



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

February 16, 2023

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 16, 2023.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for February 16, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Andrae Marak

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Ismat Haddad, Mr. Smoke

Members of the Public: none

COMMUNICATIONS – Steve Sepessy was appointed as the newest Plan Commissioner.

APPROVAL OF THE MINUTES - Minutes of the February 2, 2023 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER TRUXAL to approve the February 2, 2023 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. 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 16, 2023 REGULAR MEETING

ITEM #1: PUBLIC HEARING – MR. SMOKE, 7212 191st STREET SUITE 300 – SPECIAL USE PERMIT

Consider recommending that the Village Board grant Ismat Haddad on behalf of Mr. Smoke a Special Use for Tobacco Store at 7212 191st Street Suite 300 in the B-3 PD (General Business & Commercial, Brookside Marketplace PUD) Zoning District.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Andrae Marak

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: Ismat Haddad, Mr. Smoke

Members of the Public: none

CHAIRMAN GRAY introduced Item #1. COMMISSIONER TRUXAL made a motion to open the public hearing. Second was made by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY confirmed that he received certification of public legal notice being posted. He invited staff to present their report.

Michael O. Whalen, Associate Planner, presented the staff report.

CHAIRMAN GRAY confirmed the Petitioner was present and offered the opportunity to speak at the dais.

Ismat Haddad was sworn in.

Ismat Haddad introduced himself as the Petitioner. He stated that he worked for the smoke shop that previously occupied the suite of his proposed Tobacco Store. He said that he attempted to buy the business from the previous shop, Big Box Tobacco, but was unable to finish the deal before Big Box Tobacco went out of business. He said he has experience with tobacco shops and that he previously worked for the City of Chicago.

CHAIRMAN GRAY asked the Commissioners if they had any questions or comments, beginning with COMMISSIONER SHAW.

COMMISSIONER SHAW said he did not have comments and thanked the Petitioner for being entrepreneurial. He added that since there was previously a tobacco store at that location, that he did not have any concerns.

COMMISSIONER MANI said that he agreed with COMMISSIONER SHAW. He added that he was glad the Petitioner was filling the vacancy in the shopping center.

COMMISSIONER HAMILTON said that the proposed site appeared to be a good location for a tobacco shop. He said that there were no concerns with children nearby.

COMMISSIONER GASKILL had no comments.

COMMISSIONER TRUXAL thanked staff for a thorough staff report. He added that the proposed site was an appropriate location for a new Tobacco Store.

COMMISSIONER SEPESSY questioned whether or not there would be people smoking in front of other businesses and if the Petitioner intended to add any new “no smoking” signage.

Michael O. Whalen said that he would defer the question to the Petitioner.

Ismat Haddad said smoking in front of other businesses would not be allowed. He added that its not a place where people might loiter. He said that smokers would dispose of their cigarettes in a receptacle provided by the property manager. He said that if his customers smoke in front of businesses, he will instruct them to move to a different location.

CHAIRMAN GRAY said that he echoed what other commissioners said. He said that the business appeared to be built for success. He had no further comments.

CHAIRMAN GRAY asked if any other member of the public wished to speak on the matter. Seeing no one, he requested a motion to close the public hearing. COMMISSIONER SHAW made a motion to close the public hearing. Second was made by COMMISSIONER TRUXAL. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried. He asked Staff to present the Standards.

Michael O. Whalen presented the standards.

There was one motion for this item.

CHAIRMAN GRAY entertained Motion #1.

Motion 1 – Special Use Permit for a Tobacco Store

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant the Petitioner, Ismat Haddad on behalf of Mr. Smoke, a Special Use Permit to operate a Tobacco Store at 7212 191st Street Suite 300 in the B-3-PD (General Business and Commercial, Brookside Marketplace PUD) zoning district, according to the submitted plans and adopt the Findings of Fact as listed in the February 16, 2023 staff report.”

COMMISSIONER GASKILL seconded the motion. The vote was taken by roll call; all were in favor.

Present and voting in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER HAMILTON
COMMISSIONER MANI
COMMISSIONER SEPESSY
COMMISSIONER SHAW
COMMISSIONER TRUXAL
CHAIRMAN GRAY

CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted that the item will go to the Village Board on March 7, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 16, 2023 REGULAR MEETING

ITEM #2: WORKSHOP – PUBLIC MEETING NOTICE PROCEDURES – POLICY PROPOSAL
Discuss proposed public hearing notice policy.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Andrae Marak

Village Officials and Staff: Dan Ritter, Community Development Director
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: none

Members of the Public: none

CHAIRMAN GRAY introduced Item #2, which is a public meeting item.

Lori Kosmatka, Associate Planner, presented the staff report.

CHAIRMAN GRAY invited each of the commissioners to comment, beginning with COMMISSIONER STEPESSY.

COMMISSIONER STEPESSY had no comment.

COMMISSIONER TRUXAL asked if the Village had recommendations for developers to acquire signs. Dan Ritter said Staff will reach out to a few sign companies to give them the template, and can give a list of sign companies with the template to developers. COMMISSIONER TRUXAL said the proposal sounded good and asked when the policy would be implemented. Dan Ritter said staff is working on getting the developer-provided signs going.

COMMISSIONER GASKILL had nothing to add.

COMMISSIONER SHAW noted that while the presentation used the Southtown as the newspaper to be used, but that the resolution specifies any newspaper with general circulation in the Village. He added that he agreed with Staff's approach. He asked about the process for continuing public hearings. He said that in the past the Commission has opened items before continuing them. Dan Ritter said that the procedure is a personal preference and that the procedures are based on Roberts Rules of Order. COMMISSIONER SHAW said as long as there is not a legal requirement to do it one way or another, he prefers not to open the item.

CHAIRMAN GRAY added the example of 7413 Duvan Drive, where an item was continued indefinitely. He said that if you open a meeting and then continue it, you then have to close the item at a future date. COMMISSIONER SHAW said he just wanted to verify a specific policy.

Dan Ritter said there are instances where an individual commissioner may want to open the public hearing to ask a question about a project being continued and that in that instance, that would be allowed.

CHAIRMAN GRAY said the purpose of the 90-day reposting rule proposed was to have a clear, transparent protocol.

Dan Ritter provided an example of Gas N Wash had been continued for a while and that it would be republished.

COMMISSIONER MANI had no comment.

COMMISSIONER HAMILTON questioned what the purpose of the policy was and asked if it was just to document existing protocols. Dan Ritter confirmed that documenting the policy was helpful for transparency. Dan Ritter added that the resolution could be adjusted later to add things.

CHAIRMAN GRAY did not have additional comments.

COMMISSIONER TRUXAL made a motion to recommend the Village Board adopt a Resolution Establishing a Public Hearing Notice Policy for the Village of Tinley Park as described in the February 16, 2023 Staff Report and drafted Resolution.

COMMISSIONER GASKILL seconded the motion. The vote was taken by roll call; all were in favor.

Present and voting in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER HAMILTON
COMMISSIONER MANI
COMMISSIONER SEPESSY
COMMISSIONER SHAW

COMMISSIONER TRUXAL
CHAIRMAN GRAY

CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted that the item will go to the Village Board on March 7, 2023.

Dan Ritter noted that March 7th will be the first reading of the resolution.

PLAN COMMISSION STAFF REPORT

February 16, 2023 – Public Hearing

Petitioner

Ismat Haddad, Mr.
Smoke

Property Location

7212 191st Street Suite
300

PIN

19-09-01-401-020-0000

Zoning

B-3 PD (General Business
and Commercial,
Brookside Marketplace
PUD)

Approvals Sought

Special Use Permit

Project Planner

Michael O. Whalen, AICP
Associate Planner

Mr. Smoke Special Use

7212 191st Street Suite 300



Google
Google Streetview of 7212 191st Street Suite 300

EXECUTIVE SUMMARY

The Petitioner, Ismat Haddad, on the behalf of Mr. Smoke, is requesting a Special use Permit to operate a *Tobacco Store* within the B-3-PD (General Business and Commercial) zoning district in the Brookside Marketplace PUD.

A Special Use Permit is required to operate a *Tobacco Store* in the B-2 (Community Shopping) zoning district. The Brookside Marketplace PUD does not restrict the *Tobacco Store* use. No changes are proposed to the site's architecture; landscaping; parking and access; or lighting.

Mr. Smoke is a new business seeking to open in a multi-tenant retail building in the Brookside Marketplace. The suite was previously occupied by a *Tobacco Store*. It is not clear why the previous shop, Big Box Tobacco, closed or relocated. Mr. Smoke will sell a variety of tobacco products at the proposed location and anticipates operating hours between 10 a.m. to 8 p.m. The nearest tobacco store to this location is 2.2 miles away and there are no "certain institutions" (e.g. churches, schools, daycares, etc.) anywhere nearby. Parking is not a concern for a *Tobacco Store* at this location.

EXISTING SITE, NEARBY LAND USES, & ZONING

The subject property at 7212 191st Street Suite 300 is an existing multi-tenant retail building. The other tenants in the building are a Subway restaurant and a Great Clips salon/barber shop. The site is located in the Brookside Marketplace PUD, which was approved in August of 2004 (Ord. No. 2004-O-051). The underlying zoning is B-3 (General Business and Commercial). Brookside Marketplace is located at the southwest corner of Interstate-80 and Harlem Avenue interchange. The PUD does not specify *Tobacco Store* as an allowed or prohibited use; the B-3 (General Business and Commercial) allows the use with a Special Use Permit.

The Village's Zoning Ordinance states that the B-3 (General Business and Commercial) "is designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center."

All properties in the vicinity of the subject site are zoned B-3 PD within the same planned unit development. Immediately to the north is an Arby's drive-thru restaurant; immediately to the east is a Saucy Crab restaurant; immediately to the south is a Vision Works eye doctor's office; and immediately to the west is parking lot for a Target big box store.

The suite was previously occupied by Big Box Tobacco.

SPECIAL USE PERMIT APPROVAL

The Petitioner is requesting a Special Use Permit to operate a *Tobacco Store* in the B-3 (General Business and Commercial) zoning district. The Zoning Ordinance defines a *Tobacco Store* as "a retail establishment that derives 65% or more of its gross revenue from the sale of Tobacco Products and Alternative Nicotine Products, and in which the sale of other products is merely incidental".



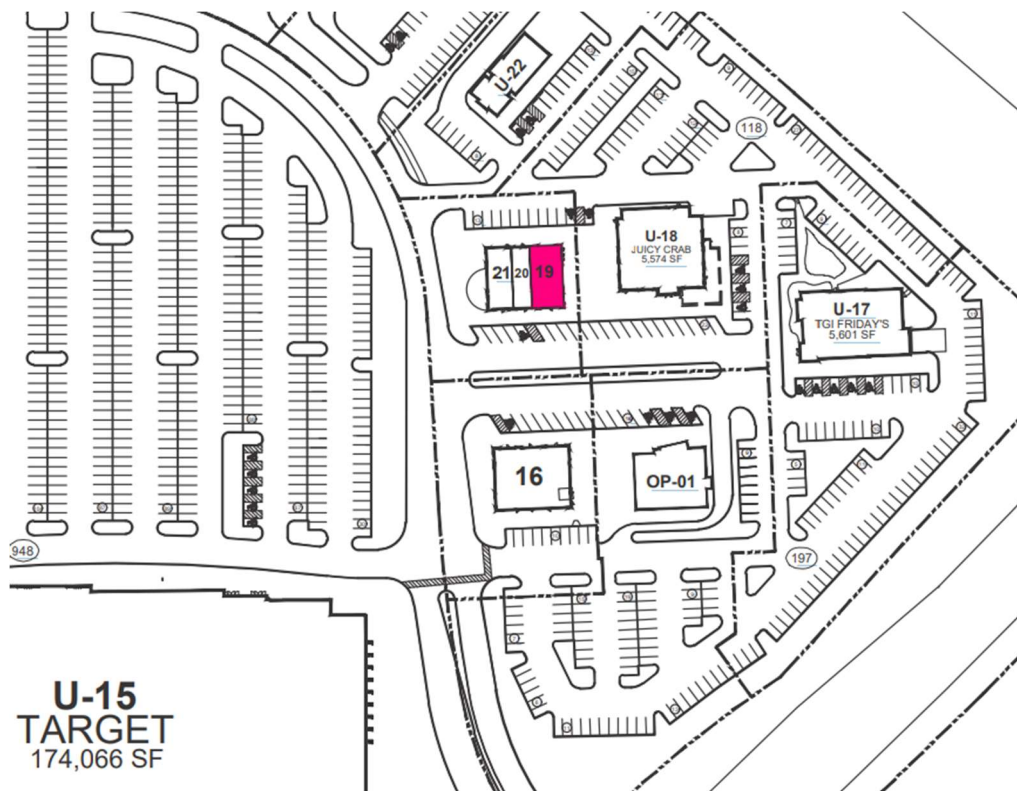
Location map (top) & zoning map (bottom)

The *Tobacco Store* use is not addressed in the PUD, and requires a Special Use Permit in the underlying B-3 (General Business and Commercial) zoning district. On January 4, 2022, the Village adopted Ordinance No. 21-O-091 amending the Village's Zoning Ordinance for the purpose of regulating tobacco and nicotine related retail uses. The amendment added specific definitions and restricted the use of a *Tobacco Store* to require a Special Use Permit in the B-2 (Community Shopping) and B-3 (General Business and Commercial) zoning districts. The use is prohibited elsewhere. The Special Use Permit, if granted, will only apply to the proposed business based on its business plan and information submitted with the request and does not run with the land. Potential concerns with this use include, but are not limited to, clustering of *Tobacco Stores* in any given area; nuisance lighting and signage; sale of tobacco products to underage persons; outdoor smoking near other businesses; and proximity to "certain institutions" where children are likely to be present.

PROPOSED USE

The Petitioner is requesting a Special Use Permit to operate a *Tobacco Store* in an existing multi-tenant retail building. The Petitioner is seeking to open a new business, Mr. Smoke, at the subject property. Mr. Smoke will occupy Suite 300 of the building located at 7212 191st Street. The Petitioner is not proposing any changes to the site's architecture; landscaping; parking and access; or lighting.

Mr. Smoke is a new business seeking to open in Tinley Park. The business will operate as a *Tobacco Store*. The Petitioner states that there will be two employees working in the shop. The shop will be open between 10 a.m. and 8 p.m.



Subject property (magenta); Brookside Marketplace site plan
<https://www.sitecenters.com/properties/brookside-marketplace>
Note: building tenant labels may be out of date.

PARKING

There are 26 parking spaces immediately adjacent to the multi-tenant retail building. This number includes two accessible spaces. There are large parking fields to the west and the south, with smaller lots in the immediate vicinity. Parking is shared amongst businesses. Mr. Smoke anticipates having two employees parked and one to five customers in the shop at a time, although, like most retail businesses, this can vary throughout the day. Mr. Smoke does not anticipate parking being a problem.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use is safe for the public, employees, and neighboring properties. Customers' ages will be verified, as required by state law. Smoking is not permitted indoors. There are no "certain institutions" (e.g. churches, schools, daycares, etc.) nearby.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood. The operation will not permit loitering and outdoor smoking will not disturb other tenants in the building.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site is already developed with adequate utilities and no additional utilities are needed.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site is already developed with a drive aisles and parking areas. Traffic impacts will be minimal.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *All other Village code requirements will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposal will allow a new business to open in Tinley Park. The business will provide sales tax revenue to the Village.*

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

Good of the Order

Lori Kosmatka noted that Smoothie King opened and Delta Sonic has partially opened, with the carwash opening in July. She added that Loyola was finishing interior buildout and is on track for June or July. She said the building for Banging Gavel is shored up and that deck and ramp installation had begun.

Dan Ritter noted that the Planning Manager position has been posted. He added that the March 2nd Plan Commission meeting would have the zoning map update and an initial discussion of fence regulations. He said that Gas N Wash received the latest round of review comments and will come back before the Commission in March for a workshop and public hearing. The Odyssey development will also be back in March. He thanked Commissioner Sepessy for joining the Commission.

Receive Comments from the Public

None were present.

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER SHAW made a motion to adjourn the Meeting. Second by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned at 7:36 p.m.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan. The Commission may choose to modify, add, or delete from the recommended motions and recommended conditions:

Special Use Permit:

"...make a motion to recommend that the Village Board grant the Petitioner, Ismat Haddad on behalf of Mr. Smoke, a Special Use Permit to operate a *Tobacco Store* at 7212 191st Street Suite 300 in the B-3-PD (General Business and Commercial, Brookside Marketplace PUD) zoning district, according to the submitted plans and adopt the Findings of Fact as listed in the February 16, 2023 staff report."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Petitioner	12/23/22
	Narrative	Petitioner	12/27/22
	Site and Floor Plan	Petitioner	12/27/22
	Special Use Addendum	Petitioner	12/27/22

PLAN COMMISSION STAFF REPORT

February 16, 2023 – Public Meeting

Policy Proposal—Public Hearing Notice Procedures

Petitioner

Village of Tinley Park

Project Manager

Jarell Blakey

Management Analyst



EXECUTIVE SUMMARY

The Village of Tinley Park currently has no documented standard procedure for conducting public hearing notices. Staff currently follows all state protocols for conducting public hearings, specifically posting legal notice in the newspaper. However, the state offers minimal regulation for these hearings, leaving it up to the municipality to further determine its notification procedures. Staff does have a workflow that they use regarding public hearings, but nothing has been formalized.

The proposed policy will set a standardized policy that will be applied to public notice for all planning and zoning cases requiring a public hearing. A majority of protocols set forth in the proposed policy are reflective of how staff currently handles public notice for public hearings. However, establishing a set procedure will allow us to point to our internal policy if/when a petitioner has a concern about our notification procedures.

Staff is proposing the policy to allow for more uniformity within the public hearing process and to establish a set policy internally that can be referenced when necessary. Ultimately, the goal of the policy is to provide a more efficient public hearing notice policy that will be clear to both staff and the public.

Changes to the February 2, 2023, Plan Commission Workshop Staff Report are indicated in Red.

EXISTING PROCEDURES

Currently, the following protocols are followed without a formalized policy:

- Upon receipt of a completed zoning application requiring a public hearing, staff schedules a public hearing in accordance with existing schedules and agendas.
- Legal Notice is published in a local newspaper no less than fifteen (15) and no more than thirty (30) days prior to the public hearing date.
- **Public Notices are posted on the village website, along with the agenda and meeting packet a minimum of 5 days before a regular meeting.**
- Written notice is issued by mail to property owners within two-hundred fifty (250) feet of the project site's parcel boundary lines.
- No new notice is required for the continuation of a Plan Commission case, as long as the case is heard after the second continuation.

PROPOSED NEW PROCEDURES

Staff is proposing the following procedures in addition to those listed above:

- Signage:
 - o Residential **and Minor** Requests
 - **Village provides signage with standard signs as designated by Village staff for requests that have potential negative effects beyond the mailing notice radius (not typically required for corner fences or signage variations)**
 - o New Residential and Commercial Development (**PUDs, rezonings, new development sites, etc.**)
 - Petitioner will provide signage meeting sign standards as designated by Planning staff.
 - Signage must have black weather resistant lettering on white background.
 - Signs must be a minimum of 4 feet high x 6 feet wide
 - The bottom of the sign must be, at a minimum, three feet from the existing grade. At the discretion of Village Staff, signs may be required to be posted at greater height to account for visibility.
 - Signage must contain the following information:
 - "Notice of Public Hearing"
 - "Village of Tinley Park Plan Commission/Zoning Board of Appeals"
 - Nature of the request (Type of zoning entitlement)
 - Zoning district information
 - Date, time, & location of hearing
 - o No signage is permitted in the public right-of-way
 - o Sign posting locations must be approved by Community Development Staff
 - o All signs must be posted no less than fifteen (15) and no more than thirty (30) days prior to the hearing. Signs must remain in place until the hearing is concluded
 - o Upon completion of the hearing, signs **must be removed within 15 days.**

WORKSHOP DISCUSSION

Commissioners discussed various aspects of the public notification procedure. There was discussion on how to provide additional notice. Discussion points included:

- **Additional distribution methods of Plan Commission meeting agenda items:**

- Village Newsletter/bulletin inclusion and/or social media posting of a link to Plan Commission agenda items. Village staff would need to identify if there is enough availability for this additional content, given the existing marketing-related content by the Village.
- Village utility bill mailing inclusion.
- Email blasts of Plan Commission agenda items. Interested residents could sign up for a mailing list. The signup for the mailing list could potentially be advertised on some communication from the Village.
- Publicly accessible GIS map. There was interest by the Commission in seeing whether residents could search what is happening near them such as with Woodridge and Downers Grove. Staff noted the Village currently has a project development story map, but is for larger projects.
- Mailing notice practices. The Village currently measures 250 feet from the subject property. A Commissioner commented 250 feet seemed appropriate. Staff noted they use discretion on whether to additionally mail to addresses that fall just outside the 250 feet radius if it is in the same development or area as those within the radius.
- Signs.
 - Costs and maintenance. A Commissioner suggested adding language on a sign identifying where it could be returned. Some other municipalities put the onus of the sign notice on developers.
 - QR code of Plan Commission agenda item(s) was suggested by a Commissioner. However, it is unknown if phones would be able to capture the image when displayed on larger signs.
 - A second sign may be appropriate for some developments with a large area, such as the recently approved DR Horton development along Oak Forest and Ridgeland.
- Consideration to be sparing in requirements to advertise the ordinary business of government. This may differ from controversial items, larger projects, and/or those expecting to draw a great deal of interest. A Commissioner noted consideration should be given as to whether the communication from the government is effective and efficient, and that an objective or reasoning should be provided for the additional notice. Another Commissioner noted that it may be helpful to have more people attend meetings for some items such as proposed text amendments or Comprehensive Plan. Additional notice may create an opportunity for more people to be engaged, but there is a limit to how much people can absorb.

Staff has prepared and attached a draft resolution of the proposed resolution establishing a public hearing and signage policy for the Village. These are minimum requirements and other discussion points will be considered going forward as recommendations for when and how to exceed those minimum public notice standards.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below:

“...make a motion to recommend the Village Board adopt a Resolution Establishing a Public Hearing Notice Policy for the Village of Tinley Park as described in the February 16, 2023 Staff Report and drafted Resolution.”