

**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
May 17, 2012 – 7:30 P.M.
Council Chamber
Village Hall - 16250 S. Oak Park Avenue**

Regular Meeting Called to Order:

Roll Call Taken:

Communications: Remind all Petitioners to give the secretary business cards

Approval of Minutes: May 03, 2012 Plan Commission Minutes

ITEM #1: PUBLIC HEARING

**GOLDEN CORRAL – 159TH STREET & OAK PARK AVENUE –
MAJOR DEVIATION TO A PLANNED UNIT DEVELOPMENT
(Commissioners Reidy and Berry)**

Consider granting Site Plan Approval and recommending to the Village Board to grant a Special Use Permit (Major Deviation) to an existing Planned Unit Development to allow for the construction of an 11,088 square foot standalone restaurant with the following variations:

1. A two (2) foot reduction in parking lot aisle width to allow for a 24-foot aisle where 26-feet is required (Section VIII, Table 2);
2. A one-half (.5) foot reduction in parking stall length to allow for 18-foot stalls where 18.5-feet is required (Section VIII.A.5);
3. To allow for the construction of a standalone monument sign for the sole use of Golden Corral, which is not permitted (Section IX.E.3.c.3);
4. To allow for the use of illuminated tubing as part of the tenant signage, both on the monument sign and on the building, which is not permitted (Section IX.E.2.c)

This project will also require the assemblage of two (2) existing vacant parcels in the vicinity of 159th Street and Oak Park Avenue in the B-2, Community Shopping Zoning District and within the Bremetowne Mall Planned Unit Development.

- (a) Petitioner's Presentation
- (a) Staff Report
- (b) Commissioner Comments

Notes:

ITEM #2:

NEW USES – 16072 S. HARLEM AVE – MAJOR DEVIATION TO A PLANNED UNIT DEVELOPMENT (New Item)

Consider recommending to the Village Board to grant a Major Deviation to an existing Planned Unit Development to allow for the operation of an approximately 8,300 square-foot secondhand store (“New Uses”) in the B-3, General Business and Commercial Zoning District and within the Inland Park Center Plaza Planned Unit Development.

- (a) Petitioner’s Presentation
- (a) Staff Report
- (b) Commissioner Comments

Notes:

ITEM #3:

THE BOULEVARD AT CENTRAL STATION – SOUTH STREET BETWEEN 67TH AND 68TH COURTS – SITE PLAN APPROVAL WITH VARIATIONS (New Item)

Consider granting Site Plan Approval for the redevelopment of a 2.92-acre site in the Downtown Core Character District to include a 5-story building, with a portion being 6-stories, comprised of 167 residential units, approximately 26,000 square-feet of ground floor commercial space, 147 enclosed residential parking spaces, and a 73-space parking lot with the following variations, which can be revised or eliminated as needed:

1. A reduction in the dimensions of ten (10) enclosed residential parking stalls to allow for “compact only” spaces measuring 16’-6” x 8’-6” where 18’ x 9’ is required (Section XII.3.C.4);
2. A thirty (30) space reduction in the number of enclosed residential parking spaces to allow for 137 spaces where 167 is required (Section XII.2.A.4);
3. A reduction in the percentage of brick required on the external elevations to allow for 57% where 75% is required in order to accommodate the use of additional decorative concrete panels (Section XII.3.B.7.a).

- (a) Petitioner’s Presentation
- (a) Staff Report
- (b) Commissioner Comments

Notes:

ADJOURNMENT