



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

FEBRUARY 1, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 1, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Chuck Augustyniak
Peter Kroner
John Curran
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Eduardo Mani
Lucas Engel

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

Guest(s): Antonio Halek, Environmental Enhancement Commission, Chairman
Jeff Mech, Environmental Enhancement Commission

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for February 1, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time.

APPROVAL OF MINUTES

Minutes of the January 18, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER GRAY, to approve the Minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN STANTON 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 FEBRUARY 1, 2018 REGULAR MEETING

ITEM #1 OFFICIAL 2017 ZONING MAP

PUBLIC HEARING: Consider recommending approval of the Village's Official Zoning Map reflecting map amendments through December 31, 2017.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Chuck Augustyniak
Peter Kroner
John Curran
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Eduardo Mani
Lucas Engel

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

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN, to open the Public Hearing to consider recommending approval of the Village's Official Zoning Map reflecting map amendments through December 31, 2017. The Motion was approved unanimously by voice call. ACTING CHAIRMAN STANTON 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 explained that **no properties are being rezoned** as part of the adoption of the official zoning map. Statutorily the Village is required to do this once a year. 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 31st 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 179th 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 (Based on Legal Description)	Correction to Zoning Map (by Legal Description)	Requires Visual Change to Figures in 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 rd Place	R-4	DF	YES	Previously R-4; Added to DF
4	28-30-308-006-0000	6824 173 rd Place	R-4	DF	NO	Previously R-4; Added to DF
5	28-30-308-005-0000	6832 173 rd Place	R-4	DF	NO	Previously R-4; Added to DF
6	28-30-405-035-0000	17234 66 th Court	R-5	DG	YES	Previously R-5; Added to DG
7	28-30-405-036-0000	17232 66 th Court	R-5	DG	YES	Previously R-5; Added to DG
8	28-30-405-016-0000	17224 66 th 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 nd Street	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
11	28-30-302-056-0000	6847 172 nd Street	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
12	28-30-302-057-0000	6841 172 nd Street	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
13	28-30-301-049-0000	17201 68 th Court	NF	R-4	NO	Excepted out of NF; Reverts back to R-4
14	28-30-301-050-0000	17205 68 th Court	NF	R-4	NO	Excepted out of NF; Reverts back to R-4

Staff has also identified various corrections to the Official Zoning Map for 2017, including:

- The following 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 (MS. Wallrich referenced the map in the Staff Report) :
 - PIN 19-09-11-200-015-0000 (A)
 - PIN 19-09-11-200-013-0000 (B)
 - PIN 19-09-11-200-011-0000 (C)
 - Brookside Place Phase 1 & 2 (D)
 - Brookside Place Phase 3 (E)

COMMISSIONER KRONER noted that these changes should have been made prior to getting the Brookside Place plans a second time. This would have taken a lot of confusion out of what was going on with the neighbors. He stated he was not sure who makes the decision on when these changes are made each year. He expressed concern about potential errors in zoning, and recommended we address the zoning issues before we see the plans for the development so that we can better explain it to the residents. MS. WALLRICH replied statutorily every community looks at its zoning map at the end of the year. She noted that any changes that were made to the zoning map (rezonings) throughout the year or any corrections are included in the adoption of the Official Map, but only those changes for the year and in this case those changes for 2017. A formal adoption has to be done by March 31st. When projects come through throughout the year and corrections or errors are discovered like they were, those are noted during that the review process, which was the case in the Residences of Brookside Glen. She stated these were noted several times throughout the Residence review. She agreed the situation was frustrating and disappointing on everyone's behalf that we could not find certain documents. We requested a legal determination from the attorney and he gave one based on the documentations of the annexation agreement that noted these properties were zoned R6 as part of that adoption of the annexation agreement. There was no subsequent rezoning of those properties to R5 as noted on the Zoning Map at that time. There are several theories as to why this happened. We went over all of this in the Public Hearing. This error was not realized until we were working on the Brookside Glen project. She noted that you often do not know there is a mistake on the map until you are actually working in that area.

MS. WALLRICH stated that due to our sophisticated GIS system we keep our maps up to date throughout the year, but this is not considered the official map until the end of the year when you wrap everything up and the Plan Commission approves it and it goes to the Village Board for approval.

Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER AUGUSTYNIAK to close the Public Hearing. Vote by voice. ACTING CHAIRMAN STANTON declared the Motion approved.

ACTION CHARMAN STANTON asked for a Motion to recommend the Zoning Map Amendments.

Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER AUGUSTYNIAK to recommend to the Village Board the approval of the 2017 Official Zoning Map as represented in Exhibit A.

AYES: PLAN COMMISSIONERS KRONER, CURRAN, GATTO, GRAY, AUGUSTYNIAK AND ACTING CHAIRMAN STANTON

NAYS: NONE

ACTING CHAIRMAN STANTON 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 FEBRUARY 1, 2018 REGULAR MEETING

Item #2 ENVIRONMENTAL ENHANCEMENT COMMISSION
PRESENTATION AND DISCUSSION: Jeff Mech and Antonio Halek to discuss coordination efforts between the two Commissions.

Plan Commissioners: Tim Stanton, Acting Chairman
Garrett Gray
Chuck Augustyniak
Peter Kroner
John Curran
Angela Gatto

Absent Plan Commissioner(s): Ken Shaw
Eduardo Mani
Lucas Engel

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

Guest(s): Antonio Halek, Environmental Enhancement Commission, Chairman
Jeff Mech, Environmental Enhancement Commission

Antonio Halek and Jeff Mech, of the Tinley Park Environmental Enhancement Commission (EEC) gave a presentation to the PLAN COMMISSION regarding:

1. Coordination efforts between the two Commissions.
2. LEED (Leadership in Energy and Environmental Design)
3. Car Charging stations being added to the Village for residents and visitors.
4. Solar panels for residents in the Village. (Put together a packet for residents explaining the process)
5. Solar Farms being installed at the Tinley Park Mental Health Center (100 acre Solar Farm can power 3000 homes)
6. Bike paths
7. Trees and Indiginous landscaping
8. No Idle Zones in District 140 School zones.

ACTING CHAIR STANTON thanked them for their presentation and expressed his desire to work cooperatively with the EEC. MS. WALLRICH stated that there were no current encumbrances to providing solar panels on roof tops but it does require a permit. She noted there were various ways that zoning regulations could assist with their environmental initiatives including sustainable land planning and specific regulations concerning wind turbines or solar panels.

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. Staff is working on a Software upgrade. Staff in the process of doing site visits.
3. Residences of Brookside Glen Meeting with Eamon (Property Owner)
4. Primal Cut planning on an outdoor seating area
5. Southwest Christian Bus Barn and EEC presentation possibly at the next meeting.
6. Bank of America Fence Variance coming up.
7. Staff is working on a new Website Launch

COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER Gray, seconded by PLAN COMMISSIONER AUGUSTYNYIAK, to adjourn the Regular Meeting of the Plan Commission of February 1, 2018 at 7:44 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN STANTON declared the meeting adjourned.