



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

January 3, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 3, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Garrett Gray
Angela Gatto
Stephen Vick
Chuck Augustyniak
Lucas Engel
MaryAnn Aitchison

Absent Plan Commissioner(s): Tim Stanton

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Emily Bleier, Project Manager, Oculus, INC
Forest Reeder, Fire Chief and John Urbanski, Asst. Public Works Director.

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for January 3, 2019 at 8:05 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the October 18, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

Minutes of the December 6, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER VICK, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 3, 2019 REGULAR MEETING

Item #1 CONTINUED PUBLIC HEARING: 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
Garrett Gray
Angela Gatto
Stephen Vick
Chuck Augustyniak
Lucas Engel
MaryAnn Aitchison

Absent Plan Commissioner(s): Tim Stanton

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

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

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER AITCHISON, to open the Public Hearing for 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. The Motion was approved 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.

Dan Ritter, Senior Planner gave a presentation and displayed photos as noted in the Staff Report to consider granting 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).

The adaptive reuse of an existing vacant bank building is likely to create a more economically productive site than another bank. The goal is to convert the bank building into a retail building. The primary tenant will be Jimmy Johns with an additional commercial space. There is no tenant at this time.

The existing site is located in Brookside Marketplace shopping center. The majority of the shopping center was constructed between 2004 and 2010. The subject property was originally designed for Bank of America that occupied the building from 2006 until 2015 and has been vacant since that time. The bank site was designed to be easily converted to a restaurant or another commercial use, including requiring increased parking numbers and completion of a larger trash enclosure. Mr. Ritter displayed photos of the existing site as noted in the Staff Report.

The subject property is located in the B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development.) The land surrounding Brookside Marketplace is primarily undeveloped land. To the east it is zoned B3 (General Business and Commercial), to the west (former Graystone Golf Course) is zoned ORI (Office and Restricted Industrial) and to the south is a mix of unincorporated farmland zoned R1 (Single-Family Residential) and B3 (General Business and Commercial). The area is expected to develop with commercial and entertainment-type uses.

Brookside Marketplace shopping center has had new building additions and façade changes since its original conception. Currently there are two fast food restaurants: Arby's and Taco Bell and three standalone sit-down dining restaurants: TGI Fridays, Hot n' Juicy Crab (previously Boston's) and Panera (standalone restaurants are permitted to have an "ancillary drive-thru"). Due to the restrictions of the PUD in regards to fast food and drive-thru restaurants, a Substantial Deviation is required based upon the proposed building addition, façade changes, and the addition of a third drive-thru restaurant.

The proposed use is expected to include a Jimmy John's sandwich shop with a drive-thru. The drive-thru concept is relatively new for Jimmy John's but has been successful in other locations. The owner has submitted a letter stating outdoor dining is not proposed on the site. Staff recommends a condition of approval clarifying the requirements that any outdoor dining must receive a permit and approval prior to installation to ensure ADA and other code requirements are met.

Mr. Ritter showed a revised rendering of the site plan. Staff has recommended that the goal is to provide a successful traffic flow through the site to avoid traffic conflicts due to vehicle stacking in the drive-thru lane, two entrances and exits at the west of the site and propose one-way entrances. The drive-thru aisle lane on the south side of the site is also proposed to be one-way. There will be striping to show the one-way direction. Signage will be installed to reinforce the traffic flow. The revised plan removes one of the entrances on the west side of the property, adjusting the entrance curb radius and realigning the entrance drive aisle to be straighter, thus allowing for code clearance and a fire truck accessibility.

The petitioner has completed a parking and drive-thru analysis from Kimley-Horn. The parking and drive-thru numbers were collected during mid-day lunch weekday hours at other locations when Jimmy John's has the highest percentage of sales. The average peak parking demand was twelve spaces with a maximum of thirteen spaces. There is a master parking agreement that allows for cross parking in the shopping center. The Kimley-Horn analysis concludes there is expected to be 37 parking spaces for expected demand and complies with the Village's Zoning Code minimum parking requirements. Drive-thru vehicle stacking is expected to accommodate up to six average-sized vehicles with reasonable spacing. Staff has some concerns regarding parking for the future tenant that may have a higher demand or a different service model.

Additional landscaping has been added where the second entrance was removed. The landscaping will be maintained per the original 2006 landscape approval for Bank of American and any dead or missing landscaping from that plan will be

replaced. A sidewalk will be added to allow a connection into the rest of the shopping center. Site lighting meets current lighting standards.

There are no changes to the architecture from the previous submittal.

The signage is a ground sign with a brick base and cabinet. The design indicates raised lettering and logos. No signage has been approved with this project. Separate permits shall be submitted for review.

CHAIRMAN SHAW asked the Petitioner to speak.

Emily Bleier, Project Manager, Oculus, INC explained based on the comments from the previous meeting, the parking has been reworked and they have added three parking spots in the front of the building. Parking lot lights and 2 trees will be relocated to allow for the additional spots.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

COMMISSIONER MANI noted he likes the revised plan but he has safety concerns regarding the drive-thru. He feels speed tables should be added to slow traffic and a guard rail should be added next to the exit of the drive-thru to keep people from walking out in front of cars exiting the drive-thru.

COMMISSIONER GATTO agreed and noted that McDonalds has a rail next to the drive-thru area to keep people from walking in front of the cars exiting the drive-thru.

Mr. Ritter noted he would look into some type of rail and safety equipment.

COMMISSIONER AITCHISON and COMMISSIONER AUGUSTYNIAK agreed and noted the revised plan is much better than the previous one.

COMMISSIONER GRAY agreed the revised plan is better and agrees with COMMISSIONER MANI regarding the potential safety issue. There is a blind spot at the exit of the drive-thru and it should be addressed. Customers could be distracted and not notice cars exiting the area.

CHAIRMAN SHAW appreciates the significant difference in the plan. The flow of the sidewalk on the ring road around the building does not connect. He noted he would like to see them connect. He also agrees with a rail next to the drive-thru exit to keep customers from walking in front of a car exiting the drive-thru. He also noted the striping on road in front of the building is odd and runs into landscaping.

Ms. Bleier replied the striping was put there to keep people from driving that way, showing it is one-way, rather than walking on it. She also noted they would look at the sidewalk issue and would consider adding a sidewalk as it would be less expensive than the proposed landscaping for the area.

COMMISSIONER GRAY noted he would like to see a curb between the building and the drive-thru exit.

Mr. Ritter noted he would discuss the safety issues with Kimely-Horn and get suggestions of what could be added for safety.

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

CHAIRMAN SHAW asked Mr. Ritter to go through the open items.

Mr. Ritter submitted a summary of the open items.

1. Item #1: Discuss the request for a substantial deviation for a proposed building addition, façade changes and the allowance of a third drive-thru restaurant in Brookside Marketplace.
2. Item #2: Include a condition of approval that any future outdoor dining must receive a permit and approval prior to installation.
3. Item #3: Revised plans are required prior to the Village Board meeting indicating a minimum entrance and drive aisle width of 20 feet around the site.
4. Item #4: Include a condition of approval requiring a new site plan if the drive-thru lane ceases operation or a future tenant will not utilize the drive-thru to ensure the visual appearance remain high and proper site circulation is maintained.
5. Item #5: Include a condition of approval that any future changes in demand or tenants would require a new traffic/drive-thru analysis and prior approval to ensure the drive-thru stacking and on-site parking is sufficient.
6. Open Item #6: No signage has been approved with this project and separate permits shall be submitted for review in compliance with the PUD's sign requirements.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER MANI to close the Public Hearing on Jimmy Johns, 7228 W. 191st Street. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked Mr. Ritter to go through the Standards.

Mr. Ritter noted the Standards as follows:

Standards for Special Use Approval

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing. It is also important to recognize that a Special Use Permit does not typically run with the land but that Planned Unit Development approvals are the one form of a Special Use that does run with the land (similar to a Variation).

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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;
 - *The proposal will create safe traffic flow and more pedestrian opportunities that continue a similar design as the rest of Brookside Marketplace.*
- b. 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 proposal will not affect other adjacent properties within Brookside Marketplace and will continue to add to the commercial opportunities that attract customers to the center.*
- c. 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 site is an existing bank development that has remained vacant for a number of year. The redevelopment and reuse of the property for other commercial uses will not affect any new or future improvements within Brookside Marketplace.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site and Brookside Marketplace have adequate existing utilities, roads, drainage facilities.*
- e. 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 site layout was designed specifically to accommodate safe vehicle and pedestrian movement through a site with a drive-thru window. The proposal will accommodate all parking and staking on-site and any future changes would require new reviews and approvals.*
- f. 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.
 - *The proposal will conform to all other regulations.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The redevelopment and adaptive reuse of a vacant bank site for commercial/retail uses will be beneficial to Brookside Marketplace and the community.*

Standards for Site Plan Approval

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - *A Substantial Deviation for changes from the Brookside Marketplace PUD is being requested simultaneously. The proposed commercial uses are permitted uses in the underlying Zoning District.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - *The buildings architecture, landscaping, and overall improvements will be similar and compatible with the existing Brookside Marketplace development.*
- 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 site layout was designed specifically to accommodate safe vehicle and pedestrian movement through a site with a drive-thru window. The proposal will accommodate all parking and staking on-site and any future changes would require new reviews and approvals.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - *Pedestrian facilities are being added internal to the site and through the site to connect the rest of the shopping center that will improve pedestrian connectivity.*

- 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 site has sufficient plantings from the original 2006 approval but will add more. Additional landscaping is being added to the front (west) of the building where an asphalt entrance is being removed.*
- f. That all outdoor trash storage areas are adequately screened.
 - *There is an existing brick trash enclosure on the site.*

CHAIRMAN SHAW asked for a Motion.

MOTION #1

A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER AUGUSTYNIAK to recommend that the Village Board grant the Petitioner Blake Purnell on behalf of C82 Commercial LLC, Site Plan Approval for the property located at 7228 W. 191st Street in accordance with the plans submitted and listed herein, subject to the following conditions:

1. Any future outdoor dining shall receive a permit and approval prior to installation.
2. If the drive-aisle is not utilized in the future, a new site plan approval is required prior to occupancy of the space or immediately upon the decommissioning of the drive-thru operations.
3. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.”

AYES: ENGEL, MANI, GRAY, GATTO, AITCHISON, AUGUSTYNIAK, VICK AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

MOTION #2

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER GATTO to recommend that the Village Board grant a Special Use Permit to the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, for a Substantial Deviation from the Brookside Marketplace Planned Unit Development for a building addition, façade changes, and to allow a third drive-thru restaurant on the property located at 7228 W 191st Street within the B-3 (General Business and Commercial) Zoning District in accordance with the plans submitted and listed herein, and adopt Findings of Fact submitted as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting, subject to the following conditions:

1. If the drive-aisle is not utilized in the future, a new site plan approval is required prior to occupancy of the space or immediately upon the decommissioning of the drive-thru operations.
2. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.”

AYES: ENGEL, MANI, GRAY, GATTO, AITCHISON, AUGUSTYNIAK, VICK AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

This will be presented to the Village Board on January 15, 2019 for Adoption.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 3, 2019 REGULAR MEETING

Item #2 WORKSHOP/PUBLIC HEARING: FIRE STATION #47-7825 W. 167TH STREET, VILLAGE OF TINLEY PARK ON BEHALF OF FIRE DEPARTMENT, A SPECIAL USE PERMIT TO PERMIT A FIRE STATION IN THE R-4 ZONING DISTRICT AND VARIATIONS TO CONSTRUCT A 1-STORY, FIRE STATION AT 7825 W. 167TH STREET.

Consider recommending that the Village Board grant the Petitioner, Village of Tinley Park on behalf the Fire Department, a Special Use Permit to permit a Fire Station in the R-4 Zoning District and Variations to construct a new 1-story, 10, 000 square foot building at 7825 W. 167th Street within the B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development) Zoning District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Garrett Gray
Angela Gatto
Stephen Vick
Chuck Augustyniak
Lucas Engel
MaryAnn Aitchison

Absent Plan Commissioner(s): Tim Stanton

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Forest Reeder, Fire Chief and John Urbanski, Asst. Public Works Director.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER GRAY, to open the Public Hearing for the Fire Station #47-7825 W. 167th Street, Village Of Tinley Park on behalf of Fire Department. The Motion was approved 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.

Kimberly Clarke, Planning Manager gave a presentation and displayed photos as noted in the Staff Report to consider granting Site Plan Approval and recommending that the Village Board grant a Special Use Permit to allow a Fire Station in the R-4 Zoning District and Variations from the Zoning Code to construct a 10,000 square foot 1-story Fire Station located

at 7825 W. 167th Street. Ms. Clarke noted that due to the timing of this project, the Village is requesting that the workshop be combined with the Public Hearing.

Ms. Clarke displayed a rendering of the proposed new Fire Station #47 facing 167th Street. The existing site consists of a 4,260 square foot single story fire station along with a small parking area along Parliament Avenue within a subdivision called Brentowne Estates that was annexed in the mid 70's. The original fire station was constructed circa 1974 and was referred to as Station #2. In April of 2018 the station number was changed to #47. Originally the fire station was a permitted use in the R4, but a few years later the code was amended and now requires a Special Use in the R4 district.

The Village desires to demolish the existing fire station and construct a new one-story, 10,000 square foot fire station with a basement. The subject property is zoned R4 (Single-Family Residential District). Nearby land uses include Centennial Park to the south; Single Family homes to the north and east zoned R4 and single family homes and apartments zoned R6 to the west. Parliament Avenue on the east is a driveway into the large parking lot. Centennial Park is a Village owned property and there is an agreement with the Park District to maintain any apparatuses. There is ample room to the east of the property with the anticipation for the need to grow.

The biggest change on the Site Plan is the new building is being expanded approximately 4,200 square feet. The current parking lot will be relocated to the east side where parking will be used for those servicing this location. The emergency vehicles will come in off 167th Street with the ability to use Parliament Avenue to enter into the rear of the station doors, so they are prepped and ready to leave on 167th Street as needed.

A landscaping berm is being proposed in between the parking lot and the residential homes to the east. Initially it was going to be a detention pond, but due to MWRD requirements it was discovered that it is necessary to provide for more storm water. A large wet bottom pond is proposed just south of the new parking lot to meet the new MWRD requirements. A berm is one solution to provide privacy to the residential area. A six (6) foot privacy fence is also planned along the property line.

There are three access points into the site. The aprons are large to accommodate the fire trucks. The Village is attempting to utilize the property available to them to improve the facility. There are two existing sheds on the property that are encroaching. In the future, during construction, they may be removed.

The Park District needs an area for storage of materials needed to maintain the park. Locations of the storage areas are being discussed. Ms. Clarke displayed a rendering of the proposed floor plan.

Chief Reeder noted they were anxious to get started as soon as possible with a target completion date of April 2020

CHARIMAN SHAW asked for comments from the Commissioners.

CHAIRMAN SHAW inquired if there are separate parcels. Ms. Clarke replied that there are separate parcels.

COMMISSIONER GRAY asked for clarification regarding the pond. On the A1 Landscape plan there is a concrete drive to the back.

Mr. Urbanski noted the WMO requires a wet bottom pond for sub draining. This is a smaller version of the Freedom Pond. With rough engineering there will be 1-2 feet of water in it.

Mr. Urbanski noted the plan was pre drawn and a title search was done to find out who owned the property. Now that the property has been combined the requirements of under $\frac{3}{4}$ of an acre have been met for development per the WMO, the bottom drainage is required in this area. The landscape drawing is not updated.

COMMISSIONER AUGUSTYNIAK inquired about the drive in/drive out for the fire trucks.

Chief Reeder replied this is a safety issue as there was a previous accident that damaged the fire truck due to a car trying to go around the truck while they were backing into the fire station. This is a much better traffic flow that keeps everyone safe.

COMMISSIONER VICK noted this is a great addition to the Village.

CHAIRMAN SHAW noted he would like to see the basement of the fire station used for community meetings.

Chief Reeder replied that may be possible. Currently there are 4-5 people staffed there and hope to grow that amount to 8 or 9 with up to 16 people coming and going at shift change. Ms. Clarke noted there is also a parking lot at the park that could be used if necessary.

COMMISSIONER GRAY inquired if there were any safety issues with the wet bottom pond, and asked if a fence would be required around it.

Mr. Urbanski replied that less than 50 feet from that area there is a much larger pond that would be a concern and no fence is required.

CHARIMAN SHAW asked for further questions from the Commissioners, hearing none asked Ms. Clarke to go through the Open Items.

Ms. Clarke submitted a summary of the open items.

1. Investigate the ability to reduce the parking lot driveway width from 40 feet wide to 30 feet wide.
2. Discuss the ability to reduce the parking lot apron along 167th Street from 40 feet to 30 feet.
3. The Village should coordinate with the owner of the shed that is on the Village's property and create a plan to have it removed in the near future or part of this project.
4. Further discuss the location of the open storage area to be used by the Park District.
5. A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.
6. A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.
7. Discuss the request for a Special Use Permit for a Fire Station in the R-4 Residential Zoning District.
8. Discuss the requests for Variations.

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

CHAIRMAN SHAW asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER VICK to close the Public Hearing on Fire Station #47, 7825 W. 167th Street. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW stated the Standards are as noted in the Staff Report.

Motion 1:

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER ENGEL to recommend that the Village Board grant the Petitioner, The Village of Tinley Park, Site Plan Approval at the property located at 7825 W. 167th Street in accordance with the plans submitted and listed herein subject to the following conditions:

1. Investigate the ability to reduce the parking lot driveway width off 167th Street from 40 feet wide to 30 feet wide.

2. The Village should coordinate with the owner of the shed that is on the Village's property and create a plan to have it removed in the near future or part of this project.
3. Further discuss the location of the open storage area to be used by the Park District.
4. A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.
5. A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.

AYES: ENGEL, MANI, GRAY, GATTO, AITCHISON, AUGUSTYNIAK, VICK AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Motion 2:

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AUGUSTYNIAK to recommend that the Village Board grant the Petitioner, The Village Board grant a Special Use Permit to the Petitioner, Village of Tinley Park, the following Special Use Permit at the property located at 7825 W. 167th Street in accordance with the plans submitted and listed herein and adopt Findings of Facts submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting

1. A Special Use Permit from Section V.B. of the Zoning Code to permit a Fire Station in the R-4 Zoning District subject to the following conditions:
 - a. A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.
 - b. A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.

AYES: ENGEL, MANI, GRAY, GATTO, AITCHISON, AUGUSTYNIAK, VICK AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Motion 3:

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER GATTO to recommend that the Village Board grant the Petitioner, The Village of Tinley Park, at the property located at 7825 W. 167th Street in accordance with the plans submitted and listed herein and adopt Findings of Facts submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting.

1. A fourteen-foot front yard Variation from Section VIII.A.7 of the Zoning Code to allow an eleven-foot front yard setback for a parking lot instead of the required twenty-five feet.
2. A sixty-three foot wide Variation from Section VIII.A.6 of the Zoning Code to allow a ninety-three foot wide driveway apron along 167th Street instead of the maximum thirty foot width allowed across public property.
3. A ten-foot wide Variation from Section VIII. A.6 of the Zoning Code to allow a second driveway apron along 167th Street forty feet wide instead of the maximum thirty foot width allowed across the public property.
4. A ten-foot wide Variation from Section VIII.A.6 of the Zoning Code to allow a third driveway apron along Parliament Avenue forty feet wide instead of the maximum thirty foot width allowed across the public property.
5. A half a foot (.5') Variations from Section VIII.A.5 of the Zoning Code to allow an eighteen foot long parking stall instead of the minimum 18.5 feet required
6. A two-foot Variation from Section VIII.B.Table 2 of the Zoning Code to allow a twenty-four foot parking lot aisle width instead of the minimum twenty-six feet required.

7. A twenty-three foot corner side yard Variation from Section V.B.Schedule 1 of Permitted Uses (By District) to allow a two (2) foot corner side yard setback on Parliament Avenue where the minimum corner side yard setback is twenty-five feet.
8. A waiver from Section 158.18, interior lot landscaping, to allow a two foot wide area of plantings along the west side of the building instead of the required ten feet wide of planting area.
9. A waiver from Section 159.19, Parkway Standards, to reduce the required number of parkway trees along Parliament Avenue to zero instead of the four required and three instead of the six required along 167th Street.
10. A waiver from section 158.20, Parking lot landscaping, to allow zero landscaping within the parking lot where a minimum of 15% of the lot is required to be landscaped.

AYES: ENGEL, MANI, GRAY, GATTO, AITCHISON, AUGUSTYNIAK, VICK AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

This will be presented to the Village Board on January 15, 2019 for Adoption.

Chief Reeder noted after approval from the Village Board on January 15th an open house will be scheduled at the existing station showing mock ups of the building layouts. The neighbors will be invited.

He also noted demolition for the existing station is set for the first week of April 2019. Construction time will be approximately 10-12 months.

GOOD OF THE ORDER:

1. Small Cell Text Amendments are scheduled for the January 17, 2019 Plan Commission Meeting
2. Short Term Rental Text Amendments are scheduled for the February 7, 2019 Plan Commission Meeting

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

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 3, 2019 at 9:42 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.