



# **VILLAGE OF TINLEY PARK**

## **PLAN COMMISSION**

**THE PLAN COMMISSION MEETING**

**IS SCHEDULED FOR**

**THURSDAY, MARCH 2, 2017 AT 7:30 P.M.**

**VILLAGE HALL, COUNCIL CHAMBERS**

**Patrick E. Rea  
Village Clerk**



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

**March 2, 2017 – 7:30 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the February 16, 2017 Regular Meeting

**Item #1**

**PUBLIC HEARING: MAP AMENDMENTS (REZONINGS) FOR FOURTEEN PROPERTIES TO CORRECT SCRIVENER'S ERRORS IN THE LEGAL DESCRIPTIONS FOR THE DC, DG, DF, NG, NF, AND CV ZONING DISTRICTS**

Consider recommending that the Village Board approve Map Amendments (Rezoning) for various properties within and/or near the Legacy District as a result of proposed corrections to Scrivener's Errors in the legal descriptions for the districts. The affected properties include:

1. PIN 28-31-200-013-0000 (17533 Oak Park Avenue) to be rezoned from DG and B-4 to DC;
2. PIN 28-31-200-014-0000 (17514 Oak Park Avenue) to be rezoned from DG to DC;
3. PIN 28-30-308-007-0000 (6822 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
4. PIN 28-30-308-006-0000 (6824 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
5. PIN 28-30-308-005-0000 (6832 173<sup>rd</sup> Place) to be rezoned from R-4 to DF;
6. PIN 28-30-405-035-0000 (17234 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
7. PIN 28-30-405-036-0000 (17232 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
8. PIN 28-30-405-016-0000 (17224 66<sup>th</sup> Court) to be rezoned from R-5 to DG;
9. PIN 28-30-115-037-0000 (17048 Oak Park Avenue) to be rezoned from B-1 to NG;
10. PIN 28-30-302-055-0000 (6853 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
11. PIN 28-30-302-056-0000 (6847 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
12. PIN 28-30-302-057-0000 (6841 172<sup>nd</sup> Street) to be rezoned from NF to R-4;
13. PIN 28-30-301-049-0000 (17201 68<sup>th</sup> Court) to be rezoned from NF to R-4; and
14. PIN 28-30-301-050-0000 (17205 68<sup>th</sup> Court) to be rezoned from NF to R-4.

**Item #2**

**PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF UPDATING VARIOUS FIGURES AND LABELS**

Consider recommending that the Village Board approve Text Amendments related to the topic of updating various figures and labels and include but are not limited to: updating figures within the Legacy Code to reflect corrections to Scrivener's Errors in legal descriptions for each district, correcting the label on a figure, and correcting certain page numbers.

**Item #3**

**PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF STREET LEVEL COMMERCIAL**

Consider recommending that the Village Board approve Text Amendments related to the topic of street level commercial and include but are not limited to: adding definitions for “street level commercial”, “accessory residential uses”, “commercial”, “residential”, “street level”, and “residential lobby”, adding a required depth for street level commercial spaces, adding “accessory residential uses on the street level” to the list of Special Uses, and reformatting the “General Standards” tables for each district to read more clearly.

**Item #4**

**PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF PERMITTED, SPECIAL, AND PROHIBITED LAND USES**

Consider recommending that the Village Board approve Text Amendments related to the topic of Permitted, Special, and Prohibited land uses and include but are not limited to: adding “cigar or hookah lounge” to the list of Special Uses, adding “medical marijuana dispensing facility”, and “retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a primary use” to the list of Prohibited Uses.

**Item #5**

**PUBLIC HEARING: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE RELATED TO THE TOPIC OF LANDSCAPE BUFFERYARDS**

Consider recommending that the Village Board approve Text Amendments related to the topic of landscape bufferyards and include but are not limited to: requiring a five foot (5') wide bufferyard in certain circumstances.

**Good of the Order**

**Receive Comments from the Public**

**Adjourn Meeting**

## **ORDER OF PUBLIC HEARING**

- A. Opening of Public Hearing (voice vote)
- 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
- E. Petitioner Presentation
  - i. Cross Examination
  - ii. Questions by Public Body
- F. Objectors Presentation(s)
  - i. Cross Examination
  - ii. Questions by Public Body
- G. Petitioner Rebuttal (if any)
- H. Final questions by Public Body
- I. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- J. Close or continuation of Public Hearing
- K. Staff presents Findings of Fact
- L. Vote by Roll Call

### **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 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.