



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

December 6, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 6, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Chuck Augustyniak
MaryAnn Aitchison

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Garrett Gray
Angela Gatto
Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Emily Bleier, Project Manager, Oculus, INC.

CALL TO ORDER

CHAIRMAN SHAW noted there was no Call to Order as there was not a quorum. No votes will be taken, this meeting will only be for a discussion.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

No motion was made due to a lack of a quorum.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 18, 2018 REGULAR MEETING

Item #1 PUBLIC HEARING: BREMEN STATION – 6775 SOUTH STREET, VIN PROPERTIES LLC SITE PLAN APPROVAL, SPECIAL USE, VARIATIONS AND PRELIMINARY/FINAL PLAT APPROVAL

Consider granting Site Plan approval and a Special Use Permit to the Petitioner, Vince Tessitore, on behalf of VIN Properties LLC to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct a 60,311 square foot 5-story mixed-use development consisting of 39 residential apartments and 4,579 square feet of retail space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Chuck Augustyniak
MaryAnn Aitchison

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Garrett Gray
Angela Gatto
Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): None

Dan Ritter, Senior Planner noted this Public Hearing will need to be republished and it is anticipated the petitioner will want to move forward to the January 3, 2019 meeting.

Item #2 WORKSHOP: JIMMY JOHNS - 7228 W. 191ST STREET, BLAKE PURNELL ON BEHALF OF C82 COMMERCIAL LLC, A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE MARKETPLACE PLANNED UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, a Special Use Permit for a Substantial Deviation from the Brookside Marketplace Planned Unit Development to allow for a 940 square foot building addition, façade changes and to permit a third drive-thru restaurant at 7228 W 191st Street within the B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a previous bank building to be converted to be a multi-tenant commercial building with a drive-thru restaurant (Jimmy Johns).

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Chuck Augustyniak
 MaryAnn Aitchison

Absent Plan Commissioner(s): Lucas Engel
 Tim Stanton
 Garrett Gray
 Angela Gatto
 Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guest(s): Emily Bleier, Project Manager, Oculus, INC.

CHAIRMAN SHAW noted this Workshop will be rescheduled and combined with the Public Hearing on December 20, 2018. This meeting is only to hear an overview of the project and for discussion as there is no quorum.

Dan Ritter, Senior Planner gave a summary of the Staff Report and all open items identified by staff. A substantial deviation was required for a building addition, façade changes and to add a third drive-thru restaurant in the Brookside Marketplace Planned Unit Development. The proposed building will have a Jimmy John's with a drive-thru lane and a second commercial tenant that is not yet identified (currently envisioned as a personal fitness studio). The current maximum of two drive-thru restaurants already exists with Arby's and Taco Bell. Panera Bread meets the definition of a standalone sit-down restaurant and is permitted an "ancillary" drive-thru lane. It was noted the petitioner had submitted a parking and drive-thru demand analysis for the site completed by Kimley-Horn which used data from nearby comparable Jimmy John's locations with drive-thru lanes. The addition's new façade would match the existing building in look, material, and color. Awnings are proposed to differentiate the two spaces and create a more commercial look to the building. Discussion was held with concerns regarding traffic flow of the drive-thru area, parking and drive-thru lane staking.

COMMISSIONER AITCHISON noted concerns regarding directional signage in the drive-thru area and overall circulation with the two entrances on the west side of the property.

CHAIRMAN SHAW noted he also had concerns and the drive-thru area should be revised with a better traffic flow. It was suggested making parallel parking along the drive-thru area to reduce the width and make it more clearly a one-way access.

Additional changes were needed at the western entrances to make a more natural traffic flow and avoid traffic conflicts. Staff and the petitioner should work on that layout before the next meeting. Changes to the island could create a more consistent curb line along the ring road and help to extend the sidewalk through the site.

COMMISSIONER MANI and COMMISSIONER AUGUSTYNIAK both agreed with the need for a better traffic-flow and adjustment to the entrances on the west side of the property.

CHAIRMAN SHAW noted that alternative ideas for the drive-thru lane should be a considered and addressed as part of the condition to remove it. The drive-thru could be made into a patio area or the building expanded rather than tearing it out. Mr. Ritter agreed that the language could be softened to give the owner options in the future instead of being set on simply removal.

Ms. Emily Bleier, Project Manager from Oculus, INC Architecture noted the drive-thru and site circulation changes would be considered and she would discuss it with the owner, Blake Purnell. They would work with staff to have a new circulation pattern before the next meeting. She noted the Open Items in the Staff Report were acceptable and number 7 regarding the proposed signage would be the one item that may take some additional time. She also noted there is a Letter of Intent with Jimmy Johns and there are tenants interested in the additional tenant space. Mr. Ritter noted that the signage dimensions aren't necessarily required as part of the approval but they are preferred to confirm they will meet all requirements. This could go forward but the owner would need to be comfortable that all signage would be required to meet the current sign requirements in the Brookside Marketplace Planned Unit Development.

ADDITIONAL INFORMATION

Dan Ritter, Senior Planner noted:

- The Downtown Plaza is moving forward with budgeting. Staff has made visits to other similar active plazas in the area for ideas and best practices.
- The Bremen Station petitioners have received some feedback on their requested incentive. The Public Hearing will likely happen on January 3, 2019.
- Working on short-term rental (Air B&B) regulations which would likely have licensing and zoning aspects to it.
- Working on Small Cell design regulations for the Zoning Code.

CONCLUSION

CHAIRMAN SHAW thanked everyone for coming despite the lack of a quorum and noted the meeting was concluded.