



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

**JANUARY 18, 2018**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 18, 2018 at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners: Ken Shaw, Chairman  
Garrett Gray  
Tim Stanton  
Chuck Augustyniak (Arrived at 8:25)  
Lucas Engel

Absent Plan Commissioner(s): John Curran  
Eduardo Mani  
Angela Gatto  
Peter Kroner

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Barbara Bennett, Commission Secretary

Guest(s): James Olguin, McDonald's Attorney  
Matt Vogel, McDonald's Project Engineer  
Andrew Uttan, McDonalds Engineer  
Darren Freihage, Proprietor

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for January 18, 2018 at 8:30 p.m. (The meeting was delay due to lack of a quorum)

**COMMUNICATIONS**

None at this time.

**APPROVAL OF MINUTES**

Minutes of the January 4, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW 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 JANUARY 18, 2018 REGULAR MEETING**

**ITEM #1 MCDONALD'S – 15920 HARLEM AVENUE PUBLIC HEARING: SITE PLAN APPROVAL, SPECIAL USE PERMIT WITH EXCEPTIONS**

Consider granting the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, Site Plan Approval for drive-thru and parking lot modifications and related site improvements for the McDonald's at 15920 Harlem Avenue. The Petitioner also requests approval for a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for modifications to the approved Site Plan and an increase in the size and number of signs allowed for McDonald's at 15920 Harlem Avenue within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow the exceptions including a total of six (6) wall signs when only four (4) are allowed; three (3) of the five (5) wall signs would be 36" tall, which exceeds the maximum allowable sign height by six inches (6"). The menu boards are eight inches (8") taller than the allowable height of seven feet (7'). The Petitioner also requests an Exception for the required number of parking spaces at the site.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Garrett Gray  
Tim Stanton  
Chuck Augustyniak (Arrived at 8:25)  
Lucas Engel

Absent Plan Commissioner(s): John Curran  
Eduardo Mani  
Angela Gatto  
Peter Kroner

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Barbara Bennett, Commission Secretary

Guest(s): James Olguin, McDonald's Attorney  
Matt Vogel, McDonald's Project Engineer  
Andrew Uttan, McDonalds Engineer  
Darin Fry, Proprietor

PLAN COMMISSIONER GRAY read the following statement pertaining to Item #1:

*"Pursuant to the Village's Code of Ethics, and after speaking with the Village Attorney, I am hereby disclosing that I have a conflict of interest on Item 1. I am a geotechnical engineer for SEECO Consultants and McDonalds USA, LLC is a client of the company and my company may very well perform work for this McDonalds site off of 159<sup>th</sup> Street. As such I will not be participating in any deliberation or vote on this Petition."*

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER STANTON, to open the Public Hearing for McDonald's USA, LLC, for a Special Use Permit for a Substantial Deviation. The Motion was approved unanimously by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that 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.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Interim Community Development Director noted that because this is in the Park Center Plaza PUD, any major change to the site plan requires a Special Use Permit as it is considered a Substantial Deviation. The nature of this Public Hearing is to review the Special Use Permit and any exceptions that are listed. In addition the Commission will also be looking at the Site Plan as a whole so a motion will need to be made on the Site Plan and also on the Substantial Deviation. The plan as presented provides for double lanes on the existing facility. The Proposed Substantial Deviation would allow an exception from code for the following:

- They are requesting two (2) additional signs beyond the four (4) that they are allowed.
- They are asking for an additional six inches (6") on the height.
- They are asking for an additional eight inches (8") on the menu boards.
- They are asking for a reduction in the required number of parking spaces from sixty four (64) to fifty four (54).

MS. WALLRICH displayed the existing Site Plan and identified the following open items for discussion at the workshop:

1. *The Plan Commission may consider a Substantial Deviation from the Park Center Plaza Planned Unit Development to modify the Site Plan to allow a second drive-thru lane.* She noted this was discussed at the workshop and no objection was noted.
2. *The Plan Commission may consider an Exception for the number of required parking spaces.* This was discussed at the workshop with no objection noted due to shared parking opportunities.
3. *The Petitioner should consider modifying the landscape bed to the east of the north row of parking to include the area adjacent to the angled parking space.* MS. WALLRICH noted that the Petitioner agreed to this revision to the Site Plan.
4. *Loose rock mulch is not an acceptable material for the outer landscape bed near the drive-thru. The Petitioner should revise plans to reflect landscaping and plant material. If landscaping is not practical in this location consider using granite cobbles or Belgium block set in mortar.* MS. WALLRICH noted that the Petitioner agreed to use hardscape material.
5. *The Plan Commission may consider a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow one (1) additional wall sign.* She noted that the Plan Commission did not object to one additional wall sign and further recommended an additional "Playspace" on the south façade.
6. *The Plan Commission may consider a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow the "M" Arch signs to be thirty-six inches (36") tall.* The Commission did not express objection.
7. *The Petitioner should revise the height of the menu boards to meet the maximum height of seven feet (7'). Otherwise, the Plan Commission may consider a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow the menu boards to be 7.66' tall.* MS WALLRICH noted that the menu signs are approximately 8" taller than maximum height allowed, however are significantly lower than what is allowed (45 SF allowed and 27 SF is proposed.)

CHAIRMAN SHAW asked the petitioner to make their presentation.

JAMES OLGUIN, McDonald's Attorney stated the main reason for adding the dual drive-thru lanes is to increase the efficiency for the customers allowing them to move through faster and provide better staffing. Angle parking will be added to reduce any traffic conflicts. Overall the site plan will be made a safer better site. The architecture will be updated and better with clean lines. The amount of parking is acceptable even though it has been reduced from the existing number of for an exception from the parking requirements of 64 spaces to 54 spaces for a total reduction of 10 parking spaces. Currently they provide 59 spaces. Everything being proposed will benefit the site and will be beneficial to the customers.

CHAIRMAN SHAW asked for comments from the COMMISSIONERS. There were none.

CHAIRMAN SHAW asked for comments from the Public. There were none.

Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER STANTON, to close the Public Hearing. Vote by voice. CHARIMAN SHAW declared the Motion carried.

CHAIRMAN SHAW asked for the Standards for Site Plan Approval.

MS. WALLRICH reviewed the Standards for Site Plan Approval as follows:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.  
**This is an existing use in an approved B-3 PUD; drive through restaurants are approved uses in the B-3 district.**
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.  
**Existing use**
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.  
**The proposed site plan has been review by Village Staff (Fire, Engineering and Planning) and support the ingress/egress and circulation proposals.**
- d. That the Site Plan provides for the safe movement of pedestrians within the site.  
**The proposed plans will increase safety at the site by angling the parking spaces along the west and north sides of the site, adding pavement markings to direct traffic around the site, and providing safe pedestrian walkways to/from the restaurant building. The additional drive-thru lane will reduce vehicle stacking, which will improve the circulation throughout the site.**
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.  
**The proposed landscape has been reviewed and found to meet the intent of the Landscape Ordinance. There were two areas under discussion regarding**
- f. That all outdoor trash storage areas are adequately screened.  
**The trash enclosure will be revised to match the new architectural materials.**

MS. WALLRICH reviewed the Standards for Special Use as follows:

- 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 is an existing use that is consistent with surrounding landuses; the area is fully developed. Drive through restaurants are a permitted use in the B-3 District.**
- a. 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 substantially diminish and impair property values within the neighborhood;  
**The area is fully developed**
- b. 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;  
**The area is fully developed; proposed site plan changes have been reviewed by engineering to ensure safe turning radii**
- c. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;  
**Existing use**
- d. 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; and  
**The addition of a sidewalk, pavement markings and angled parking enhance the pedestrian and vehicular traffic in the area.**
- e. 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 Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.  
**Exceptions are included in this report related to parking and signage**
- f. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

**McDonald's is a recognized leader in the fast food industry and with the proposed improvements will continue to be competitive in the marketplace.**

Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AUGUSTYNIAK to grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemeč, and Hoff, Ltd. on behalf of McDonald's USA, LLC, Site Plan Approval, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, for drive-thru and parking lot modifications and related site improvements for the McDonald's at 15920 Harlem Avenue.

AYES: PLAN COMMISSIONERS STANTON, ENGEL, AUGUSTYNIAK, and CHAIRMAN SHAW

NAYS: NONE

ABSTAIN: PLAN COMMISSIONER GRAY

CHAIRMAN SHAW declared the Motion approved.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER AUGUSTYNIAK to grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemeč, and Hoff, Ltd. on behalf of McDonald's USA, LLC a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for modifications to the approved Site Plan and an increase in the size and number of signs allowed for McDonald's at 15920 Harlem Avenue within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow for the following exceptions:

1. An exception to the Village parking requirement of 64 parking spaces to allow 54 parking spaces.
2. An exception to allow two (2) additional wall signs
3. An exception to the height of a wall sign that is limited to 30" to allow three (3) signs of 36" in height.
4. An exception to the maximum height for a free standing sign which is limited to 7' to allow four (4) menu signs at 7'8" in height.

AYES: PLAN COMMISSIONERS STANTON, ENGEL, AUGUSTYNIAK, and CHAIRMAN SHAW

NAYS: NONE

ABSTAIN: PLAN COMMISSIONER GRAY

CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted the dates the Village Board are February 6 for the First Reading and February 20 for the Adoption.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JANUARY 18, 2018 REGULAR MEETING**

**Item #2 OFFICIAL 2017 ZONING MAP**

**WORKSHOP:** Consider recommending approval of the Village’s Official Zoning Map reflecting map amendments through December 31, 2017.

Plan Commissioners: Ken Shaw, Chairman  
 Garrett Gray  
 Tim Stanton  
 Chuck Augustyniak (Arrived at 8:25)  
 Lucas Engel

Absent Plan Commissioner(s): John Curran  
 Eduardo Mani  
 Angela Gatto  
 Peter Kroner

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
 Barbara Bennett, Commission Secretary

Guest(s): None

PAULA WALLRICH, Interim Community Development Director explained Staff has worked with the Village’s GIS Consultant, MGP, Inc., to review the Village’s Zoning Map and identify all updates and corrections through December 31, 2017. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31<sup>st</sup> of each year.

In 2017 the following map amendments were approved and are reflected in the proposed 2017 Official Zoning Map:

- Per Ordinance 2017-O-037: the property at 17800 Highland Avenue was rezoned from R-1 to R-2 (Tuleja rezoning)
- Per Ordinance 2017-O-041: two parcels at 7025 179<sup>th</sup> Avenue were annexed as R-1 (First Baptist Church)
- Per Ordinance 2017-O-020: as a consequence of Ordinance 2016-O-025 which rescinded Ordinance 2015-O-045 (An ordinance making certain text amendments to Section XII (Legacy Code) of the Tinley Park Zoning Ordinance, and Rezoning property relative to the Legacy Code Zoning Districts), there were certain scrivener and mapping errors that needed to be corrected. There were 14 changes that were approved as part of this ordinance and are outlined in the table below:

|    | PIN                | Address                       | Current Zoning<br>(Based on<br>Legal<br>Description) | Correction<br>to Zoning<br>Map<br>(by Legal<br>Description) | Requires<br>Visual<br>Change to<br>Figures in<br>Legacy Code | Notes                                     |
|----|--------------------|-------------------------------|--|---|--|---|
| 1  | 28-31-200-013-0000 | 17533 Oak Park Avenue         | DG & B-4   | DC  | YES  | Struck out of DG; Full parcel added to DC |
| 2  | 28-31-200-014-0000 | 17514 Oak Park Avenue         | DG   | DC  | NO   | Struck out of DG; Added to DC             |
| 3  | 28-30-308-007-0000 | 6822 173 <sup>rd</sup> Place  | R-4  | DF  | YES  | Previously R-4; Added to DF               |
| 4  | 28-30-308-006-0000 | 6824 173 <sup>rd</sup> Place  | R-4  | DF  | NO   | Previously R-4; Added to DF               |
| 5  | 28-30-308-005-0000 | 6832 173 <sup>rd</sup> Place  | R-4  | DF  | NO   | Previously R-4; Added to DF               |
| 6  | 28-30-405-035-0000 | 17234 66 <sup>th</sup> Court  | R-5  | DG  | YES  | Previously R-5; Added to DG               |
| 7  | 28-30-405-036-0000 | 17232 66 <sup>th</sup> Court  | R-5  | DG  | YES  | Previously R-5; Added to DG               |
| 8  | 28-30-405-016-0000 | 17224 66 <sup>th</sup> Court  | R-5  | DG  | YES  | Previously R-5; Added to DG               |
| 9  | 28-30-115-037-0000 | 17048 Oak Park Avenue         | B-1  | NG  | NO   | Previously B-1; Added to NG               |
| 10 | 28-30-302-055-0000 | 6853 172 <sup>nd</sup> Street | NF   | R-4   | NO   | Excepted out of NF; Reverts back to R-4   |
| 11 | 28-30-302-056-0000 | 6847 172 <sup>nd</sup> Street | NF   | R-4   | NO   | Excepted out of NF; Reverts back to R-4   |
| 12 | 28-30-302-057-0000 | 6841 172 <sup>nd</sup> Street | NF   | R-4   | NO   | Excepted out of NF; Reverts back to R-4   |
| 13 | 28-30-301-049-0000 | 17201 68 <sup>th</sup> Court  | NF   | R-4   | NO   | Excepted out of NF; Reverts back to R-4   |
| 14 | 28-30-301-050-0000 | 17205 68 <sup>th</sup> Court  | NF   | R-4   | NO   | Excepted out of NF; Reverts back to R-4   |

MS WALLRICH referred to an exhibit in the Staff Report an s identified various corrections to the Official Zoning Map for 2017, including: PIN 19-09-11-200-015-0000, PIN 19-09-11-200-013-0000, and PIN 19-09-11-200-011-0000. She stated these properties were incorrectly noted on prior zoning maps and are now correctly labeled as R-6 PD per Ordinance 90-O-009 in conjunction with Resolution 90-R-002.

A Public Hearing is scheduled for February 1, 2018 for the Plan Commission to review the draft version of the 2017 Official Zoning Map. At that time the Plan Commission must provide a recommendation to the Village Board as to whether or not to approve the official zoning map as proposed by Staff.

Staff notes that **no properties are being rezoned** as part of the adoption of the official zoning map. Instead, the corrections made to the map reflect map amendments (rezonings), annexations, and subdivisions approved in 2017, or corrections that were previously approved but not accurately documented.

**GOOD OF THE ORDER**

PAULA WALLRICH, Interim Community Development Director noted:

1. Staff working on hiring for 3 positions, a Building Official, Senior Planner and Community Development Director or Planning Manager
2. Bremen Cash Store and Woodman's are being discussed at Staff level
3. Southwest Christian Bus Barn and EEC presentation at the next meeting.
4. Staff is working on a new Website Launch
5. Staff is working on a Software upgrade, RFP out and 4 companies will be interviewed.

**COMMENTS FROM THE PUBLIC**

None at this time.

**ADJOURNMENT**

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER ENGEL, to adjourn the Regular Meeting of the Plan Commission of January 18, 2018 at 9:05 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.