



## MINUTES OF THE PLAN COMMISSION

### VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

**JUNE 18, 2015**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 18, 2015 at 7:30 p.m.

#### **ROLL CALL**

Plan Commissioners:	Jeff Ficaro Bob McClellan Tom Mahoney Maureen McLeod Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Mark Moylan Art Pierce
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Jacob Vandenberg, Village Trustee

#### **CALL TO ORDER**

Plan Commission Chairman Walker called to the meeting to order at 7:30 p.m.

#### **APPROVAL OF MINUTES**

Minutes of the May 21, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCCLELLAN to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE MAY 21, 2015 MEETING**  
**ITEM #1: BICKFORD AT TINLEY PARK – FINAL PLAT OF SUBDIVISION – 17301 80<sup>TH</sup> AVENUE – FINAL PLAT APPROVAL**

Consider recommending the Village Board grant approval for the Final Plat of Subdivision, including easements for stormwater management, access, and public utilities, created by Manhard Consulting with a revision date of 06/08/2015 for the Bickford at Tinley Park Subdivision, located at 17301 80<sup>th</sup> Avenue in the R-1 (Single-Family Residential) Zoning District and the R-6 (Medium Density Residential) Zoning District.

Present were the following:

Plan Commissioners:	Jeff Ficaro Bob McClellan Tom Mahoney Maureen McLeod Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Mark Moylan Art Pierce
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Jacob Vandenberg, Village Trustee
Guest(s):	Eric Mancke, Sr. Project Manager, Manhard Consulting

ERIC MANCKE, Manhard Consulting, representing the Petitioner, Bickford Senior Living, presented the Final Plat of Subdivision.

STEPHANIE KISLER, Planner, presented the Staff report. She presented an image of the Final Plat noting the stormwater easement, access, and public utility easements. Comparing it to the Preliminary Plat, she indicated the original stormwater, access, and public utility easements noting the significantly increased stormwater easement.

MR. MANCKE stated the Village Engineer requested that the Applicant incorporate regional detention on the property. He stated the site was originally contemplated for regional detention approximately 20 years ago with previous developments to the north. He reported working with Staff to take that existing storage and transfer it to the subject property, thus keeping the stormwater volume intact and providing additional stormwater detention for the surrounding area encompassing approximately sixty (60) acres.

As a result, MS. KISLER indicated the currently undeveloped parcels will now be able to be developed.

With no questions or comments from Commissioners, COMMISSIONER MAHONEY made a motion to recommend that the Village Board grant approval for the Final Plat of Subdivision, including easements for stormwater management, access, and public utilities, created by Manhard Consulting with a revision date of 06/08/2015 for the Bickford at Tinley Park Subdivision, located at 17301 80<sup>th</sup> Avenue in the R-1 (Single-Family Residential) Zoning District and the R-6 (Medium Density Residential) Zoning District.

The Motion was seconded by COMMISSIONER REIDY.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

#### **COMMUNICATION**

CHAIRMAN WALKER confirmed a regular meeting of the Plan Commission will be held on July 2, 2015.

#### **ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER FICARO to adjourn the regular meeting of the Plan Commission of June 18, 2015 at 7:37 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.