



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

July 6, 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 July 6, 2023.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for July 6, 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
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Ashley Blackmon, AMM Wholesale & Appliance
Harriett Basiorka, Mars2 Management & Brokers, LLC
Mark Kurensky, HKM Architects and Planners, on behalf of
Crana Homes

Members of the Public: Michael Stocklose, President of Brookside Glen Townhouse
Association 1 and 2

COMMUNICATIONS –

Lori Kosmatka, Associate Planner, noted the Village now has a new Planning Manager, Jason Engberg.

APPROVAL OF THE MINUTES - Minutes of the June 15, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER TRUXAL to approve the June 15, 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 JULY 6, 2023 REGULAR MEETING
ITEM #1: PUBLIC HEARING – AMM WHOLESALE & APPLIANCE – SPECIAL USE PERMIT 8200 185th STREET, SUITE AA

Consider recommending that the Village Board grant Ashley and Dandre Blackmon of AMM Wholesale & Appliance a Special Use Permit to operate a Retail Use Incidental to a Principal Use (Wholesale) at 8200 185th Street, Suite AA in the M-1 PD (General Manufacturing, Tinley Crossing Corporate Center PUD) zoning district.

Present Plan Commissioners: Chairman Gray
Donald Bettenhausen
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Ashley Blackmon, AMM Wholesale & Appliance
Harriett Basiorka, Mars2 Management & Brokers, LLC

Members of the Public: None

CHAIRMAN GRAY introduced Item #1. CHAIRMAN GRAY asked for a motion to open the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER SEPESSY. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

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

Lori Kosmatka, Associate Planner, presented the staff report. She noted that the Petitioner Ashley Blackmon is present as well as Harriett Basiorka of Mars2 Management, property management company.

The Petitioner had no comment.

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

COMMISSIONERS GASKILL, MARAK, SEPESSY, BETTENHAUSEN and GATTO had no comment.

COMMISSIONER TRUXAL noted there is a single entry. He asked if that is where all the items are brought into the store.

The Petitioner, Ashley Blackmon, and property management representative Harriett Basiorka were sworn in. Ms. Blackmon responded noting there is a garage overhead present.

COMMISSIONER HAMILTON asked if the three parking spaces would have what would be needed for staff.

Ms. Blackmon responded that throughout the week there is usually only one person working there. The only time her husband is there is when he is unloading the truck. She would use one of the three spots, typically leaving two available.

CHAIRMAN GRAY noted that the Petitioner has been operating for a year and a half with no known issues. He noted that when he has been in the area he has never noticed this business. He asked if they get their name on the tenant panel, then whether or not they would expect business to go up slightly.

Ms. Blackmon responded yes.

CHAIRMAN GRAY noted to Staff's point that neighboring businesses are typically closed on Saturdays which is when you would have the ten people anyhow. He noted that the Petitioner should take precaution given that advertising will not allow signage on the wall, but only the tenant panel, which is good. He also noted he is in agreement with Staff's recommended condition to operate primarily as wholesale.

CHAIRMAN GRAY asked if there were any further comments from the Commissioners. Hearing none, he asked if anyone wished to provide public comment. None did.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER GATTO made the motion; COMMISSIONER GASKILL seconded the motion. All were in favor. CHAIRMAN GRAY declared the motion carried. He requested Staff to present the standards.

Lori Kosmatka, Associate Planner, presented the standards.

CHAIRMAN GRAY entertained motions for this item.

There were two motions for this item.

Motion 1-Special Use Permit

COMMISSIONER GATTO made a motion to recommend that the Village Board grant the Petitioner, Ashley and Dandre Blackmon of AMM Wholesale & Appliance a Special Use Permit to operate a Retail Use Incidental to A Principal Use (Wholesale) at 8200 185th Street Suite AA in the M-1-PD (General Manufacturing, Tinley Crossings Corporate Center PUD), according to the submitted plans and adopt the Findings of Fact as listed in the July 6, 2023 Staff Report with the following condition:

- 1. The business must continue to operate primarily as a wholesale establishment.*

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the item would go to Village Board on July 18th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 6, 2023 REGULAR MEETING

ITEM #2: PUBLIC HEARING – BROOKSIDE GLEN VILLAS (CRANA HOMES) RESIDENTIAL SUBDIVISION, 80TH AVENUE AND 191ST STREET, SPECIAL USE FOR FINAL PUD APPROVAL FOR A SUBSTANTIAL DEVIATION, FINAL PLAT OF RESUBDIVISION

Consider recommending that the Village Board grant recommending that the Village Board grant Frank Bradley, on behalf of Crana Homes, a Special Use for Final Approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) for property located Southwest of 80th Avenue and 191st Street (8020-8023 Bradley Drive & 19140-19239 Buncrana Circle), in the Brookside Glen PUD. Final Plat is also being requested as part of the development approval.

Present Plan Commissioners: Chairman Gray
Donald Bettenhausen
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Mark Kurensky, HKM Architects and Planners, on behalf of Crana Homes

Members of the Public: Michael Stocklose, President of Brookside Glen Townhouse Association 1 and 2

CHAIRMAN GRAY introduced Item #2. CHAIRMAN GRAY asked for a motion to open the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER GATTO. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

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

Lori Kosmatka, Associate Planner, presented the staff report. She noted that Mark Kurensky is present, who is representing the Petitioner as the architect.

Mark Kurensky, representing the Petitioner, was sworn in. He thanked staff for their presentation. The Petitioner is ready to move forward, and have looked at the conditions and have no objection to the way which staff has written them. He is available to answer any questions.

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

COMMISSIONER BETTENHAUSEN noted the only concern he has is on the selection of the building materials is somewhat monotonous. He would like to see some more anti-monotony. He doesn't expect to see yellows or reds, but it just seems like the proposed units are very similar in style and coloring.

Dan Ritter, Community Development Director, noted that there was quite a bit of conversation on this at the Preliminary Approvals. Obviously there are subdivisions like this with the same building for every single one. They have tried to bring in a little bit of change, but didn't want to make them completely different. They did add some already in the preliminary process. We have subdivisions in town where we have the same thing over and over.

COMMISSIONER BETTENHAUSEN noted he doesn't want to see that repetition.

CHAIRMAN GRAY noted that staff mentioned there were twelve different permutations. He acknowledged there are three different building styles and different colors. He asked what the remaining is to make twelve.

Mr. Kurensky responded there is also style B1.

CHAIRMAN GRAY acknowledged this and noted that some also will have patios with or without roofs so there should be break in monotony.

Dan Ritter, Community Development Director, noted in some developments people want units to all look exactly the same. We try to find some balance to break it up a little bit, but for the most part being in a townhome or duplex, you typically want some sort of uniformity across the development.

COMMISSIONER BETTENHAUSEN said he agrees in principal, but his concern is that the petitioner is letting market conditions dictate what the buildings will look like. Perhaps there will be two or three models that will be very popular and six that are not. We could have several buildings in a row that look very similar with minor changes of color as opposed to the roofline and gables. He wondered if we may need more Staff input on that.

CHAIRMAN GRAY suggested the thing we would try to avoid would be 171st and LaGrange. They all look the same, and they are tall. He doesn't see that in this plan, but because there is not an anti-monotony plan, and letting the market dictate may set things up for some monotony, maybe not that extreme.

COMMISSIONER GATTO asked if they are going to be built on demand.

Mr. Kurensky responded on behalf of the Petitioner's team. We have had numerous conversations when we started this project. Mr. Frank Bradley has wanted this project to feel like a unified community. These are all designed as ranch styles, maybe with some second floors, and an expanse of open space. The team has worked with the Village in terms of the colors. When we changed the brick, we were a little concerned that the previous reddish brick was too reddish and orangeish. He believes that when this is developed, it will feel like a community but there will be a difference. Most communities have all the same look for all garages. We have two different kinds. We have laid out possible what-if options. We don't believe 80% will go for an "A" unit. The units have differences in kitchen locations. We will work with you and see in terms of the color shift. If we are selling a lot of A-Cs or B-Cs, etc., we will work with it. We have a concept, and when we do the models, we will have two different colors out there. We will try to find a balance in the market. We don't want to lock it in and make an incorrect guess. There isn't a product like this in town. People may want to sell their house and still stay in town. We hope the market is strong enough that we can push back a little bit in the sales market. If we're getting too much of the repetition, then we can note there are other customers out there ready to purchase who may not have color as a first priority. There may be higher priorities differentiating unit types such as a different kitchen location.

CHAIRMAN GRAY noted that different people may have different tastes. Even if there's a popular model, they may not like the model.

COMMISSIONER GATTO noted the typical red brick is obsolete these days. Most people are going for grays, black or white. She can see why the Petitioner switched up the brick compared to what it was previously proposed.

Mr. Kurensky noted since they are primarily one-story, they will also have the effect of the canopy tree landscaping in front, thus providing different character ten years down the road. This contrasts with two-story McMansions which would have far more façade visible to see repetition.

COMMISSIONER BETTENHAUSEN asked if they all had basements, if they are all either one-story or two-story with bedrooms or loft

Mr. Kurensky responded yes.

COMMISSIONER BETTENHAUSEN and what the price range will be.

Mr. Kurensky responded that his answer should not be quoted, but that he believe Frank Bradley was looking around the \$400,000+ range to be cost-conscious and aware of the market.

Dan Ritter, Community Development Director, commented that as for-sale units, the developer may wish to sell them for as much as the market may allow them. He thinks the DR Horton townhomes just went on the market for starting at \$328,000 or \$330,000. He believes this development will likely be higher in demand than those.

CHAIRMAN GRAY asked if there were anymore comments.

COMMISSIONER HAMILTON noted that by looking at the site plan in terms of anti-monotony, that the canopy trees will help it break it up. Comparatively, a forest of trees would not look monotonous. Also, the layout indicates that whichever way you look there is a different angle and different perspective of the units. All of that will help it not seem like stretches of the same building.

COMMISSIONER GATTO asked why the Village wishes the patios not to be enclosed. A lot of people like four-season rooms, and it is really appealing. She is concerned because previously someone came to the Board where it was a mess with some units having it enclosed, where she wanted it enclosed and had issues with materials. From a development standpoint from the beginning she asked why not offer an option with a four-seasons room that can be enclosed.

Lori Kosmatka, Associate Planner, responded that increases the mass of the building, and is not something that the Petitioner has proposed. Having the extension of a cover does trigger a code exception for building separation distance. If they are enclosed, that increases the nature of the exception. In the future, someone could come back for a substantial deviation.

Dan Ritter, Community Development Director, commented that because the developer is not proposing one, we don't have a consistent plan for that. We don't have anything to base it off. We don't know what the separations are going to be or what it will look like. Similar to the other case, if one wants to get the HOA on board with a single design that works, then they could come back. In the meantime we want to make sure it's very clear that each person can't just start enclosing it as a three or four seasons space with different styles. We are being proactive to make it clear now. They can come back to amend this. They would just have to come in with a plan for it overall.

COMMISSIONER GATTO asked how it would work if a Unit A would have the covering, and if a Unit B wants to do it.

Lori Kosmatka, Associate Planner, responded that the Petitioner has just proposed it for the Unit A type. Staff has recommended a condition saying all unit types would be able to have it covered.

COMMISSIONER GATTO understood but asked if it were five years later how to ensure that the materials would be the same as what Unit A is, to avoid having one white versus gray.

Dan Ritter, Community Development Director, responded that it would require a permit and staff would review it there. It may be hard to exactly match a material 20 years in the future, but hopefully it can be done pretty close.

COMMISSIONER GASKILL had no questions.

COMMISSIONER TRUXAL asked if the AC units are being moved from the side to the rear.

Lori Kosmatka, Associate Planner, responded yes.

COMMISSIONER TRUXAL commented there is a narrow separation between buildings which seems to him like a logical place to put them. Your only escape for the outdoors is in back where there is a noisy AC unit. He asked what was the decision behind that. He noted this is just a question.

Mr. Kurensky responded that every developer has their own opinion on the best place for them. Sometimes in a side yard you may end up impacting your neighbor more, versus if it is in the back yard you are impacting yourself more.

Dan Ritter, Community Development Director, noted that staff just does not want them in front yards. ComEd actually pushes developers to do this now. They detract from the streetscape.

COMMISSIONER MARAK commented on the sunrooms and back patios. If someone moves to enclose something, then it's done by the HOA. At the last case we dealt about this, we dealt with two or three already done, and someone came forward to the Village wanting something different. He then asked about sidewalks. He asked if we are extending the sidewalks and maybe the bike path down 80th Ave. to 191st, and then we will be extending a sidewalk on the other side that will hopefully connect up with the Frankfort bike path. He wondered how people would get across 191st Street in that space. There will be a soon-to-be developed commercial area there. Probably when that work gets done there more the bike path will go all the way through. People can ride then. It is an untenable space now. He loves the idea that we will make sure that outer part on 191st Street an 80th have appropriate sidewalks. He thinks about the bigger picture on how people get across the busy streets which are fast at 40mph where people go 55-60mph. He thinks that will be a consideration of the future plans for this area.

Noted that if you've been out there you'll notice 80th is torn up now. It's actually in the plans to connect the bike path across the streets as they are expanding it wider with additional turn lanes. It's in the county's plans to make those connections. He would have to ask our engineers for exact plans, but he knows the goal was already to have paths go over I-80 so there'll be a full bike/walk connection there connecting to the Frankfort trails. That connection was already happening so they would have assumed there would be crossings there. He can try to get information for the next meeting.

COMMISSIONER SEPESY noted the project is straightforward as far as the color choices go. The market could change. You roll the dice no matter what you do.

CHAIRMAN GRAY noted there was some good conversations regarding air conditioning, sunrooms, etc He didn't see a lot of substantial changes to the project from the preliminary approval. He likes the 6 foot high white solid PVC fencing separating the commercial. He didn't have any other comments. He asked the Petitioner had any comments.

Mr. Kurensky responded no.

CHAIRMAN GRAY asked if anyone wished to provide public comment.

Michael Stocklose, President of Brookside Glen Townhouse Association 1 and 2, was sworn in. He noted the three-season room depends on the HOA declarations once the builder turns it over to the homeowners. Language could be put in it saying the three-season rooms could not be done. He asked if the declarations have been written.

Mr. Kurensky responded yes.

Mr. Stocklose noted he agreed that the color scheme has to be broken up. He has 36 buildings at Brookside Glen 1 and 2. They are all exactly the same color. 3,4, and 5 by 80th Avenue have at least three different colors. When we are going to paint, we will do different shades of the same color to help break it up. If all buildings are the same color, they will look cookie cutter. He also asked that now that 80th Avenue is going to be four lanes, and 191st Street will be reconfigured, if there will be a new traffic study to accommodate this as well as the duplexes and the apartments on Magnuson. This PUD was done 40 years ago when 191st Street & 80th Avenue were each two lanes. There will be traffic on 80th Avenue as well as Greenway Boulevard from the townhouses, duplexes, and the apartment buildings.

CHAIRMAN GRAY deferred to Staff.

Dan Ritter, Community Development Director, responded there hasn't been a new traffic study done by this developer, but part of that expansion on the county roads accommodates for all this future development. It will have more capacity now. For this specific approval, when they move from commercial to residential it lowered the traffic counts. Requiring them to do a traffic study when they reduced the traffic was beyond an ask. The 80th Avenue and 191st Street expansions should be able to accommodate more traffic

Mr. Stocklose commented that they couldn't do a traffic study anyways until they finish 80th Avenue and 191st Street. He noted there is a traffic delay issue on Greenway across from 80th Avenue at 5pm. All you have is 80th Avenue and 1891st Street to get in and out of Brookside Glen. This development will add vehicles. Until you have Frankfort Township decides to make 80th Avenue four lanes all the way down, this problem will exist. You'll have four lanes of traffic coming off the bridge and will get to Greenway and then go from four lanes back down to two. Some days it takes him five minutes to cross 80th Avenue. Everytime he brings this issue of traffic up at meetings here, he's told it was all done as part of the PUD. That PUD is 50 years old now, and was done when there was a lot less traffic. Others may not have to deal with this issue of crossing 80th Avenue in rush hour traffic.

COMMISSIONER TRUXAL asked if 80th and 191st are county roads. If you have to get out and make a left turn on either of these entrances, they could be tough to get across. He asked if there's any contemplation on putting stoplights there. It doesn't seem like there's anything that could be done about it here.

Dan Ritter, Community Development Director, responded they are county roads and he believes that the location may possibly be too close to the intersection to have stoplights. Maybe the one off

80th could be done if it's tied to the signal. The question is whether it warrants one, but would need to meet very specific standards. With the expanded 80th Avenue, he knows there is a center turn lane. It's not ideal, but it allows you to turn out halfway.

Mr. Stocklose commented as we are finding out with the reconstruction of 80th and 191st now, we have a problem with voles, not moles. He asked if there is any way as they strip off the ground if they can put a barrier down so they will not cross over into our grass. He knows John Urbanski has gotten calls on it. The construction on 80th Avenue has caused voles to come to our common areas. He noted there are granules that could be put down to serve as a barrier preventing them from ruining our plants and grass.

Dan Ritter, Community Development Director, responded he will talk with Frank and our Building Official. He isn't sure how to correctly address it because they have to go somewhere. It is not really part of the PUD requirements.

Mr. Stocklose commented that there has been treatment for voles going on for five years now by the creek along Will Cook Road. It is costly and they have the forest preserve there. They have been trying to treat them by getting rid of them rather than trapping or killing them. They have been putting up a barrier to keep them off that property. It's not a healthy site. They make trails and eat the roots of perennial plants.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSY made the motion; COMMISSIONER TRUXAL seconded the motion. All were in favor. CHAIRMAN GRAY declared the motion carried. He requested Staff to present the standards.

Lori Kosmatka, Associate Planner, presented the standards.

CHAIRMAN GRAY entertained motions for this item.

There were two motions for this item.

Motion 1-Special Use for Final Approval of Substantial Deviation to the PUD

COMMISSIONER TRUXAL made a motion recommend that the Village Board grant a Special Use Permit to the Petitioner, Frank Bradley on behalf of Crana Homes, for Final Approval of a Substantial Deviation to the Brookside Glen Planned Unit Development for the property located Southwest of 191st Street and 80th Avenue (8020-8023 Bradley Drive & 19140-19239 Buncrana Circle), to be developed with 98 single-family semi-detached duplex units, in accordance with all plans and documents submitted and listed herein, and adopt the Findings of Fact as proposed by in the July 6, 2023 Staff Report, subject to the following conditions as listed here in the Staff Report.

Motion seconded by COMMISSIONER GATTO. COMMISSIONER BETTENHAUSEN requested an amendment to the motion.

Dan Ritter, Community Development Director, noted there is currently a seconded motion on the table, and it cannot amended the motion on the floor now. He offered the Commissioner to make a comment on what the Commissioner would suggest to do instead, before the vote so everyone can decide.

COMMISSIONER BETTENHAUSEN commented that per condition #2, we should make it a requirement that the covenants, conditions and restrictions include things relative to the ordinance and so forth that we're passing especially with respect to the covered patios, sunrooms, and the air conditioning. When people get it, the first round of people are going to get the covenants and be told these things. The second or third round two or 15 years from now will not have that information in front of them and they will not know how to find it or look it up. He suggests we make it a requirement.

Dan Ritter, Community Development Director, responded that the covenants and restrictions are a private document that could always be amended or changed. We don't normally put all the zoning requirements in there.

COMMISSIONER BETTENHAUSEN noted that if its not in there, then no one knows for sure what it is, and there is nothing to draw their attention to make an amendment.

Lori Kosmatka, Associate Planner, asked Dan Ritter if we would be able to reference the PUD ordinance in the covenants.

Dan Ritter, Community Development Director, responded that, yes, the PUD ordinance could be an exhibit, so it is always part of that.

COMMISSIONER BETTENHAUSEN noted, that yes, he is looking for something recorded that says that. He wants it to be public knowledge.

Dan Ritter, Community Development Director, responded that he believes this is what was done for another project, Odyssey, which was an exhibit to a private agreement. He wasn't sure if the actual condition should be amended there or if whoever made the motion could amend it if they want to adjust it to have them record it as an exhibit with the covenants.

COMMISSIONER BETTENHAUSEN noted that, yes, we could do that if the maker of the motion and the Commissioner seconding it agree.

Dan Ritter, Community Development Director, noted that the Commissioner, if in agreement, may say to just amend it per our discussion here.

COMMISSIONER TRUXAL was in agreement and had no concerns with making an amendment to the second condition as discussed.

COMMISSIONER GATTO seconded the amended motion.

Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2-Final PUD Plat of Subdivision

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant approval to the Petitioner, Frank Bradley on behalf of Crana Homes, Final PUD Plat of Subdivision Approval

for Resubdivision of Lot 1 in Brookside Glen Villas Subdivision in accordance with the Final Plat (dated June 28, 2023) submitted and listed herein, subject to the condition that the Final Plat approval is subject to final approval by the Village Engineer and Village Attorney, including final engineering approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Will County DOT, MWRD, and IEPA.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the item would go to Village Board on July 18th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JULY 6, 2023 REGULAR MEETING

ITEM #3: 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 Plan Commissioners: Chairman Gray
Donald Bettenhausen
James Gaskill
Angela Gatto
Terry Hamilton
Andrae Marak
Steve Sepessy
Kurt Truxal

Absent Plan Commissioners: Eduardo Mani

Village Officials and Staff: Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #3. He noted that the Petitioner sought to continue the hearing until the August 3rd Plan Commission meeting. CHAIRMAN GRAY requested a motion for continuance.

COMMISSIONER GASKILL made a motion to continue the public hearing to the August 3rd meeting. COMISSIONER GATTO 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 August 3rd Plan Commission meeting.

Good of the Order

Dan Ritter, Community Development Director, noted the following:

- Gas N Wash should be back here August 3rd. They made some substantial changes per the Commission's and Cook County's comments. Access was changed. This is positive progress.
- North Street Development was submitted (by the private developer for their portion), and is under staff review. It potentially may come next meeting or maybe the first August meeting. This is the development of the old Central Middle School site, North Street, Teehan's building, and everything surrounding Harmony Square. The private developer has submitted their portion.
- Magnuson started pre-pouring foundations and walls should be arriving this or next week. It should start going vertical.
- Loyola is finishing up and has temporary occupancy. It looks good out there.
- Vinny's Clam Bar opens up this weekend. It's exciting to have a Francesca's group restaurant in town.

Jason Engberg, Planning Manager, introduced himself. Today is his second day with the Village. He previously worked with the City of Yorkville, a southwest suburb. He lives in Aurora, and grew up in Oswego. He worked at City of Yorkville for seven years as a Senior Planner. Before that, he worked for Teska Associate, which is a planning & landscape consulting firm, for three years. Prior to that he had a couple internships. He comes to Village of Tinley Park as Planning Manager with ten years experience in this field. He hopes to take some work off other staff. He's excited to be a part of this community. It is a different atmosphere than Yorkville. It is larger and more built-out here. In regards to the upcoming Comprehensive Plan, he noted he has experience. He wrote several Comprehensive Plans while at Teska for southwest suburbs including University Park as well as downtown planning for Yorkville, a form-based code, a streetscape master plan, and a UDO which he was in charge of that will hopefully be adopted next month.

Receive Comments from the Public

There were no comments from the public.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

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

The meeting was adjourned at 8:25 p.m.