



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
December 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

Approval of Minutes: Minutes of the November 1, 2012 Regular Meeting

ITEM #1: AVENUE ANIMAL HOSPITAL – 16736-40 SOUTH OAK PARK AVENUE – REVISIONS TO APPROVED BUILDING ELEVATIONS
(New Item - Commissioners Pierce & Reidy were previously assigned)

Consider granting approval to building material changes that constitute a significant change to the previously-approved building elevations (south and north elevations only) 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. The property is within the Neighborhood Flex Zoning District.

ITEM #2: ALPHA MED -- 17333 SOUTH LaGRANGE ROAD – AMENDMENTS TO CONDITIONS OF PREVIOUSLY-GRANTED PARKING VARIATION –
(New Item - Commissioners Pierce & Reidy were previously assigned)

Consider a petition requesting a revision to the conditions of approval within Village of Tinley Park Ordinance 2012-O-036 (*Ordinance Approving a Revised Site Plan, Parking Variation, and Removal of Deed Restriction*). This Ordinance allowed for a 14-space parking variation and the build-out of 9,746-square feet of deed-restricted space within the existing building at 17333 South LaGrange Road and within the B-3, General Business and Commercial Zoning District.

The Petitioner requests to amend the third condition placed by the Village Board on the granting of the parking variation. The third condition required a letter of credit for the construction of the 60-space parking lot and the cost of mitigating wetlands for the parking lot. The Petitioner requests that the Village accept a letter of credit for only the wetlands mitigation, in an amount recommended by the Village Engineer, rather than a letter of credit that covers both wetland mitigation and the future 60-space parking lot.

The Petitioner also requests that the Village accept a modification to the restrictive covenant to release only 3,314-square feet of interior space, leaving 3,210-square feet (Suite LL2) and 3,222-square feet (Suite 220) as restricted space. Ordinance 2012-O-036 allowed the complete lifting of the restrictive covenant requirement.

ITEM #3: AETNA DEVELOPMENT/ADVANCE AUTO PARTS - 7985 WEST 159TH STREET -- SPECIAL USE FOR AUTOMOTIVE REPAIR
(New Item - Commissioners Berry & Ficaró were previously assigned)

Consider granting Special Use Approval for certain automobile repairs and installation uses to be conducted in the parking lot of an approved, 7,400-square foot stand-alone auto parts retail store at 7985 West 159th Street and within the B-3, General Business and Commercial Zoning District. The Special Use petition requests consideration of automobile repairs and installation as an “other similar or complimentary uses, as recommended by the Plan Commission and Village Board”.

The Plan Commission will consider the Petition and make a recommendation to the Village Board to consider the following specific uses:

- 1.) Complimentary removal and installation of wiper blades;
- 2.) Complimentary removal and installation of batteries;
- 3.) Complimentary diagnostic testing (using a handheld computer); and
- 4.) Complimentary removal and installation of small auto parts such as fuses, light bulbs, and headlight bulbs.

ITEM #4: BROOKSIDE MARKETPLACE – LOT 21 BUILDING RENOVATIONS AND SIGNAGE – SITE PLAN APPROVAL AND SUBSTANTIAL DEVIATION TO AN EXISTING PLANNED UNIT DEVELOPMENT (New Item)

Consider granting Site Plan Approval to allow for the modification of the existing multi-tenant building on Lot 21 to accommodate an approximately 23,000-square-foot user, with the proposed changes to the building façade, landscaping, and loading area constituting a minor deviation to the previously-approved plans. In addition, consider recommending to the Village Board to grant a Special Use to allow for a Substantial Deviation to the Planned Unit Development to allow for 4-foot wall-mounted signage where 3-feet is permitted. The subject site is located at the northwest corner of 191st Street and Harlem Avenue in the B-3, General Business and Commercial Zoning District, and within the Brookside Marketplace Planned Unit Development.

ITEM #5: BROOKSIDE MARKETPLACE – LOT 5 MULTI-TENANT BUILDING – SITE PLAN APPROVAL (New Item)

Consider granting Site Plan Approval to allow for a proposed 14,000-square-foot, standalone multi-tenant retail building at the northwest corner of 191st Street and Harlem Avenue in the B-3, General Business and Commercial Zoning District, and within the Brookside Marketplace Planned Development.

Adjournment