



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

**March 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 March 18, 2021.

**CALL TO ORDER** – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for March 18, 2021 at 7:00 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)  
Mary Aitchison (Participated electronically)  
Steven Vick (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Lucas Engel  
Angela Gatto  
Kehla West

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

Guests: Jim Waner, Waner Enterprises Inc., representing Bettinardi  
Thomas McAuliffe, Durbin’s owner (Participated electronically)

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the March 4, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI 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 18, 2021 REGULAR MEETING**

**ITEM #1 WORKSHOP – BETTINARDI EXPANSION, 7650 GRAPHICS DRIVE –  
SITE PLAN APPROVAL AND SPECIAL USE FOR A SUBSTANTIAL  
DEVIATION FROM A PLANNED UNIT DEVELOPMENT**

Consider approving a Site Plan and recommending the Village Board grant Robert Bettinardi, on behalf of RJB Tinley Park Real Estate LLC (Property Owner), a Special Use for a Substantial Deviation from the Planned Unit Development (PUD) with exceptions from the Zoning Ordinance for the property located at 7650 Graphics Drive in the ORI PUD (Office and Restricted Industrial, Hickory Creek PUD) zoning district.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Eduardo Mani (Participated electronically)  
Mary Aitchison (Participated electronically)  
Steven Vick (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Lucas Engel  
Angela Gatto  
Kehla West

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

Guests: Jim Waner, Waner Enterprises Inc., representing Bettinardi

CHAIRMAN GRAY invited staff to start with the workshop portion of this item.

Prior to making his presentation, DAN RITTER 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.

DAN RITTER, Senior Planner, then presented his staff report.

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

COMMISSIONER AITCHISON stated that she agrees with staff recommendations in regards to the lighting.

COMMISSIONER MANI stated that he agrees with all of the staff recommendations noted. He had a comment regarding the seam between the new building and the existing building; he feels the expansion joint caulking will look fine.

COMMISSIONER VICK stated that he agrees with staff recommendations for lighting. He feels that they should have a dedicated walkway with lighting in the area of the five front parking spots. He noted that those five spots are quite close to the road and also questioned whether those spots are even needed. He felt everything looked good otherwise.

DAN RITTER addressed Commissioner Vick's comment stating that the walkway is in front of the current Bettinardi building where there is also front yard parking.

COMMISSIONER LOSCUITO stated that he agrees with staff recommendations on lighting and the appearance of the building. He agrees with Commissioner Vick's comment that there needs to be some kind of a walkway in the front parking area so that people don't have to walk through traffic areas. He's glad that another Tinley business is expanding in this area.

CHAIRMAN GRAY agreed with the commissioner's comments and staff recommendations. He echoed what Commissioner Vick and Commissioner Loscuito said, stressing that there should be a walkway to keep people safe. And that perhaps they don't need that additional parking as Commissioner Vick stated; they are over the requirement on available parking without those five extra spots. He likes the overall design and architecture; everything looks clean and contained. He felt matching the light fixtures and keeping them balanced with adequate lighting to the parking area was a good idea. He thought that the spots being 24-1/2 ft. wide vs. 26 ft. wide would be fine.

CHAIRMAN GRAY invited the Petitioner to speak. Jim Waner, of Waner Enterprises Inc., spoke; they are the General Contractor on the project for Bettinardi. He thanked the Commission and staff for their comments. He will do everything possible to take care of the changes that were recommended.

There were no other comments.

There will be a Public Hearing on this item at the Plan Commission Meeting on April 1, 2021.

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

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

**SUBJECT: MINUTES OF THE MARCH 18, 2021 REGULAR MEETING**

**ITEM #1 PUBLIC HEARING – DURBIN’S EXPRESS, 18250 OAK PARK AVENUE –  
SITE PLAN APPROVAL, SPECIAL USE FOR A RESTAURANT PICKUP  
WINDOW, AND VARIATION**

Public hearing to 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)  
Mary Aitchison (Participated electronically)  
Steven Vick (Participated electronically)  
Frank Loscuito (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Lucas Engel  
Angela Gatto  
Kehla West

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

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

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER AITCHISON, seconded by COMMISSIONER VICK. Chairman Gray requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried and invited staff to start with the presentation of this item.

Prior to making his presentation, DAN RITTER, Senior Planner, 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. He then presented his staff report.

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing. He asked for comments from each Commissioner; there were none. He pointed out that a letter was received by staff from a neighbor to the west who had concerns about the property and requested privacy fencing. The petitioner, Tom McAuliffe, reached out to the neighbor and agreed to install a privacy fence. Chairman Gray also noted that he felt that the two-sided sign on the northwest corner looked good.

CHAIRMAN GRAY asked if the Petitioner had anything to add; he had no comments.

CHAIRMAN GRAY asked if there was anyone from the public wishing to comment; there were none.

DAN RITTER stated that the fence has been noted as a matter of public record and will be added as a condition into the approval that the fence be installed before the operation of the drive-up window.

There was no further communication on this matter.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to close the public hearing on Durbin's Express.

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

There were no further comments or discussion.

DAN RITTER gave a summary of the standards: Legacy Code Standards, Standards for Special Use, Standards for Variation, and Standards for Site Plan-Site Design; these were also outlined in the Staff Report.

The first motion, for Special Use was made by COMMISSIONER MANI, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), a Special Use for a restaurant pickup window at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the March 18, 2021 Staff Report, subject to the following conditions:

1. The pickup window shall not permit any on-site ordering and is for picking up previously placed orders only.
2. The Special Use is subject to completion of all work outlined in the Site Plan Approval.
3. A 6-foot-high privacy fence shall be installed along the western property line prior to operating the pickup window. A separate fence permit shall be obtained by the Building Department prior to installation.

Roll Call:

AYE: CHAIRMAN GRAY, COMMISSIONERS MANI, AITCHISON, VICK, GASKILL, and LOSCUITO

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The second motion, for the Variation was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Variation from Section XII.3.I - Table III.I.1 of the zoning code (Legacy Code – Lighting), to the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), to permit a light fixture style not otherwise permitted to be located on the rear and sides of the building, at the property located at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the March 18, 2021 Staff Report.

Roll Call:

AYE: CHAIRMAN GRAY, COMMISSIONERS MANI, AITCHISON, VICK, GASKILL, and LOSCUITO

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The third motion, for Site Plan Approval was made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER GASKILL to grant the Petitioner, Thomas McAuliffe on behalf of Durbin's (Tenant), Site Plan Approval to modify the property located at 18250 Oak Park Avenue in the NF (Neighborhood Flex) zoning district, in accordance with the plans submitted and subject to the conditions listed in the March 18, 2021 Staff Report.

Roll Call:

AYE: CHAIRMAN GRAY, COMMISSIONERS MANI, AITCHISON, VICK, GASKILL, and LOSCUITO

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This will go to the Village Board for approval on April 13, 2021.

**GOOD OF THE ORDER –**

DAN RITTER stated that staff is moving forward on hiring another planner. He reminded commissioners that if they ever have any questions about projects, codes, or anything they can always bring it up for discussion at this part of the meeting.

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

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI to adjourn the March 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 7:59 P.M.