



MINUTES OF THE PLAN COMMISSION
VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS
AUGUST 6, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 6, 2015 at 7:32 p.m.

ROLL CALL

Plan Commissioners: Jeff Ficaro
 Tom Mahoney
 Bob McClellan
 Maureen McLeod
 Mark Moylan
 Bill Reidy
 Rita Walker, Chairman

Absent Plan Commissioner(s): Art Pierce

Village Officials and Staff: Amy Connolly, Planning Director
 Paula Wallrich, Deputy Planning Director
 Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the July 2, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER FICARO 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 AUGUST 6, 2015 MEETING

ITEM #1: PUBLIC HEARING
DREAMLAND ACADEMY INC. – 7777 159TH STREET – SPECIAL USE PERMIT APPROVAL

Consider a proposal from Zuzanna Gaj, representing Dreamland Academy Inc., for a Special Use Permit for a daycare center at 7777 159th Street. The daycare center is within an existing building that also contains an insurance agent and orthodontist. A portion of the building will be remodeled for the daycare center and a required outside play area will be established. The subject property is zoned B-3 (General Business and Commercial).

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Art Pierce
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Zuzanna Gaj, Director, Dreamland Academy Marie Manny, Property Owner Kendall Lynchey, Attorney

CHAIRMAN WALKER opened the Public Hearing at 7:32 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

ZUZANNA GAJ, Director of Dreamland Academy Inc., presented the request for a Special Use Permit to open a daycare center at 7777 W. 159th Street.

MS. GAJ reported they have been operating a home-based daycare center in Hickory Hills, IL since 2011 that has been at full capacity since 2013 with an existing waiting list. She stated they have selected the Tinley Park location to expand their business due to the Village's recognition for "best place to raise children" and also its convenient access for commuting parents. She noted the hours of operation will be Monday through Friday from 6:00 a.m.-6:00 p.m. with a staff of 4 full-time employees including 2 full-time teachers. She proceeded to show the floor plan that includes two (2) classrooms with an outdoor play area in the rear of the building.

MARIE MANNY, Property Owner, addressed the following open items identified by Staff:

1. Provide a cross-access easement at the east property line;
2. Provide a public sidewalk easement and agreement with the Village;
MS. MANNY reported their attorney has prepared the aforementioned easement agreements that have been submitted to the Village for review.
3. Provide a screen along the south property line;
MS. MANNY reported the existing chain link fence will be removed and replaced with a 6' solid wood fence.
4. Improve the condition of the parking lot;
MS. MANNY noted the parking lot requires seal coating, crack filling and re-striping, however, weather conditions earlier this year delayed these improvements, but assured these improvements will be completed prior to occupancy.
5. Determine building material for the fence;
MS. MANNY reported the fence will construct a 6' wood fence.
6. Formalize a landscape plan that will keep the spirit of the Landscape Ordinance since this is an existing site.
MS. MANNY reported plantings will begin in the Fall according to the landscape plan approved by the Village.
7. Proposed signage on the existing ground sign;
MS. MANNY reported a colored sign noting the Dreamland Academy Inc. name will be added to the ground sign along with the existing tenants.

In conclusion, MS. MANNY added that she has spoke with the existing businesses at the location, an orthodontist and insurance agent, who indicated they are welcoming to the daycare center.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She showed an aerial photograph of the site indicating the 5,400 square foot building that is divided into 3 separate tenant spaces having 2 existing tenants. She confirmed the Property Owner's attorney has provided the cross access and public sidewalk easement agreements that have been reviewed by the Village Attorney. She noted the fence will be a welcome improvement and act as a barrier between the properties.

MS. WALLRICH reviewed the landscape plan noting the existing landscape with planned improvements primarily along the frontage, noting it meets the intent of the Village Ordinance with regards to bufferyards. Per concerns expressed at the last meeting regarding lighting, she confirmed the site has adequate lighting including several decorative lights, ROW lights, pole lights in the rear of the building with a wall mounted light at every entrance. She confirmed bollards are being installed per Fire Department and DCFS requirements.

With regards to outstanding items, MS. WALLRICH reported all have been satisfied except for the fence, parking lot improvements and Fire Department requirements, that will be part of the condition of the Special Use.

SERGIO GABRIEL, 7720 W. 159th Place, and his mother, ALVEA ZUNIDA, spoke against the proposed daycare center at that location due to the proximity of their townhome. They stated their townhome is directly south of the planned daycare center and expressed concerns regarding the children becoming noisy when they are outside in the playground area.

MS. GAJ stated they limit the amount of children outside at a given time to no more than sixteen (16) children with scheduled outside play time at 10:00 a.m. She reported that teachers are present to monitor the children. She noted they are installing a 6' solid wood fence that should mitigate the noise.

It was noted that a formal meeting between the Petitioner, Staff and Plan Commissioners was not held due to a lack of open items.

COMMISSIONER MCLEOD inquired about scheduled DCFS inspections at the daycare center. MS. GAJ stated the inspections conducted by DCFS, the Health Department and Fire Marshall are random but typically conducted every 6 months.

COMMISSIONER MCCLELLAN inquired about security. MS. GAJ stated the buildings doors are locked at all times with intercoms at each door. She noted that carbon monoxide detectors, a fire sprinkler system, and smoke detectors are being installed. She reported security cameras are also being installed that will record activity during operating hours with the recordings being retained for a 1-year period.

The following Findings of Fact were presented by the Assigned Commissioners, COMMISSIONER FICARO and COMMISSIONER REIDY regarding the Special Use Permit to allow the operation of a daycare at 7777 159th Street. :

- 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.

With no further questions, COMMISSIONER FICARO summarized that the Petitioner will receive certification from DCFS to operate a daycare center with specific hours of operation, adequate lighting is present on the site, and a solid 6' wood fence would be installed along the south property line.

- 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 will it substantially diminish and impair property values within the neighborhood.

COMMISSIONER FICARO confirmed the Applicant will provide a solid 6' wood screen along the south property line which will act as a buffer to the residential property to the south.

- 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 were no further questions or comments.

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

COMMISSIONER FICARO noted that 159th is recognized as a major commercial corridor with a four lane cross-section and that all utilities and drainage issues are reviewed by the Village Engineer. COMMISSIONER REIDY stated there will be no major changes to the existing site.

- 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.

COMMISSIONER FICARO noted that there is an established pointed of access from 159th Street that is designed to minimize traffic congestion. COMMISSIONER REIDY stated there will be no major changes to the existing site and the sidewalk easement has been addressed.

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.

COMMISSIONER FICARO noted that no variances are requested as part of this review.

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

COMMISSIONER REIDY noted this is an existing commercial property, therefore, there should be no change in the economic picture of the neighborhood or surrounding area. CHAIRMAN WALKER added the daycare center will be providing an added service to the community. COMMISSIONER FICARO noted improvements to the structure, site and landscaping.

COMMISSIONER FICARO made motion to grant Site Plan Approval for the proposed property located at 7777 159th Street. Additionally, he recommended that the Village Board grant the Applicants, Zuzanna Gaj and Margaret Kudlik of Dreamland Academy, Inc., a Special Use Permit to allow a day care center and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. Approval and recording of the cross access and public sidewalk easements;
2. Installation of Bollards protecting the playground fence;
3. Improvement of the parking lot;
4. Construction and maintenance of the fence along the rear property line;
5. Meet all Fire Department requirements.

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Maureen McLeod, Mark Moylan, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Art Pierce

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

A motion was made by COMMISSIONER MCLELLAN, seconded by COMMISSIONER MAHONEY to close the Public Hearing at 8:04 p.m. 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 AUGUST 6, 2015 MEETING
ITEM #2: NATIONAL VETERINARY ASSOCIATES – 7613 159TH STREET – SPECIAL USE PERMIT APPROVAL

Consider a proposal from Dr. Roger Hagenberg, on behalf of National Veterinary Associates, for a Special Use Permit to allow the operation of an animal hospital and kennel at 7613 159th Street in the B-3 Zoning District (General Business and Commercial).

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Art Pierce
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Jean and Roger Hagenberg Terry Becker George Robinson, National Veterinary Associates

JEAN HAGENBERG introduced her husband, DR. ROGER HAGENBERG, owner of Bremen Animal Hospital, and business partner, DR. TERRY BECKER, who are selling the business to National Veterinary Associates. Per Staff recommendations, she presented plans for parking lot improvements including resurfacing, restriping and ADA parking space compliance. She also reported plumbing improvements will be done including hot water heater and flexible pipe converted to hard pipe. She thanked PAULA WALLRICH, Deputy Planning Director, for her assistance in developing a landscape plan that meets Village requirements.

DR. GEORGE ROBINSON, Midwest Director for National Veterinary Associates, explained they are veterinary consolidators who purchase well-respected veterinary hospitals. He explained the clinic will remain Bremen Animal Hospital with no changes to service, only ownership. He stated there is no branding with the existing name and sign remaining the same.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She showed an aerial photograph of the site commenting it is a well kept, well manicured facility noting the green space on the east and north sides, and explaining the difficulty of applying current code requirements to an existing site. She showed surrounding zoning that includes B-3 with multi-family residential to the south noting the solid wood fence providing a barrier from their

property to the residential area. She confirmed the parking lot improvements noting the amount of parking spaces is adequate. She explained aisle width difficulty in the past with people hitting the landscape wall. She reported wheel guards were installed, however, this narrowed the aisle width that is required at twenty-six feet (26'). She reported these wheel guards were removed with the majority of the aisle width now meeting Ordinance requirements. She confirmed landscape improvements including additional landscape for the sign and street trees being added.

In conclusion, MS. WALLRICH reported there are no outstanding items to address.

CHAIRMAN WALKER stated this will be presented for public hearing at the next scheduled meeting of the Plan Commission.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 6, 2015 MEETING
ITEM #3: CHASE BANK FINAL PLAT OF SUBDIVISION – 17157 HARLEM AVENUE – FINAL PLAT APPROVAL

Consider recommending the Village Board grant approval for the Final Plat of Subdivision, including easements, created by T.K.D. Land Surveyors, Inc. with a revision date of 07/02/2015 for the Jewel/Osco subdivision, located at 17157 Harlem Avenue in the B-3 Zoning District (General Business and Commercial).

Present were the following:

Plan Commissioners:	Jeff Ficarò Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Art Pierce
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Brian Krause

BRIAN KRAUSE, representing Tinley Park Commons LLC, requested approval for a Final Plat of Subdivision for Chase Bank. He explained they are seeking to obtain an individual PIN. He reported an easement has been added with all outstanding changes have been addressed.

AMY CONNOLLY, Planning Director, presented the Staff report. She explained Chase Bank was approved in 2011, however, the final plat was never recorded. She explained this will create an outlot in the Jewel/Osco shopping center that Chase Bank will own and maintain. She further explained easements and access points have been created. She reported this has been reviewed by both the Village Attorney and Village Engineer and found to be in compliance with Village Ordinances.

There being no question or comments, COMMISSIONER FICARO made motion to recommend the Village Board grant approval for the Final Plat of Subdivision, including easements for ingress/egress, parking and public utilities, created by T.K.D. Land Surveyors, Inc. with a revision date of 07/02/15 for the Jewel/Osco subdivision, located at 17157 Harlem Avenue in the B-3 Zoning District (General Business and Commercial).

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Maureen McLeod, Mark Moylan, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Art Pierce

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. 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 AUGUST 6, 2015 MEETING

ITEM #4: AETNA DEVELOPMENT – 7201 191ST STREET – REZONING AND SITE PLAN APPROVAL

Consider a proposal from George Hanus, on behalf of the Webster Property Group LLC, for a Rezoning (Map Amendment) of a 1.96 acre property located at 7201 191st Street from R-1 Single Family Residential Zoning District to B-3 (General Business and Commercial).

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s): Art Pierce

Village Officials and Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Debra Kotas, Commission Secretary

Guest(s): Peter Pociejewski

PETER POCIEJEWSKI of KMA & Associates Architects, representing Aetna Development, is seeking rezoning for a 1.96 acre parcel located at the corner of 191st Street and Harlem Avenue from R-1 to B-3 along with site plan approval. He began by thanking Staff for their efforts since drastic changes were made to the original site plan to better comply with the Overlay District Ordinance that included placing the building closer to the street and corner to give a more pedestrian friendly streetscape.

MR. POCIEJEWSKI presented plans for a 16,722 square foot, 1-story building currently planned with 7 tenant spaces, with two (2) right-in/right-out curb cuts off of Harlem Avenue and 191st streets, and sufficient parking located on the west side of the building for approximately 118 vehicles. He showed renderings of the building with features that include clear glass storefronts, a sidewalk in the front of the building storefronts, bike rack for 9 bikes at the north end of the site, and a fully enclosed masonry trash enclosure. He reviewed the revised architecture and elevations, per Staff recommendations, that include standing seam awnings, masonry columns, scaled storefronts and 22' tall parapets to hide any rooftop HVAC equipment. He proceeded to review the lighting plan and landscape plan, both meeting Village Ordinance requirements, that includes cash-in-lieu payment for street trees that cannot be planted in the right of way.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She confirmed KMA & Associates has been cooperative regarding Staff recommendations with this site located within the Urban Overlay District. She explained the site was annexed in 2010 and zoned R-1, therefore, the project requires rezoning to the B-3 to which the Petitioner has met all requirements with no variances being requested.

MS. WALLRICH proceeded to review the site plan that includes a 16,722 square foot multi-tenant building. She explained the topography of the site includes 7'-8' slopes resulting in difficulty with land balancing. She reported Aetna Development also owns the property to the south that will provide the fill for land balancing to level the northeast corner of the property that will meet the road elevation; she noted retaining walls were proposed for the west and south property edges. She reported Staff and Petitioner are working on a Development Agreement pertaining to burying the utility lines on 191st Street. She also reported a temporary curb cut will be installed on 191st Street until cross access is provided at which time the right-out egress will be removed, that will also be addressed in the Development Agreement.

Referring to the Active Transportation Plan, MS. WALLRICH stated a 10' wide asphalt bike trail is planned on both 191st Street and Harlem Avenue. Referring to the Urban Overlay Plan, she stated there is adequate pedestrian circulation with direct access from the sidewalk in the hopes of encouraging walking and/or biking to and from the site.

MS. WALLRICH confirmed the lighting plan meets all Village Ordinance requirements and the landscape plan meets the integrity of the Village Ordinance regarding bufferyards. Staff has suggested incorporating the required street trees inside the sidewalk for framing of the doorways and softening of the façade instead of cash-in-lieu payments. She reported significant changes to the architecture from the original plan. She displayed the proposed building materials, however, has suggested warmer colors for the mortar, cut stone and stone sills. She reported initial concerns regarding the visibility of the HVAC equipment; however, the Architect has verified that the parapets are high enough to screen the HVAC units.

MS. WALLRICH expressed concerns with the proposed multi-tenant ground mounted sign including their location which may violated the Village's policy to protect site vision triangles. Staff has suggested a ground sign with only the name of the center and wall-mounted signs on the building.

MS. WALLRICH proceeded to review the outstanding items:

1. Burial of utility lines along 191st Street;
2. Elimination of the Right-out egress lane on 191st Street;
3. Platting of cross access easement to south and west;
4. Landscape plan denoting the street trees;
5. Signage;
6. Minor engineering issues.

COMMISSIONER MOYLAN inquired about the stop light slightly west of Harlem Avenue on 191st Street near the Brookside Glen Marketplace and possibly connecting the subject property to that intersection. Using the aerial photograph, it was determined the Brookside Marketplace entrance is too far west with the area and the land to the south of the entrance is in the flood way and unbuildable. GREG CRESTO of Manhard Consulting further explained the drainage issues with areas surrounding the proposed site.

CHAIRMAN WALKER assigned COMMISSIONER MCCLELLAN and COMMISSIONER REIDY to a work session with Staff and Petitioner to address any open items.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 6, 2015 MEETING
ITEM #5: SBA – 16640 66TH AVENUE – SPECIAL USE PERMIT APPROVAL

Consider a proposal from Jim Auld, on behalf of Verizon Wireless and the Village of Tinley Park, for a Special Use Permit to increase the height of the existing monopole beyond 100' in the R-1 Single Family Residential Zoning District. The existing monopole personal wireless tower located at 16640 66th Avenue is proposed to be extended from an existing elevation of 60' to 104'.

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Art Pierce
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Jim Auld

JIM AULD, representing SBA Communications, who owns the tower and lease rights to the site, made a presentation. He noted that the Village of Tinley Park owns the property and is co-applicant.. He stated there is an existing 60' monopole that was built for Nextel/Sprint and they are seeking to extend the monopole to 95' with an additional 9' for lightning rod and antenna bringing it to an overall height of 104'.

MR. AULD reported SBA Communications received a request from Verizon to co-locate on the existing structure to offer additional coverage and capacity in the area. Also at that time, MR. AULD reported the Village of Tinley Park expressed interest in installing an antenna for their use.

MR. AULD reviewed existing Verizon sites and coverage that indicate the need for increased capacity at that particular location. He reported the new site will also reduce the offload burden from other Verizon sites. He stated the equipment shelter for Verizon will be made of a masonry material that will match the existing Sprint structure and that the entire compound will be fenced with a 6' vinyl fence to match the existing fence.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She showed a photograph of the existing site located at the northwest corner of 167th and 66th Street which is Village-owned property that includes the monopole, Sprint equipment shed, 2 water tanks and a pump station. She noted the existing shed is in need of repair including paint to which the Petitioner has agreed to paint.

MS. WALLRICH reviewed Ordinance requirements that a preferred location for wireless facilities is on an existing tower on Village-owned property, therefore, the proposed improvements meet the location preferences established in the Ordinance, however, the Ordinance also establishes a maximum height of 100' thereby requiring Special Use approval.

MS. WALLRICH reported Max Machuta, the Village's Technology Consultant, has verified this has been an area identified as having deficiencies in RF coverage and the height elevation proposed by SBA will meet the needs of Verizon and the Village. She also reported there will be a cost savings to the Village by eliminating the current telephone land line network.

MS. WALLRICH indicated the fall zone of the tower is within the property except on the east side that falls into the public sidewalk.

MS. WALLRICH addressed the building material for the new equipment shed stating that the Commission has requested brick material for previous cell tower equipment shelters. She noted however that only a small portion of the 11' shed would be visible above the 6' vinyl fence and 8' landscaping. She also noted that the existing equipment Sprint shed is not constructed of brick. MS. WALLRICH stated that she prefers 8' tall Arborvitae be specified for the planting for additional screening. Regarding lighting, Staff is requesting a wall mounted light at a height of 6' or below so that it would not be seen from outside the fenced area.

Discussion took place regarding the Applicant's request to construct an ice bridge that protects the large cables. She reported the ice bridge, if approved, would be screened by the proposed shelter, fence and landscaping.

MS. WALLRICH reviewed the following open items:

1. Painting of the eaves;
2. Limits of the asphalt;
3. Gate or sidewalk on the south side of the shelter;
4. Building material for the shelter;
5. Ensure wall mounted light is not seen from outside of the fence;
6. Ice bridge;
7. Arborvitae plantings close in height to existing evergreen screen;
8. Non-combustible shelter construction.
9. Outstanding Public Works and Engineering comments.

In conclusion, MS. WALLRICH reported due to administrative errors at SBA, the monopole extension was installed prior to any approvals and without a permit, however, antennas were erected therefore the tower is not operational.

COMMISSIONER MAHONEY inquired if additional space would be available on the proposed tower to accommodate other carriers. MR. AULD stated there is insufficient space for additional carriers at the proposed height. He commented that Verizon had researched other locations, however, the proposed site is the optimal location. MS. WALLRICH confirmed it is also the best site for the Village.

CHAIRMAN WALKER assigned COMMISSIONER MAHONEY and COMMISSIONER REIDY to a work session with Staff and Petitioner to address the open items.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 6, 2015 MEETING

ITEM #6: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE AND REZONING CERTAIN PROPERTIES RELATIVE TO THE LEGACY CODE ZONING DISTRICTS – VILLAGE OF TINLEY PARK

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Changing figure 2.A.2 and 2.A.6 to read “Street Level Commercial Allowed” from “Street Level Commercial Required” within the Neighborhood Flex and Downtown Core Character Districts;
- b. Changing Section 3.F.11.d (*Landscaping – Properties Adjacent to Non-Legacy Code Areas*) adding required bufferyards between parking lots and Non-Legacy Code areas;
- c. Clarifying that the zoning for the parcel addressed 17533 S. Oak Park Avenue is Downtown Core (DC) for the entire parcel and amending tables 1.G.1, 2.A.1, 2.A.2, and 2.A.7 to clearly delineate the extent of the DC Zone any other table showing a the Legacy Code Boundary line;
- d. Correcting scrivener’s errors in the legal descriptions of several zoning districts at the time of rezoning;
- e. Amending Table 3.A.2 (Use Table) to the following:
 - i. Deleting “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses,
 - ii. Deleting the words “and used” from the “Automobile and custom van sales (new and used)” special use entry,
 - iii. Adding “Automobile and custom van sales (used)” to the list of prohibited uses,
 - iv. Adding “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses.
- f. Amending Section 4.E (Sign Regulations), Table 4.1 (Sign regulations) for Hanging – Freestanding signs.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s): Art Pierce

Village Officials and Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director

Jacob Vandenberg, Trustee
Debra Kotas, Commission Secretary

AMY CONNOLLY, Planning Director, presented the following proposed amendments to the 2011 Legacy Code for Downtown:

- Deleting the term “Street Level Commercial *Required*” and replacing it with “Street Level Commercial *Allowed*” in both the Downtown Core and Neighborhood Flex Districts.
- Due to a an error when adopting the zoning map, only ½ (western portion) of a full parcel located at 17533 Oak Park Avenue (First Midwest Bank) was zoned Downtown Core with the other ½ (eastern portion) zoned B-4. Requesting the entire parcel be zoned as Downtown Core.
- Limit the number of package liquor stores by deleting “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses and determine what constitutes a package liquor store.
- In an effort for less automobile dealers and more residential on Oak Park Avenue, keep “Automobile and custom van sales (new)” and move “Automobile and custom van sales (used)” to the list of prohibited uses.
- In an effort to prohibit tobacco consumption, add “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses.
- Due to a recent project containing a parking lot adjacent to a non-Legacy Code zoned parcel, amend the Code to read in its entirety as follows:
 - “A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5’.”
- Correct scrivener’s errors in the legal descriptions in several parcels.
- Encourage more quaint and simple signs, allow an increase the maximum sign face area and maximum height of Hanging – Freestanding signs and changing lighting and location requirements of said signs.

CHAIRMAN WALKER assigned COMMISSIONER PIERCE and COMMISSIONER REIDY to review the recommendations and work with Staff.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER REIDY to adjourn the regular meeting of the Plan Commission of August 6, 2015 at 9:52 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.