



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

May 6, 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 May 6, 2021.

CALL TO ORDER – PLAN COMMISSIONER CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for May 6, 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)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners:

Lucas Engel
Frank Loscuito
Mary Aitchison
Steven Vick

Village Officials and Staff:

Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kimberly Clarke, Comm. Dev. Dir. (Participated electronically)
Kathy Congreve, Commission Secretary

Petitioners:

Mike Matthys, Linden Group Architect (Participated electronically)
Tim Burke, RWE Design Build (Participated electronically)
David Sosin - Sosin, Arnold, & Schoenbeck Ltd.
Javier Millan - KLOA, Inc.

Members of the Public:

none

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the April 15, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GATTO, 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 MAY 6, 2021 REGULAR MEETING

ITEM #1 WORKSHOP/PUBLIC HEARING – BREMEN ANIMAL HOSPITAL ADDITION, 7613 159TH STREET – ARCHITECTURE/SITE PLAN APPROVAL, VARIATION

Consider recommending the Village Board grant Brittany Maddox (Genelin) on behalf of National Veterinary Associates (Petitioner), a Variation of 5.5 feet from the required aisle width of 26 feet to allow for an aisle width of 20.5 feet for a portion of the parking lot drive aisle and a Variation of .19 feet from the required ten-foot side yard setback to allow for a setback of 9.81feet on the east side of the property. The approval of these variations will allow for the construction of a 400 square foot addition on the north side of the existing building located at 7613 159th Street. There is also a request for Site Plan and Architecture approval.

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

Absent Plan Commissioners: Lucas Engel
Frank Loscuito
Mary Aitchison
Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kimberly Clarke, Comm. Dev. Dir. (Participated electronically)
Kathy Congreve, Commission Secretary

Petitioner(s): Mike Matthys, Linden Group Architects (Participated electronically)
Diana Baumgardner Bremen Animal Hospital (Part. electronically)
Tim Burke, RWE Design Build General Contractor (Participated electronically)

Members of the Public: none

CHAIRMAN GRAY invited staff to start with the workshop portion 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. Note: The Zoning Request for Variation #1 stated the required aisle width as being 24 feet in the Staff Report; it should have read 26 feet. She gave her presentation, covering the Site Plan and Architectural Approval and two Variations up for review.

CHAIRMAN GRAY asked if there were any comments or discussion from Commissioners. Comments were as follows:

COMMISSIONER GATTO agreed that the roofing needs to be replaced as a condition of approval.

COMMISSIONER GASKILL questioned where the side drive comes down to the 20 feet and why it has to be narrowed down. MS. WALLRICH replied, stating that it's near the entrance and pointed out that area as shown on the Staff Report in the red dashed box. DAN RITTER noted that there is another 35-40 feet before

it gets to 159th St. MS. WALLRICH said that the reason is because of the existing structure of the building. COMMISSIONER GASKILL questioned why it was built that way originally. Staff noted that they have been in business since 1969 and that it could have been different zoning at that time. MS. WALLRICH pointed out that it will encourage drivers to slow down.

CHAIRMAN GRAY echoed what Commissioner Gatto stated regarding the roof. And his understanding is that they want to reuse those footings as a cost-saving measure. The reuse of foundations and the fact that it will slow down traffic is a reasonable variation. And Open Item #4 is less than 2 inches and that will match the existing building.

CHAIRMAN GRAY asked if the Petitioner had anything to add; he did not.

CHAIRMAN GARY asked Commissioners if they had any questions for the Petitioner; there were none.

CHAIRMAN GRAY stated that he received proof of the Notice of Publication for this Public Hearing and asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER WEST. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked staff and the Petitioner if they had any comments; they did not. There was no one from the public wishing to comment. Commissioners were asked if there was any further discussion; there was not.

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI 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 Site Plan Approval, Architectural Standards and Standards for a Variation with commissioners, as was summarized in the meeting packet.

The first motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL, to grant the Petitioner, Brittany Maddox (Genelin), on behalf of National Veterinary Associates, Site Plan and Architectural Approval in accordance with the plans submitted and listed in the May 6, 2021 Staff Report conditioned upon final landscape approval and replacement of the roof shakes.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, CHAIRMAN GRAY

NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

The second motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI, to grant the Petitioner, Brittany Maddox (Genelin), on behalf of National Veterinary Associates, a 5.55-foot Variation from the required 26-foot drive aisle width to allow a drive aisle width of 20.5 feet for a small portion of the driveway in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the May 6, 2021 Staff Report.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, CHAIRMAN GRAY

NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

The third motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER WEST, to recommend that the Village Board grant the Petitioner, Brittany Maddox (Genelin), on behalf of National Veterinary Associates, a .19 foot (less than 2 inches) Variation of the required 10 foot side yard setback to allow for a side yard setback of 9.81 foot on the east side of the property in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the May 6, 2021 Staff Report.

Roll Call:

AYE: COMMISSIONERS MANI, GATTO, WEST, GASKILL, CHAIRMAN GRAY

NAY: None

CHAIRMAN GRAY declared the Motion approved by roll call.

This will go to the Village Board on May 18, 2021. MS. WALLRICH pointed out that because this received unanimous approval, this will take just one approval at the Village Board Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 6, 2021 REGULAR MEETING

**ITEM #2 WORKSHOP – VEQUITY MULTI-TENANT REMODEL,
17111-17119 LAGRANGE ROAD – SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending approval of the Site Plan and Architecture for an existing building at 17111-17119 LaGrange Road (formally 9561 171st St) in the B3 PD (General Business and Commercial, Park Hills Towne Centre PUD) Zoning District. The proposed project allows for the former MD Financial/Fifth-Third Bank building to be converted to a multi-tenant commercial building that includes a Starbucks Coffee drive-thru.

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

Absent Plan Commissioners: Lucas Engel
Frank Loscuito
Mary Aitchison
Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kimberly Clarke, Comm. Dev. Dir. (Participated electronically)
Kathy Congreve, Commission Secretary

Petitioner(s): David Sosin – Sosin, Arnold, & Schoenbeck Ltd.
Javier Millan - KLOA, Inc.

Members of the Public: none

CHAIRMAN GRAY invited staff to start with their presentation.

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, pointing out that this and the next workshop are the same developer and main tenant, but separate projects. The developer is Vequity, LLC and is the same developer that came before the commission for rezoning and site plan approval for a 7-Eleven gas station on 171st and Harlem. They do 7-Elevens and outlot multi-tenant buildings. The site has had an address of 9561 W. 171st Street, but it faces LaGrange Road so they have altered the address.

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

COMMISSIONER WEST stated that she didn't see anything on the Site Plan about bicycle parking and was wondering if that had been taken into consideration. DAN RITTER agreed that it was a good idea. COMMISSIONER WEST strongly encouraged working that into the plans.

COMMISSIONER MANI stated that he is fine with the changes on Open Item #1. For Open Item #2, he felt it would look better with a brick border to match the structure. That way you could utilize the EIFS and installation is easier.

CHAIRMAN GRAY thought the traffic flow looks fine. He likes the layout and the patio. He had a concern about the location of the dumpster pad location though. Referring to the plans, he asked if that was a concrete sidewalk along the east perimeter of the building and if that is a sidewalk that goes across the drive-thru lane. DAN RITTER replied, stating that it is a sidewalk in the back that runs on the east side of the building; the path to the dumpster enclosure will be striped out. CHAIRMAN GRAY was good with that; it keeps uniformity and the striping should be visible enough to the people in the drive-thru. He likes the foresight of the designers and how they repurposed the building. He agrees with Commissioner West's point of there needing to be a sidewalk for connectivity and a bicycle rack. Regarding the EIFS, he likes Staff's recommendation to break it up with some brick.

CHAIRMAN GRAY invited the petitioner to speak. DAVID SOSIN, the attorney for the petitioner, introduced himself. He commented on some of the issues that the Plan Commission had concerns about. He stated that he will address with the staff the EIFS questions and the desirability of having some flexibility of the signage on the south and west elevation. Starbucks themselves are very hands-on and have some requirements and have approved the site plan and repurpose of the building; they will be included on the conversations with staff as well. In regards to the bike rack, he said they would work with the staff to figure out an appropriate type of bike rack and the best location.

JAVIER MILLAN, a principal in KLOA who worked on the report, accompanied David Sosin and had a few things to add. Regarding the stacking, their observation showed a maximum stacking of 11 vehicles. Starbucks data shows anywhere between 10-12, so it's been very consistent. All the stacking occurs internally. Should additional stacking be required, it would likely be in the morning when the other businesses are either closed or are doing minimal business, so it would have a lower impact on the other tenants.

CHAIRMAN GRAY stated there will be a vote on this at the May 27, 2021 Plan Commission Public Hearing.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 6, 2021 REGULAR MEETING

ITEM #3 WORKSHOP - VEQUITY MULTI-TENANT CONSTRUCTION, 17118-30 HARLEM AVENUE – SITE PLAN/ARCHITECTURAL APPROVAL, REZONING (MAP AMENDMENT), SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, PLAT OF SUBDIVISION APPROVAL

Consider recommending that the Village Board grant Vequity, LLC (Contract Purchaser/Owner) a map amendment to rezone the subject properties from R-1 (Single-Family Residential) to a B-1 (Neighborhood Shopping) zoning district. Additionally, the Petitioner is requesting a Special Use for a Planned Unit Development (PUD) with Exceptions from the Zoning Ordinance on both the subject site and the neighboring 7-Eleven site currently under construction. The requests will permit a multi-tenant building with a Starbuck’s drive-thru to be constructed at the properties located at 17120–17126 Harlem Avenue. Architecture/Site Plan and Final Plat Approval will also be considered at the meeting.

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

Absent Plan Commissioners: Lucas Engel
Frank Loscuito
Mary Aitchison
Steven Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kimberly Clarke, Comm. Dev. Dir. (Participated electronically)
Kathy Congreve, Commission Secretary

Petitioner(s): David Sosin – Sosin, Arnold, & Schoenbeck Ltd.
Javier Millan - KLOA, Inc.

Members of the Public: none

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, adding that in many ways this is similar to the workshop the commission had just gone over except that it is not an already existing site.

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

COMMISSIONER MANI stated he is good with Open Item #1 and likes the architecture of the building. He had a concern about whether there would be enough parking for the other tenant spaces though and suggested possibly adding more at the north end facing Harlem Ave. DAN RITTER responded, stating that area is part of the 7-Eleven cross-access. Maybe one could sit there but it doesn't appear to be the safest that close to the cross-access aisle. Calculating how much parking is needed is difficult, not knowing who the tenants will be. However, the amount provided appears adequate and the Petitioner feels comfortable with it.

COMMISSIONER WEST stated she liked the idea of using evergreens for year-round screening and suggested a bike rack be installed. DAN RITTER added a point, letting commissioners know that they are extending the sidewalk to the south and agreed to Commissioner West's suggestion of making bike parking available.

CHAIRMAN GRAY pointed out that Open Item #1 is a big variation but to Staff's point, the original planning was for residential; that area of the corridor along Harlem has changed considerably since then. This is a good repurposing of the site. The added access to the site will help the flow. He liked the recommendation from Staff to use the raised porkchop to discourage people from trying to take a left turn onto Harlem. Extending the PVC wall and adding evergreens to fortify the west buffer and help reduce noise is good planning. Relating to this and also the last project, and being that we have a separate public hearing for the drive-thru board, he suggested we revisit the code to streamline the process as it may become more common. He had no issues with the other Open Items. He is ok with the R1 to B1 and the list of exceptions. DAN RITTER responded to Chairman Gray's comment about the drive-thru board, he agreed it would save time making one change rather than have two public hearings. CHAIRMAN GRAY added that he thinks it's a good idea to have stop signs between the properties that were suggested.

DAVID SOSIN commented on the menu board, stating that three of the variances are actually an integration between this project and the 7-Eleven. Their concern is to be good neighbors and they are very proud of the screening and buffering that they've been able to do. Every Starbucks is subject to new menu board technology and he assures the Commission that the lighting and speaker system will not be an intrusion on the neighbors. They'll work with staff to figure out where to put the bike rack. Regarding the preview menu boards, he asked if we could consider some kind of language that there be a text amendment to have the developer work with staff to make a minor variation to satisfy the standards of the Village. DAN RITTER replied they previously requested information on the preview menu board but was told it was up to the tenant to apply later. If Starbucks can supply us with an example with dimensions, they'd be open to that and avoiding the potential of another public hearing later just for the signs. DAVID SOSIN stated that they'll work on that.

CHAIRMAN GRAY agreed about the continuation of the project from the 7-Eleven development and uniformity that it presents. He appreciates the effort to be a good neighbor. DAVID SOSIN thanked the staff for his work on this project.

CHAIRMAN GRAY asked Commissioners if they had any further comments; there were none.

There will be a Public Hearing on this item at the May 27, 2021 Plan Commission Meeting.

GOOD OF THE ORDER –

DAN RITTER stated that the next meeting is the regularly scheduled date of May 20, 2021. It will include rezoning of a larger industrial development on Harlem Avenue near the Amazon building in Matteson. Also, annexation and review of site plans. They did have some preemptive meetings with Odyssey residents on the project to get their initial feedback and address their concerns.

There will be a special meeting on May 27, 2021 staff previously emailed the Commission about, it will have the workshop items from tonight addressed in a Public Hearing along with another item.

COMMENTS FROM THE PUBLIC – There were none.

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to adjourn the May 6, 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 9:21 P.M.