



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

APRIL 19, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 19, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
John Curran
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Thomas Condon, Village Attorney
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Leonard McEnery, Cass Wennlund

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for April 19, 2018 at 7:05 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the April 5, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER STANTON, to approve the Minutes as presented. CHAIRMAN SHAW noted TRUSTEE GLOTZ was in attendance and his name will be added. 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 APRIL 19, 2018 REGULAR MEETING

Item #1 PUBLIC HEARING (Remove from Table): LENNY'S FOOD AND FUEL – 19420 HARLEM AVENUE

Consider a request for a Map Amendment for the subject parcel to B-3 (General Business and Commercial District) with Special Use Permits to allow for the continuation of the existing Automobile Service Station and Automobile Car Wash from the Petitioner, Leonard McEnery.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
John Curran
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Thomas Condon, Village Attorney
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Leonard McEnery, Cass Wennlund

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN to remove the Public Hearing from the Table for Lenny's Food and Fuel. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted there was already significant testimony, staff presentation and discussion from the Petitioner, public and discourse from the Commission. There will be no further discussion on this point. CHAIRMAN SHAW asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER GRAY to close the Public Hearing for Lenny's Food and Fuel. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW stated that in the first Motion we should consider the Plan Commission's role in this project. He has had discussion with the Village Attorney on how to frame the Motion. It is important

that the Plan Commission express its role based on determining the suitability of unincorporated properties for annexation. This is something outlined in the Village’s Municipal Code. This has been discussed with the Village Attorney. With that he requested a Motion be entertained.

PAULA WALLRICH, Community Development Director noted there is additional new information that should be shared and requested the Public Hearing be reopened. CHAIRMAN SHAW noted on advice from the Village Attorney it is not necessary to reopen the Public Hearing and will only hear Staff’s comments. MS. WALLRICH noted since the last Public Hearing Staff was contacted by Mr. McEnery to discuss the signs and the concerns of the Commissioners. During that meeting Mr. McEnery agreed to bring some of the signs into conformance with Village Code despite Code allowing the annexing of existing signs as legal non-conforming signs. Based on the previous discussion at the Workshop and Public Hearing Mr. McEnery has agreed to the following:

	Sign Name	Deficiency	Mr. McEnery’s Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs (“No Cook County taxes” and second “Dunkin sign”
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
B.	Car Wash - east	6 SF over limit	No change
C.	Car Wash -north	conforms	No change
	Car Wash -south	Size ok, 1 additional sign	Agreed to remove “Pet Wash” sign
D.	Gas N Wash Canopy - east	3.31 SF over limit	No change
	Gas N Wash Canopy- N & S	conforms	No change
E.	Car Wash Canopy	conforms	No change
F.	Truck Canopy/Directional signage	2.33 SF over or considered directional	No change
G.	Car Wash-Monument	Size is ok, 10” too tall; changeable copy is prohibited	No change
H.	Gas N Wash Monument	1’10” too tall; size is ok, Changeable EMC is ok	No Change

It was discussed, per the Village Code, with any changeable copy sign that is allowed legally, if a property elects to install an electronic message sign, then no temporary signage (banners and flags) will be allowed. MS. WALLRICH noted that Mr. McEnery agreed to this condition.

MS. WALLRICH also noted there were concerns about parking. Mr. McEnery has agreed to stripe the two truck parking spaces and as part of the negotiations with the Village Board regarding the Annexation Agreement, he has agreed to have the parking situation monitored. If the parking becomes an issue in the future, he would build additional parking on site south of the existing retention area.

The last issue that was discussed was property values. There was a question regarding why the spread sheet was not extended to the rest of the Village. MS. WALLRICH presented a memo from Brad Bettenhausen, Village Treasurer, which defended his original EAV analysis noting there was no negative trend of property value in the area since the construction of the service station in 2015.

CHAIRMAN SHAW asked for question from the Commissioners.

COMMISSIONER KRONER stated that Mr. McEnery should have been reminded that it was the consensus of the Board that it was expected he come into full compliance to the Village's sign ordinance. Mr. McEnery should have also been reminded that he was warned by two former Mayors and a Trustee regarding signs that were going up were not in compliance, based upon the plans that were submitted to Will County. The biggest issue is that these hardships were brought upon by himself. He chose to ignore the previous Village Board and Mayors and this Commission and he still wants to negotiate. He was told at the very first hearing that the consensus of the Board was that he should come into total compliance with the current sign ordinance. At the Public Hearing it was said that the Commission would look the other way, due to the expense, on the monument signs leaving an opening for bringing everything else up to compliance. This is disheartening and disingenuous that he does not want to work with this Village at this time. Although Mr. McEnery does a lot of good for the community, from a business prospective this is not a good position to take trying to get into this Village.

COMMISSIONER GRAY stated the changeable message sign on the east side, which is prohibited, on the C-store will remain. MS. WALLRICH replied this is a manual changeable copy sign that Mr. McEnery is electing not to change. If this is the decision of the Village Board he will be able to keep it.

CHAIRMAN SHAW asked the Commission if there were any comments or questions regarding the Findings of Fact presented in the Staff Report. He asked the Commission to address the question of suitability of annexation and asked for a Motion. CHAIRMAN SHAW stated he has a draft motion to present.

COMMISSIONER KRONER, seconded by COMMISSIONER MANI made a Motion to read the draft Motion as follows:

Move that, under 32.164 (b) POWERS AND DUTIES of the Village of Tinley Park's Municipal Code, the Plan Commission deem the property located at 19240 Harlem Avenue unsuitable for annexation based on the following:

- a) The existing conditions and improvements do not conform to the Village's ordinances and codes;
- b) The existing conditions and improvements cannot be made to conform without unreasonable investments by the owner or acceptance of significant non-conformities by the Village; and
- c) The existing conditions and improvements are inconsistent with the Vision, Objectives, and Goals stated in the Village's Comprehensive Plan.

COMMISSIONER STANTON asked where the draft Motion came from and why the Commission is seeing it today for the first time. CHAIRMAN SHAW replied he drafted the Motion last week. This was brought to the Village Attorney last week. He stated that any Commissioner can make a motion from the dais. CHAIRMAN SHAW stated there has been a Motion made and seconded and comments are restricted to the Commission. CHAIRMAN SHAW asked for comments on the motion.

COMMISSIONER CURRAN noted we should have it written in front of us so we can clearly understand it. Are we making a motion to deny the annexation? CHAIRMAN SHAW replied the Motion references the Municipal Code and it specifically speaks to whether or not the Plan Commission deems the property suitable for annexation. COMMISSIONER CURRAN replied as read by COMMISSIONER KRONER the

motion deems the annexation NOT acceptable. He questioned if the reason in this instance because the Motion has the rationale for deeming it unsuitable, is this why it is written in the negative. Ordinarily the protocol is to write Motions in the positive. CHAIRMAN SHAW stated the question at hand is the suitability of the property fundamentally for annexation. He asked for it to be voted up or down. COMMISSIONER CURRAN questioned if you vote "Yes" you are saying it is suitable for annexation and if you vote "No" you are saying it is not suitable? CHAIRMAN SHAW replied in this instance you are going against our ordinary protocol framing it in the negative and the question is "is it unsuitable". COMMISSIONER STANTON asked why this is being done and why is it being made more confusing when it does not need to be? Why can't it be straight forward? CHAIRMAN SHAW replied the reason for the Motion is to address the fundamental question. COMMISSIONER KRONER asked if he could read it in the positive. CHAIRMAN SHAW replied that there is a motion, it has been seconded and we should just take this to a vote. COMMISSIONER CURRAN stated it should be clear, if you vote "Yes" you are opposing the annexation and if you vote "No" you are supporting the annexation. CHAIRMAN SHAW replied that is correct and we are speaking specifically to the suitability of the property itself for annexation. The Motion recommends that it is unsuitable. COMMISSIONER GRAY noted further clarification is needed. He stated that we cannot vote for something if we do not understand all the parameters. This references the Comprehensive Plan which needs further explanation. COMMISSIONER GRAY questioned what is the Comprehensive Plan, and that clarity is paramount. It is necessary to see this in front of you to make a valid decision.

CHAIRMAN SHAW called for a vote.

AYES: KRONER, MANI, AUGUSTYNIAK, and CHAIRMAN SHAW

NAYS: STANTON, CURRAN, ENGEL, GRAY

CHAIRMAN SHAW declared the Motion fails.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel Harlem Avenue, LLC, a rezoning (Map Amendment) of the property located at 16420 Harlem Avenue, upon annexation to B-3 (General Business and Commercial) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

COMMISSIONER KRONER noted that although he made the Motion, he does not support the Motion. The Petitioner is overlooking the hardships and has not fulfilled the desire to the fullest. If this Motion is passed it would cause injury to the use and enjoyment of the homeowner's property immediately adjacent to the property. This would be especially true if a 24 hour gambling license is approved by the Board. This will impede the normal improvement of the surrounding properties. Adequate measures have not been provided for ingress and egress. Busses and trucks are parking along the sides and the striping will not help. Trucks are sitting out on 194th Street while waiting to pull in. The residential streets are not fortified to handle the trucks. He would urge the Commission to vote against the Motion.

COMMISSIONER CURRAN stated the issues of the trucks being there exists now and not annexing into Tinley Park these issues cannot be addressed by Tinley Park. By annexing into Tinley Park the Police Department can control this issue.

COMMISSIONER MANI echoes COMMISSIONER KRONER.

AYES: STANTON, CURRAN, ENGEL, GRAY, AUGUSTYNIAK and CHAIRMAN SHAW

NAYS: KRONER, MANI

CHAIRMAN SHAW declared the Motion approved.

Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER STANTON to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of the Lenny’s Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special Use for a Service Station and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

1. Bring the following signs into conformance with Village Sign Regulations:

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs (“No Cook County taxes” and second “Dunkin sign”)
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash - south	Size ok, 1 additional sign	Agreed to remove “Pet Wash” sign
C.	Temporary Sign	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	Agreed to remove temporary signs.

2. Stripe the truck parking spaces.

COMMISSIONER GRAY noted the Manual Changeable Signs are prohibited and this establishment is fairly new and exceptions should not be made.

AYES: STANTON, CURRAN, ENGEL

NAYS: KRONER, MANI, GRAY, AUGUSTYNIAK, and CHAIRMAN SHAW

CHAIRMAN SHAW declared the Motion failed.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN to recommend that the Village Board grant the Petitioner, Leonard McEnery, on behalf of the Lenny’s Food N Fuel Harlem Avenue, LLC, property located at 19420 Harlem Avenue, a Special Use for a Car Wash and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff

and the Plan Commission at this meeting consistent with the submitted plans with the following conditions:

1 Bring the following signs into conformance with Village Sign Regulations:

	Sign Name	Deficiency	Mr. McEnery's Proposal
A.	C-Store east	3 signs over limit, 28 SF over allowance(not counting 39.6 SF of changeable copy)	Remove 2 wall signs ("No Cook County taxes" and second "Dunkin sign")
	C-Store north	Size is ok- changeable copy sign is prohibited	Agreed to remove changeable copy sign
	Car Wash - south	Size ok, 1 additional sign	Agreed to remove "Pet Wash" sign
C.	Temporary Sign	Remove any temporary signs or banners in exchange for keeping the manual changeable copy sign on the convenience store and the car wash monument sign.	Agreed to remove temporary signs.

3. Stripe the truck parking spaces.

COMMISSIONER MANI noted if Lenny's would like to come to our Village he should comply with our sign ordinance.

AYES: ENGEL, CURRAN, STANTON

NAYS: AUGSTYNIAK, GRAY, MANI, KRONER and CHAIRMAN SHAW.

CHAIRMAN SHAW declared the Motion failed.

CHAIRMAN SHAW noted this will go before the Village Board on May 1, 2018.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING

Item # 2 WORKSHOP: TESLA SUPERCHARGING STATION - 7204 W. 191ST STREET
SITE PLAN APPROVAL, SPECIAL USE PERMIT WITH EXCEPTIONS

Consider granting Site Plan approval and consider a request for a Special Use Permit as a Substantial Deviation with Exceptions to the Brookside Marketplace Planned Unit Development from the Petitioner, Christina Suarez of Black and Veach on behalf of Tesla Motors, to construct a Supercharging Station within the parking area of lot 13 in the B-3 Zoning District with the common address of 7204 W. 191st Street.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Peter Kroner
 Tim Stanton
 Lucas Engel
 Eduardo Mani
 Garrett Gray
 John Curran
 Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
 Paula Wallrich, Community Development Director
 Kimberly Clarke, Planning Manager
 Thomas Condon, Village Attorney
 Barbara Bennett, Commission Secretary

Guests: Jordan Rhyne, Andrew Levy

KIMBERLY CLARKE, Planning Manager displayed a PowerPoint presentation and explained the Applicant plans to construct a Tesla Supercharging Station within the parking lot southwest of the Panera and Visionworks retailers and behind or immediately north of the main entrance sign at 191st and Market Place Drive. Tesla's proposed Supercharging Station will incorporate ten (10) charging stations, five (5) supercharger cabinets; one (1) utility transformer; five (5) autotransformers; two (2) pedestrian light poles and one (1) switchgear assembly. The installation of this equipment will reduce the green space for the center which therefore classifies this request as a major Substantial Deviation from the original Brookside Marketplace PUD approvals.

MS. CLARKE displayed a plan of the entire Marketplace Shopping Center. The lot on which Tesla is proposing to construct their Supercharging Station is known as Lot 6 of the PUD Plan. Per the Annexation Agreement, the developer had the right to construct up to a maximum of eight (8) stand-alone buildings on Lot 6. There are currently eight (8) buildings existing on Lot 6 therefore no additional

buildings can be constructed unless there is an amendment to the PUD. In addition it should be noted the property was granted a parking exception of 794 parking spaces. The ordinance requires 4,094 spaces for the entire center and 3,300 were built.

The Brookside Market Place Shopping Center is zoned B-3 (General Business and Commercial District) with a Special Use Permit for a PUD. It abuts vacant property zoned ORI (Office and Restricted Industrial District) to the west (formerly the Graystone Golf Course). Directly south is vacant land zoned A-1S (Agricultural) in Will County (Lincoln-Way property) and R-1 (Single family Residential) Zoning District in the Village of Tinley Park. The southwest corner of Harlem and 1491st Street is zoned B3 with an approved commercial development, however the project has not moved forward.

The Brookside Marketplace Shopping Center is the only developed parcel at this immediate intersection. Vacant properties on the east side of Harlem Avenue and south of the I-80 interchange are within the Rich Township Entertainment and Tourism Overlay district. This Overlay District is intended to support entertainment, shopping, dining, hotel convention center, and concert venue oriented entertainment and tourism.

MS. CLARKE displayed photos of the Bolingbrook and Country Club Hills Tesla Supercharging Stations.

This site plan proposes utilizing existing parking stalls in the perimeter parking lot of the Panera Bread Restaurant site. The plan calls for nine (9) back-in stalls and one (1) pull-in stall for a total of ten (10) charging stations using ten (10) parking stalls for Tesla Vehicles. The Supercharging parking area is approximately 200 feet away from the back of the Panera Bread Building. There is substantial equipment that is associated with this station. Staff has expressed concern regarding the location of the equipment in close proximity to the main entrance of the shopping center. MS. CLARKE displayed photos of the proposed equipment. The equipment is quite large and Staff is working with the Applicant to address screening. The autotransformer is about 7 feet in height with a proposed 8 foot fence around it. This is placed on a concrete base with an approximate surface area of 266 sq. ft. Revised landscaping plans were submitted to address some of the screening concerns.

Staff has requested the Applicant consider other locations in the center that are less conspicuous, yet still proximate to eating and shopping establishments and easy to locate by the Tesla users. MS. CLARKE displayed three (3) sites offered to the Applicant for consideration.

MS. CLARKE displayed photos of the Tesla Charging station signage. Each one of the ten (10) charging stations has an illuminated Tesla Logo on the top that will only illuminate at night. There is additional signage at each parking stall limiting the stall to only Tesla vehicles. There are other electric charging stations near the Kohl's store and Staff has requested that the Tesla signage be consistent with it. The Applicant also provided a photometric plan proposing two (2) pedestrian light poles with LED fixtures. Staff stated that any new lighting needs to be consistent with existing lighting design. It also should be noted the existing parking in this area is shared per the existing Brookside Marketplace PUD document. Panera Bread has a total of 58 spaces and therefore there would be a loss in parking if the stalls were limited to Tesla use. Staff recommended that there should be no signage limiting the spaces to Tesla. Staff identified the following open items:

Open Item #1	<i>The proposed location is at the main entrance of the shopping center; staff recommends an alternative location farther away from the entrance.</i>
Open Item #2	<i>A revised landscaping plan will need to be submitted that proposes a more diverse plantings of deciduous shrubs, ornamental grass, evergreen trees installed at 8 feet in height. The proposed rock and mulch area behind the charging stations needs to be reduced significantly. A natural appearing stone in texture and color should be utilized.</i>
Open Item #3	<i>Concerns about parking stall signs and illuminated signage on charging stations.</i>
Open Item #4	<i>Concerns about adding additional light poles.</i>

CHAIRMAN SHAW asked the Applicant to make a presentation.

Jordan Rhyne, Tesla Product Developer explained the Tesla Supercharging Stations and noted they chose this location due to the close proximity to I-80. Tesla cars will stop at these charging stations for approximately 30 minutes. The location of the Marketplace will allow car owners to stop at restaurants and shopping while they are waiting for their cars to charge.

COMMISSIONER STANTON asked if they are proposing security cameras. Mr. Rhyne replied that they would comply if required by the Board. MS. CLARKE replied at this location staff would like to work with Tesla to provide security cameras at the entrance of the Shopping Center to provide additional security.

Mr. Rhyne noted staff has requested the possibility of alternate locations and he stated they are diligent in choosing their locations and try to please as many of the stakeholders as possible. The property owner is not willing to grant use of the other proposed spaces.

COMMISSIONER GRAY requested the Mr. Rhyne to provide a better sketch up model of the vegetation at the entrance of the Shopping Center. He also noted he would like the vegetation to be something that would look good all year long.

COMMISSIONER KRONER asked about keeping the signs consistent throughout the Center. Mr. Rhyne noted the illumination on the Tesla Signs cannot be turned off at night. He stated that it might be interpreted they were out of order if not lit. CHAIRMAN SHAW noted the gasoline pumps are always lit at night.

COMMISSIONER AUGUSTYNIAK asked if the charging stations are available 24/7. Mr. Rhyne replied yes they are.

CHAIRMAN SHAW asked about long term plans for expansion to add additional charging stations. Mr. Rhyne replied as there is need that would be considered.

MS. CLARKE asked if there was a consideration to changing the location. Mr. Rhyne replied the Property Owner would not allow any change. MS. CLARKE asked about the type of fence that would be used around the equipment. It was also noted the transformer color could not be modified due to fact that the paint is the only type/color that would be fire resistant. The signage for each stall should not be specific to Tesla. The signs should be more uniform with the existing sign on the other charging stations in the Center. Mr. Rhyne replied the fence would be a composite material and the color change could be considered.

PAULA WALLRICH, Community Development Director asked about the other sites in Bolingbrook and Country Club Hills and if they are close to the entrance of those Shopping Centers. A photometric study of the existing conditions should be requested for this location. The other locations as presented in the Staff Report should be considered so as not to take away from parking at the Center. She expressed concern regarding where any expansion would occur and questioned the aesthetics of allowing this use at the main entrance for the center. She noted that there may be requests from other charging companies and recommended not setting a precedent to allow them in such a visible location. COMMISSIONER KRONER noted he agrees and there would be no opportunity to expand on the proposed site. An alternative site should be considered. Mr. Rhyne replied that another location could be a disadvantage in bringing power to it. It could disrupt the entrance while installing the utilities. It would be a long utility run. It would also be more expensive and people would be unhappy with the disruption while bringing in the power from 191st Street. The other disadvantage would be the walking distance during inclement weather to shopping or restaurants. A location close to amenities is preferable. COMMISSIONER STANTON asked about the timing of keeping the car plugged in to the charging station and how long a car could stay there. Mr. Rhyne replied that a smart phone will keep the owner updated on the charging status of the car. When the car is fully charged it will start ping to move the car from the charging stall. The person could be charged an idling fee. MS. WALLRICH asked the Petitioner to provide a plan to the Commission regarding future expansion sites. She also noted that there is not a significant economic return if it only takes 30 minutes to charge the car.

CHAIRMAN SHAW noted the current location is the most logical as long as it can be screened properly. The Public Hearing will be May 3, 2018.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 19, 2018 REGULAR MEETING

Item #3 WORKSHOP/RECOMMENDATION: PLAT OF RE-SUBDIVISION - VILLAGE AND OWNERS' SUBDIVISION

Consider a request for approval of a Plat of Re-subdivision for the VILLAGE AND OWNERS' RESUBDIVISION from the Petitioner, Village of Tinley Park, on behalf of owners' of properties on Oak Park Avenue commonly known as 17424-17500 Oak Park Avenue.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
Lucas Engel
Eduardo Mani
Garrett Gray
John Curran
Chuck Augustyniak

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Michael Glotz, Trustee (left at 8:00)
Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Thomas Condon, Village Attorney
Barbara Bennett, Commission Secretary

PAULA WALLRICH, Community Development Director displayed a diagram of the four (4) properties that are the subject of the re-subdivision along the west side of Oak Park Avenue. She stated that it became apparent last year that there were discrepancies with the legal description for The Attic Door located at 17424 Oak Park Avenue. There were surveying errors in the location of the south line of Lot B in Hickory Square Subdivision which impacted the Attic Door property as well as the three (3) properties to the south. Village staff met with all impacted parties and have proposed a re-subdivision of the properties. The Attic Door had a sale pending and approached the Village regarding assistance with their boundary survey. The Village hired Robinson Engineering to verify the survey monuments and researched the title documents of all impacted parties. Staff coordinated meetings with the property owners to recommend an equitable re-subdivision of the properties that located all improvements on the appropriate properties. Some of the properties gained frontage on Oak Park Avenue; some lost frontage. At this time all properties have agreed to the proposed plat and in certain cases some owners have been compensated for loss of frontage along Oak Park Avenue.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER AUGUSTYNIAK to recommend that the Village Board grant approval for a Plat of Re-Subdivision for the Village and Owners' Re-Subdivision for properties commonly known as 17424-17500 Oak Park Avenue (PIN Numbers 28-30-314-003-000 through 28-30-314-012-000) as depicted I Exhibit A.

AYES: KRONER, STANTON, CURRAN, ENGEL MANI, GRAY, AUGUSTYNIAK and CHAIRMAN SHAW.

NAYS: None

CHAIRMAN SHAW declared the motion approved.

CHAIRMAN SHAW advised this will go the Village Board on May 1, 2018

GOOD OF THE ORDER

1. Lankford - Painting Special Use Permit approved by the Village Board.
2. Senior Planner Dan Ritter will be starting on Wednesday April 25th.
3. Ethics filing needs to be completed by May 1.
4. Demolition on the Clark Gas Station on Oak Park Avenue will be done next week.
5. Incentive programs for businesses downtown being brought to the Economic Development Committee on 5/24 and then on to the Village Board.
6. Staff developing Architectural Guidelines to assist in review of the facades and signs.
7. Plaza plans – Meeting to look at the latest plans.
8. Software final interview on April 26.
9. New Planner will be attending a Bike Summit on 5/7 in Chicago. Commissioners are also invited.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER GRAY, to adjourn the Regular Meeting of the Plan Commission of April 19, 2018 at 9:06 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.