



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

JANUARY 21, 2021

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 January 21, 2021.

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)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Steven Vick
Kehla West
Angela Gatto

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

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for January 21, 2021 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the January 7, 2021 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER ENGEL to approve the minutes as presented.

AYE: COMMISSIONERS GASKILL, AITCHISON, LOSCUITO, ENGEL, MANI, 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 JANUARY 21, 2021 REGULAR MEETING

ITEM #1 WORKSHOP/PUBLIC HEARING – DO RITE DONUTS & CHICKEN DRIVE-THRU SIGNAGE, 7451 183RD STREET – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant Leonard McEnery on behalf of Lenny’s Food N Fuel 183rd Street, LLC (Property Owner) a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for drive-thru signage at the property located at 7451 183rd Street in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. The request allows for additional drive-thru signage for the Do-Rite Donuts & Chicken tenant space.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Steven Vick
Kehla West
Angela Gatto

Guests: Sam Van Bruggen, Van Bruggen Signs

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 Commissioners.

COMMISSIONER MANI inquired if the signs were installed prior to the permit.

Mr. Ritter replied that they received permits for some signs but this one was installed in error. The sign company has been up front about it and admitted this was a mistake on their part. They thought there was a permit for the signs but there was not. This was partially due to the change in the tenant (Dunkin to Do-Rite) and the rapid buildout timeline. Staff usually recommends viewing requests when the work has been done as if wasn’t already completed. Essentially, determining if it meets or doesn’t meet the required standards shouldn’t change whether it was installed without approval or not. From a legal stand point this is how you should view it and provide your recommendation to Village

COMMISSIONER MANI inquired about what the other issues were.

Mr. Ritter replied there were directional signs that had logos on them. They corrected it and took the logos off prior to opening as well as applied for the permit. The header on the main menu board was too large and they also resolved that. The only thing left is the one menu board that was installed without a permit. Permit fees are doubled for any work completed without a permit in the Village as a penalty and that will be done here.

COMMISSIONER MANI inquired if those other signs were installed prior to the permit. Everyone should be following protocol.

Mr. Ritter replied that the signs were installed prior to the permit and agree that everyone should be getting permits prior to completing work. These few signs were missed with the permits they had for the other signs. The sign company has been upfront that they had missed this due to everything with the new tenant buildout and opening date happening very fast.

COMMISSIONER GRAY noted he agreed with staff that the sign code should be revisited in the future if it is something that has become somewhat common practice to approve. He also agreed with Commissioner Mani that everyone should follow protocol.

CHAIRMAN GRAY asked for comments from the Applicant.

Mr. Van Bruggen noted that Mr. Ritter's report was summarized very well. He did overlook the sign permit and he apologized for this and is here to correct it.

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

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to open the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL 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 on this matter will be sworn in before they speak after staff's presentation. Staff, please proceed with your presentation.

Mr. Ritter noted there was nothing further to add from the workshop.

CHAIRMAN GRAY asked for comments from the Commissioners. There was none.

CHAIRMAN GRAY asked the applicants for comments. There was none.

CHAIRMAN GRAY asked for public comment. There was none.

A Motion was made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER AITCHISON to close the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, ENGEL, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Mr. Ritter reviewed the Standards for a Special Use.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to grant the Petitioner a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD with an Exception from the Zoning Ordinance for a second menu board accessory to a drive-thru that is 6 ft. tall and 11.25 sq. ft. in size at 7451

183rd Street in the ORI PD zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the January 21, 2021 Staff Report.”

AYE: COMMISSIONERS ENGEL, GASKILL, AITCHISON, LOSCUITO and CHAIRMAN GRAY.

NAY: MANI

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board for first reading on Tuesday, February 2, 2021.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JANUARY 21, 2021 REGULAR MEETING
ITEM #2 PUBLIC HEARING: ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2020.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Steven Vick
Kehla West
Angela Gatto

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

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to open the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL 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 on this matter will be sworn in before they speak after staff's presentation. Staff, please proceed with your presentation.

Dan Ritter, Senior Planner, presented the Staff Report. He noted that the Staff Report has been distributed to the Plan Commission 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. The proposed changes were all approved under public hearings in 2020 and included annexations, rezonings, and corrections. The high quality PDF of the official zoning map will be email to commissions after Village Board approval and posted online.

CHAIRMAN GRAY asked for comments from the Commissioners. There was none.

CHAIRMAN GRAY asked for comments from the Public. There was none.

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

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER ENGEL to close the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY asked for a motion to recommend approval of the 2020 Zoning Map.

COMMISSIONER MANI, seconded by COMMISSIONER GASKILL made a motion to approve the 2020 Zoning Map.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

GOOD OF THE ORDER:

1. The next Plan Commission Meeting will be February 4, 2021. Please respond to Dan regarding your attendance.

COMMENTS FROM THE PUBLIC:

There were none.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER ENGEL to adjourn the January 21, 2021 Plan Commission meeting.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY declared the Motion approved by voice call at 7:36 P.M.