



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

April 15, 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 April 15, 2021.

CALL TO ORDER – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for April 15, 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)
Angela Gatto (Participated electronically)
Frank Loscuito (Participated electronically)
Mary Aitchison (Participated electronically)
Steven Vick (Participated electronically)
James Gaskill

Absent Plan Commissioners: Lucas Engel
Kehla West

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

Petitioners: Tom Panos, on behalf of MAKP Properties, Inc.

Members of the Public: Frank Zator
Anthony Sullivan
Zachary Pivit

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the April 1, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER MANI to approve the minutes as presented.

COMMISSIONER GRAY requested 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 APRIL 15, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – SUNSET ESTATES TOWNHOME DEVELOPMENT, 6964 & 6900 179TH STREET – ARCHITECTURE/SITE PLAN APPROVAL, ANNEXATION/FINAL PLAT APPROVAL, REZONING, VARIATION

Consider approving a rezoning, upon annexation, of property located at 6864 179th Street to R-6 (Medium Density Residential District), and a rezoning of property located at 6900 179th Street from R-1 (Single Family Residential District) to the R-6 Zoning District. Approval of the Architecture/Site Plan and Annexation/Final Plat of Subdivision along with a Variation to allow rear yard setbacks from the north property line ranging from 13.59 feet to 15.12 feet when the required setback is 30 feet will also be considered.

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

Absent Plan Commissioners: Lucas Engel
Kehla West

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

Petitioner: Tom Panos, on behalf of MAKP Properties, Inc.

Members of the Public: Frank Zator
Anthony Sullivan
Zachary Pivitt

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER LOSCUITO. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing. He then invited staff to start with the presentation of this item.

PAULA WALLRICH, Planning Manager, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. The workshop for this item was two weeks ago; she reviewed some of the open issues, including rezoning, site plan and architecture review, a variation, and a subdivision review.

CHAIRMAN GRAY asked for comments from each Commissioner.

COMMISSIONER VICK stated that the staff did a really good job on the staff report and review.

COMMISSIONER AITCHISON agrees that the staff did a good job. She stated that she likes the architecture; the porch along 179th Street is a great addition. She thinks it will be a beautiful development.

COMMISSIONER LOSCUITO echoed what the other commissioners said, that the staff did a really good job and this project looks good.

COMMISSIONER GASKILL had no comment.

COMMISSIONER GATTO agreed with other commissioners, staff did a great job on the design, landscaping and fences; it looks fantastic and will be a great addition to the area.

COMMISSIONER MANI agreed and said it looks nice.

CHAIRMAN GRAY echoed what the commissioners said. In reference to Item #2, he stated that it is a unique property and the variation is totally reasonable. The architecture is tasteful, he likes the porch improvements, and that the side yards were beefed up.

CHAIRMAN GRAY invited the Petitioner to speak. Tom Panos, on behalf of MAK Properties, Inc. was present and thanked Dan and Paula for their hard work and cooperation. They worked together and made the improvements that they had suggested; it will be a nice addition to the area. He thanked the commissioners as well.

CHAIRMAN GRAY invited the public to comment.

FRANK ZATOR, 17861 Sayre Avenue, a resident in the area spoke, stating that he felt there needs to be some consideration being made for the neighborhood. 179th Street is a dangerous road with more residences being built, cars now parking on the street, and cars driving through very fast. He noticed in the plan that the sidewalk stops at the property line; he feels it should at least go down to Sayre Avenue. It is hazardous for pedestrians when cars are parked on the street and cars are speeding. And there needs to be a 4-way stop sign at that intersection. Regarding the variance and the setback, he doesn't have any specific concerns with those requests but just feels there's not enough room for traffic on 179th Street. Otherwise, he thought the plan looks fine. But he would like some kind of traffic study; he has requested it from Cook County and Tinley Park Police Departments multiple times. People use it as a pass-through from Harlem to Oak Park Avenue and go at least 40-45 MPH.

CHAIRMAN GRAY concurred that people should not be speeding down 179th Street, although he hasn't experienced it himself when walking in that area.

ANTHONY SULLIVAN, 6910 179th Street, a neighboring resident spoke. He lives to the west of the property and said that the backs of the townhomes will face his home. He asked if the decks or balconies will be at ground level or second level; Paula replied stating that they are at grade-level. Mr. Sullivan was glad to hear they wouldn't be elevated looking into his property. He completely agrees with Mr. Zator. He has a Ring doorbell and sees people driving down the road drunk at 2:00am in the morning and driving into the ditch. And it's a busy road and high traffic area throughout the day.

There were no other public comments.

CHAIRMAN GRAY asked commissioners if they had any further discussion on this matter.

COMMISSIONER GATTO agreed with the residents, stating that the road has gotten very busy over the past 5 years and there's a lot of people who cut through from Harlem Avenue to Oak Park Avenue and don't obey the speed limit. She asked if it was possible to do a traffic study in that area and possibly put in a stop sign. She asked Paula if there was an option to extend the sidewalk. PAULA WALLRICH replied, stating that the neighborhood benefits as development occurs; a lot of the area is unincorporated and therefore is out of their control. There's always the option of special assessments being imposed; Public Works has a master plan for extending sidewalks where there's a gap in the sidewalks. She will make sure the police are aware of the testimonies given today regarding the traffic. There's a controversy about whether stop signs resolve the issue of speeding vehicles; it may be better to place a police car there. She will inquire as to whether there's ever been a traffic study there. FRANK ZATOR addressed Paula's comments stating that the two properties on 179th Street on the north side are incorporated and the properties on the south side are unincorporated, so he doesn't expect much more development. DAN RITTER gave some history on the roadway, stating that it used to be under County jurisdiction. Within the last 20 or so years, the Village took it over and assumed some responsibility, mainly due to the County's lack of maintenance of the road. They can bring the sidewalk issue up with Public Works and see where it's at on the list to take care of the sidewalk gaps there. Stop signs placed on through streets don't always work and can make for an even more dangerous intersection. FRANK ZATOR

stated that at one time there were going to put in street lights and that there's foundations there for them. ANTHONY SULLIVAN commented, stating that the police do make their presence known through the neighborhood, but they're never at that intersection. They tend to do radar by the church down the street on the south side of 179th closer to Harlem, but he nor Frank has ever seen them pull someone over. DAN RITTER agreed there is some parking on the street that maybe hasn't been reviewed by police or Public Works, we can ask to see if there should be No Parking signs on at least one side of the roadway and near intersections.

COMMISSIONER GASKILL asked how much of 179th Street currently has sidewalks. PAULA WALLRICH said that there are sidewalks that come from Oak Park Avenue along the front of the new townhomes. DAN RITTER added that there are sidewalks along the area of the new memory care facility near Harlem Ave. There is a gap on the north side of 179th Street between those two developments. The petitioner is installing their sidewalk and roadway improvements adjacent to their development, as required by the Village Subdivision Code.

There were no other comments from commissioners.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to close the Public Hearing. CHAIRMAN GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

PAULA WALLRICH reviewed the Standards of Approval with commissioners, as was summarized in the meeting packet.

The first motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER VICK, to recommend that the Village Board grant the Petitioner, Maria Poulos, on behalf of MAKP Properties, Inc., the rezoning (Map Amendment) of Parcels 1 & 2 (28-31-105-015-0000, 28-31-105-018-0000) to R-6 (Medium Density Residential) upon annexation and the rezoning of Parcel 3 (28-31-105-07-0000) from R-1 (Single Family Residential) to R-6 (Medium Density Residential) and adopt the Findings of Fact submitted by the Petitioner and as proposed by the Village Staff in the Staff Report.

Roll Call:

AYE: COMMISSIONERS VICK, MANI, GATTO, GASKILL, AITCHISON and LOSCUITO, CHAIRMAN GRAY
NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

The second motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER LOSCUITO, to recommend that the Village Board grant the Petitioner, Maria Poulos, on behalf of MAKP Properties, Inc., a Variation to the rear yard setback of 14.88 to 16.41 feet along the north property line, where the required minimum setback is 30 feet, to allow rear yard setbacks ranging from 13.59 feet to 15.12 feet in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

Roll Call:

AYE: COMMISSIONERS VICK, MANI, GATTO, GASKILL, AITCHISON and LOSCUITO, CHAIRMAN GRAY
NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

The third motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO, to grant the Petitioner, Maria Poulos, on behalf of MAKP Properties, Inc., Site and Architectural Plan Approval to construct two structures comprising twelve townhomes in accordance with the plans submitted and listed herein subject to final engineering approval.

Roll Call:

AYE: COMMISSIONERS VICK, MANI, GATTO, GASKILL, AITCHISON and LOSCUITO, CHAIRMAN GRAY
NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

The fourth motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER MANI, to recommend that the Village Board grant Final Plat approval to the Petitioner, Maria Poulos, on behalf of MAKP

Properties, Inc., in accordance with the Final Plat of “Sunset Estates Subdivision” March 24, 2021, subject to final engineering approval.

Roll Call:

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

NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

This item is scheduled for the May 18, 2021 Village Board Meeting.

GOOD OF THE ORDER –

PAULA WALLRICH reminded everyone to turn in their Statement of Economic Interest with the County. She updated Commissioners on the following: The locks on the building of the property discussed at the last meeting did get fixed. The Board approved an incentive for a restaurant going in at The Boulevard. The Holiday Inn on North Creek Drive has picked up their permit. The Planning Department has been having interviews and has made an offer to hire an Associate Planner who will hopefully start in June. Paula stated that she will retire and her last day will be May 27th; it's been a wonderful pleasure working with everyone.

CHAIRMAN GRAY spoke for the Commission saying that Paula will be missed; he appreciated her thoroughness.

COMMENTS FROM THE PUBLIC – There were none.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER LOSCUITO to adjourn the April 15, 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 8:10 P.M.