



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

February 18, 2021

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on February 18, 2021.

CALL TO ORDER – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for February 18, 2021 at 7:01 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. He noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Dan Ritter called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
Frank Loscuito (Participated electronically)

Absent Plan Commissioners: Lucas Engel
Steven Vick
James Gaskill

Village Officials and Staff: Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kathy Congreve, Commission Secretary

Guests: none

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the February 4, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST to approve the minutes as presented.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 18, 2021 REGULAR MEETING

**ITEM #1 WORKSHOP- TEXT AMENDMENT –
PICKUP WINDOW IN THE NEIGHBORHOOD FLEX DISTRICTS**

Consider recommending that the Village Board approve the proposed text amendment to allow a pickup window in the Neighborhood Flex Legacy Districts. The proposed text amendments will define a Pickup Window to distinguish it from a Drive-thru or Drive-in Establishment and allow a pickup window as a Special Use for restaurant uses in the Neighborhood Flex Districts. The pickup window will be limited to pre-orders only; no on-site ordering will be allowed.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
Frank Loscuito (Participated electronically)

Absent Plan Commissioners: Lucas Engel
Steven Vick
James Gaskill

Village Officials and Staff: Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kathy Congreve, Commission Secretary

Guests: none

CHAIRMAN GRAY stated that we will start with the workshop portion of this item.

Prior to making her presentation, MS. WALLRICH noted for the record that the staff report has been distributed to the Commission, and posted on the Village website. The staff report will be attached to the minutes as part of the meeting record.

PAULA WALLRICH, Planning Manager, then presented her staff report.

CHAIRMAN GRAY asked for comments from each Commissioner. Comments were as follows:

COMMISSIONER MANI pointed out that a pickup window is most suited for businesses with an outside wall, most likely at either end of a multi-tenant building, unless there was room in the back. He noted that utilities, trash areas, etc. could be a safety concern. He stated that the text amendment favors corner properties and that other businesses in strip centers would not be able to take advantage of it, making it unfair for some. Paula stated that is inherent in zoning regulations in that they apply to only certain situations and that the Commission will need to consider aesthetics, pedestrian access, and vehicular interaction with pedestrians. He asked her what her thoughts on having a pickup area in the front were and she stated that it would not work because it would interfere with pedestrian access to the front of the building. Dan Ritter pointed out that it is a Special Use, not permitted by right and therefore the Commission can evaluate it on a case by case basis.

COMMISSIONER WEST stated that this could add some active pedestrianism in the downtown area and that the economic benefits are obvious; she is excited about the possibilities.

COMMISSIONER AITCHENSEN seconded COMMISSIONER WEST'S comments.

COMMISSIONER LOSCUITO asked if a "walk-up" pickup window is allowed or could be implemented later on. Paula Wallrich addressed the question, stated it would depend on the location. COMMISSIONER LOSCUITO asked if expanding it to be allowed outside of this flex area would be a separate text amendment; Paula stated that it would be a separate amendment and analysis.

CHAIRMAN GRAY concurred with the Commissioners and staff and pointed out that page 6 does mention looking at this on a case by case basis. He stated he would not want to mix walk-up pickup windows with drive-up pickup windows. He stated further that we should look at each potential site, and keep existing curb cuts to keep in line with the Legacy Plan and protect that walkable area. COVID-19 has changed the way that restaurants are doing things and he thinks a pickup window is here to stay for a lot of businesses; he appreciates the foresight of staff to get definitions set up to decide on a case by case basis.

There were no other comments. There will be a Public Hearing on this at the March 4, 2021 Plan Commission meeting. Paula added that the Petitioner on this request is the Village.

GOOD OF THE ORDER –

Paula addressed the Commission regarding the issues of confirming a quorum. She emphasized that staff cannot write the script without knowing who is attending the meeting and often the writing of the script is delayed until attendance is known. She also stated that saying you are coming and not showing up is also a very big problem, and could result in not having a quorum. She asked anyone who knows that they cannot attend a meeting in the next three months to let her know now.

She also gave updates on the following:

- The Do-Rite Donuts sign and the Daycare were both approved at the Board Meeting.
- Pete's Fresh Market will be coming forward in March.
- There is another townhome development coming forward in March adjacent to Union Square.
- The Panduit site is working on some plans.
- The Crana on 80th Avenue and 191st is working on their access to 80th Avenue.
- Dan is working on a Dunkin' Donuts on 171st.
- Dan is also working on two Starbucks locations: One on LaGrange just south of 171st and one just off the corner by the 7-Eleven coming on 171st.

Dan stated that we have a lot coming up in March and April; the next few meetings will have larger agendas.

CHAIRMAN GRAY asked commissioners for advance notice, letting staff know who will be attending meeting.

COMMENTS FROM THE PUBLIC – There were none

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER LOSCUITO to adjourn the February 18, 2021 Plan Commission meeting.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried and adjourned the meeting at 7:47 P.M.