



**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION  
November 19, 2015 – 7:30 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the October 22, 2015 Special Joint Meeting of the Zoning Board of Appeals and Plan Commission

Minutes of the November 5, 2015 Regular Meeting

**Item #1**

**Public Hearing**

**BRIXMOR DEVELOPMENT (TINLEY PARK PLAZA)– 15917 S. HARLEM AVENUE –A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT AMENDING SIGN REGULATIONS**

Consider a proposal from Mr. Brad Ratajczak, Brixmor Property Group, for a Special Use for a Substantial Deviation amending the sign regulations of the Tinley Park Plaza Planned Unit Development. The proposed Sign Amendment will consolidate all sign regulations for in-line and outlot tenant spaces in Tinley Park Plaza and allow for a consistent design approach and approval process.

**Item #2**

**Public Hearing**

**TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE – VILLAGE OF TINLEY PARK**

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Amend Section 3 (General Provisions) Table 3.A.2, to remove “Package Liquor Stores” from the list of uses requiring a Special Use and add “Package Liquor Stores” to the list of Prohibited Uses.
- b. Amend Section 3 (General Provisions) Table 3.A.2, to add as a Permitted Use the sale of “Boutique Alcohol” which includes the sale of artisan distilled spirits, fine wine, and micro-brew or craft beers.
- c. Amend Section 3 (General Provisions) to provide special conditions related to the approval of a Special Use for a “Winery, distillery, or brewery, including sales and tasting.”
- d. Amend Definitions to add corresponding definitions for the proposed amendments

**Good of the Order**

**Adjourn Meeting**

## **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. Objectors Presentation(s)
  - i. Cross Examination
  - ii. Questions by Public Body
- F. Interested Persons Presentation(s)
  - i. Cross Examination
  - ii. Questions by Public Body
  - iii. Rebuttal
- G. Petitioner Rebuttal (if any)
- H. Village Staff Presentation
  - i. Cross Examination
  - ii. Questions by Public Body
  - iii. Rebuttal
- 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.