



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

June 15, 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 June 15, 2023.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for June 15, 2023 at 7:00 p.m.

Lori Kosmatka, Associate Planner, called the roll.

Present and responding to roll call were the following:

Chairman Gray
Donald Bettenhausen
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Andrae Marak

Village Officials and Staff: Jarell Blakely, Management Analyst
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: John Olivieri

Members of the Public: none

COMMUNICATIONS – There were no communications.

APPROVAL OF THE MINUTES - Minutes of the June 1, 2023, Regular Meeting of the Plan Commission were presented for approval. COMMISSIONER MANI noted an error indicating that he was both present and absent at the June 1st meeting. Staff noted the error. A motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER BETTENHAUSEN to approve the June 1, 2023, minutes as annotated. 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 JUNE 15, 2023 REGULAR MEETING

ITEM #1: PUBLIC HEARING – 8041, 8051, 8061 186th STREET – MAP AMENDMENT (REZONING) AND SPECIAL USE FOR A SUBSTANTIAL DEVIATION FROM THE MERCURY BUSINESS CENTER PUD

Consider recommending that the Village Board grant John Olivieri on behalf of Centre Place Office Condominium Association a Map Amendment (Rezoning) and a Special Use for a Substantial Deviation from the Mercury Business Center PUD at 8041, 8051, and 8061 186th Street in the M-1 PD (General Manufacturing, Mercury Business Center PUD) zoning district to rezone the properties to ORI (Office and Restricted Industrial) zoning district, and amend the PUD to allow Medical Office as a permitted use.

Present and responding to roll call were the following:

Chairman Gray
Donald Bettenhausen
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Andrae Marak

Village Officials and Staff: Jarell Blakely, Management Analyst
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: John Olivieri

Members of the Public: none

CHAIRMAN GRAY introduced Item #1.

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

CHAIRMAN GRAY confirmed that the Petitioner was present.

CHAIRMAN GRAY asked the Commission for comments and questions, beginning with COMMISSIONER MANI.

The Petitioner was sworn in and gave an overview of the property and the purpose of the request.

COMMISSIONER MANI asked if the Petitioner was concerned about the limited signage allowed in industrial zones. The Petitioner said that all tenants and owners are aware of the signage constraints and said that it has not been an issue. CHAIRMAN GRAY mentioned the use of GPS for navigation.

COMMISSIONER HAMILTON asked if there would be parking issues if additional medical offices moved into the properties. The Petitioner said that prospective tenants are told what their allotted ratio of parking is prior to signing. The Petitioner said that parking intensive uses in properties with limited parking are rejected. He said that many of the businesses and offices on site are not using their whole parking allotment, so more parking is available for medical offices. He said there is no parking issue currently. Michael O. Whalen said that available parking is considered with change of use applications. The Petitioner complimented the Village's change of use procedures.

CHAIRMAN GRAY referred to the Petitioner's application which stated that there are long term vacancies in the buildings. He said that it is possible parking hasn't been an issue because of the vacancies.

COMMISSIONERS GASKILL AND TRUXAL had no comments or questions.

COMMISSIONER SEPESSEY asked if additional accessible parking spaces would be designated. The Petitioner said the properties currently meet ADA requirements. He said that only two of the twelve units are or will be medical offices.

COMMISSIONER BETTENHAUSEN asked about characteristics of the properties. He asked if the association has all approved the proposed rezoning and special use. The Petitioner confirmed all owners are in agreement.

CHAIRMAN GRAY stated that reducing vacancies especially in newer developments is important. He commented on reduced professional office demand due to market trends and the work-from-home model. He said allowing medical offices to reduce vacancies is okay so long as it doesn't create parking issues. He noted that GPS means people will not get lost in the industrial park due to limited signage.

CHAIRMAN GRAY asked if anyone wished to provide public comment. None did.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSEY made the motion; COMMISSIONER GASKILL seconded the motion. All were in favor. CHAIRMAN GRAY declared the motion carried.

Michael O. Whalen presented the standards for the map amendment and special use.

CHAIRMAN GRAY requested a motion for the special use permit. COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant the Petitioner, John Olivieri, on behalf of Centre Place Office Condominium Association, a Special Use Permit for a Substantial Deviation to the Mercury Business Center PUD to allow 'Medical Offices' within the ORI (Office and

Restricted Industrial, Mercury Business Center PUD) zoning districts in the PUD and adopt the Findings of Fact as listed in the June 15, 2023 staff report. COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY called for a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion for the map amendment. COMMISSIONER GASKILL made a motion to recommend that the Village Board grant the Petitioner, John Olivieri, on behalf of Centre Place Office Condominium Association, a Map Amendment (Rezoning) from the M-1 PD (General Manufacturing, Mercury Business Center PUD) zoning district to the ORI PD (Office and Restricted Industrial, Mercury Business Center PUD) zoning district for the properties located at 8041-8061 186th Street and adopt the Findings of Fact as listed in the June 15, 2023 staff report. COMMISSIONER MANI seconded the motion. CHAIRMAN GRAY called for a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the item would go to Village Board for a first reading on June 20th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 15, 2023 REGULAR MEETING

ITEM #2: PUBLIC HEARING – GAS N WASH, 18301 LAGRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for an Automobile Service Station and an Automobile Car Wash and Variations (Urban Design Overlay, Parking Minimum, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit an gas station with a convenience store, car wash, and two drive-thru restaurant uses at the property located at 18301 LaGrange Road (SEC LaGrange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district. Site Plan and Final Plat approval are also being considered at the meeting.

Present and responding to roll call were the following:

Chairman Gray
Donald Bettenhausen
James Gaskill
Terry Hamilton
Eduardo Mani
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Andrae Marak

Village Officials and Staff: Jarell Blakely, Management Analyst
Lori Kosmatka, Associate Planner
Michael O. Whalen, Associate Planner

Petitioners: John Olivieri

Members of the Public: none

CHAIRMAN GRAY introduced item #2. He noted that the Petitioner sought to continue the hearing until the July 6th Plan Commission meeting. CHAIRMAN GRAY requested a motion for continuance.

COMMISSIONER GASKILL made a motion to continue the public hearing. COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY called for a voice vote; all were in favor. He declared the motion carried, and noted the item was continued to the July 6th Plan Commission meeting.

Good of the Order

Lori Kosmatka said that the new Planning Manager would be appointed at the June 20th Village Board meeting and his first day would be in early July.

Michael O. Whalen noted that Gas N Wash submitted a new site plan, which addressed some of the major concerns highlighted in the previous Plan Commission meeting. He said the department is expecting a full resubmittal to come before the Plan Commission at the next meeting.

Receive Comments from the Public

There were no comments from the public.

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER TRUXAL made a motion to adjourn the Meeting. COMMISSIONER MANI seconded the motion. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, he declared the Meeting Adjourned.

The meeting was adjourned at 7:28 p.m.