



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
September 6, 2012 – 7:30 P.M.
Council Chambers
Village Hall - 16250 South 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 August 16, 2012 Regular meeting

ITEM #1: PUBLIC HEARING

**AVENUE ANIMAL HOSPITAL – 16736-40 SOUTH OAK PARK
AVENUE – SITE PLAN APPROVAL WITH VARIATIONS
(Commissioners Pierce & Reidy)**

Consider granting Site Plan Approval for an approximately 510-square-foot addition to a 1,793-square-foot building at the south of the lot for use as an animal clinic with a second floor apartment and the demolition of the existing 1,518-square-foot structure at the north of the lot for use as an access drive and parking. The Petitioner also requests a future 1,893-square-foot addition to be constructed in a second phase. The property is within the Neighborhood Flex Zoning District and the petition requires the following variations:

1. A one- (1) foot minimum public sidewalk width variation along the east frontage (Oak Park Avenue), resulting in a five- (5) foot wide sidewalk where six (6) feet is required;
2. A five- (5) foot minimum rear yard parking setback variation, resulting in a 25-foot rear yard parking setback where 30 feet is required; and
3. A 28% for Phase I and 22% Phase II ground floor commercial transparency variation, resulting in a ground floor commercial transparency of 32% for Phase I and 38% for Phase II where 60% 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.