

**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION  
February 2, 2012 – 7:30 P.M.  
Council Chamber  
Village Hall - 16250 S. Oak Park Avenue**

Regular Meeting Called to Order:

Roll Call Taken:

*Communications:*     *Remind all Petitioners to give the secretary business cards*

*Approval of Minutes:* January 5, 2012 Plan Commission Minutes

**ITEM #1:                    PUBLIC HEARING**

**PARK CENTER PLAZA SIGNAGE - 161<sup>ST</sup> STREET AND HARLEM AVENUE – MAJOR DEVIATION TO PLANNED UNIT DEVELOPMENT**

Consider recommending that the Village Board grant a Major Deviation to an existing Planned Unit Development (PUD) to allow for an additional monument sign to be located along 161<sup>st</sup> Street and behind the existing Chuck E. Cheese restaurant in the B-3, General Business and Commercial zoning district and within the Park Center Plaza Planned Unit Development.

- (a)    Petitioner’s Presentation
- (b)    Staff Report
- (c)    Commissioner Comments

Notes: \_\_\_\_\_

**ITEM #2:                    PUBLIC HEARING**

**LAWN PROPERTIES, L.L.C. 17901 and 17949 S. 94<sup>TH</sup> AVENUE - REZONING, SPECIAL USE AND VARIATIONS** (Commissioners Pierce and Ficaro)

Consider granting site plan approval for an approximately 15,000 square foot, stand-alone funeral home and recommending that the Village Board grant: (1) the rezoning of 17949 S. 94<sup>th</sup> Avenue from B-2, Community Shopping, to B-4, Office and Service Business; (2) the rezoning of 17901 S. 94<sup>th</sup> Avenue from R-1, Single Family Residential, to B-4, Office and Service Business; (3) a Special Use permit to allow for two (2) residences above the funeral home as a compatible use in the B-4 district; (4) a 43-foot variation to the maximum 20-foot front yard setback (Section V.D.2.d.1) to allow for a 63-foot building setback along 179<sup>th</sup> Street; and (5) a 2-foot variation to the required 26-foot drive aisle width (Section VIII. Table 2) to allow for 24-foot drive aisles in the parking lot.

- (a) Petitioner’s Presentation
- (b) Staff Report
- (c) Commissioner Comments

Notes:

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**ITEM #3: LAWN PROPERTIES, L.L.C. 17901 and 17949 S. 94<sup>TH</sup> AVENUE – PLAT OF CONSOLIDATION** (New Item)

Consider recommending to the Village Board to approve the Final Plat of Consolidation for the purpose of assembling two (2) existing commercial lots.

- (a) Petitioner’s Presentation
- (b) Staff Report
- (c) Commissioner Comments

Notes:

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**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. 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.