



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

**July 17, 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 June 19, 2014 Regular Meeting

ITEM #1: PUBLIC HEARING

**JOHNNY COREY, CBRE & WENDY'S/ARBY'S GROUP – 7251 W. 183rd
STREET – SITE PLAN APPROVAL
(Commissioners Pierce and Berry)**

Consider granting Site Plan Approval and Variations for a redevelopment of the existing Wendy's restaurant building, including new exterior building materials, changes to signage throughout the site, the creation of an outdoor patio, reconfiguration of the parking lot to bring existing parking stalls into conformance with dimensional requirements; and various landscape improvements for the site located at the southwest corner of 183rd Street and Harlem Avenue in the B-3, General Business and Commercial Zoning District, and within the North Creek Business Center. Variations requested include:

1. A variation from Section VIII.A.10 (Off-street Parking Requirements) of three (3) parking spaces to allow thirty-nine (39) parking spaces where forty-two (42) parking spaces are required;
2. A variation from Section VIII, Table 2 (Parking Lot Dimension Guidelines) of one-foot, three-inches (1'3") to allow for a sixteen-feet, nine-inch (16'9") parking lot aisle along the south side of the building where a minimum eighteen-feet (18') aisle is required; and
3. A variation from Section IX.D.1.c (Sign Development Standards) of one additional wall-mounted sign to allow for three (3) wall-mounted signs where two (2) is permitted on a corner lot.

ITEM #2: PUBLIC HEARING

**CONNIE O'REEL FOR SOUTHWEST SYNERGY DANCE – 7909 W. 171ST STREET - SPECIAL USE PERMIT FOR INDOOR COMMERCIAL RECREATION GREATER THAN 3,500 SQUARE FEET IN A B-1 (NEIGHBORHOOD SHOPPING) ZONING DISTRICT
(Commissioners Ficaro and Reidy)**

Consider recommending to the Village Board the granting of Special Use Approval to Connie O'Reel for Southwest Synergy Dance for indoor commercial recreation uses greater than 3,500 square feet in a B-1 (Neighborhood Shopping) Zoning District. The Petitioner proposes to use a 6,428 square foot space in the Tinley Downs Shopping Center for two dance studios, instructor offices, storage and a lobby area. The property is located at 7909 W. 171ST Street District and is a multiple tenant commercial center.

ITEM #3: TRINITY LUTHERAN CHURCH – 6850 159TH STREET – SITE PLAN APPROVAL

Consider granting Site Plan Approval to Trinity Lutheran Church for the construction of a 2,647 square foot classroom addition, including two classroom spaces, a storage room and corridor, as well as site improvements including new concrete sidewalks, the removal of an asphalt driveway through the adjacent cemetery and replacement of the with pervious paving, and landscaping. The property is located 6850 159th Street and in the R-1 (Single-Family Residential) Zoning District. The Petitioners are requesting a one-meeting review of the project.

ITEM #4: CHRIS CHRISTOFILOS/S&C ELECTRIC – 7221-7225 DUVAN DRIVE – SITE PLAN APPROVAL

Consider granting Site Plan Approval to Chris Chrisofilos, property owner at 7221-7225 for the construction of a parking lot, parking lot landscaping, and fence improvements to the neighboring open storage area. These improvements are being made to accommodate S&C Electric who are expanding their use of the building. The property is located at 7221-7225 Duvan Drive and in the MU-1 (Mixed-Use Duvan Drive) Zoning District.

Adjourn

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.