



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

**MARCH 1, 2018**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

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

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

Guest(s): Henry Doorn, Rich DeBoer, Frank Voss

**CALL TO ORDER**

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for March 1, 2018 at 7:01 p.m.

**COMMUNICATIONS**

None at this time.

**APPROVAL OF MINUTES**

Minutes of the February 15, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER KRONER, 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 MARCH 1, 2018 REGULAR MEETING**

**Item #1 SOUTHWEST CHICAGO CHRISTIAN SCHOOL – 17171 84<sup>TH</sup>  
AVENUE WORKSHOP: SITE PLAN APPROVAL, VARIATIONS**

Consider granting the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, Site Plan Approval for construction of an accessory structure to be used as a Transportation Building with associated off-street parking for 11 school buses. The Petitioner also requests approval of the following Variations:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. A new basketball court will also be constructed. Additional landscaping has been proposed for screening purposes.

Present were the following:

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

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

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

Guest(s): Henry Doorn, Rich DeBoer, Frank Voss

PAULA WALLRICH Community Development Director explained there are two issues. One is a Site Plan Review and one is Variations. The Southwest Chicago Christian School has three locations, one in Oak Lawn, one in Palos Heights and one in Tinley Park. The school in Tinley Park opened in 1986 and has grown to approximately 300 students attending from Pre-K thru 8<sup>th</sup> Grade. The high school in Palos Heights is celebrating its 100<sup>th</sup> anniversary this year. Previously the school operated a Transportation Building in Oak Lawn; however they have since sold that property and are now requesting to construct a new Transportation Building at their Tinley Park Site. The site is approximately 14 acres. The School property is located directly south of Faith Christian Reform Church; the school is independent of the church. The Petitioner is seeking to build a new Transportation Building and associated off-street parking for 11 school buses. In order to do this the Petitioner will need a Variations on the Accessory Structure. The property is zoned R-3 which allows for primary and secondary educational facilities as a permitted use.

The proposed Transportation Building is considered a permitted accessory use however requires the following Variations to be constructed in accordance with the submitted plans:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

MS. WALLRICH displayed a photo of the current property. She explained the Petitioner has provided a revised landscape plan which address previous deficiencies. Staff has suggested saving as many of the existing trees as possible which would provide a nice screen from 171<sup>st</sup> Street. With regards to the Architecture, the proposed Building will be constructed entirely of masonry to match the existing school building. The trash enclosure will be relocated adjacent to the new parking lot. MS. WALLRICH noted there is an 8 foot chain link fence surrounding the parked busses and it should be pointed out that a 6 foot chain link fence is allowed. Per the Petitioner the 8 foot fence is preferred to avoid vandalism to the windows on the busses. Staff will do additional research to review the height of the fence and follow up with the Commissioners at the Public Hearing.

Staff has identified this Summary of Open Items

Open Item #1	<i>Cargo containers are not allowed on a permanent basis; staff recommends any approval of the Site Plan include the removal of the cargo container.</i>
Open Item #2	<i>Due to the amount of existing trees along the east property line Staff's recommends coordinating the final planting with the Petitioner after parking lot installation.</i>

<i>Open Item #3</i>	<i>A Variation of 1,680 SF is required to allow for the construction of a 2,400 SF accessory structure</i>
<i>Open Item #4</i>	<i>A Variation of three (3) feet is required to allow for the construction of the accessory structure with a height of 21' at the ridge of the roof.</i>
<i>Open Item #5</i>	<i>A Variation of Section III.I.2.g is required to allow the accessory structure to function as intended.</i>
<i>Open Item #6</i>	<i>A Variation of Section III.R.d is required to allow the parking of school buses on the proposed concrete parking lot.</i>
<i>Open Item #7:</i>	<i>A Variation of Section III.J.2.c.( Fence Regulations) is required to erect an 8' fence enclosing the parked school buses</i>

ACTING CHAIRMAN STANTON asked the Petitioner if he had anything to add.

HENRY DOORN thanked Staff and the Commission and noted he felt all facts presented were accurate and noted there have been busses parked there for a number of years. There are currently 5 morning and afternoon routes that begin and end at the school. There are also 3 busses parked that are spare busses used for field trips. The traffic pattern will not change. The reason for the Petition is due to selling a portion of our Oak Lawn site where the bus storage was to Anthem Memory Care. Also this is a much more central location as much of our students and transportation has gone further south.

ACTING CHAIRMAN STANTON asked the Commissioners for questions or comments.

COMMISSIONER KRONER noted due to recent changes in the fencing requirements the chain link fence would have to be rust resistant. COMMISSIONER KRONER also asked if there would be any combustibles stored on the property. The Petitioner replied there would be no repairs done on the property so there would be limited amounts stored in fireproof cabinets.

COMMISSIONER CURRAN asked if there was any additional detention required on the property. MS. WALLRICH replied this would be determined at permit time with Engineering.

COMMISSIONER GRAY asked if the plans were complete and if there was a soil test done. The Petitioner replied Engineering has more to add and a soil bearing test would be done and due to the busses there would be heavier concrete pavement used.

COMMISSIONER KRONER asked about the ownership of the School and the Church on the property. The Petitioner replied they are totally independent of each other.

MS. WALLRICH noted that they will not be adding any lighting to the property.

ACTING CHAIRMAN STANTON noted there would be a Public Hearing on the March 15, 2018 Scheduled Plan Commission Meeting.

### **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 GATTO, to adjourn the Regular Meeting of the Plan Commission of March 1, 2018 at 7:26 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.