

**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
July 19, 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: None [Minutes of July 12 meeting will be ready for the August 2 meeting]

ITEM #1: PUBLIC HEARING (CONTINUED)

**ALPHAMED MEDICAL CENTER – 17333 S. LA GRANGE ROAD –
SITE PLAN APPROVAL WITH A VARIATION (Commissioners Pierce
& Reidy)**

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.

**ITEM #2: ORLAND TOYOTA – 8485 & 8505 W. 159TH STREET – SITE PLAN
APPROVAL (Commissioners Pierce and Mahoney)**

Consider granting site plan approval to allow for a 3,832 S.F. expansion to the existing new vehicle building, façade enhancements to both the new vehicle building and used vehicle facility, and landscape enhancements to certain areas of the site located within the B-5, Automobile Service Zoning District.

ITEM #3:

BSMP Lot #20 – NORTHEAST INTERSECTION OF HARLEM AVENUE AND 191ST STREET – SITE PLAN AND SUBSTANTIAL DEVIATION TO AN EXISTING PLANNED UNIT DEVELOPMENT (Commissioners Reidy and Ficaro)

Consider granting site plan approval to allow for a 23,344 square foot retail building on Lot 20 of the Brookside Marketplace Planned Unit Development (PUD) and consider recommending to the Village Board to grant a special use to allow for a substantial deviation to an existing PUD to allow for new wall-mounted signage, exceeding the maximum allowed per the PUD, on the new standalone building on Lot 20 and also for modifications to existing signage on common property in the B-3 General Business and Commercial Zoning District and within the Brookside Marketplace PUD as follows:

1. To allow for five (5) foot tall wall-mounted channel letters on a proposed standalone commercial building (Lot 20), where three (3) feet is the maximum allowed per the existing PUD (Exhibit 12);
2. To allow for a six (6) foot increase to the previously approved height of the existing sign currently facing Interstate-80 (Sign A, Exhibit 12), resulting in a 56 foot tall sign (Exhibit 12);
3. To allow for a four (4) foot increase to the previously approved height of the existing sign currently facing Harlem Avenue (Sign B, Exhibit 12), resulting in a 24 foot tall sign, where 20 feet is the maximum allowed per the PUD (Exhibit 12);
4. To allow for an eight (8) square foot increase to the panel signs for the existing sign currently facing Harlem Avenue (same as Item 3), resulting in 33 square foot panel signs, where 25 square feet is the maximum allowed per the PUD (Exhibit 12); and
5. To allow for a our (4) foot increase to the previously approved height of the existing sign currently facing 191st Street (Sign D, Exhibit 12), resulting in a 19 foot tall sign (Exhibit 12).

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. Petitioner presentation
 - i. Cross examination
 - ii. Questions by Public Body
- e. Village staff presentation
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- 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.