



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
December 20, 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 December 6, 2012 Regular Meeting

ITEM #1: PUBLIC HEARING

**AETNA DEVELOPMENT/ADVANCE AUTO PARTS - 7985 WEST 159TH
STREET -- SPECIAL USE FOR AUTOMOTIVE REPAIR**
(Commissioners Berry & Ficaro)

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 compatible 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 #2: PUBLIC HEARING

BROOKSIDE MARKETPLACE – LOT 21 BUILDING RENOVATIONS AND SIGNAGE – SITE PLAN APPROVAL AND SUBSTANTIAL DEVIATION TO AN EXISTING PLANNED UNIT DEVELOPMENT
(Commissioners McClellan and Moylan)

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 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 four-foot wall-mounted signage where three 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 #3: BROOKSIDE MARKETPLACE – LOT 5 MULTI-TENANT BUILDING – SITE PLAN APPROVAL
(Commissioners McClellan and Moylan)

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

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.