



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

**March 4, 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 March 4, 2021.

**CALL TO ORDER** – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for March 4, 2021 at 7:02 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.

Kathy Congreve 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)  
Steven Vick (Participated electronically)  
James Gaskill  
Kehla West (Participated electronically)

Absent Plan Commissioners: Lucas Engel  
Frank Loscuito

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

Guests: Thomas McAuliffe, Owner of Durbin’s (Participated electronically)

**COMMUNICATIONS**

MS. WALLRICH stated that a copy of the Public Hearing Confirmation was sent to CHAIRMAN GRAY; he confirmed receipt.

## **APPROVAL OF MINUTES**

Minutes of the February 18, 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 MARCH 4, 2021 REGULAR MEETING**  
**ITEM #1 PUBLIC HEARING – TEXT AMENDMENT – RESTAURANT 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 under certain conditions.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Angela Gatto (Participated electronically)  
Mary Aitchison (Participated electronically)  
Steven Vick (Participated electronically)  
James Gaskill  
Kehla West (Participated electronically)

Absent Plan Commissioners: Lucas Engel  
Frank Loscuito

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

Guests: Thomas McAuliffe, Owner of Durbin’s (Participated electronically)

CHAIRMAN GRAY asked for a motion to open the Public Hearing. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to open the Public Hearing.

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

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 VICK stated that good and reasonable provisions are being made and that it will help protect the integrity of the area.

COMMISSIONER WEST stated she's excited about the possibilities and potentials for the restaurants.

CHAIRMAN GRAY stated he appreciated the staff's work on this, keeping the downtown economically friendly to the business owners while maintaining the vision of the Neighborhood District.

There were no other comments and no comments from the public.

CHAIRMAN GRAY asked for a motion to close the Public Hearing. A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to close the Public Hearing.

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

CHAIRMAN GRAY stated that there are two motions for this text amendment and asked for motions.

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) definitions for a *Drive-thru Window* and a *Pickup Window* as outlined in the March 4, 2021 Staff Report.

CHAIRMAN GRAY asked for a Roll Call.

YES: CHAIRMAN GRAY, COMMISSIONERS MANI, GATTO, AITCHISON, VICK, GASKILL, and WEST

NO: none

CHAIRMAN GRAY declared the motion carried.

A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to recommend the Village Board amend Section IX.3.A. (Uses) Table 3.A.2. (Special Uses) to add (in alphabetical order) a Special Use for a *"Restaurant Pickup Window for pre-orders only"* with the annotation that *"pickup windows are to be located on the side or rear facades. New curb cuts and exterior signs for ordering are prohibited"*.

CHAIRMAN GRAY asked for a Roll Call.

YES: CHAIRMAN GRAY, COMMISSIONERS MANI, GATTO, AITCHISON, VICK, GASKILL, and WEST

NO: none

CHAIRMAN GRAY declared the motion carried.

This will go to the Village Board on March 9, 2021.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE MARCH 4, 2021 REGULAR MEETING**

**ITEM #1 WORKSHOP – SPECIAL USE AND SITE PALN APPROVAL FOR A RESTAURANT PICKUP WINDOW – DURBIN’S, 18250 OAK PARK AVENUE**

Site Plan Approval and consider recommending the Village Board grant Thomas McAuliffe, on behalf of Durbin’s (Petitioner), approval of a Special Use Permit for a Restaurant Pickup window in the NF (Legacy - Neighborhood Flex) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Angela Gatto (Participated electronically)  
Mary Aitchison (Participated electronically)  
Steven Vick (Participated electronically)  
James Gaskill  
Kehla West (Participated electronically)

Absent Plan Commissioners: Lucas Engel  
Frank Loscuito

Village Officials and Staff: Dan Ritter, Senior Planner  
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Kathy Congreve, Commission Secretary  
Kimberly Clarke, Community Development Director

Guests: Thomas McAuliffe, Owner of Durbin’s (Participated electronically)

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.

DAN RITTER, Senior Planner, stated that this is an application of the Text Amendment that was just recommended for approval and this is the project that initially instigated it.

DAN RITTER then presented his staff report. He pointed out that one concern that Chairman Gray has brought up to him was the blind spot around the northwest corner after you pick up your food. It was discussed with Thomas McAuliffe and he is open to a stop sign or yield sign to let people know to slow down there. That can be updated on the plans or added as a condition that they add a sign.

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

COMMISSIONER GATTO agreed having a yield sign at the building corner was preferred.

COMMISSIONER VICK asked if the directional arrows will be painted on the ground or if there will only be signage. DAN RITTER stated that although it will not be exactly as shown on the site plan, there will probably be some arrows and some one-way signs. Staff will work on the specifics of traffic control signage and striping.

COMMISSIONER MANI was concerned as to whether the cars will interfere with the rear exit door. DAN RITTER stated that egress requirements are reviewed as part of the permit process. They typically do not have architectural details at this point of requesting site plan or special use approvals. However, they are actually further along with the plans than usual, so he can look at the permit and let commissioners know at the next meeting about how it is addressed. COMMISSIONER MANI also pointed out the important of curbing next to the gas meter. He also asked about code enforcement reviewing the site and wondered what the deficiencies are. DAN RITTER stated that what he noticed are minor: dumpster enclosure gates not being closed, some potholes starting in the front, some missing landscaping, etc. A full site analysis will be done by code enforcement in the spring and addressed with the owner separate from this specific request by a tenant.

CHAIRMAN GRAY agreed to the need for extra curbing and bollards for the gas meter as whatever is approved and deemed safe for the general public by the Tinley Park Fire Department's review. He agreed that directional signs were a good idea. He feels that the Special Use for a pickup window is in line with the Legacy Plan/Code. He also agrees that the pavement surfaces should be repaired due to increases in traffic.

CHAIRMAN GRAY asked the petitioner, Thomas McAuliffe if he had any comments. Mr. McAuliffe stated that he appreciates the time and effort put into this. He addressed the concern of the exiting, stating that there are two doors on the west side (back) of the building. One will exit from the kitchen and one (for the customers) will exit from a hallway near the bathrooms. DAN RITTER noted this is very similar to the Darla's layout.

CHAIRMAN GRAY asked if anyone had any comments about the lighting.

COMMISSIONER MANI stated he wants to be sure it meets our code since it's an entrance to our main corridor. DAN RITTER stated that the proposed lights will not be visible from the street and would be at the sides and rear of the building. Gooseneck lights are installed at the front but don't make much sense at the rear of the building. The proposed lights will be less visible and create better light coverage than gooseneck lights would. CHAIRMAN GRAY concurred with staff's recommendation.

There were no other comments and no comments from the public.

There will be a Public Hearing on this item on March 18, 2021. CHAIRMAN GRAY thanked Thomas McAuliffe and stated he will be notified by staff on how he can attend on that date.

**GOOD OF THE ORDER –**

PAULA WALLRICH stated that they are still looking to hire a new Planner.

DAN RITTER gave updates on the following:

- Chipotle has a permit for their site and shell. They also have a second food tenant close to signing a lease.
- The Avocado Theory project has started back up and they hope to open this spring.
- 7-Eleven on the corner of 171<sup>st</sup> and Harlem is very close to getting their permit and starting work.
- Bandanas Bar-B-Q has opened at the old Applebee's.

KIMBERLY CLARKE stated that she was able to tour the South Street project again that day. It's coming together; floors have been poured, it has been framed, insulation is coming in. The units look great and there is significant interest in the apartments. Staff is close to finalizing the incentive agreement for the restaurant that will be occupying the space there. It will be presented to the ECC on Monday (March 8), to the Village Board on March 11<sup>th</sup>, and for approval on March 16<sup>th</sup>.

**COMMENTS FROM THE PUBLIC –** There were none

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI to adjourn the March 4, 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 8:16 P.M.