



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

**May 15, 2014 – 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 May 1, 2014 Regular Meeting

ITEM #1: PUBLIC HEARING

**CHRYSLER GROUP – 8325 & 8355 W. 159TH STREET – SITE PLAN
APPROVAL, PLAT OF CONSOLIDATION, AND VARIATIONS** (Commissioners
McLeod & Moylan)

Consider granting Site Plan Approval and a Plat of Consolidation for the redevelopment and consolidation of two (2) existing automotive dealership properties into a single parcel to include the demolition of the current Chrysler building and the renovation and expansion of the former Mazda building into an approximately 46,000 square foot facility for use by Bettenhausen Automotive at 8325 & 8355 W. 159th Street and within the B-5, Automotive Service Zoning District, and recommending to the Village Board to grant the following variations:

1. A four (4) foot increase to the maximum monument sign height to allow for a fourteen (14) foot tall monument sign at the main entrance on 159th Street where ten (10) feet is permitted (Section IX.D.4.a.2);
2. A four (4) unit increase to the maximum number of wall mounted signs to allow for six (6) wall mounted signs where two (2) are permitted on a corner lot (Section IX.D.1.c);
3. A 43 square foot variance to the maximum amount of wall mounted signage area to allow for 163 square feet of wall mounted signage area where 120 square feet is permitted (Section IX.D.3.b);
4. A two (2) foot reduction in parking lot aisle width to allow for a 24 foot parking lot aisle width where 26 feet is required (Section VIII, Table 2); and
5. A one-half (0.5) foot reduction in parking space length and width to allow for 8'-6" by 18' parking space dimensions where 9' by 18'-6" is required (Section VIII.A.5).

ITEM #2: PROJECT UPDATE – NO ACTION REQUIRED

**BROOKSIDE RIDGE ROW HOUSES – 191ST STREET & MAGNUSON LANE –
SUBSTANTIAL DEVIATION TO AN EXISTING PLANNED UNIT
DEVELOPMENT (Commissioners Pierce & Ficaro)**

The Petitioner is seeking a Substantial Deviation to the Brookside Glen Planned Unit Development and a Final Plat of Subdivision to permit the construction of 123 row houses and other site improvements on a vacant 7.6 acre parcel located south of 191st Street, west of Magnuson Lane, and east of the ComEd right-of-way in the R-5, Low Density Residential Zoning District and within the Brookside Glen Planned Unit Development. Updated plans will be presented for informational purposes and no action is required.

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. Village staff presentation
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- e. Petitioner presentation
 - i. Cross examination
 - ii. Questions by Public Body
- 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.