

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

****An Open House for Boulevard at Central Station is scheduled ahead of the Plan Commission meeting at 6:30PM-7:15PM in the Council Chambers. Plan Commission is not required to be there. The purpose of the open house is to answer resident questions ahead of the public hearing.**

Regular Meeting Called to Order:

Roll Call Taken:

Communications: Remind all Petitioners to give the secretary business cards
Reminder that the July 5, 2012 meeting is rescheduled to July 12, 2012

Approval of Minutes: May 17, 2012 Plan Commission Minutes

ITEM #1: PUBLIC HEARING

**NEW USES – 16072 S. HARLEM AVE – SPECIAL USE
(Commissioners McLeod & Gasik)**

Consider recommending to the Village Board to grant a Special Use 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.

ITEM #2: PUBLIC HEARING

**THE BOULEVARD AT CENTRAL STATION – SOUTH STREET
BETWEEN 67TH AND 68TH COURTS – SITE PLAN APPROVAL WITH
VARIATIONS (Commissioners McClellan & Pierce)**

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, 137 enclosed residential parking spaces, and a 73-space parking lot, and recommending to the Village Board to grant 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).

ITEM #3: GRAYSTONE PROPERTY - 7600 WEST 191ST STREET – SPECIAL USE (New Item)

Consider recommending to the Village Board to grant a Special Use to allow for an agricultural use to be established at the property currently used as Graystone Golf Course (7600 West 191st Street), in the ORI, Office and Restricted Industrial District. This Special Use is proposed for a period of three (3) years only.

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

ITEM #4: ALPHAMED MEDICAL CENTER – 17333 S. LA GRANGE ROAD – SITE PLAN APPROVAL WITH A VARIATION (New Item)

Consider recommending to the Village Board to grant site plan approval to accommodate a modification to the previously approved development scheme and applicable conditions restricting the use of certain areas of the building due to insufficient on-site parking, and to grant a 89-space variation to the required number of parking spaces to allow for 170-spaces where 259 spaces would otherwise be required (Section VIII.A.10). The subject property is located at 17333 S. LaGrange Road and within the B-3, General Business and Commercial Zoning District.

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

ITEM #5: ADVANCE AUTO PARTS – 7985 W. 159TH STREET – SITE PLAN APPROVAL WITH VARIATION (New Item)

Consider granting Site Plan Approval for an approximately 7,392 square foot stand-alone auto parts retail store and recommending to the Village Board to grant a 13 parking space variation to allow for 35 parking spaces where 48 would otherwise be required (Section VIII.A.10) at 7985 W. 159th Street in the B-3 General Business and Commercial Zoning District.

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

ADJOURNMENT

ORDER OF PUBLIC HEARING

- a. Opening of public hearing
- b. Swearing in Petitioner, Objectors and Interested Persons
- c. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- d. Village staff presentation
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- e. Petitioner presentation
 - i. Cross examination
 - ii. Questions by Public Body
- f. Objectors presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
- g. Interested Persons presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- h. Petitioner Rebuttal (if any)
- i. Final questions by Public Body
- j. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- k. Close or continuation of public hearing

PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.