



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

AUGUST 20, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 20, 2015 at 7:32 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
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 August 6, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MCCLELLAN 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 20, 2015 MEETING
ITEM #1: PUBLIC HEARING
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
Art Pierce
Bill Reidy
Rita Walker, Chairman

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

Guest(s): Jeanne Hagenberg and Roger Hagenberg, DVM
Terry Becker, DVM
George Robinson, National Veterinary Associates

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.

Petitioners, JEANNE HAGENBERG and Dr. ROGER HAGENBERG, co-owners of Bremen Animal Hospital, and business partner, DR. TERRY BECKER, stated they are selling their veterinary business to National Veterinary Associates and are requesting a Special Use Permit to continue operation of the animal hospital and kennel. MRS. HAGENBERG reported a site plan has been submitted and all Village requirements for Special Use have been met including plumbing improvements, and restriping of the parking lot.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She showed an aerial photograph of the site and reviewed surrounding zoning that includes B-3 General Business and R-5 Multi-Family Residential to the south with a 6' fence separating the properties. She confirmed parking lot improvements have been made including re-

striping and the addition of 6 parking spaces for a total of 23 parking spaces, which is adequate to meet the needs of the business. She reported the wheel guards have been removed to ensure the adequate aisle width of 26'. She confirmed landscape improvements including the removal of a portion of the stone in front to meet the ordinance limit of 20%. She added that the integrity of the landscape ordinance has been met with regards to bufferyards and street trees.

In conclusion, MS. WALLRICH reported a work session was not held since there were no outstanding items to address. She proceeded to summarize the following Findings of Fact regarding the Special Use Permit to allow the operation of an animal hospital and kennel at 7613 159th Street in the B-3 General Business and Commercial Zoning District:

- 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.

This has been an existing business for 45 years and will continue in the same manner. All public safety departments, Public Works, and Engineering have reviewed and concerns satisfied.

- 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.

A 6' fence mitigates the impact on surrounding residential properties. The parking lot is ADA compliant. No additional lighting has been added to the site.

- 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.

This has been an existing business for 45 years and the surrounding area is already developed. Additional parking has been provided.

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

The business is located on 159th Street which is a major commercial corridor. All utility and drainage issues have been reviewed by Engineering.

- 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.

The business is located on 159th Street which functions as a major commercial roadway with a 4-lane cross section.

- 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.

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.

Granting of the Special Use will keep this is an existing, viable business in the community.

With no questions from Commissioners or any other interested parties, COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed property located at 7613 159th Street. Additionally, we recommend that the Village Board grant the Applicant, National Veterinary Associates, approval of the Special Use for an animal hospital and kennel and adopt Findings of Fact submitted by the Applicant and by Village Staff as amended by 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. Installation of the approved Landscape Plan by October 1, 2015.

The Motion was seconded by COMMISSIONER MAHONEY.

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

NAY: None

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

A motion was made by COMMISSIONER MCCLELLAN, seconded by COMMISSIONER PIERCE to close the Public Hearing at 7:44 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 20, 2015 MEETING

**ITEM #2: PUBLIC HEARING
AETNA DEVELOPMENT-7201 191ST STREET-REZONING, SITE PLAN APPROVAL, AND
PLAT 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 Ficaró
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

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

Guest(s): David Mangurten, KMA & Associates
Peter Pocijewski, KMA & Associates
Tracy Richard, Manhard Consulting
Chris King, Robinson Engineering

CHAIRMAN WALKER opened the Public Hearing at 7:44 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.

DAVID MANGURTEN, KMA & Associates, stated his company has been providing architectural services for this developer for 30 years. He thanked PAULA WALLRICH, Deputy Planning Director, for ushering the project forward. He introduced PETER POICIEJEWSKI, Architect with KMA & Associates and TRACY RICHARD, Engineer with Manhard Consulting.

MR. POICIEJEWSKI thanked Staff and Commissioners for their efforts in developing a project suitable to what the Village desires and something that will be productive to the community. He explained the Applicant is seeking rezoning for a 1.96 acre parcel located at the corner of 191ST Street and Harlem Avenue from R-1 Residential to B-3 General Business along with site plan and plat approval. He noted the significant changes made to the original site plan

to better comply with the Overlay District Ordinance that included placing the 1-story, 16, 722 square foot, multi-tenant building closer to the street to give a more pedestrian friendly streetscape. The site will have two (2) RI-RO curb cuts off of Harlem Avenue and 191st streets, sufficient parking located on the west side of the building for approximately 118 vehicles and a 10' wide bike path. He showed a revised rendering of the metal ground mounted sign that now includes the 6-business tenant panels with the background to an opaque bronze and white routed out 8" lettering.

MR. POCIEJEWSKI showed a preliminary floor plan for each of the units that may change dependent upon the particular tenant's needs. He showed renderings of the building with features that include clear glass storefronts, a sidewalk in the front of the building storefronts to encourage customers to browse and engage with neighboring businesses, bike rack for 9 bikes at the north end of the site, and a fully enclosed masonry trash enclosure. Per Staff recommendations, he reported changes were made to the architecture and elevations that now include a combination of brick/stone accents, rooftop awnings, masonry peers, scaled storefronts and 22' tall parapets to hide any rooftop HVAC equipment.

MR. POCIEJEWSKI reported significant changes were made to the landscape plan that includes foundation plantings around the building, planters, islands throughout the parking lot, and landscape buffers with ornamental trees along the perimeter of the site. He stated a cash in lieu of street trees is being paid to the Village to be used as a replacement for trees no longer recommended along the street. He reviewed the lighting plan that meets all Village requirements highlighting the parking lot lighting and decorative accent lights at masonry peers that create a pedestrian amenity.

MR RICHARD, Civil Engineer, Manhard Consulting, reviewed the engineering of the development. He reported the site is approximately $\frac{3}{4}$ in flood plain. In accordance with Village and County standards, he explained the site will be elevated 2' above the flood plain with fill that will be provided from the property to the south that is also owned by the developer. When a flood plain is filled, he stated compensatory storage is required and has been provided for on the developer owned property to the south. He reported stormwater detention is provided for on the site via underground chambers that meets or exceeds standards. He reported a study was performed that revealed no impact on 10- or 100-year flood elevations.

CHAIRMAN WALKER opened the Public Hearing to questions or comments from the audience for the Petitioner:

STEVE REED, 19328 Woodfield Ct., inquired what retailers are planned for the development, referring to the previous Walmart development. MR. MANGURTEN stated the developer has not yet identified tenants but has a positive track record of providing a good mix of tenants that provides jobs and are positive for the community.

JENNIFER VARGAS, 7436 Ridgefield, inquired who regulates the water basins that are underground. She expressed concerns noting the residual water on the nearby bike path after rain. She is seeking a 100% guarantee that the residential homes will not be impacted by this commercial development. She provided photographs of the existing flood plain. MR. RICHARD explained when there is flooding along a creek or ditch, it is studied and modeled by engineers, researched via historical records, and standards set to ensure no flooding, however, there is no 100% guarantee. He added this corner development is downstream. He stated the Petitioner will be responsible for maintenance of any drainage.

BEVERLY ATTON, 7522 Ridgefield, questioned the displacement/replacement of the water and its affect on the natural flow of the nearby creek. MR. RICHARD explained the compensatory storage will require no maintenance and not affect the natural flow.

CHUCK MCFARLAND, 7248 Blackhawk Drive, inquired about the building's footprint. MR. MANGURTEN reported it will be located approximately 40' from the curb and Harlem Avenue and 30' from the curb at 191st Street.

CHAIRMAN WALKER opened the Public Hearing to comments or questions for the Petitioner from the Commissioners:

COMMISSIONER MOYLAN wanted to ensure the stormwater sewers from the building will not be tied in to the sewers of the residential neighborhood. MR. RICHARD stated the stormwater discharge will continue to discharge to the creek. He added that the sanitary flow from a commercial site is substantially lower than from a residential site.

COMMISSIONER MCCLELLAN requested clarification regarding the study referred to by MR. RICHARD. MR. RICHARD stated the study was conducted by an independent firm using the 100-year storm as the norm, again confirming no impact to the creek.

COMMISSIONER MAHONEY inquired how close the development is to the nearest home. MR. POCIEJEWSKI stated the nearest home south of the development is 1,660 feet.

CHAIRMAN WALKER asked if there were any Objectors in the audience:

STEVE REED, 19328 Woodfield Ct., expressed concerns regarding the developer and Village not being truthful due to previous experience with the Walmart development. He also expressed concerns regarding homes flooding and possible decrease in real estate values.

CHRISTINE MARRON, 7431 Ridgefield, expressed dissatisfaction with piecemeal re-zoning by the Village of the development.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She explained the 1.96 acre site, owned by Aetna Development, was annexed in 2010 and zoned R-1, therefore, the Petitioner is requesting rezoning to B-3 (General Business and Commercial), Site Plan Approval and Plat of Easement.

MS. WALLRICH reported a workshop was held with COMMISSIONER REIDY and COMMISSIONER MCCLELLAN to address the outstanding issues including landscape and signage.

MS. WALLRICH explained the topography of the site having a 7'-8' drop. She reported the Petitioner also owns the property to the south that will provide the fill to raise the property, fill the flood plain, and provide compensatory storage. She showed the site is low in comparison to the surrounding residential area to the south and the property drains to the north.

Consistent with the Urban Design Overlay District, MS. WALLRICH shows the planned building does not allow parking and vehicles to dominate the site, rather brings the building closer to the roadway to show off its architecture vs. parking. She reported a development agreement will address the burial of the utility lines on 191st Street as the time when the property to the west develops. She reported access is cumbersome onto the site with only a RI-R/O on both 191st Street and Harlem Avenue, therefore, a development agreement will require the egress be closed at the 191st Street access once cross access is provided to the south or west neighboring properties.

Referring to the Active Transportation Plan, MS. WALLRICH stated a 10' wide asphalt bike trail is planned on both 191st Street and Harlem Avenue and bike racks will be provided on the site with adequate pedestrian circulation via sidewalks.

MS. WALLRICH reviewed the architecture of the building, showing the brick and stone building materials. She confirmed the landscaping and lighting plans meets all Village Ordinance requirements. She reported initial concerns regarding the visibility of the HVAC equipment, however, the architect has verified that the HVAC will not be visible. She confirmed changes were made to the ground mounted tenant sign as described by the Architect, reducing the number of panels from eight to six.

In conclusion, MS. WALLRICH reported all outstanding items have been addressed including:

1. Burial of utility lines along 191st Street;

2. Elimination of the RO egress lane on 191st Street once cross access is provided;
3. Platting of cross access easement to south and west will become conditional upon approval;
4. Applicant has verified that HVAC equipment will not be visible;
5. Landscape plan denoting the additional street trees;
6. Ground mounted sign moved 10' off property edge; and
7. Engineering concerns will be addressed prior to issuance of a building permit including a CLOMR (Conditional Letter of Map Revision) from FEMA.

CHRIS KING, Robinson Engineering, reported reviewing all the Petitioner's engineering data. He confirmed stormwater management meets Village requirements with no impact to the flood plain elevations and the proposal provides the detention required. He stated the site was fully engineered for the development of the parcel. He added the surrounding subdivisions were designed and engineered knowing the existing flood plain limits and the residential areas are elevated and protected with lakes and naturalized areas compensating for the water. He confirmed this development will have no impact to the flood plain or existing conditions.

COMMISSIONER MCCLELLAN thanked the citizens in the audience for their input. He stated the Plan Commission bases their recommendations on facts that are supported by both the Village Engineer and the Petitioner's Engineer regarding no impact on flooding or real estate values. He believes this is a beautiful building located on an undeveloped property and is a perfect fit for the location.

COMMISSIONER REIDY stated he was satisfied with the responses from the Petitioner regarding any open issues.

COMMISSIONER MCCLELLAN summarized the following Findings of Fact regarding Rezoning (Map Amendment) from R-1 Single Family Residential to B-3 General Business and Commercial District:

1. The proposed zoning is consistent with the existing uses in the area;
The proposed zoning is consistent with Brookside Marketplace to the north, also zoned B-3, and other areas being agriculture undeveloped property.
2. The proposed zoning is compatible with present zoning in the area;
The property was annexed in 2010 and zoned R-1 Single Family Residential. B-3 is the appropriate zoning designation due to the size of the development and building.
3. The existing zoning is not suitable for the property or surrounding area'
R-1 is the most restrictive zoning district and considered a "holding" district until its highest and best use is determined. It is consistent with B-3 zoning in the long range plan.
4. The proposed zoning is consistent with the trend of development in the area;
B-3 in the Urban Design Overlay District is consistent with the trend established by Brookside Marketplace.
5. There is a need for the proposed zoning.
Based on R-1 this area could not be developed commercially only residential and would not meet requirements based on R-1 zoning.

COMMISSIONER MCCLELLAN made motion to grant Site Plan Approval for the proposed property located at 7201 191st Street. Additionally, we recommend that the Village Board grant the Applicant, Webster Property Group, a Rezoning (Map Amendment) from R-1 Single Family Residential to B-3 General Business and Commercial to allow the new construction of a 16,722 square foot multi-tenant residential structure at 7201 191st Street. Findings of Fact submitted by the Village Staff, as amended by the Plan Commission are submitted as part of the record for this meeting.

The Plan Commission recommends approval of the Plat of Easement, prepared by Manhard Consulting conditioned

upon final engineering approval.

The Motion was seconded by COMMISSIONER MOYLAN.

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

NAY: None

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 8:57 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 20, 2015 MEETING
ITEM #3: PUBLIC HEARING
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 Ficaró
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

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

Guest(s): Jim Auld

CHAIRMAN WALKER opened the Public Hearing at 9:03 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.

JIM AULD, representing SBA Communications, who owns the tower and lease rights to the site located at 16640 66th Avenue with the Village of Tinley Park owning the property. He showed photographs of the existing 60' monopole and shelter that was built for Nextel/Sprint. He explained 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'. He confirmed that due to administrative errors at SBA, the monopole extension was installed prior to any approvals and without a permit, however, there are no antennas therefore the tower is not operational.

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. He stated the Village of Tinley Park also expressed interest in installing an antenna for their use. He added the pole was designed for one (1) additional carrier.

MR. AULD reviewed a propagation map analysis of 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.

MR. AULD showed the new equipment shelter that will be made of a pebble-aggregate stone pre-cast material similar to the color of the existing structure with the entire compound being fenced with a 6' vinyl fence with pavement up to the fence line. He reviewed the landscape plan that shows the entire compound being surrounded by trees including 10' trees that will surround the shelter. He showed the design of the lighting that are pre-fabricated with a standard height of 7.5' designed to shed light in downward direction and are operated by a photocell. He proposed a modified ice bridge that would extend 30" from the shelter to protect the cables between the tower and the shelter that will be screened by the shelter, fence and landscaping.

Due to concerns expressed regarding regulatory compliance issues, MR. AULD stated Verizon Wireless abides by all federal laws mandated by the FCC regarding safety, interference and site. Due to a scheduling conflict, a Verizon representative was unable to be present at this evening's meeting; however, MR. AULD provided a written statement from Raymond Vaturro, principal design engineer for Verizon regarding regulatory compliance. He quoted:

“The Verizon Wireless Network Regulating Policy complies with all applicable federal state and local laws, statutes and regulations governing the design, construction, operation and maintenance of the Verizon network. Verizon Network Regulatory compliance department completes formulation, administration and distribution of regulatory compliance policies to reference and highlight specific filing, notification and other compliance requirements.”

COMMISSIONER MCCLELLAN expressed concerns regarding the building materials being used for the new shelter, suggesting it be comprised of brick.

COMMISSIONER REIDY noted there is an existing structure that has not elicited any complaints in its appearance and that the proposed shelter will be screened with fencing and 10' trees, a brick shelter may not be necessary.

MS. WALLRICH added that Ordinance require matching existing structures.

COMMISSIONER PIERCE commended the Petitioner for adhering to the Ordinance regarding co-location. He wanted to ensure that no structural modifications are needed. MR. AULD reported a structural analysis has been completed.

COMMISSIONER MAHONEY expressed concern that a representative was not present at this evening's meeting, however, was comfortable with the written testimony provided.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She reported a Commissioners Workshop was held that addressed concerns regarding the amount of asphalt around the shelter, fencing, building material for the shelter, lighting, tree height and the ice bridge.

MS. WALLRICH showed a photograph of the existing site located at the northwest corner of 167th and 66th Streets which is Village-owned property zoned R1, Single-Family Residential, that includes the monopole and existing equipment shed. She reported the existing eaves and door on the shed has already been painted, however, Staff has requested another coat of paint be applied. She explained the new equipment shelter will be completely enclosed, however, only a portion of the existing shelter is enclosed due to utility and access easements, therefore, it was agreed that 10' Arborvitae trees will be added to accomplish this. She confirmed that all area inside the fence will be paved.

MS. WALLRICH indicated the fall zone of the tower is within the property except on the east side that falls into the public sidewalk. Regarding lighting, she confirmed the lights have shields and focus light in a downward direction. After lengthy discussions with Commissioners, Staff and Petitioner, it was agreed that the shelter itself and landscaping

will hide the 30" of cable and an icebridge would not be required. It was also noted that the current Sprint shelter has an icebridge. Regarding landscape, she noted the Petitioner is providing (16) 10' Arborvitaes and (4) Colorado spruce trees.

In conclusion, MS. WALLRICH reported all outstanding items have been addressed except for some Engineering and Public Works issues that are being addressed and can be made a condition of the Special Use.

COMMISSIONER REIDY confirmed that all open items have been addressed with a suitable solution. He proceeded to summarize the following Findings of Fact regarding the Special Use Permit to allow the increase in height of an existing monopole beyond 100' in the R-1 Single Family Residential Zoning District:

- 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.

Staff has provided the Petitioner a list of things to be done including the proposed equipment shelter and site improvements have been reviewed by the Village Building, Planning, Engineering, Public Works, Landscape, Police and Fire Departments who have considered and approved the proposed improvement in compliance with Village Code. Further the ability to locate Village SCADA antennas on the tower will improve the reliability of the communication between relevant Village facilities.

- 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.

The inclusion of a 6' fence and landscaping will provide screening

- 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.

This is located in a very developed area.

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

Utilities have been adequate for existing similar uses..

- 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.

The site is located in a low traffic/low impact area.

- 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.

Will be conditioned on final Engineering and Public Works approval.

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

The proposed antenna will address increased needs of people who no longer use land based communication, but use new technology such as tablets and this will contribute to the economic development of the Village and

commercial business.

COMMISSIONER MAHONEY referred to the analysis completed by Max Machuta, the Village's Technology Consultant, that has verified this being an area identified as having deficiencies in coverage and the height elevation proposed by SBA will meet the needs of Verizon and the Village along with the cost savings to the Village by eliminating the current telephone landline network.

There being no objectors or interested parties present and no further question or comments for the Petitioner or Staff, COMMISSIONER REIDY made motion to grant Site Plan Approval for the proposed property located at 16640 66th Avenue. Additionally, we recommend the Village Board grant the Applicant's, Verizon Wireless and the Village of Tinley Park, adopt Findings of Fact submitted by the Applicant and by Village Staff and that all Engineering requirements have been met.

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. Staff approval of a Landscape Plan;
2. Installation of the Approved Landscape Plan by October 1, 2015; and,
3. Final Engineering approval.

The Motion was seconded by COMMISSIONER FICARO.

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

NAY: None

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

A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER MCCLELLAN to close the Public Hearing at 9:55 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 20, 2015 MEETING

**ITEM #4: PUBLIC HEARING
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**

Present were the following:

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

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

Due to the Village not being prepared to move forward with this item, CHAIRMAN WALKER requested this item be tabled for discussion.

COMMISSIONER MAHONEY made a motion to table this item until the September 3, 2015 meeting of the Plan Commission. The Motion was seconded by COMMISSIONER FICARO.

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 20, 2015 MEETING

ITEM #5: TINLEY PARK CORPORATE-18801 OAK PARK AVENUE & 118604 RIDGELAND AVENUE-SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO AMEND THE FIRST INDUSTRIAL PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT APPROVAL

Consider a proposal from Dan Shapiro, on behalf of F/Cal I-80 Tinley Park, LLC, for a Special Use Permit for a Substantial Deviation to amend the existing First Industrial Realty Trust Planned Unit Development (PUD) and to approve the Final Planned Unit Development Plat of Subdivision for the Tinley Park Corporate Center.

Present were the following:

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

DAN SHAPIRO, representing the Petitioner who is based out of California, reviewed the history of the site that included approval by the Plan Commission for rezoning and site plan approval in 2007. MR. SHAPIRO stated that shortly following the Commission's approval a 9,000,000 square foot building was constructed in 2008. Due to the economic downturn, MR. SHAPIRO noted that Phase II of the project remained undeveloped. He reported the Plan Commission approved a Special Use in 2012, however, due to the Petitioner being unable to tender a Letter of Credit, the project stalled. The Petitioner is now seeking a Special Use Permit for a Substantial Deviation to proceed with re-phasing of the remaining parcel.

AMY CONNOLLY, Planning Director, presented the Staff report. She reported the Petitioner is seeking re-phasing of the property. She reported Public Works and Engineering have reviewed the re-phasing and a small punch list of items has been provided by the Village Engineer to the Petitioner. She explained there is an issue related to landscaping of the detention area due to improper maintenance with one of the ponds in need of re-establishment.

MS. CONNOLLY and Staff believe it is not necessary to assign commissioners since there was previous approval by the Plan Commission and the escrow agreement is being worked through with the attorneys. She recommended proceeding directly to the Public Hearing process.

COMMISSIONER PIERCE expressed concerns regarding a 3-year delay since the Plan Commission approved the Special Use in 2012. He requested to see the punch list items noted by the Village Engineer. He also inquired about a timeline for improvements to the detention area.

MS. CONNOLLY explained the reason for the delay was the Village and the Petitioner could not come to an agreement regarding escrow account vs. Letter of Credit pertaining to public improvements.

MR. SHAPIRO indicated a management plan for the detention area will be submitted to Staff prior to a public hearing.

CHAIRMAN WALKER indicated this will be scheduled for a public hearing on September 3, 2015.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #6: SPEEDWAY-18460 80TH AVENUE-REZONING, PLAT APPROVAL, SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE TINLEY CROSSINGS CORPORATE CENTER PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS AND SITE PLAN APPROVAL

Consider a proposal from Melanie Fuoss, on behalf of Speedway, for the following:

1. Rezoning (Map Amendment) upon annexation of a 1.51 acre property located at 8045 185th Street from R-1 Single Family Residential Zoning District to M-1 General Manufacturing Zoning District within the Tinley Crossings Corporate Center Planned Unit Development;
2. Plat Approval for a Plat of Consolidation for the three (3) parcels that comprise the Speedway gas station and car wash;
3. Special Use Permit for a Substantial Deviation to the existing Tinley Crossings Corporate Center Planned Unit Development (PUD) with exceptions from the regulations of the M-1 Zoning District and the Urban Design Overlay District regarding lot area, lot depth, and front yard setback requirements; and,
4. Site Plan Approval for the expansion of the existing Speedway gas station and related site improvements.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

Guest(s):

Kimberly Strnad, Corporate Design & Development Group

KIMBERLY STRNAD, representing Speedway, presented the request for canopy expansion that includes annexation and re-zoning of the property to add seven (7) new fuel dispensers, update current fuel dispensers and keep the existing 24-hour convenience store and car wash. She noted the site will have 27 parking stalls, 2 ADA stalls and vacuum stalls. She reviewed the Plat of Annexation that involves the annexation of a 1.51 acre parcel south of the existing site from unincorporated Will County, and the Plat of Subdivision that will combine the 3 parcels into 1. She noted the property lines have been adjusted due to scheduled improvements on 80th Avenue.

MS. STRNAD reviewed the Site Plan that shows the site will essentially remain the same except for the addition of the fuel tanks to the south.

MS. STRNAD reviewed the following signage plan:

1. The 2 existing canopy signs will be relocated to the extended portion of the canopy;
2. The existing ground mounted sign will be removed and replaced with a new ground mounted sign;
3. The existing sign for the car wash will remain and be retrofitted based on Ordinance standards, possibly to an electronic reader board;
4. The sign located near building appears to be ground-mounted but is actually used as a wall sign intended to get patrons at the gas station to enter the convenience store.

MS. STRNAD reported the existing trash enclosure will be relocated along front parking stalls and will be constructed of masonry to match the store with heavy duty gates. She explained Staff's recommendation to relocate it to another area is not possible due to underground utilities.

MS. STRNAD reviewed the landscape plan that provides additional landscape around the site including 9 shade trees, 6 ornamental trees, 77 shrubs, 70 evergreens, and 106 perennial grasses.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report regarding rezoning of a parcel to be annexed, Special Use Permit for a Substantial Deviation to the PUD, Site Plan Approval and Plat Approval for the property located at 18460 80th Avenue. She reviewed the original 165 acre Tinley Crossing PUD approved in 1998, followed by approval of the fueling station in 1999 and approval of the car wash in 2002.

MS. WALLRICH explained Parcel 1 is in Will County and will be subdivided then annexed by the Village and proposed to be rezoned to M-1 General Manufacturing.

MS. WALLRICH reviewed the following open items:

1. During a visit to the site, a portion of the property contained outdoor storage that did not meet Ordinance requirements;
2. The proposed improvements do not meet lot area, lot depth and front yard setback requirements of the M-1, General Manufacturing and Urban Overlay District;
3. Extension of a 6' sidewalk along 80th Avenue and 185th Street with a cash in lieu of payment because of future improvements on 80th Avenue; pedestrian access from the sidewalk on 80th Avenue to the store via a path that includes striping a crosswalk across the 2 access ways; and, addition of a bike rack;
4. Cross access easement provided on the Plat of Subdivision for 185th Street;
5. Proposed location for the trash enclosure is highly visible from the Street and near parking spaces. Staff has found the gates of the existing trash enclosure to be continuously opened;
6. Minor lighting issues that do not meet Code;
7. Regarding signage:
 - a. manual changeable copy signs exist on the site and a considerable amount of temporary signage also exists;
 - b. the electronic message board on the ground mounted sign is proposed at 25% exceeding Ordinance requirement of 20%;
 - c. the sign located near the building is not a wall-mounted sign but a ground mounted sign for a total of 3 ground mounted signs on the property.
8. Deficiencies in the Landscape Plan.

CHAIRMAN WALKER expressed concerns regarding outdoor storage and accessory uses including storage of mulch.

CHAIRMAN WALKER assigned COMMISSIONER FICARO and COMMISSIONER MCCLELLAN 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 20, 2015 MEETING
ITEM #7: UNION SQUARE-NORTHWEST & SOUTHWEST CORNERS OF 179TH STREET AND OAK PARK AVENUE-SITE PLAN AND PLAT APPROVAL

Consider a proposal from Kevin and Mike Halleran for Site Plan and Plat Approval for property located at the northwest and southwest corners of 179th Street and Oak Park Avenue (PIN#28-31-105-033-0000 & 28-31-301-050-000) and within the NG Neighborhood General Zoning District and the Village's Legacy District. The Petitioners are proposing four (4) residential multi-family structures with a total of seventeen (17) townhome/row house style units.

Present were the following:

Plan Commissioners:	Jeff Ficarò Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guests:	Kevin Halleran, Applicant Mike Halleran, Applicant Marty Francis, Image Innovations Warren Opperman, Joseph A. Schudt & Assoc.

WARREN OPPERMAN, Joseph A. Schudt & Associates, reviewed the engineering portion for a proposed townhome development located at the northwest and southwest corners of 179th Street and Oak Park Avenue that will consist of nine (9) townhomes on the north side and (8) on the south side for a total of 17 multi-family units. He noted the front of the units will face the street garages located on the access easement in the rear. He reported due to the previous businesses located on the site, utilities including sanitary sewer, storm sewer and water main already exist. After meeting with the Fire Department, he reported fire hydrants will be brought back into the site and added that the buildings will also be sprinkled. He reported stormwater issues have been addressed with MWRD with final engineering being submitted once site plan approval has been granted. He stated fences were added into the site plan.

MARTY FRANCIS, Architect, Image Innovations, reviewed the site plan including architecture, elevations and floor plans of the individual units. He noted the structures are 3-story buildings surrounded with an 8' vinyl fence provided as a screen between the residential properties to the west and south. He added garbage pickup will be curbside and mailboxes will also be located curbside in front of the units. He displayed the various building materials including the unique decking material made from used tires. He concluded by commending Staff for their efforts on this project.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She noted this development is zoned NG-Neighborhood General within the Legacy District. She complimented the Petitioner regarding changes to the site plan and architecture which features one common brick color for the building for cohesiveness yet distinction of each of the units with a unique entryway for each of the townhomes. She noted the garage doors with transom windows and the private outdoor living space above the garages.

MS. WALLRICH reported the Applicant has provided a cross access easement for future development and all setback requirements and parking requirements have been met with bike parking provided on the facility.

MS. WALLRICH addressed the 8' vinyl fence proposed by MR. FRANCIS stating only a 6' is allowed. She reported decorative lighting is being installed on the site in accordance with the Legacy Code along Oak Park Avenue and 179th Street with spacing to be determined by Public Works.

BOB PASZCZYK, Historical Preservation Committee, commended the Petitioners and Architect. He wanted to ensure any lighting issues were resolved. MS. WALLRICH confirmed that the Petitioner has agreed to the decorative lighting on both 179th Street and Oak Park Avenue. He also inquired about possible signage on the site. MS. WALLRICH confirmed there will be no signage.

COMMISSIONER MCCLELLAN asked the price point of the individual units. The Petitioner responded a median price of \$250,000.

COMMISSIONER PIERCE asked the square footage of the individual units. The Petitioner responded between 1,677-1,877 square feet depending on the amount of bedrooms.

COMMISSIONER FICARO inquired about grilling on the patio area. MR. FRANCIS reported the building material for the patio walls is a concrete product. He added natural gas outlets are provided on each unit.

There being no further questions or comments, COMMISSIONER MAHONEY made motion to grant Site Plan Approval for the proposed property located at 6820-6830 179th Street. The Plan Commission further recommends approval of the Plat of Subdivision, prepared by Joseph A. Schudt, conditioned upon final engineering approval.

The Motion was seconded by COMMISSIONER FICARO.

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

NAY: None

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

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of August 20, 2015 at 10:57 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.