



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

October 19, 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 October 19, 2023,

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for October 19, 2023 at 7:00 p.m.

Jarell Blakey, Management Analyst, called the roll.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Patrick Carr, Village Manager
Michael Pasquinelli, Village Attorney
Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Bob Goes (item 1)
John Schiess (item 2)
Pat Curran (item 3)

Members of the Public: John Pavlik (item 3)
Janet Gallagher (item 2 & 3)
Karen Stalmack (item 3)
Jessica Frank (item 3)
John Stalmack (item 3)
David Brueggemann (item 3)
Brian Meyer (item 3)
Chuck Latronico (item 3)
Sara Nolan (item 3)

Jack Coyle (item 3)
Tim Moriarty (item 3)
Katherine Peplinski (item 3)

COMMUNICATIONS – none

APPROVAL OF THE MINUTES - Minutes of the October 5, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER seconded by COMMISSIONER to approve the October 5, 2023 minutes. 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 OCTOBER 19, 2023 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TINLEY BOWL – CONCESSIONS BUILDING ADDITION – 7601 183RD STREET – SPECIAL USE, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Cassie Beno on behalf of Tinley Bowl a Special Use for a Substantial Deviation of the Hickory Creek Business Center for the development of a concessions building and athletic courts at 7601 183rd Street. Site Plan/Architectural Approval is also being considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Patrick Carr, Village Manager
Michael Pasquinelli, Village Attorney
Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Bob Goes, RKG Design

Members of the Public: None

CHAIRMAN GRAY introduced item #1 and then requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing; COMMISSIONER MANI seconded. CHAIRMAN GRAY requested a voice vote, the motion was declared carried.

CHAIRMAN GRAY certified that legal notice was posted in accordance with state law and informed that anyone wishing to speak on the matter could do so after staff presents their report.

Jason Engberg, Planning Manager presented the staff report

CHAIRMAN GRAY asked the Petitioner if he wished to speak but he declined.

COMMISSIONER HAMILTON noted he had no questions.

COMMISSIONER MANI commented that he is excited to see the business expanding.

COMMISSIONER GASKILL made no comment.

COMMISSIONER MARAK asked if there would be any parking concerns as a result of the project.

Jason Engberg said that the additional volleyball pits would not create a parking problem. He added that the development is overparked relative to the requirements in the Zoning Ordinance. Dan Ritter, Community Development Director said that there are additional areas on-site to add parking in the future if it is needed.

COMMISSIONER SEPESY stated that he feels it is a good plan and he is pleased with the project as proposed.

CHAIRMAN GRAY said he felt the plans were a big upgrade to the site and that he liked that the Petitioner proposed adding landscaping. He added that he liked the overhead doors.

CHAIRMAN GRAY called on the audience for public comment; none came forward.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESY made the motion and COMMISSIONER MANI seconded. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the motion carried.

Jason Engberg presented the standards.

CHAIRMAN GRAY requested a motion regarding the Special Use Permit.

COMMISSIONER GASKILL made a motion to recommend the Village Board grant a Special Use Permit for a Substantial Deviation to the Hickory Creek Business Center PUD to allow for the construction of an accessory building and athletic courts to the Petitioner, Cassie Beno of Tinley Bowl, at 7601 183rd Street in the ORI-PD (Office and Restricted Industrial, Hickory Creek Business Center PUD) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 19, 2023 staff report. COMMISSIONER MANI seconded.

CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Site Plan/Architectural Approval.

COMMISSIONER HAMILTON made a motion to grant Site Plan/Architectural Approval to the Petitioner, Cassie Beno of Tinley Bowl, to allow for the construction of an accessory building addition and athletic courts at 7601 183rd Street in accordance with the plans submitted and adopt

the Findings of Fact as proposed in the October 19, 2023 staff report, subject to the following condition: The Petitioner must submit evidence to the Village of the Petitioner's application, if necessary, to the Cook County Department of Transportation and Highways to install required parkway tree(s) prior to the issuance of any building permit. COMMISSIONER SEPESY seconded.

CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted that the item will go to the November 7th Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 19, 2023 REGULAR MEETING

ITEM 2: PUBLIC HEARING – SPLISH SPLASH CAR WASH – 7130 171st STREET – SPECIAL USE, VARIATION, FINAL PLAT, PLAT OF DEDICATION, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Iftekhar Syed of Tinley Park Properties LLC (dba Splish Splash Car Wash) a Special Use for an Automobile Car Wash and a Variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Code. The petitioner is requesting the Special Use and Variation to permit site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district. Site Plan and Plat approvals will also be considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Patrick Carr, Village Manager
Michael Pasquinelli, Village Attorney
Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: John Schiess

Members of the Public: Janet Gallagher

CHAIRMAN GRAY introduced item 2 and requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor.

CHAIRMAN GRAY certified that legal notice was posted in accordance with state law and informed that anyone wishing to speak on the matter could do so after staff presents their report.

Lori Kosmatka, Associate Planner presented the staff report.

CHAIRMAN GRAY asked the Petitioner if they wished to speak.

CHAIRMAN GRAY swore in John Schiess.

John Schiess introduced himself and asked if there were any questions. He mentioned that his team had addressed the open items discussed during the workshop meeting.

CHAIR GRAY requested commissioner comment

COMMISSIONER SEPESSY stated that he is impressed with the project.

COMMISSIONER MARAK stated that he is looking forward to the improvement of the site.

COMMISSIONER GASKILL had no comment

COMMISSIONER MANI stated that the project looks nice.

COMMISSIONER HAMILTON commented that he is excited to see the site be brought back into use.

CHAIRMAN GRAY asked the petitioner how the stacking at the site will work during peak times.

John Schiess explained that on-site attendants and adjustable tunnel speed will be used during peak times to ensure vehicle flow, and that there will be a bypass lane in case of emergencies.

CHAIRMAN GRAY commented that his primary concern is traffic spillover onto the road at a major intersection.

John Schiess said the traffic report indicates that the site design will function properly.

CHAIRMAN GRAY requested if the public wanted to speak on this item

CHAIRMAN GRAY swore in Janet Gallagher.

Janet Gallagher noted concerns with traffic flow when entering and exiting the site at a busy intersection. Then asked is it possible to restrict left turns.

Lori Kosmatka answered that there will be a no left turn sign.

Janet Gallagher asked if there are any residential properties to the north that will be impacted by the development.

Lori Kosmatka said the property to the north is zoned commercial.

Daniel Ritter, Community Development Director commented that the residential area is offset far enough that there should be no nuisance to those residents.

CHAIRMAN GRAY asked if a driveway would connect to the property to the west. He noted the area where a driveway would go is proposed as a parking area.

Dan Ritter said that in the future, if the property to the west is redeveloped, that property will be required to build a connection to the subject property.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSY made a motion to close the public hearing; COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the motion carried.

Lori Kosmatka presented the standards.

CHAIRMAN GRAY requested a motion regarding the Special Use Permit.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Iftekhar Syed of Tinley Park Properties LLC to permit an Automobile Car Wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the October 19th, 2023 Staff Report, subject to the following conditions:

1. Approval is subject to final engineering plan review and approval.
2. Approval is subject to the approval of the Plat of Cross-Access Easement and Plat of Dedication of Right-of-Way by the Village Board and recording of the Plat of Cross-Access Easement with the County Recorder of Deeds prior to issuance of a building permit.
3. Proposed signage (including but not limited to Wall Signs on building and canopy) are not approved with the zoning entitlement, and will require code compliance or future Variation request and approval. The existing nonconforming “pole” ground sign may be maintained and refaced per Sign Code provisions.
4. If the three southwest parking stalls are removed to utilize the cross-access easement in the future, then the three southern stalls in the main row shall be for the three employees.

COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Variation.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant the Petitioner, Iftekhar Syed of Tinley Park Properties LLC a variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Ordinance to increase the property’s maximum curb cut width from thirty feet (30’) to forty-one and three-tenths feet (41.3’), in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the October 19th, 2023 Staff Report.

COMMISSIONER MANI seconded the motion. CHAIRMAN GRAY requested a roll call vote; all

were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Site Plan/Architectural Approval.

COMMISSIONER HAMILTON made a motion to grant the Petitioner, Iftekhar Syed of Tinley Park Properties LLC, Site Plan and Architectural Approval to permit building and site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash on the property located at 7130 171st Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. Site Plan Approval is subject to the approval of the Special Use Permit, Plat of Cross-Access Easement and Plat of Dedication of Right-of-Way by the Village Board.
2. Site Plan Approval is subject to final engineering plan review and approval.
3. Final colors and materials shall be subject to review and approval by Village staff at permitting to ensure uniformity. All new and existing brick must match.
4. Selection of the permeable pavers within the east drive aisle and the west bypass lane will be subject to Village staff review and approval in the permitting process.
5. All canopy trees will require four inch caliper at installation.

COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Plat of Easement.

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval for the Petitioner, Iftekhar Syed of Tinley Park Properties LLC, Plat of Cross-Access Easement for the property located at 7130 171st Street, dated October 10, 2023, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.

COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Plat of Dedication.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant approval for the Petitioner, Iftekhar Syed of Tinley Park Properties LLC, Plat of Dedication for Public Street to the Village for the property located at 7130 171st Street, dated May 16, 1989, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney.

COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY informed the Petitioner that the item will go to the Village Board on

November 7th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 19, 2023 REGULAR MEETING

ITEM 3: PUBLIC HEARING – WEST POINT AT HARMONY SQUARE, 67TH CT. & NORTH ST. SPECIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Iftekhar Syed of Tinley Park Properties LLC (dba Splish Splash Car Wash) a Special Use for an Automobile Car Wash and a Variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Code. The petitioner is requesting the Special Use and Variation to permit site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district. Site Plan and Plat approvals will also be considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Terry Hamilton
Eduardo Mani
Andrae Marak
Steve Sepessy

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Patrick Carr, Village Manager
Michael Pasquinelli, Village Attorney
Dan Ritter, Community Development Director
Jason Engberg, Planning Manager
Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Pat Curran

Members of the Public: John Pavlik
Janet Gallagher
Karen Stalmack
Jessica Frank
John Stalmack
David Brueggemann
Brian Meyer
Chuck Latronico

Sara Nolan
Jack Coyle
Tim Moriarty
Katherine Peplinski

CHAIRMAN GRAY introduced item 3 and requested a motion to open the public hearing. COMMISSIONER MARAK made a motion to open the public hearing. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor.

CHAIRMAN GRAY certified that legal notice was posted in accordance with state law and informed that anyone wishing to speak on the matter could do so after staff presents their report.

Dan Ritter, Community Development Director presented the staff report.

CHAIRMAN GRAY invited the Petitioner to present their presentation.

CHAIRMAN GRAY swore in Pat Curran.

Pat Curran of West Point Builders presented the revised plans and highlighted the proposed changes. Dan Ritter noted that a traffic analysis indicated the street network has capacity to accommodate the proposed development.

CHAIR GRAY requested comment from the Commission.

COMMISSIONER SEPESSY stated he had no comment.

COMMISSIONER MARAK asked if the proposed on-street parking will be available to the public. Pat Curran confirmed that on-street spaces will be public.

COMMISSIONER GASKILL asked if townhouses were part of the Village's plan for Harmony Square. Dan Ritter said that townhouses have always been part of the Village's plans for the area and that the project is generally in line with what has been proposed by the Village for about the last twenty years.

COMMISSIONER HAMILTON said that it looked like the Petitioner had made a good-faith effort to address issues raised previously.

COMMISSIONER MANI asked if the plan for the area always proposed higher residential density. Dan Ritter said that the Legacy Plan permits five story buildings on the former Central Middle School portion of the property and seven stories on the remainder of the property. He noted these building heights would allow for much greater density than the Petitioner is proposing. He noted that these building heights are intended to encourage Transit Oriented Development and support local small businesses by bringing more residents into the downtown area. He said the plan has been in place since 2011.

COMMISSIONER MANI asked about the Citizen Advisory Committee. Dan Ritter said any

committee predates his time at the Village. He also noted that a committee was used to develop the Legacy Plan and Legacy Code.

CHAIRMAN GRAY said that he has attended Plan Commission meetings for the last twenty years as a commissioner and as a member of the public. He said that an intensification of development surrounding the train station has been the vision for at least the last twenty years. He said that plans change as the public, leadership, and the market change, and some projects come to fruition while others stall or fail. He said that it's important to consider the Village's plan for the area as it exists today instead of discussing what may have happened years ago.

COMMISSIONER MANI said that he was referring to discussions that happened in 2017 about downtown. Dan Ritter said that some of that discussion is used to give feedback to developers for their proposals. Dan Ritter gave the examples of the developer not proposing a building that takes advantage of the maximum building height and adding townhouses rather than additional multi-unit buildings.

CHAIRMAN GRAY said he appreciated the developer responding to public comment by changing the design of the townhouse area and removing the carports. He also said he was okay with the faux façade proposed for the North Street frontage. He said he agreed with COMMISSIONER HAMILTON that the developer made a good faith effort to respond to public comment.

COMMISSIONER GASKILL said that private parking will not impact traffic flow and that traffic will be increased. Dan Ritter said the traffic report says the street network is adequate to handle the increase in vehicle trips. He said that the previously approved movie theater would have generated substantially more vehicle trips. COMMISSIONER GASKILL said that he agrees the streets can handle the increased traffic but asked whether the current residents could handle the traffic. CHAIRMAN GRAY said the traffic report was prepared by traffic engineers and it says the streets can handle the increased vehicle traffic. COMMISSIONER GASKILL asked about the impact on current residents. Dan Ritter said the report did not consider individual homes, only the street network.

CHAIRMAN GRAY asked if anyone from the public wished to speak. He notified the audience to approach the dais, sign in, and be sworn in.

John Pavlik was sworn in. He said he was worried about traffic and the proposed development pattern.

Janet Gallagher was sworn in. She said she was worried about speeding and traffic. She also said she was worried about school enrollment.

Karen Stalmack was sworn in. She said the project is a Planned Unit Development. She also said she did not want to live near low-income people. She said she did not want taxpayers to pay for public infrastructure downtown. She said she wanted to know the developer's timeline for starting and completing the project. She asked about the acreage; Dan Ritter said the property is 4.42 acres total. He added that the project is not a Planned Unit Development. Karen Stalmack asked why the developer was requesting variances. CHAIRMAN GRAY asked her to repeat her comments on

traffic from the PUD regulations. He asked Dan Ritter if the traffic engineer was present. Dan Ritter said no. Karen Stalmack said she has not seen any plans. CHAIRMAN GRAY said they are available online and that printing out the full packet is not reasonable. He said that the professional engineer that prepared the report should be present to address accusations that the traffic report is not accurate. COMMISSIONER GASKILL repeated that he did not think the traffic report considered whether existing residents could handle increased vehicle traffic. CHAIRMAN GRAY said the report was prepared by a professional and it says the street network can accommodate the vehicle traffic generated by the new development. CHAIRMAN GRAY said that the traffic report analyzed future traffic, not only existing traffic. He added that if the engineer was present, they could explain the report in more detail. Karen Stalmack said she does not want to wait to cross the street if there is increased traffic. She asked if there were five-story buildings in an already built development and then said that there were not any. She mentioned something about commercial and office developments in Orland Park. She said that she heard that another project by the developer used low quality materials. She accused the developer of using low quality materials for this project. She asked a member of the developer's team if the developer has built anything in his home neighborhood. She said she is concerned about fires. She asked why the townhouses would be built first. She asked Dan Ritter how old he was and asked if he was like a former Community Development Department director. CHAIRMAN GRAY directed her to not ask for personal information from Staff and asked that she understand that plans change. Karen Stalmack asked the developer how many square feet were eliminated with the elimination of three townhouse units in the revised plans. The developer responded by saying that all proposed unit types are around 1,500 to 1,800 square feet and that the units exceed the minimum square footage requirements.

Janet Gallagher came back up to the dais to say that a traffic report does not consider the surrounding neighborhood. CHAIRMAN GRAY said that is not the case, but that the traffic engineers could explain their methodology better. Janet Gallagher commented on the availability of parking for the VFW. CHAIRMAN GRAY asked the audience whether anyone in the audience read the traffic report and asked whether the report said that the surrounding neighborhood is not considered. He said that the professionals said the street network can accommodate additional trips. Janet Gallagher said trains sometimes cause traffic. She said she is worried about privacy and property values.

Jessica Frank was sworn in. She said there is already traffic in the neighborhood, and the people that live immediately adjacent to the proposed development should have more of a say than a traffic engineer's traffic report. She said that there is traffic during events and that there is no parking. She said she was worried about school enrollment. She said there are commercial vacancies downtown.

John Stalmack was sworn in. He said that he used to be an attorney. He said that the traffic study was the engineer's opinion. CHAIRMAN GRAY said that the study is an official report and that the engineer stamped it. John Stalmack said the traffic report findings differ from his and his neighbors' experiences with traffic in the neighborhood. He said he doesn't like it when people turn around in his driveway.

David Brueggemann was sworn in. He asked about east-west pedestrian connectivity. He asked someone from the Petitioner's team whether the sidewalk would be public or private. Someone

from the Petitioner's team responded that it will be private. CHAIRMAN GRAY said nothing in the staff report indicates that the public will be restricted from using the sidewalk. David Brueggemann said the traffic report considered the development a transit-oriented development and asked that the Village go back to the traffic engineer to reassess the conditions as a non-transit-oriented development. CHAIRMAN GRAY said the traffic engineer can explain how the analysis works. David Brueggemann asked if any additional public parking is added from the last proposal. Someone from the Petitioner's team said there is not. CHAIRMAN GRAY said there are other parking lots in the area. David Brueggemann commented on the proposed density and compared it to the density of other developments further from the center of downtown.

Brian Meyer was sworn in. He said he thinks the proposed buildings are too tall.

Chuck Latronico was sworn in. He said the proposed development does not have enough green space. He asked if the development is rental or fee simple. Dan Ritter said it is not the Village's project. Chuck Latronico said he does not want rental properties across the street from his house. COMMISSIONER MARAK said the Fair Housing Act prohibits the Plan Commission and staff to discuss current, proposed, or future ownership and ownership must not be a consideration for the project to proceed. Chuck Latronico asked what price units would be rented for. Dan Ritter said the Village cannot discuss ownership. Chuck Latronico asked if the project was receiving TIF funding. Dan Ritter said there is a development agreement but that he did not have the details of that agreement. He added that the development agreement and any TIF funding are not relevant to the requests before the Plan Commission.

Sara Nolan was sworn in. She said she was worried about overcrowding.

Jack Coyle was sworn in. He asked what the sequence of developments in the area will be. CHAIRMAN GRAY said he did not have information on phasing. Dan Ritter said there is a lot of underground infrastructure work concurrently with plaza construction and that the utility work is necessary to construct the townhouses and mixed-use building. Jack Coyle asked about limits on units per acre. Dan Ritter said there are not density restrictions.

Tim Moriarty was sworn in. He said he thinks there are good aspects to the project. He said he graduated from Tinley Park High School when over 1,300 students were enrolled and said there are fewer students now. He said he likes the design of the Boulevard building on South Street and that it makes Tinley Park distinct. He said developments like the Boulevard will help businesses downtown.

Katherine Peplinski was sworn in. She said the traffic study did not consider traffic during special events. She said she was concerned about parking. Dan Ritter said the purpose of the traffic study was to examine the vehicle traffic impact of the proposed development, not the plaza development. He added that a new parking lot will be constructed on the west side of Oak Park Avenue to accommodate visitors to the plaza. COMMISSIONER MARAK said the community's broader vision for neighborhoods will be part of the upcoming comprehensive plan. Dan Ritter said public engagement for the comprehensive plan project will be very important.

Jessica Frank came back up to the dais. She said she was worried about vehicle traffic in the Village

in general.

Janet Gallagher came back up to the dais. She asked if public comment mattered. She said she wanted luxury townhouses with high-income residents. She said that no one ever asked the neighborhood what it wanted for the property. CHAIRMAN GRAY said the Petitioner revised plans after hearing public comment. He said that public input is important. He suggested continuing the public hearing so that the traffic engineer can address concerns raised during public comment.

Someone from the audience asked if the traffic report was available for review. CHAIRMAN GRAY said the report is included in the packet online.

COMMISSIONER GASKILL said he is in favor of continuing the public hearing so that the traffic engineer can be present. He said he was concerned about density.

CHAIRMAN GRAY said he wanted the traffic engineer present to explain the traffic report.

COMMISSIONER MANI asked what an appropriate density is for quality of life.

COMMISSIONER SEPESY made a motion to continue the public hearing to the next meeting. COMMISSIONER HAMILTON seconded the motion. CHAIRMAN GRAY requested a voice vote. CHAIRMAN GRAY, COMMISSIONERS GASKILL, HAMILTON, MANI, and SEPESY voted in the affirmative; COMMISSIONER MARAK voted in the negative. CHAIRMAN GRAY declared that the ayes had it and that the public hearing was continued to the November 2, 2023 Plan Commission meeting.

CHAIRMAN GRAY asked Dan Ritter to have someone from the traffic engineer's office available at the next Plan Commission meeting. Dan Ritter confirmed he would do so.

Good of the Order

Dan Ritter said Commissioner Kurt Truxal stepped down from the Plan Commission.

He said that the Village purchased the former Sports Station property and that the building will be torn down.

Receive Comments from the Public

None came forward.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting; COMMISSIONER MANI seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the meeting adjourned at 9:57 p.m.