



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION**

February 16, 2023 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the February 2, 2023 Regular Meeting

ITEM #1 PUBLIC HEARING – MR. SMOKE

7212 191ST STREET SUITE 300 – SPECIAL USE FOR TOBACCO STORE

Consider recommending that the Village Board grant Ismat Haddad on behalf of Mr. Smoke a Special Use for Tobacco Store at 7212 191st Street Suite 300 in the B-3 PD (General Business & Commercial, Brookside Marketplace PUD) Zoning District.

**ITEM #2 PUBLIC MEETING –PUBLIC HEARING NOTICE PROCEDURES –
POLICY PROPOSAL**

Discuss proposed public hearing notice policy.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

February 2, 2023

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on February 2, 2023.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for February 2, 2023 at 7:02 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: James Gaskill

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Steve Shaqra, Tinley Childcare Academy, LLC
Tiffanie Townsend, Tinley Childcare Academy, LLC
Corrie Mangan, Tinley Childcare Academy, LLC

Members of the Public: Kehla West

COMMUNICATIONS – Odyssey item continuation. Continued indefinitely.

APPROVAL OF THE MINUTES - Minutes of the January 19, 2023 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER GATTO to approve the January 19, 2023 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 2, 2023 REGULAR MEETING

ITEM #1: PUBLIC HEARING – TINLEY CHILDCARE ACADEMY LLC, 7012 171ST STREET – SPECIAL USE PERMIT

Consider recommending that the Village Board grant Tinley Childcare Academy LLC a Special Use for a Day or Child Care Center at 7012 171st Street in the B-3 (General Business & Commercial) Zoning District.

Present and responding to roll call were the following:

Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: James Gaskill

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Steve Shaqra, Tinley Childcare Academy, LLC
Tiffanie Townsend, Tinley Childcare Academy, LLC
Corrie Mangan, Tinley Childcare Academy, LLC

Members of the Public: Kehla West

CHAIRMAN GRAY introduced Item #1. COMMISSIONER GATTO made a motion to open the public hearing. Second was made by COMMISSIONER SHAW. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY confirmed that he received certification of public legal notice being posted. He invited staff to present their report.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY confirmed the Petitioner was present and offered the opportunity to speak at the dais.

Steve Shaqra, Tiffanie Townsend, and Corrie Mangan were sworn in.

Steve Shaqra thanked the Plan Commission, Dan Ritter, and Lori Kosmatka for expediting the public hearing for this item. Steve said he is operating a daycare to fulfill a need for families.

Tiffanie Townsend introduced herself as the longtime Director of Antico Academy, soon to be named Tinley Childcare Academy. She expressed her love of her job caring for children.

Corrie Mangan introduced herself as the longtime Assistant Director of Antico Academy, soon to be named Tinley Childcare Academy. She expressed her love of her job caring for children.

CHAIRMAN GRAY asked the Commissioners if they had any questions or comments, beginning with COMMISSIONER GATTO.

COMMISSIONER GATTO said she had no questions.

COMMISSIONER MANI stated that he was glad the daycare center was continuing operation. He added that he had no further comment.

COMMISSIONER SHAW asked about the conditions of approval. He asked if the conditions were the same as those imposed on the previous Special Use Permit obtained by a former Petitioner who ultimately did not pursue acquiring the business. Lori Kosmatka confirmed that the conditions were the same. COMMISSIONER SHAW confirmed that his questions were answered.

COMMISSIONER MARAK said he had no comment.

COMMISSIONER TRUXAL said he is glad the business will continue.

COMMISSIONER HAMILTON said that he is also glad the business will continue.

CHAIRMAN GRAY agreed that he is glad the business will continue to operate in the same manner as it does currently. He stated that he is okay with the project, so long as the parking is reconfigured. He stated he had no further comment, and said that the Petitioners may be seated if they did not have any additional comments.

Dan Ritter said that this is what he likes to see for special uses, where things stay similar when the operator changes. He said it is typically the case that new operators of businesses often state that their business model is the same as the previous business, but what is actually proposed is different. He added that this case was unique because the existing staff would continue working at the daycare.

CHAIRMAN GRAY asked for comment from members of the public.

Kehla West was sworn in. She stated that her child attends Antico Academy and that she was excited the business is planning to remain the same. She stated that she understood the issue with the site is parking. She stated she has never had to wait for a parking space and that pickup and drop off are quick. She added that she believed parking for the property is appropriate.

CHAIRMAN GRAY asked if any other member of the public wished to speak on the matter. Seeing no one, he requested a motion to close the public hearing. COMMISSIONER SHAW made a motion to close the public hearing. Second was made by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried. He asked Staff to present the Standards.

Lori Kosmatka presented the standards.

COMMISSIONER SHAW asked how many SUPs there are in the development. He said it seems like a good use that should be allowed by right. Lori Kosmatka explained that Contractors' Offices and Shops is a Special Use because there is the potential for the use being somewhat intense. COMMISSIONER SHAW said that he understood.

There was one motion for this item.

CHAIRMAN GRAY entertained Motion #1.

Motion 1 – Special Use Permit for a Day or Childcare Center

COMMISSIONER GATTO made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Tinley Childcare Academy LLC a Special Use Permit to operate a Day or Childcare Center at 7012 171st Street in the B-3 (General Business & Commercial) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the February 2, 2023, Staff Report with the following conditions:

1. The property owner must manage parking, drop-offs, pick-ups, and visitations on-site to avoid any stacking issues or blockage of roadways.
2. Provide one accessible parking space with access aisle which will meet Illinois Accessibility Code requirements.

COMMISSIONER MANI seconded the motion. The vote was taken by roll call; all were in favor.

Present and voting in the affirmative:

COMMISSIONER GATTO
COMMISSIONER HAMILTON
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TRUXAL
CHAIRMAN GRAY

CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted that the item will go to the Village Board on February 7, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE FEBRUARY 2, 2023 REGULAR MEETING
ITEM #2: WORKSHOP –PUBLIC HEARING NOTICE PROCEDURES – POLICY PROPOSAL
Discuss proposed public hearing notice policy.

Present and responding to roll call were the following:

Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: James Gaskill

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: None.

Members of the Public: None.

CHAIRMAN GRAY introduced Item #2, which is a workshop item.

Dan Ritter thanked Jarell Blakey for doing the legwork on this project. He explained that the proposed resolution is before the Plan Commission because it directly related to the Commission's authority. He added that the proposed policy is intended to document and formalize the public notice policies the Village already follows.

Dan Ritter presented the staff report. He added to the presentation that the state-required newspaper posting is the legal minimum requirement for public notice, but that is insufficient as far fewer people read the newspaper as in the past. He said the Village policy is mostly staying the same, except for creating a two-tier system where large projects will have much larger signs developers will provide, and smaller projects will continue to use the Village's smaller signs. He added that many similar communities require large projects to have large developer-provided signs. He reminded the Commission that the item was not a public hearing.

CHAIRMAN GRAY asked the Commissioners if they had any questions or comments, beginning with COMMISSIONER HAMILTON.

COMMISSIONER HAMILTON said that many people do not look at the newspaper and posting on social media, like Facebook, may be more effective.

Dan Ritter said that social media posting is not proposed in this policy. He said he believes that the Village currently posts an agenda or a link to the public meeting stream. He added that many of the Village accounts are more focused on marketing the Village, rather than general business items. He said he would check with the Marketing Department. Finally, he said that agendas are posted on the website, but that there perhaps may be a more visible location for these agendas.

COMMISSIONER TRUXAL said that patch.com might also be a good location.

Dan Ritter said that we can reach out to the patch.com, especially for larger projects.

COMMISSIONER TRUXAL asked what the sign is made of.

Dan Ritter said the sign is made of metal, similar to a metal realtor sign.

COMMISSIONER TRUXAL asked if signs are posted by the Public Works Department.

Dan Ritter said that the Zoning Administrator posts signs.

COMMISSIONER GATTO asked if there was any text on the signs indicating that signs should be returned to Village Staff.

Dan Ritter says there is not, but that the Village's name is all over. He added that sign deposits used to be required of developers, but that the process became too cumbersome. He added that a sticker could be added to the sign to tell people to return.

COMMISSIONER MARAK mentioned that QR codes might be valuable to be added to the signs.

COMMISSIONER GATTO confirmed that the QR codes can be changed to link to different links without requiring a new QR code to be generated.

Dan Ritter said the signs include a link to the website. Dan said QR codes would be challenging for developer-posted signs, but the small signs the Village has could be useful.

COMMISSIONER MARAK said the existing bulletin emails could be a good location for plan commission updates which he thinks goes out every two weeks and has better reach than the newspaper.

Dan Ritter stated that legislation has been introduced at the state level to repeal the newspaper policy, but that it has frequently failed.

CHAIRMAN GRAY said he agrees with COMMISSIONER MARAK about the email bulletins. He said he reads them but might not read the whole thing. It will be more accessible to more people since notices are posted in an odd section of the newspaper. CHAIRMAN GRAY asked whether

projects could be mapped so that residents and business owners could check what projects are in proximity to their homes/locations.

Dan Ritter said he can ask our GIS consultant about that idea. He mentioned the Village has a “story map” for certain projects and other Village events.

COMMISSIONER SHAW said he’s seen the Village posting maps and that other jurisdictions, like Woodridge, do something similar.

COMMISSIONER TRUXAL asked about the Village newsletter. He suggested adding a letter to utility bills.

Dan Ritter said the newsletter is more marketing focused but that he could ask about adding more information to the newsletter.

COMMISSIONER TRUXAL suggested just adding a link to the newsletter.

COMMISSIONER MARAK asked if they do something like that for Village Board meetings.

Dan Ritter said that may be something separate. He said adding the project titles and a link might be helpful. He added that the Marketing Department might have suggestions as to how to get more community awareness and engagement since they focus heavily on communications.

CHAIRMAN GRAY says the purpose of the discussion and adding additional information streams to catch a wider net to notify more people with other methods besides mailing and signs.

Dan Ritter said we send more letters for controversial projects. Dan added that in the past, for some larger, high-profile projects like The Boulevard and Magnuson Apartments, the Village did more of a push on social media.

COMMISSIONER SHAW it would be important to define the objective of the policy. He said that sending notice to properties 250’ from a project site is sufficient, because the intent is to notify neighbors, not necessarily to promote public engagement. The COMMISSIONER said that a baseline policy is sufficient, and that Staff can choose to exceed the policy when it’s determined by Staff to be appropriate. He added that he felt people will disengage if there’s too much communication general business of the Plan Commission. He talked about the importance of efficient government. He said he did not think that the objective of this policy was not to fill seats in the chamber for fence variations.

Dan Ritter said there are things where we really do want public engagement, like when the Village is working on planning projects.

CHAIRMAN GRAY asked what is the driver of this policy? Is there an instance where someone was upset that they didn’t receive notice?

Dan Ritter said that there have been instances in the past where residents and business owners were

upset about not receiving notice, and that this policy will hold Staff accountable and also help the public understand how Staff handles public notice. Dan said it's good government to document a policy.

COMMISSIONER SHAW said it's a good idea to document policy.

COMMISSIONER MANI agreed with COMMISSIONER SHAW that 250' is sufficient for mailings. He also stated that he liked the idea of sending email blasts because it does not carry a cost for the Village. He said that he has done work in other states, like Florida, where the responsibility of posting public notice signs and sending out notice letters to neighbors is on the developer, rather than the municipality.

COMMISSIONER GATTO asked what other communities do.

Dan Ritter responded that most other municipalities put the responsibility of posting public notice signs on the developer. He said that some communities (especially the counties) require that the developer also send the neighbor mailings, which Staff is not proposing at this time. He said he prefers the mailings be done by the Village so that we can be certain they are done correctly. He added that with small projects, it just makes more sense for the Village to handle the posting of notice signs.

COMMISSIONER MANI said in his experience in Florida, the municipality provides the developer with a list of property owners and the developer sends out the mailings.

Dan Ritter said the larger signs are helpful.

COMMISSIONER GRAY said small signs work in walkable areas, but there's much less visibility for drive-by traffic.

COMMISSIONER SHAW said there was a time when Tinley Park was not so business-friendly, so he liked keeping the mailings in house. He asked again, what is the Village trying to achieve. He added that with big projects the Village wants the public to know about, for example, a new grocery store is opening, and those signs can almost serve as a marketing opportunity for the Village. He added that he felt that for small projects, even posting a sign might be unnecessary because it might invite controversy for small, straightforward projects. He said there should be an administrative judgement call.

Dan Ritter said many municipalities do not post signs for small residential projects, like fence variations.

COMMISSIONER SHAW said the current noticing policies were in response to a project several years ago caused substantial backlash. He said any time we can scale back while keeping our objective in mind, it's a good idea.

CHAIRMAN GRAY said in some locations, like the D. R. Horton project, there's limited sign visibility with the project being at the corner of the Village.

Dan Ritter said the policy should say that multiple signs may be required at Staff's discretion.

CHAIRMAN GRAY asked if the cost of signs is placed on the Developer now. He asked if the application fees help to cover the cost of notice requirements.

Dan Ritter said sign costs will be the responsibility of the Developer.

COMMISSIONER SHAW said that developer-provided sign policy should be required, but that staff has the authority, in certain circumstances, to waive the requirement.

Dan Ritter said he does not want to waive the requirement on his own, but perhaps in unique circumstances it might be appropriate.

COMMISSIONER MANI said the administrative authority to waive can create a gray area that could be a problem in the future where some projects get the requirement waived while others do not.

Dan Ritter said that he does not like when policies are left open ended because of those gray areas. He said Staff can add language that adds a little flexibility.

COMMISSIONER SHAW said we should be doing the most efficient thing while still doing what is legally required.

COMMISSIONER MARAK disagreed with COMMISSIONER SHAW that the objective is not necessarily to be as efficient as possible. He said he thinks for small projects its important that neighbors know about projects in their neighborhoods. The COMMISSIONER said for large projects, like text amendments and large development projects, its important to get residents involved because these projects can shape the future of the Village. He said he thinks that even large public outreach for small projects will not fill the seats, but people may show up for large projects. He appreciated how the hearings for Odyssey and Magnuson had large public involvement. He said he felt that an increased push about Plan Commission meetings would not necessarily lead to a big influx of attendance.

COMMISSIONER SHAW said he did not want what he said to be misunderstood and that he agreed with COMMISSIONER MARAK. What he meant by efficiency was to avoid a situation where residents in the Village disengage generally with the Village if there's too much general business items happening at meetings. He said that we want to reserve big pushes for public engagement to happen when its most appropriate, like working on a new comprehensive plan. He said its at that point where you want to fill the seats since the projects will have a big impact on the future of the Village.

Dan Ritter said he would speak with the Marketing Department and didn't want to speak for them.

COMMISSIONER MARAK said that the bulletins are intended to project a certain image of the Village.

Dan Ritter suggested a separate mailing list for the Plan Commission, where the public can opt in to receiving additional notices. He said that signing up for the mailing list would be something appropriate to be pushed out in village newsletters.

Multiple COMMISSIONERS agreed with this idea.

COMMISSIONER SHAW said he shares invitations for public meetings on his personal Facebook page.

CHAIRMAN GRAY asked if there were any additional questions. He called on COMMISSIONER GATTO.

COMMISSIONER GATTO had no additional comments.

COMMISSIONER HAMILTON asked about the durability of the signs, and asked whether they were in the style of political signs.

Dan Ritter said the developers would provide larger, plywood signs mounted on posts. He added that working with sign companies in the area will help improve consistency.

COMMISSIONER HAMILTON asked whether political-style signs would fulfill the proposed signage requirements?

Dan Ritter said they would not be allowed because they aren't durable. He said large development signs will be substantial.

CHAIRMAN GRAY asked if there was any further discussion needed and whether Dan Ritter needed any additional feedback from the Commission.

Dan Ritter said no. He said Staff has been given enough direction and will make some adjustments.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 2, 2023 REGULAR MEETING

ITEM #2: PUBLIC HEARING – ODYSSEY CLUB TOWNHOMES MODEL CHANGE – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district.

**To be continued until resubmittal received.

Present and responding to roll call were the following:

Chairman Garrett Gray
Angela Gatto
Terry Hamilton
Eduardo Mani
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: James Gaskill

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: None.

Members of the Public: None.

CHAIRMAN GRAY introduced Item #3 to be continued indefinitely.

CHAIRMAN GRAY requested a motion to continue the public hearing to a future date.

Dan Ritter said the item was remanded back from the Village Board because there are open items with Staff and the Village Attorney relating to the homeowners association. He said the developer of the property is actively working on resolving the issues. Dan Ritter said Staff are requesting to continue the item indefinitely until the open items are resolved, at which time the item will be re-noticed and scheduled to come before the Plan Commission.

COMMISSIONER TRUXAL made a motion to continue the public hearing for Item #3 as noted

on the agenda until all association issues are resolved as determined by the Village Attorney.

COMMISSIONER GATTO seconded the motion. The vote was taken by voice vote. All agreed to continue the item indefinitely.

DRAFT

Good of the Order

Lori Kosmatka noted that COMMISSIONER TIBBETTS resigned from the Plan Commission and a replacement has already been found. She stated that the replacement was the previous Chairman of the Village Zoning Board of Appeals, Steve Sepessy. She added the new Plan Commission member will be appointed at the next Village Board meeting.

Lori Kosmatka said that online permitting is moving forward, with commercial and residential already coming online. She said that minor permits are already online.

Dan Ritter thanked Jarell Blakey for handling the online permitting project. He added that an online payment program will hopefully be implemented soon.

Lori Kosmatka noted that the previously proposed masonry variation at 7413 Duvan Drive will be instead receiving a permit to remove the existing paint from the building's façades and the masonry will be stained, bringing the building into compliance with the Village Zoning Ordinance. Dan Ritter added that the work will not occur until spring due to the weather.

Dan Ritter noted that Michael O. Whalen is working on bringing a workshop item relating to fence ordinances.

Dan added that the permits for the Magnuson apartment project have been granted. He added that prefabricated panels are already on order and active building construction will begin in upcoming weeks. He said the clubhouse will be the first building to be constructed. The apartment buildings will begin shortly after.

Receive Comments from the Public

None were present.

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER TRUXAL made a motion to adjourn the Meeting. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned at 8:25 p.m.

PLAN COMMISSION STAFF REPORT

February 16, 2023 – Public Hearing

Petitioner

Ismat Haddad, Mr.
Smoke

Property Location

7212 191st Street Suite
300

PIN

19-09-01-401-020-0000

Zoning

B-3 PD (General Business
and Commercial,
Brookside Marketplace
PUD)

Approvals Sought

Special Use Permit

Project Planner

Michael O. Whalen, AICP
Associate Planner

Mr. Smoke Special Use

7212 191st Street Suite 300



Google Streetview of 7212 191st Street Suite 300

EXECUTIVE SUMMARY

The Petitioner, Ismat Haddad, on the behalf of Mr. Smoke, is requesting a Special use Permit to operate a *Tobacco Store* within the B-3-PD (General Business and Commercial) zoning district in the Brookside Marketplace PUD.

A Special Use Permit is required to operate a *Tobacco Store* in the B-2 (Community Shopping) zoning district. The Brookside Marketplace PUD does not restrict the *Tobacco Store* use. No changes are proposed to the site's architecture; landscaping; parking and access; or lighting.

Mr. Smoke is a new business seeking to open in a multi-tenant retail building in the Brookside Marketplace. The suite was previously occupied by a *Tobacco Store*. It is not clear why the previous shop, Big Box Tobacco, closed or relocated. Mr. Smoke will sell a variety of tobacco products at the proposed location and anticipates operating hours between 10 a.m. to 8 p.m. The nearest tobacco store to this location is 2.2 miles away and there are no "certain institutions" (e.g. churches, schools, daycares, etc.) anywhere nearby. Parking is not a concern for a *Tobacco Store* at this location.

EXISTING SITE, NEARBY LAND USES, & ZONING

The subject property at 7212 191st Street Suite 300 is an existing multi-tenant retail building. The other tenants in the building are a Subway restaurant and a Great Clips salon/barber shop. The site is located in the Brookside Marketplace PUD, which was approved in August of 2004 (Ord. No. 2004-O-051). The underlying zoning is B-3 (General Business and Commercial). Brookside Marketplace is located at the southwest corner of Interstate-80 and Harlem Avenue interchange. The PUD does not specify *Tobacco Store* as an allowed or prohibited use; the B-3 (General Business and Commercial) allows the use with a Special Use Permit.

The Village's Zoning Ordinance states that the B-3 (General Business and Commercial) "is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center."

All properties in the vicinity of the subject site are zoned B-3 PD within the same planned unit development. Immediately to the north is an Arby's drive-thru restaurant; immediately to the east is a Saucy Crab restaurant; immediately to the south is a Vision Works eye doctor's office; and immediately to the west is parking lot for a Target big box store.

The suite was previously occupied by Big Box Tobacco.

SPECIAL USE PERMIT APPROVAL

The Petitioner is requesting a Special Use Permit to operate a *Tobacco Store* in the B-3 (General Business and Commercial) zoning district. The Zoning Ordinance defines a *Tobacco Store* as "a retail establishment that derives 65% or more of its gross revenue from the sale of Tobacco Products and Alternative Nicotine Products, and in which the sale of other products is merely incidental".

The *Tobacco Store* use is not addressed in the PUD, and requires a Special Use Permit in the underlying B-3 (General Business and Commercial) zoning district. On January 4, 2022, the Village adopted Ordinance No. 21-O-091 amending the Village's Zoning Ordinance for the purpose of regulating tobacco and nicotine related retail uses. The amendment added specific definitions and restricted the use of a *Tobacco Store* to require a Special Use Permit in the B-2 (Community Shopping) and B-3 (General Business and Commercial) zoning districts. The use is prohibited elsewhere. The Special Use Permit, if granted, will only apply to the proposed business based on its business plan and information submitted with the request and does not run with the land. Potential concerns with this use include, but are not limited to, clustering of *Tobacco Stores* in any given area; nuisance lighting and signage; sale of tobacco products to underage persons; outdoor smoking near other businesses; and proximity to "certain institutions" where children are likely to be present.

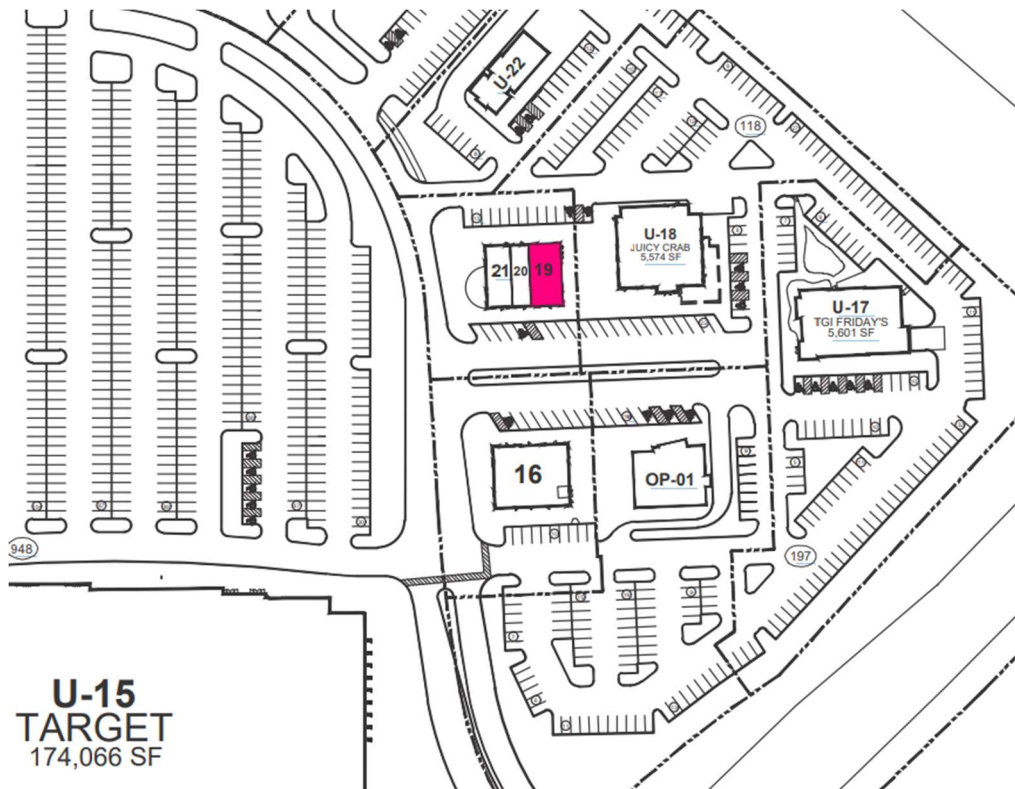
PROPOSED USE

The Petitioner is requesting a Special Use Permit to operate a *Tobacco Store* in an existing multi-tenant retail building. The Petitioner is seeking to open a new business, Mr. Smoke, at the subject property. Mr. Smoke will occupy Suite 300 of the building located at 7212 191st Street. The Petitioner is not proposing any changes to the site's architecture; landscaping; parking and access; or lighting.



Location map (top) & zoning map (bottom)

Mr. Smoke is a new business seeking to open in Tinley Park. The business will operate as a *Tobacco Store*. The Petitioner states that there will be two employees working in the shop. The shop will be open between 10 a.m. and 8 p.m.



Subject property (magenta); Brookside Marketplace site plan
<https://www.sitecenters.com/properties/brookside-marketplace>
Note: building tenant labels may be out of date.

PARKING

There are 26 parking spaces immediately adjacent to the multi-tenant retail building. This number includes two accessible spaces. There are large parking fields to the west and the south, with smaller lots in the immediate vicinity. Parking is shared amongst businesses. Mr. Smoke anticipates having two employees parked and one to five customers in the shop at a time, although, like most retail businesses, this can vary throughout the day. Mr. Smoke does not anticipate parking being a problem.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use is safe for the public, employees, and neighboring properties. Customers' ages will be verified, as required by state law. Smoking is not permitted indoors. There are no "certain institutions" (e.g. churches, schools, daycares, etc.) nearby.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood. The operation will not permit loitering and outdoor smoking will not disturb other tenants in the building.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site is already developed with adequate utilities and no additional utilities are needed.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site is already developed with a drive aisles and parking areas. Traffic impacts will be minimal.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *All other Village code requirements will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposal will allow a new business to open in Tinley Park. The business will provide sales tax revenue to the Village.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner’s request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner’s proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Special Use Permit:

“...make a motion to recommend that the Village Board grant the Petitioner, Ismat Haddad on behalf of Mr. Smoke, a Special Use Permit to operate a *Tobacco Store* at 7212 191st Street Suite 300 in the B-3-PD (General Business and Commercial, Brookside Marketplace PUD) zoning district, according to the submitted plans and adopt the Findings of Fact as listed in the February 16, 2023 staff report.”

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	12/23/22
	Narrative	Petitioner	12/27/22
	Site and Floor Plan	Petitioner	12/27/22
	Special Use Addendum	Petitioner	12/27/22



PL-2023-01-00384

Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- Special Use for: Tobacco store
- Planned Unit Development (PUD) Concept Preliminary Final Deviation
- Variation Residential Commercial for _____
- Annexation
- Rezoning (Map Amendment) From _____ to _____
- Plat (Subdivision, Consolidation, Public Easement) Preliminary Final
- Site Plan
- Landscape Change Approval
- Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: MR. Smoke

Project Description: Retail Tobacco store

Project Address: 7212 W. 191st st 300 Property Index No. (PIN): 19-09-014-010-2000

Zoning District: B-3 BROOKSPRINGMISTPLACE Lot Dimensions & Area: 157 X 133 = 20881

Estimated Project Cost: \$ 100,000 - 150,000 PUD

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: [Redacted] Company: [Redacted]

Street Address: [Redacted] City, State & Zip: [Redacted]

E-Mail Address: [Redacted] Phone Number: [Redacted]

APPLICANT INFORMATION

Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: ISMAT HADDAD Company: _____

Relation To Project: owner

Street Address: _____ City, State & Zip: _____

E-Mail Address: [Redacted] Phone Number: [Redacted]



VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize ISMAT HADDAD (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____
Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____
Property Owner Name (Print): _____
Applicant Signature: _____
(if other than Owner)
Applicant's Name (Print): ISMAT HADDAD
Date: 01/23/2023

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

must be 21 years of age to purchase product also ID'S will be required upon purchase with sign's stating That.

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Store will be kept Clean and sanitized always and there will be NO loitering.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

There will not be any smoking outside the establishment

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Yes They are available Always

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

5 people or less at any given Time.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

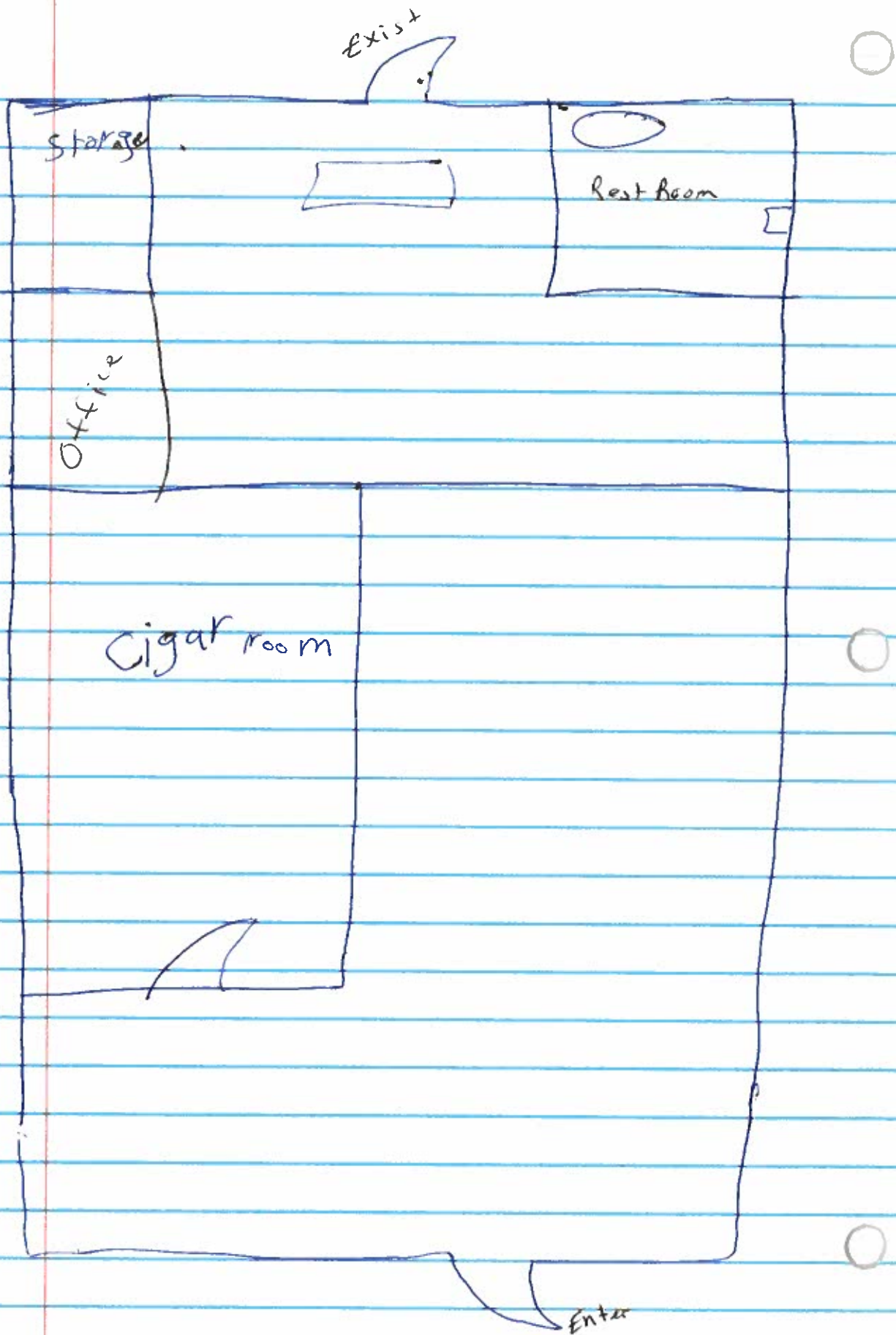
follow applicable regulations

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

will be appealing to the Area and ~~convenience~~ ^{convenience} to the mall because there is no other Tobacco store in the Area of 191st st and Harlam

We are requesting to open a Tobacco Store at 7212 W. 191st St where at one point it was a Tobacco store and we are planning on selling Tobacco products such as Vapes, Glass, accessories and Hookahs, Cigars, etc.

The store will have a manager and cashier a total of 2 workers, regards to the general plaza is good since there would only be 1-2 customers at a time. We are not doing changes to the property. Our hours of operation will be 10 AM to 8 PM 7 days a week.



PLAN COMMISSION STAFF REPORT

February 16, 2023 – Public Meeting

Policy Proposal—Public Hearing Notice Procedures

Petitioner

Village of Tinley Park

Project Manager

Jarell Blakey
Management Analyst



EXECUTIVE SUMMARY

The Village of Tinley Park currently has no documented standard procedure for conducting public hearing notices. Staff currently follows all state protocols for conducting public hearings, specifically posting legal notice in the newspaper. However, the state offers minimal regulation for these hearings, leaving it up to the municipality to further determine its notification procedures. Staff does have a workflow that they use regarding public hearings, but nothing has been formalized.

The proposed policy will set a standardized policy that will be applied to public notice for all planning and zoning cases requiring a public hearing. A majority of protocols set forth in the proposed policy are reflective of how staff currently handles public notice for public hearings. However, establishing a set procedure will allow us to point to our internal policy if/when a petitioner has a concern about our notification procedures.

Staff is proposing the policy to allow for more uniformity within the public hearing process and to establish a set policy internally that can be referenced when necessary. Ultimately, the goal of the policy is to provide a more efficient public hearing notice policy that will be clear to both staff and the public.

Changes to the February 2, 2023, Plan Commission Workshop Staff Report are indicated in Red.

EXISTING PROCEDURES

Currently, the following protocols are followed without a formalized policy:

- Upon receipt of a completed zoning application requiring a public hearing, staff schedules a public hearing in accordance with existing schedules and agendas.
- Legal Notice is published in a local newspaper no less than fifteen (15) and no more than thirty (30) days prior to the public hearing date.
- **Public Notices are posted on the village website, along with the agenda and meeting packet a minimum of 5 days before a regular meeting.**
- Written notice is issued by mail to property owners within two-hundred fifty (250) feet of the project site's parcel boundary lines.
- No new notice is required for the continuation of a Plan Commission case, as long as the case is heard after the second continuation.

PROPOSED NEW PROCEDURES

Staff is proposing the following procedures in addition to those listed above:

- Signage:
 - o Residential **and Minor** Requests
 - **Village provides signage with standard signs as designated by Village staff for requests that have potential negative effects beyond the mailing notice radius (not typically required for corner fences or signage variations)**
 - o New Residential and Commercial Development (**PUDs, rezonings, new development sites, etc.**)
 - Petitioner will provide signage meeting sign standards as designated by Planning staff.
 - Signage must have black weather resistant lettering on white background.
 - Signs must be a minimum of 4 feet high x 6 feet wide
 - The bottom of the sign must be, at a minimum, three feet from the existing grade. At the discretion of Village Staff, signs may be required to be posted at greater height to account for visibility.
 - Signage must contain the following information:
 - “Notice of Public Hearing”
 - “Village of Tinley Park Plan Commission/Zoning Board of Appeals”
 - Nature of the request (Type of zoning entitlement)
 - Zoning district information
 - Date, time, & location of hearing
 - o No signage is permitted in the public right-of-way
 - o Sign posting locations must be approved by Community Development Staff
 - o All signs must be posted no less than fifteen (15) and no more than thirty (30) days prior to the hearing. Signs must remain in place until the hearing is concluded
 - o Upon completion of the hearing, signs **must be removed within 15 days.**

WORKSHOP DISCUSSION

Commissioners discussed various aspects of the public notification procedure. There was discussion on how to provide additional notice. Discussion points included:

- **Additional distribution methods of Plan Commission meeting agenda items:**

- Village Newsletter/bulletin inclusion and/or social media posting of a link to Plan Commission agenda items. Village staff would need to identify if there is enough availability for this additional content, given the existing marketing-related content by the Village.
- Village utility bill mailing inclusion.
- Email blasts of Plan Commission agenda items. Interested residents could sign up for a mailing list. The sign-up for the mailing list could potentially be advertised on some communication from the Village.
- Publicly accessible GIS map. There was interest by the Commission in seeing whether residents could search what is happening near them such as with Woodridge and Downers Grove. Staff noted the Village currently has a project development story map, but is for larger projects.
- Mailing notice practices. The Village currently measures 250 feet from the subject property. A Commissioner commented 250 feet seemed appropriate. Staff noted they use discretion on whether to additionally mail to addresses that fall just outside the 250 feet radius if it is in the same development or area as those within the radius.
- Signs.
 - Costs and maintenance. A Commissioner suggested adding language on a sign identifying where it could be returned. Some other municipalities put the onus of the sign notice on developers.
 - QR code of Plan Commission agenda item(s) was suggested by a Commissioner. However, it is unknown if phones would be able to capture the image when displayed on larger signs.
 - A second sign may be appropriate for some developments with a large area, such as the recently approved DR Horton development along Oak Forest and Ridgeland.
- Consideration to be sparing in requirements to advertise the ordinary business of government. This may differ from controversial items, larger projects, and/or those expecting to draw a great deal of interest. A Commissioner noted consideration should be given as to whether the communication from the government is effective and efficient, and that an objective or reasoning should be provided for the additional notice. Another Commissioner noted that it may be helpful to have more people attend meetings for some items such as proposed text amendments or Comprehensive Plan. Additional notice may create an opportunity for more people to be engaged, but there is a limit to how much people can absorb.

Staff has prepared and attached a draft resolution of the proposed resolution establishing a public hearing and signage policy for the Village. These are minimum requirements and other discussion points will be considered going forward as recommendations for when and how to exceed those minimum public notice standards.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below:

“...make a motion to recommend the Village Board adopt a Resolution Establishing a Public Hearing Notice Policy for the Village of Tinley Park as described in the February 16, 2023 Staff Report and drafted Resolution.”

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION
NO. 2023-R-XXX

**A RESOLUTION ESTABLISHING A PUBLIC HEARING NOTICE
POLICY FOR THE VILLAGE OF TINLEY PARK**

MICHAEL W. GLOTZ, PRESIDENT
NANCY O'CONNOR, VILLAGE CLERK

WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
Board of Trustees

VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

RESOLUTION NO. 2023-R-XXX

**A RESOLUTION ESTABLISHING A PUBLIC HEARING NOTICE
POLICY FOR THE VILLAGE OF TINLEY PARK**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to Chapter 65 Article 5 Section 11 Division 13-2, 13-6, and 13-7 of the Illinois Compiled Statutes, public hearings are required for all rezoning, variation, and special use requests from the established zoning code; and

WHEREAS, pursuant to Chapter 65 Article 5 Section 11 Division 13-2, 13-6, and 13-7 of the Illinois Compiled Statutes, public notice must be published not more than 30 nor less than 15 days before the public hearing in one or more newspapers published in the municipality or in the county in which the municipality is located.; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interest of the Village of Tinley Park and its residents to establish a public hearing policy; and

WHEREAS, the Village must provide and protect due process rights for people affected by zoning changes. These public hearing procedures must apply to all zoning procedures requiring public hearings, except annexation procedures as governed by state law and other village ordinances; and

WHEREAS, upon receipt of a completed application in compliance with state law and the Village Zoning Ordinance, Planning Division staff must schedule a prompt public hearing taking into consideration: due dates for applications and existing agendas. Special meetings may be scheduled to conduct public hearings as permitted by state law; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, STATE AS FOLLOWS:

SECTION 1: The following public notice policy apply as minimum standard for all public hearings within the Village:

Newspaper/Website Notice Requirements: Any notice required by this resolution must be published in at least one local newspaper having general circulation in The Village of Tinley Park as follows: The notice must be published in the newspaper(s) no less than fifteen (15) and no more than thirty (30) days prior to the public hearing date. All notices must contain the following information: Village name; case name; petitioner's name; location and/or address of site; size of site; current zoning district; proposed zoning, variation, or special use permit request; public hearing body; the place and time of the public hearing; and a legal description or parcel identification number of the site. The same notice shall be posted on the Village's website within that timeframe.

Written Notices Mailed: Written notice must be mailed to all owners of property located entirely or in part within two hundred fifty (250) feet of the petition site.

Public Hearing Continuation: No republication, mailing or sign posting is required in the event that a public hearing is not concluded at the first scheduled meeting and is continued at said meeting to another date, provided that the continuation of the public hearing is held within ninety (90) days of the original public hearing date.

Public Notice Confirmation: At the beginning of each public hearing, the Chairman of the Plan Commission and Zoning Board of Appeals must determine if all notification requirements have been met. If the Chairman finds that insufficient notice has been given, the public hearing must be continued until notice requirements contained herein have been met.

Public Notice Signage: Signs must be posted in accordance with the minimum posting requirements providing notice of public hearing as follows:

1. Residential and Minor Requests
 - Village provides signage with standard signs as designated by Village staff for requests that have potential negative effects beyond the mailing notice radius (not typically required for corner fences or signage variations)
2. New Residential and Commercial Development (PUDs, rezonings, new development sites, etc.)
 - Petitioner must provide signage meeting sign standards and number as designated by Village staff that is visible from the right-of-way.
 - Signage must have black, weather-resistant lettering on a white background.
 - Signs must be a minimum of four feet high x six feet wide
 - The bottom of the sign must be, at a minimum, three feet from the existing grade. At the discretion of Village Staff, signs may be required to be posted at greater height to account for visibility.
 - Signs must contain the following text and information:
 - “Notice of Public Hearing”,
 - “Village of Tinley Park Plan Commission and Zoning Board of Appeals”,
 - The nature of the request (type of zoning entitlement),
 - Zoning district information, and
 - Date, time, and location of the public hearing

3. No signage is permitted in the public right-of-way
4. Sign posting locations must be approved by Community Development Staff
5. All signs must be posted no less than fifteen (15) and no more than thirty (30) days prior to the public hearing. Signs must remain in place until the public hearing is concluded.
6. All signs must be removed no later than 15 days after completion of the public hearing (weather delays will be considered on case-by case basis).

SECTION 2: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Resolution must be and is hereby repealed to the extent of such conflict.

SECTION 3: This Resolution is in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 7th day of March 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS 7th day of March 2023.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, NANCY O’CONNOR, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2023-R-**XXX**, **“A RESOLUTION ESTABLISHING A PUBLIC HEARING NOTICE POLICY FOR THE VILLAGE OF TINLEY PARK”** which was adopted by the President and Board of Trustees of the Village of Tinley Park on March 7th, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 7th day of March 2023.

VILLAGE CLERK