

MINUTES
Planning and Zoning Committee
September 1, 2015 – 6:00 p.m.
Fulton Conference Room

Members Present: J. Vandenberg, Chair
M. Pannitto, Village Trustee
B. Younker, Village Trustee

Members Absent: None

Other Village Board Present: D. Seaman, Village President
B. Maher, Village Trustee
T. Grady, Village Trustee
B. Brady, Village Trustee

Staff Present: D. Niemeyer, Village Manager
M. Mertens, Assistant Village Manager
B. Bettenhausen, Village Treasurer
I. Baker, Economic Development Director
A. Connolly, Planning Director
B. Balling, Interim Public Works Director

Others Present: T. Reif, Hallberg Commercial Insurance

Item #1 - The meeting of the Planning and Zoning Committee was called to order at 6:02 p.m.

Item #2 - Consider Approval of the Minutes of the Joint Finance and Economic Development and Planning and Zoning Committees Meeting held on August 4, 2015 - Motion was made by Trustee Younker, seconded by Trustee Pannitto, to approve the minutes of the Joint Finance and Economic Development and Planning and Zoning Committees Meeting held on August 4, 2015. Vote by voice call: Motion carried.

Item #3 – Discuss Legacy Code Text Amendments – Planning Director, Amy Connolly, presented an overview of the proposed enhancements to the Tinley Park Legacy Code. She highlighted a proposed text amendment to modify commercial street requirements from required to permitted along the Legacy Corridor. This modification would provide developers additional flexibility with their redevelopments as well as provide consistency of this requirement throughout the district. Mrs. Connolly further highlighted the need to correct the various scribes' errors within the document as well as correct the zoning for the former First Midwest Bank drive-thru location. Additionally, staff is recommending the addition of a five (5) foot landscape buffer for rear parking lots.

Staff was directed to investigate enhancements to our permitted and prohibited use list for the district. A recommendation to add language on medical marijuana being a prohibited use within the district as well as tobacco sales and hookah lounges as prohibited uses. Staff is recommending further analysis of packaged liquors and automobile sales and repairs within the district and will be presenting recommendations on these two items at a future Planning Committee meeting. Lastly, staff will be investigating modifications to the sign regulations to allow for hanging monument-style signs closer to the property line. Upon discussion, consensus of the Committee was to move forward with recommendations as presented and directed staff to continue their analysis on the remaining items discussed.

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Item #4 – Discuss Aetna Development Agreement – 19100 Harlem Avenue - Planning Director, Amy Connolly, presented an overview of a development agreement for the Aetna project at 191st and Harlem Avenue. Staff is recommending a formal agreement to highlight the requirements for recaptures, impact fees, payment in lieu of sidewalk installation and cross-access easement agreements. Additionally, the development agreement would require that the property owner bury the electrical power lines when redevelopment to the property to the west occurs. The developer will also modify the right-in/right-out access off of 191st Street to a right-in only access when the road infrastructure is installed for the development to the south of this property. Upon discussion, the consensus of the Committee was to concur with the recommendations as presented with this item to be presented to the Village Board at a future Village Board meeting.

Motion was made by Trustee Pannitto, seconded by Trustee Younker, to adjourn this meeting of the Planning and Zoning Committee. Vote by voice call. Chairman Vandenberg declared the motion carried and adjourned the meeting at 6:45 p.m.

MSM:lv

cc: *Village Board*
Village Manager
Assistant Village Managers
Village Treasurer
Deputy Village Clerk