



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
October 17, 2013 – 7:30 P.M.
Council Chambers
Village Hall - 16250 South Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications:

Approval of Minutes: Minutes of the September 19, 2013 Regular Meeting
Minutes of the October 3, 2013 Regular Meeting

ITEM #1: PUBLIC HEARING

350 BREWING COMPANY – SPECIAL USE APPROVAL – 17200 SOUTH OAK PARK AVENUE, UNITS 105 & 106 (Commissioners Pierce & Moylan)

Consider granting a Special Use Permit to allow for the operation of a craft brewery to include on-site production, a public tasting room, food services, retail sales, and outdoor dining. The use is proposed to occupy the two (2) northernmost units within the existing Springfort Hall mixed-use building located at 17200 South Oak Park Avenue and within the Downtown Core Character District.

ITEM #2: INTERNATIONAL AUTOS – AUDI ADDITION AND SITE PLAN APPROVAL – 8021 WEST 159th STREET (New Item)

Consider granting Site Plan Approval for a 3,000-square-foot addition to the service reception area and landscape changes for the existing Audi Dealership property. The applicant wishes to amend the plans approved by the Village on February 21, 2013 due to recent programmatic changes initiated at the corporate level. The subject site is located at 8021 West 159th Street and within the B-5 Automotive Service District.

ITEM #3: JAL PROPERTY MANAGEMENT (LIBERTY BUILDING) – SPECIAL USE AND SITE PLAN APPROVAL – 16910 SOUTH OAK PARK AVENUE (New Item)

Consider granting Site Plan Approval for the renovation of an existing property to include modifications to the site and an approximately 1,400-square-foot addition to the current building. Also consider recommending to the Village Board to grant a Special Use Permit to allow for the conversion of an existing standalone commercial building into a mixed-use structure. The subject property is located at 16910 South Oak Park Avenue and within the Neighborhood General Character District.

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.