inquiries of the request from two businesses, Two Men and a Truck and Tinley Auto. Both were satisfied after learning about the appointment-only and traffic measures put in place with the request. Neither wanted to make a formal public comment on the request.

CHAIRMAN GRAY asked for comments from the commissioners.

CHAIRMAN GRAY noted he worked on Duvan Drive for 30 years and it is a unique zoning district. There are several different types of businesses, some with truck traffic. The street is narrower than necessary for these big trucks. Many times, the trucks have to navigate backwards to get into a loading dock and they are basically restricting access on Duvan Drive as they are making their three-point turns. Depending on what part of the day there are trucks parked on Duvan Drive to wait to unload. Even though it does seem like a patchwork quilt, he thinks that staff should be careful not to use the MU-1 district as an “aisle of misfit toys” for uses that don’t fit anywhere else then just throw it in Duvan. The fit has to be right here as well. Some of the businesses have high visibility near Harlem, but as you

get into Duvan Drive there is a lot of truck traffic. This is something he has witnessed first-hand. He wants to make staff and the commissioners aware that there is a lot of truck traffic.

He had an email from Paul Brown of Two Men and a Truck. He states that Duvan Drive has so much heavy truck traffic that it can be a serious issue with the amount of traffic that is backed up on the street. A Covid testing Center would not be an issue with normal traffic, but Duvan Drive has a lot of existing heavy truck traffic. He mentions that Two Men and a Truck has 15 trucks, Aries has a heavy fleet and tow trucks are always trying to maneuver out of body shops and semi-trucks are constantly parked on either side of the street during the day waiting to load or unload.

CHAIRMAN GRAY notes that he concurs with Paul Brown's synopsis of the situation on Duvan Drive. In regards to the former emissions center, when it would get close to the deadline the facility would have a line of traffic parked on Duvan Drive waiting to get in. This is in addition to all the other traffic previously mentioned. To staff in order to add a new business to this area it must be the right fit. There are no pedestrian walkways in this area, you have to walk on the street or on the grass.

CHAIRMAN GRAY asked for a motion to open the public hearing.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER WEST to open the public hearing for Text Amendments.

AYE: COMMISSIONERS GATTO, ENGEL, MANI, VICK, GASKILL, WEST, LOSCUITO 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.

Anyone who would like to speak on this matter will be sworn in after the staff presentation.

Mr. Ritter noted there will be two motions. He understands that the fit needs to be right in order to be put in this area. The comments about pedestrian walkways are valid. It would be nice to have sidewalks. Sidewalks are limited in all of the industrial parks and it does not make sense because these areas need walkability too. It would be a nice use of TIF funds to put sidewalks in at least on one side of Duvan Drive.

CHAIRMAN GRAY asked for comments from the Commissioners.

There were none.

CHAIRMAN GRAY asked for comments from the Applicant and swore him in.

Mr. Amer Sweis, Petitioner for Covid Testing Center noted he wanted to thank the staff and the speed of the project pushing this forward quickly. A key component to this is that they are only accepting appointment with no walk-in traffic. The is a key component to avoid any traffic. When people come to the site, they are pre-registered, they drive into the testing center, and stay in their cars. The majority of the work is done when appointments are pre-scheduled. When they come in it is a quick check-in to confirm their identification and then the test. It is a quick 2 to 3-minute process per patient. We are conscious to not overschedule people and will not have a jam and employees aren't rush or directing traffic. We want to make this flawless with no traffic jam. It is important to the success of the center.

Mr. Ritter noted to Mr. Sweis that some of the comments make sense to the larger aspects of the proposed text amendments, but the site-specific comments might be more useful in the next public hearing for their Special Use.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER WEST to close the public hearing for Text Amendments.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Motion 1 – Temporary Uses

COMMISSIONER WEST, seconded by COMMISSIONER ENGEL made a motion to recommend that the Village Board approve the proposed Text Amendment to Section V.C.11. (Temporary Uses) of the Village of Tinley Park Zoning Ordinance, as indicated in the Staff Report dated December 3, 2020. The proposed Text Amendment will provide for emergency or disaster-related temporary uses in the Village with conditions.”

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 – Medical Office in MU-1

COMMISSIONER LOSCUITO, seconded by COMMISSIONER MANI made a motion to recommend that the Village Board approve the proposed Text Amendment to Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated December 3, 2020. The proposed Text Amendment amends portions of Section V.B. Schedule I to allow “Business and professional offices, including medical” as a Special Use in the MU-1 (Mixed Use DuVan Drive Overlay) Zoning District.”

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board on Tuesday, December 15, 2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE December 3, 2020 REGULAR MEETING

ITEM #4 Workshop/Public Hearing – NAS Covid Testing Center – 7460 Duvan Drive – Special Use

Consider recommending that the Village Board grant Amer Sweis, on behalf of NAS Testing Center (tenant) a Special Use Permit, upon amendment of the Zoning Ordinance, to allow a Medical Business and Professional Office at 7460 Duvan Drive in the MU-1 (Duvan Drive Mixed-Use Overlay) zoning district. Upon amendment of the Zoning Ordinance to allow a special use permit to be requested, this request would permit a drive-thru medical testing facility at this location previously designed as a drive-thru emissions facility with conditions.

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

Absent Plan Commissioners: Mary Aitchison

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

Guests: Amer Sweiss, Petitioner (Participated electronically)

Dan Ritter, Senior Planner, presented the Staff Report. He 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. It was noted, that the Village of Oak Lawn was contacted by staff and they have not had any known issues of complaints with the Petitioner's current location.

CHAIRMAN GRAY asked for comments from the commissioners.

COMMISSIONER LOSCUITO noted his concern with the traffic on Duvan and 175th Street. He hopes that with the appointment requirement that it would resolve this issue. This was his only concern.

COMMISSIONER WEST echoes the previous concern. With the appointments being scheduled it should help to avoid traffic backup issues.

COMMISSIONER GATTO wants to make sure the only people coming to this are by appointment. Once Covid is over, what will this be used for?

Mr. Sweis replied that after Covid is over he will be using this site for vaccines and other types of medical testing.

Mr. Ritter noted the temporary use is for one year and if it is extended it will have to be approved by the Village Board each time. This request is more permanent since they have some vision of being able to use it going forward. Covid has changed a lot of the processes of testing and medical appointments as well. People may want to avoid typical hospitals or doctors' offices in the future. This provides a quick and simple way without even leaving the car.

CHAIRMAN GRAY inquired about the typical number of vehicles he would service during the day.

Mr. Sweis replied that typically they see about 150 people per day at his other site in Oak Lawn, but this site would be able to handle more. Everything is scheduled by appointment. If people just drive in he will not see them. We never have stacked vehicles at that location.

CHAIRMAN GRAY noted with the stacking at that site there are 3 vehicle bays that can be used every 6 minutes. This could give 30 vehicles per hour times 12 hours would be 360. If you are only seeing 150 per day, you would not be working at capacity. If someone comes in without an appointment, how do they make an appointment. What is the time between appointments. Is this an app on your phone?

Mr. Sweis replied that most of the appointments are booked the same day, but a few are far in advance.

CHAIRMAN GRAY noted if someone was turned away they could drive around the block and make an appointment and return right away. We want to make sure traffic spillage does not occur.

Mr. Sweis noted there usually are not openings and making an appointment right away would probably not happen.

CHAIRMAN GRAY inquired if they would be staying after Covid? This was noted to be a temporary 12-month lease until a vaccine is made available. Will you shut down the facility when the vaccine comes out? What would be the next step?

Mr. Sweis replied that even with a vaccine, testing will still continue. The vaccine is for a limited amount of people. Once people take the vaccine they will still have to be tested to see if they are negative or positive to avoid spreading to those without it. The schedule will be based on a week to week analysis with a slow start. If there is a huge spike in demand, we will adjust. If there were 1000 people a day though, we would not be able to handle that.

CHAIRMAN GRAY inquired if the Tinley Auto and Two Men and a Truck, that reached out regarding the traffic were satisfied with Mr. Ritter's discussion.

Mr. Ritter replied that both were content after his discussion with them about the petitioner's plan. They wanted to make sure it was appointment only and avoid spillage onto Duvan Drive as we discussed here. With the Special Use we included a specific condition that it has to be by appointment only, no traffic can go on Duvan Drive and no off-site parking. It is enforceable if needed, but Mr. Sweis has done this before and seems confident he can manage it.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER WEST to open the public hearing for the Covid Testing Center.

AYE: COMMISSIONERS GATTO, ENGEL, MANI, VICK, GASKILL, WEST, LOSCUITO 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.

Anyone who would like to speak on this matter will be sworn in after the staff presentation.

CHAIRMAN GRAY asked for comments from the Applicant and swore him in.

Mr. Amer Sweis thanked staff and the Commission. We all have people who have been affected by Covid. This service can be a life or death situation for people. He looks forward to working with the Village.

CHAIRMAN GRAY asked for comments from the Commissioners.

There were none.

CHAIRMAN GRAY asked for comments from the Public.

There were none.

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER MANI to close the public hearing for the Covid Testing Center.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Mr. Ritter presented the Standards for Special Use

COMMISSIONER GATTO seconded by COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Amer Sweis on behalf of NAS Testing Center, for a Special Use for a Medical Office with a drive-thru testing facility to be located at 7460 Duvan Drive and adopt Findings of Fact as proposed by Village Staff in the December 3, 2020 Staff Report, subject to the following conditions:

1. All medical testing shall be conducted by appointment only. All stacking shall occur in the designated vehicle stacking area. Patient appointments and traffic shall be actively managed to avoid any off-site parking.
2. Site landscaping shall be maintained and replaced per the approved Landscape Plan by April 30, 2021.
3. Any building, fire, or code enforcement items shall be addressed prior to occupancy.”

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board on Tuesday, December 15, 2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE December 3, 2020 REGULAR MEETING

ITEM #5 Workshop/Public Hearing – MedPro Health Providers, LLC – 16820 Oak Park Avenue – Site Plan, Final Plat Approval, Special Use and Variations

Consider recommending that the Village Board grant MedPro Health Providers, LLC (Contract Purchaser) a Special Use Permit to allow a mixed-use structure and Variations from the Zoning Code (Heritage Site maximum investment threshold, minimum dwelling size, covered residential parking) to allow for the redevelopment of the property located at 16820 Oak Park Avenue in the NG (Neighborhood General) zoning district. The request includes Site Plan and Final Plat approval to allow for redevelopment of a detached single-family residential dwelling to a mixed-use building. The first floor and basement will be occupied by the Petitioner’s office-based business, and an apartment will be located on the second floor with a connected first floor kitchen.

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

Absent Plan Commissioners: Mary Aitchison

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

Guests: Riz Villasenor, Petitioner (Participated electronically)

Dan Ritter, Senior Planner, presented the Staff Report. He 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 for comments from the Applicant.

Riz Villasenor introduced his company, MedPro Health Provider. They are a home health company based in Tinley Park. He thanked staff and the Commission. Currently they are leasing a third floor office space across from the old K-Mart on Harlem Avenue and his business has changed substantially. His business is considered front-liners with the Covid. They offer six disciplines and they are licensed with the State of Illinois. They do nursing, physical therapy, occupational therapy, home health aid and medical social work. We take care of the senior population in their homes. The office in this new building makes sense since we are a home health agency. Everything we do is done electronically, so the nurses and therapists don’t go to the office. The majority of his staff due to Covid are working from home. We can have a fully remote operation for the healthcare workers. This location would only be

him and a few administrative office staff. We are proud to know some of the history of the property and that this used to be the home of the first and only female mayor of Tinley Park, Ms. Rose Brown.

CHAIRMAN GRAY asked for comments from the commissioners.

COMMISSIONER GASKILL inquired about the second floor apartment with the kitchen on the first floor. Will this apartment be for rent? He cannot imagine a person having to go downstairs to go to the kitchen. This is just a way for them to reduce the property tax.

Mr. Ritter replied this is not the typical setup. It is being left at its current location mainly for cost savings, but does meet building code requirements. They would have to remove one of the bedrooms to add the kitchen on the second floor. Mr. Ritter noted they could live in it, rent it, or leave it vacant; that would be up to them. Without the decrease in property tax assessment, this conversion and redevelopment would not be being pursued.

CHAIRMAN GRAY inquired if there is an area in the kitchen for a table.

Mr. Ritter replied he is not sure if they have finalized the floor plan, but that there may be room in the kitchen.

Mr. Villasenor replied the area of the stairs and the kitchen would be enclosed. When the area is closed there would be room for a small table.

CHAIRMAN GRAY noted on the plan there is a room for the kitchen that is 135 sq. ft. and sees that they could potentially fit a table there.

COMMISSIONER WEST inquired if the main entrance to the building is by the stairs and the kitchen?

Mr. Ritter replied the main entrance is by the front of the building. There is also a back entrance that would go directly into the office space. People entering the office will not be going through the apartment kitchen, as it is not permitted by the building code.

CHAIRMAN GRAY noted the square footage for the apartment is less than the required square footage for a 2 bedroom. However, making it a one bedroom also would be deficient. There is some basement area that is not being counted. This is an innovative way to reuse a historic building that has been vacant. Someone with leg issues would not be running up the stairs. This would work for a bachelor or a single person. He also agrees with all the open items. He would like confirmation on the Plat of Consolidation. If this is approved tonight, will they need this Plat for the December 15th Board Meeting?

Mr. Ritter replied that he would need the Plat prior to the meeting and has been warned it will be continued if not received in time.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GATTO to open the public hearing for the MedPro Health Providers, LLC.

AYE: COMMISSIONERS GATTO, ENGEL, MANI, VICK, GASKILL, WEST, LOSCUITO 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.

Anyone wishing to speak will be sworn in after the staff presentation.

CHAIRMAN GRAY asked for comments from the Applicant.

No comment.

CHAIRMAN GRAY asked for comment from the public.

There was none.

CHAIRMAN GRAY asked for comment from the Commissioners.

There was none.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER WEST to close the public hearing for the MedPro Health Providers, LLC.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Mr. Ritter presented the standards for Special Use, Variations, Legacy Code and Site Plan.

Motion 1 - Site Plan

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL to grant the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, Site Plan Approval for the property located at 16820 Oak Park Avenue in the NG, Neighborhood General, zoning district, in accordance with the plans submitted in the December 3, 2020 Staff Report and listed herein and subject to the following conditions:

1. Prior to any occupancy, the commercial space shall have all permitted building work complete to convert the space to a commercial use including a buildout, fire suppression, and fire alarm system permits.
2. A photometric study shall be completed to determine how to best light the site and building in compliance with Village standards. Site lighting shall be installed with the required parking lot work.
3. The following project deadlines shall be met:
 - a. Parking lot work, including replacement of all asphalt and required site lighting shall be completed by June 30, 2021.
 - b. Proposed landscaping shall be installed by June 30, 2021. The final landscape plan, including plant species and placement shall be approved by Village Staff prior to planting.
 - c. The commercial and residential apartment construction work/occupancies may be phased with Building Official approval of the building permit. All work for the conversion to a mixed-use building shall be completed by December 31, 2021.
4. A Final Plat of Subdivision consolidating the two lots and providing for cross-access to the north shall be submitted to the Village for review and approved by the Village Board.
5. Site Plan Approval is subject to approval of the Special Use Permit, Variations, and Final Plat by the Village Board.
6. Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer.”

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 - Special Use

COMMISSIONER ENGEL, seconded by COMMISSIONER MANI made a motion to recommend that the Village Board grant the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, a Special Use Permit to convert a Heritage Site from a detached single-family home to a mixed-use building at 16820 Oak Park Avenue in the NG (Neighborhood General) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the December 3, 2020 Staff Report, subject to the following conditions:

1. The commercial and residential apartment construction work/occupancies may be phased with Building Official approval of the building permit. All work for the conversion to a mixed-use building shall be completed by December 31, 2021.”

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 3 - Variations

COMMISSIONER GASKILL, seconded by COMMISSIONER WEST made a motion to recommend that the Village Board grant the three Variations as listed in the December 3, 2020 Staff Report, to the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, at the property located at 16820 Oak Park Avenue in the NG, Neighborhood General, zoning district, in accordance with the plans listed and adopt Findings of Fact as proposed in the December 3, 2020 Staff Report.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 4 – Final Plat

COMMISSIONER LOSCUITO, seconded by COMMISSIONER GATTO made a motion to recommend that the Village Board grant approval to the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, a Final Plat for consolidation of two lots public cross-access to be granted to the north along the driveway on the property at 16820 Oak Park Avenue, in accordance with the plans listed in the December 3, 2020 Staff Report, subject to the following conditions:

1. The Final Plat shall include consolidation of the two lots and cross-access to the property to the north along the existing driveway.

2. The Final Plat is subject to review and approval by Village Planning Staff, Village Attorney, and the Village Engineer.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board on Tuesday, December 15, 2020

GOOD OF THE ORDER:

1. The Brixmor project is well underway and they will be pouring foundations within the next couple weeks.
2. The Chipotle project in Brookside Marketplace has submitted their plans for construction and are taking over the Bank of America building
3. At Tuesday's Village Board it was announced that a restaurant user has been identified for the Boulevard on South Street. This is the owner of the Dancing Marlin in Frankfort and is looking to do a new venture here in Tinley Park. This will be an Italian Tapas style restaurant. The Village may offer an incentive to help them get launched.
4. We have been utilizing grant money to assist our restaurants that have been hit hard by Covid. We will be giving them money to offset their costs and stay open during the winter months for heaters and tents. We have 9 applications in and 5 have been approved and they will get up to \$5000,00 per application. We are excited to see that this money is being utilized.
5. The next meeting on December 17th has been cancelled. Merry Christmas to all.

COMMENTS FROM THE PUBLIC:

There were none

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER ENGEL to adjourn the December 3, 2020 Plan Commission meeting.

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

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by voice call at 10:12 P.M.