



## MINUTES OF THE PLAN COMMISSION

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

SEPTEMBER 3, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 3, 2015 at 7:32 p.m.

#### ROLL CALL

Plan Commissioners:	Jeff Ficaro Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Tom Mahoney
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 7:35 p.m.

#### APPROVAL OF MINUTES

Minutes of the August 20, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MOYLAN 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 SEPTEMBER 3, 2015 MEETING**

**ITEM #1: PUBLIC HEARING**

**TEXT AMENDMENTS TO SECTION XII (2011 LEGACY CODE FOR DOWNTOWN TINLEY PARK) 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. Change Figure 2.A.2 and 2.A.6 to read “Street Level Commercial Permitted” from “Street Level Commercial Required” within the Neighborhood Flex and Downtown Core Character Districts;
- b. Change Section 3.F.11.d (*Landscaping – Properties Adjacent to Non- Legacy Code Areas*) add required bufferyards between parking lots and Non-Legacy Code areas;
- c. Clarify 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 in any other table showing a the Legacy Code Boundary line;
- d. Correct scrivener’s errors in the legal descriptions of several zoning districts at the time of rezoning;
- e. Amend Table 3.A.2 (Use Table) to the following:
  - i. Delete “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses;
  - ii. Delete the words “and used” from the “Automobile and custom van sales (new and used)” special use entry,
  - iii. Add “Automobile and custom van sales (used)” to the list of prohibited uses; and
  - iv. 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.
- f. Amend Section 4.E (Sign Regulations), Table 4.1 (Sign Regulations) for Hanging – Freestanding signs.

Present were the following:

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

A Motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER PIERCE to remove this item from Table and proceed with a Public Hearing. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

CHAIRMAN WALKER opened the Public Hearing at 7:35 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.

AMY CONNOLLY, Planning Director, presented the Staff Report. She stated the Legacy Code Text Amendments were presented to the Village Board and the Planning & Zoning Committee. A workshop was also held with COMMISSIONERS PIERCE and REIDY.

MS. CONNOLLY explained the Text Amendments apply to the Legacy Code District which encompasses 167<sup>th</sup> to 183<sup>rd</sup> Street along Oak Park Avenue. She noted that within the Legacy Code District there are six (6) different “character” or zoning districts. She proceeded to discuss the following amendment changes:

1. Change the wording in Neighborhood Flex and Downtown Core Districts from Street Level Commercial “Required” to Street Level Commercial “Permitted”;
2. Fully zone the parcel located at 17533 Oak Park Avenue to Downtown Core since ½ of the parcel was erroneously zone B-4;
3. Add “Tobacco, hookah, cigarette, e-cigarette and vapor sales establishments, and any related on-site consumption as a “primary use” and “medical marijuana dispensing facility” to Prohibited Use; and
4. Change the landscape portion of Legacy Code by adding a requirement that if a surface parking lot is adjacent to any property outside of the Legacy Code District, a bufferyard of 5’ must be added.

Due to concerns expressed by Staff and elected officials, Staff recommends removing the following items from consideration pending further policy discussion:

1. Moving “package liquor stores” from Special Use to Prohibited Use”; and,
2. Moving “automobile and custom van sales (new and used)” from Special Use to Prohibited Use.

MS. CONNOLLY also requested changes to the amendment regarding freestanding hanging signs be deferred based on the assigned Commissioners believing the existing sign regulations for downtown were appropriate.

COMMISSIONER PIERCE suggested removing “as a primary use” from “Tobacco, hookah, cigarette, e-cigarette, and vapor sales establishments, and any related on-site consumption”. MS. CONNOLLY explained there are convenience stores in the downtown district that sell these produces as an incidental use and would be unable to restrict this.

COMMISSIONER REIDY suggested carefully defining the purpose of using or consuming the product on the premises. MS. CONNOLLY stated the amendment allows for regulation of both sales and on-site consumption as a primary use.

COMMISSIONER MOYLAN believes increasing the size allowed for a freestanding sign would be beneficial.

There being no further questions from Commissioners, Objectors or Interested Parties, COMMISSIONER PIERCE made a motion to recommend that the Village Board amend Section XII of the Tinley Park Zoning Ordinance (the 2011 Legacy Code for Downtown Tinley Park), as presented in a draft Ordinance dated August 27 2015, specifically:

- To delete the term “Street Level Commercial Required and replace with “Street Level Commercial Permitted” in both the Downtown Core and Neighborhood Flex Districts;
- To amend Section 3 (General Provisions), subsection A (Uses), Table 3.A.2 to 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 in all Legacy Districts;
- To amend the official zoning map of the Village of Tinley Park to be in conformance with the granting of the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations.
- To amend Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), to require a minimum five (5') bufferyard between parking lot and any parcel located outside of the Legacy Code area.

The Motion was seconded by COMMISSIONER REIDY.

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

ABSENT: Plan Commissioner Tom Mahoney

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 MCLEOD 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 SEPTEMBER 3, 2015 MEETING**

**ITEM #2: PUBLIC HEARING**

**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 recommending that the Village Board approve a proposal from Dan Shapiro, on behalf of FR/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 Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Tom Mahoney
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guest(s):	Daniel Shapiro, Attorney

CHAIRMAN WALKER opened the Public Hearing at 8:04 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.

DAN SHAPIRO, representing the Petitioner, briefly reviewed the history of the site that was given at the last Plan Commission meeting. He complimented Staff and supports their Staff Report and is available to answer any additional questions.

AMY CONNOLLY, Planning Director, presented the Staff report. She reported the Petitioner is seeking re-phasing of the property that had been approved by the Plan Commission in 2012, however, the approval has since expired. She explained this development was initially presented in 2007 as a 2-building development, however, due to the economic

recession the second building was never constructed She presented the Petitioner's request to amend the PUD to allow re-phasing of the project from 1 to 2 phases that requires a Special Use. She explained Phase I improvements include the following:

- Prosperi Drive (built and dedicated)
- Lot 1 building and parking lot
- Street lights
- Landscape
- Signage
- Storm water retention/detention
- Cross parking and cross access agreements
- Water/sewer

MS. CONNOLLY further explained Phase II improvements include:

- Lot 2 building and parking lot
- Road connection to Ridgeland Avenue
- Water/sewer
- Landscape

MS. CONNOLLY also presented the Petitioner's request for Final Plat of Subdivision approval that includes a parcel that was unincorporated in the original PUD plat. She reported the Village Attorney and Village Engineer have reviewed the Plat and found it to be satisfactory.

MS. CONNOLLY reported Staff conducted an inspection of the site and found some of the naturalized areas where the detention ponds are located are in poor condition. She stated the Village's Landscape Architect submitted a list of issues in this regard to the Petitioner. She confirmed the Petitioner has submitted an 18-month addendum to a contract from 2014 to continue the management of plant materials from Christopher Burke Engineering. MS. CONNOLLY projects the re-establishment of these detention basins to take approximately 2 years and if Staff feels it is not properly established upon audits, the Village has the option of ticketing the property owner. She added the northerly basin appears to be doing well; however, the southernmost basin has the most issues. She complimented the remainder of the landscape on site.

As requested by COMMISSIONER PIERCE at the last Plan Commission meeting, MS. CONNOLLY reported a list of final engineering "punch list" items that were outstanding relative to the public improvements required on the site with these items having a 1-year warranty that must be covered by an escrow agreement with re-inspection after 1 year.

MR. SHAPIRO proceeded to review the following Findings of Fact regarding the Special Use from the Petitioner's Application:

- 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.

Given the location and surrounding uses, the special use for the re-phasing of the project will not be detrimental nor endanger the public health, safety, morals, comfort, or general welfare to the Village.

- 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 development project was approved several years ago, however, an ordinance adopting the same was not effectuated because the escrow/maintenance agreement was never finalized. In addition, there has been no indication that the current building or the larger project has substantially affected property values.

- 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 has been no evidence that since 2008 the development project has impeded normal development and improvement of permitted uses in the surrounding area. The “great recession” may have triggered the re-phasing of the project.

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

Adequate utilities have been provided to the project to date.

- 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 plan for the project has been approved. The Special Use request is for the purpose of re-phasing only.

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

The Special Use in all other respects conform to the applicable regulations of the district in which it is located.

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

Currently the 900,000 sq. ft. building is occupied by M-Block, which is a distribution company that performs light manufacturing and distribution of beverage pods for single-cup coffee makers.

There being no questions from Commissioners, Objectors or Interested Parties, COMMISSIONER MOYLAN made a motion to recommend that the Village Board grant a Special Use Permit (Substantial Deviation) to the existing First Industrial Realty Trust Planned Unit Development to allow for the Tinley Park Corporate Center to be built in two phases instead of one phase so that certain improvements may be completed during a future second phase. The Petitioner has established Findings of Fact related to the necessity of granting this Special Use Permit.

The Plan Commission recommends the following condition of the Special Use Permit, which must be satisfied no later than September 30, 2017;

1. Continued maintenance to properly establish the landscape for the stormwater detention basins according to the approved landscape plan and approval by the Village’s Landscape Architect that these basins have been properly established and maintained.

We also recommend to the Village Board to grant approval of the Final Plat of Subdivision for the Tinley Park Corporate Center dated 04/20/12, as presented.

The Motion was seconded by COMMISSIONER REIDY.

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

ABSENT: Plan Commissioner Tom Mahoney

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 8:18 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 SEPTEMBER 3, 2015 MEETING**

**ITEM #3: PUBLIC HEARING**  
**SPEEDWAY – 18460 80<sup>TH</sup> AVENUE & 8045 185<sup>TH</sup> STREET – REZONING, PLAT OF CONSOLIDATION, AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE TINLEY CROSSINGS CORPORATE CENTER PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS AND SITE PLAN APPROVAL**

Consider recommending that the Village Board approve a proposal from Melanie Foss, on behalf of Speedway at 18640 S. 80<sup>th</sup> Avenue, for the following:

1. Rezoning (Map Amendment) upon annexation of a 1.51 acre property located at 8045 185<sup>th</sup> 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. Approval of a Plat of Consolidation for the three (3) parcels that comprise the Speedway gas station and car wash;
3. A Special Use Permit for a Substantial Deviation to the existing Tinley Crossings Corporate Center Planned Unit Development (PUD) with exceptions for 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 Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Tom Mahoney
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guest(s):	Chris Kalischefski, Corporate Design Development Robert Schroeder, Speedway Real Estate

CHAIRMAN WALKER opened the Public Hearing at 8:18 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.

CHRIS KALISCHEFSKI, Design Architect representing Speedway, reported a workshop was held with Staff and believes all major issues have been resolved. He presented a brief slide show including aerial photographs of the existing site. He stated Speedway is seeking approval to increase the number of dispensers, enlarge the canopy over the fuel dispensers, relocate signage, remove the ground mounted sign adjacent to the C-store and install new storm drainage and landscaping. He stated this will modernize the facility resulting unimproved circulation for the 3,300 sq. ft. C-store and car wash. He reviewed the Plat of Annexation and Plat of Subdivision that includes the 3 parcels into 1 single parcel and the agreed upon cross easement on the southern parcel.

Per suggestions from the workshop, MR. KALISCHEFSKI reported they have agreed to provide the amount of trees required with the majority of trees providing screening of the ambulance parking lot with the remainder of trees sprinkled around the site. He reported the trash enclosure will now be relocated from the front of the building to the south side of the car wash and will be constructed of masonry to match the building with a sidewalk to the C-store. He added there will be a clearly defined 15'x32' outdoor display area. He noted a bike rack has also been added to the site. In conclusion, he commented by creating the driveway on 185<sup>th</sup> Street, there is now a safer traffic flow with 4 points of access on the site.

COMMISSIONER FICARO thanked MR. KALISCHEFSKI for addressing the open items from the work session. He stated he was pleased with the distribution of trees, relocation of the trash enclosure, removal of third sign, addition of bike rack, sidewalks and a defined outdoor storage area next to the car wash and away from the street.

COMMISSIONER MCCLELLAN reported he was unable to attend the workshop, however, complimented efforts by COMMISSIONER FICARO and Staff. He inquired about a sales tax from the sale of gasoline. AMY CONNOLLY, Planning Director, reported sales tax is generated along with a motor fuel tax.

COMMISSIONER PIERCE stated he liked the project. He inquired about the propane tank near the car wash. MR. KALISCHEFSKI reported this was removed.

COMMISSIONER MOYLAN inquired about truck parking. MR. KALISCHEFSKI reported that due to the tight turning radius on the site, this is not an attractive site for semi-trucks, however, most of the truck patrons are box trucks.

COMMISSIONER MCCLELLAN inquired about Speedway's recent application for video gaming at this location. ROBERT SCHROEDER, representing Speedway Real Estate Division, reported speaking with Speedway's Director of Operations, Cheryl Jones, who supports the withdrawal of the application for a video gaming license.

For inclusion into the record, CHAIRMAN WALKER read the following email received from TOM O'BRIEN to Village Staff:

"Pat, It was nice speaking with you today. Per our discussion, I am voicing my complaint and concern with the proposed zoning change for the Speedway on 80<sup>th</sup> Avenue. They simply want to add pumps in order to acquire a video gaming license from the IL Gaming Board. They have already applied to the IG as a truck stop candidate, which would entitle them to video gaming 24/7. They currently do not meet the definition of a truck stop because they do not have separate diesel truck islands. There are plenty of locations in the area for trucks to fuel up, including Speedway at 183<sup>rd</sup> & Harlem. We do not need a 24-hour gaming location in Tinley Park. Former Mayor Zabrocki recently vehemently opposed the licensing of a Lenny's Food n Fuel in Will County near the Tinley border, and I see no reason to allow this. Ask Speedway if they will be interested in waiving their right to video gaming at that location for a period of 30 years and see what their response is. I think that I've made my point. I don't want to go on too long. Thank you for your time. Good luck tonight."

PAULA WALLRICH, Deputy Planning Director, presented the Staff Report. MS. WALLRICH confirmed the Petitioner will be rescinding their application for video gaming and agreed not to make a future application. She added that the attorneys will include this as part of the annexation agreement.

MS. WALLRICH reiterated the items from the workshop noted by COMMISSIONER FICARO including:

1. Designated outdoor sales area pad with a height limitation of stacked product to 4';
2. Relocation of trash enclosure with additional landscape;
3. Removal of third ground mounted sign that will allow for extra parking;
4. Sidewalk from public walk along 80<sup>th</sup> Avenue to the C-store and bike rack; and
5. Elimination of any electronic message board which allows them to have temporary signage.

In conclusion, MS. WALLRICH summarized the outstanding items:

1. Petitioner has complied with temporary outdoor sales area;
2. Consider approval of site deficiencies as exceptions to the M-1 and Urban Overlay District as part of the Special Use;
3. Internal sidewalk and bike rack provided, however, Petitioner will provide cash in lieu of for sidewalk along 80<sup>th</sup> Avenue;
4. Cross access easement included on plat;
5. No final sign plan, however, all signage issues have been agreed to;
6. Final Landscape Plan not yet received.

COMMISSIONER MCCLELLAN reviewed and stated he supports the Findings of Fact relative to the Special Use as submitted by the Petitioner and Staff included in the Staff Report:

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.

No discussion.

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.

No discussion.

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.

No discussion.

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

No discussion.

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.

No discussion.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is

located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The exceptions will be:

- Lot area minimum for the M-1 District (3.84 acres, provided; 5 acres required)
- Lot depth minimum for the M-1 District (180' provided; 200' required)
- Front yard setback for the Urban Design Overlay District (54' provided; 20' maximum)

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

No discussion.

COMMISSIONER FICARO reviewed the Findings of Fact regarding Rezoning as submitted by the Petitioner included in the Staff Report:

1. The proposed zoning is consistent with the existing uses in the area.

The subject property is part of the 165 acre Tinley Crossings Corporate Center PUD adopted in 1998.

2. The proposed zoning is compatible with present zoning in the area.

The property to the north is in the M-1 PUD. The property immediately to the south is unincorporated Will County with M-1 PUD surrounding the County parcel to the west and south.

3. The existing zoning is not suitable for the property or its surrounding area.

No discussion.

4. The proposed zoning is consistent with the trend of development in the area.

The development is part of the 12 acres planned for commercial development within the approved PUD. Future widening of 80<sup>th</sup> Avenue is planned.

5. There is a need for the proposed zoning.

The Petitioner has requested the proposed zoning as part of the planned expansion of an existing use (gas station). The approval of the requested zoning will allow for the redevelopment on the existing parcel as an extension of an existing use.

Prior to the motion being made for Special Use, COMMISSIONER PIERCE expressed concerns regarding the Plan Commission placing conditions regarding video gaming. CHAIRMAN WALKER stated it is within the authority of the Plan Commission to add conditions that may be objectionable to surrounding properties. MS. WALLRICH concurred the Plan Commission has authority to place these conditions if considered an impact on the special use being granting adding the Village Attorney recommends this as part of the Motion.

There being no further questions from Commissioners, Objectors or Interested Parties, COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed expansion of the Speedway Gas Station at 18460 80th Avenue.

Additionally, we recommend that the Village Board grant the Applicant, Melanie Foss, on behalf of Speedway, a Rezoning (Map Amendment) from R-1 Single-Family Residential to M-1 General Manufacturing to allow for the expansion of the fueling canopy for the existing Speedway Gas Station located at 18460 80th Avenue. Findings of Fact

submitted by Village Staff, as amended by the Plan Commission are submitted as part of the record for this meeting.

The Plan Commission further recommends to the Village Board the approval of the Plat of Consolidation for the three (3) parcels that comprise the Speedway Gas Station and Car Wash conditioned upon final engineering approval.

The Plan Commission further recommends to the Village Board the granting to the Applicant, Melanie Foss, on behalf of Speedway, a Special Use for a Substantial Deviation from the approved Tinley Crossings Corporate Center Planned Unit Development with exceptions from the Village Zoning Ordinance as noted below, and adopt Findings of Fact submitted by the Applicant and Staff.

Exceptions to the Zoning Ordinance requirements within this PUD include:

1. Lot area minimum for the M-1 District (3.84 acres provided; 5 acres required);
2. Lot depth minimum for the M-1 District (180' provided; 200' required); and,
3. Front yard setback for the Urban Design Overlay District (54' provided; 20' maximum).

The Plan Commission recommends the Special Use for a Substantial Deviation be approved with the following conditions, which must be satisfied prior to issuance of a Certificate of Occupancy:

1. Final Landscape Plan Approval;
2. Final Sign Plan Approval;
3. Withdrawal of State Gaming License for Video Gaming by Speedway, LLC, for this location; and,
4. No future application for video gaming by Speedway for this location.

All the foregoing approvals are subject to the precondition of annexation by the Village of the 8405 185<sup>th</sup> Street parcel (Parcel 1).

The Motion was seconded by COMMISSIONER MCCLELLAN.

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

ABSENT: Plan Commissioner Tom Mahoney

NAY: None

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

A motion was made by COMMISSIONER FICARO, seconded by COMMISSIONER PIERCE to close the Public Hearing at 8:52 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 SEPTEMBER 3, 2015 MEETING**  
**ITEM #4: TIMOTHY ZIPSIE – 6515 VOGT STREET – PLAT OF DEDICATION**

Consider recommending that the Village Board grant approval for a Plat of Dedication, including a public roadway dedication and easement for public utilities, created by Robinson Engineering, Ltd. for property located at 6515 Vogt Street (PIN 28-30-412-096-0000) in the R-6 (Medium Density Residential) Zoning District.

Present were the following:

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

Absent Plan Commissioner(s): Tom Mahoney

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

STEPHANIE KISLER, Planner, presented the request for a Plat of Dedication on behalf of the Petitioner, Timothy Zipsie, 6515 Vogt Street, who was unable to attend this evenings meeting. She distributed a revised copy of the Plat that contained three (3) minor changes:

1. The parcel lies within the corporate limits of the Village;
2. Treasurer will certify that there is no deferred installments or outstanding unpaid special assessments;
3. Recorded Plat will be sent to the current resident.

MS. KISLER presented an aerial photograph of the parcel and surrounding area that was subdivided in the past as part of a larger parcel. She reported several parcels in this area that never properly dedicated the ROW. She reviewed the lot size dimensions stating the current lot size is 65'x183' and after the Plat of Dedication is approved, the lot size will be reduced by 30' to approximately 65'x153' which meets the Zoning Ordinance standards.

There being no questions or comments from the Commissioners, a Motion was made by COMMISSIONER PIERCE to recommend that the Village Board grant approval for a Plat of Dedication, including a public roadway dedication and easement for public utilities, created by Robinson Engineering, Ltd. for property located at 6515 Vogt Street (PIN 28-30-412-096-0000) in the R-6 (Medium Density Residential) Zoning District.

The Motion was seconded by COMMISSIONER FICARO.

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

ABSENT: Plan Commissioner Tom Mahoney

NAY: None

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

#### **OTHER BUSINESS**

CHAIRMAN WALKER introduced newly appointed Trustee Bernard Brady.

CHAIRMAN WALKER announced the upcoming Planning Association Conference to be held at the Marriott in Normal, IL during the first week of October and to contact AMY CONNOLLY if they wish to attend.

COMMISSIONER MCLEOD announced that she will be submitting her resignation as Plan Commissioner.

#### **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 September 3, 2015 at 9:07 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.