

**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION  
August 2, 2012 – 7:30 P.M.  
Council Chambers  
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  
Remind all interested parties who wish to speak to sign-in/swear-in under oath

Approval of Minutes: Minutes of the July 12, 2012 regular meeting (rescheduled from July 5)  
Minutes of the July 19, 2012 regular 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: TINLEY PARK CORPORATE CENTER/FIRST INDUSTRIAL  
REALTY TRUST – SOUTH OF I-80 BETWEEN OAK PARK AVENUE  
AND RIDGELAND AVENUE - MAJOR DEVIATION TO FIRST  
INDUSTRIAL REALTY TRUST PUD AND AMENDMENT TO THE  
FINAL PUD PLAT**

Consider recommending to the Village Board to grant a special use for a substantial deviation to the First Industrial Realty Trust Planned Unit Development and the approval of the First Industrial Realty Trust Final Planned Unit Development Plat. These amendments are required to incorporate formerly un-annexed property into the plat and to create a new phasing plan to accommodate future improvements.

**ITEM #3:                   EXTRA SPACE STORAGE – 8231 W. 159<sup>TH</sup> STREET – SPECIAL USE PERMIT AND SITE PLAN APPROVAL WITH VARIATIONS**

Consider recommending to the Village Board to grant a special use permit for a self storage facility and site plan approval with the following variations: (1) a 9,173 square foot B-5 Automotive Service minimum lot size variation to allow for a 30,827 square foot lot where 40,000 is required and (2) an 11 foot 4 inch rear yard setback variation to allow for a 38 foot 8 inch rear yard where 50 feet is required.

**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.