



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

MARCH 15, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 15, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
John Curran
Angela Gatto
Lucas Engel

Absent Plan Commissioner(s): Eduardo Mani
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clark, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Henry Doorn, Rich DeBoer, Lyman Tieman, Scott Pritzheit

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for March 15, 2018 at 7:03 p.m.

COMMUNICATIONS

PAULA WALLRICH, Community Development Director introduced the new PLANNING MANAGER, Kimberly Clarke.

MS. WALLRICH noted that a resident dropped off a packet regarding the Lenny's Workshop for each of the Commissioners. The packets will be passed out to the Commissioners and will be addressed at the Public Hearing on April 5, 2018.

APPROVAL OF MINUTES

Minutes of the March 1, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KRONER, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MARCH 15, 2018 REGULAR MEETING

**Item #1 SOUTHWEST CHICAGO CHRISTIAN SCHOOL – 17171 84TH
AVENUE
PUBLIC HEARING: VARIATIONS AND SITE PLAN APPROVAL**

Consider granting the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, the following Variations from the Zoning Ordinance:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas; and
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow the Petitioner to construct an accessory structure adjacent to the Southwest Chicago Christian School for purposes of a 2,400 SF Transportation Building with a mean height of 17' 5" and a ridge height of 21', to be serviced with water, sanitary sewer and natural gas. The requested Variations will also allow for off-street surface parking for 11 school buses that will be enclosed within an 8' chain link fence.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
John Curran
Angela Gatto
Lucas Engel

Absent Plan Commissioner(s): Eduardo Mani
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clark, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Henry Doorn, Rich DeBoer

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER GATTO, to open the Public Hearing for the Southwest Chicago Christian School. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Community Development Director explained there are two issues. One is a Site Plan Review and one is Variations. The Petitioner is looking to build a Transportation Building on the site of the school to serve their needs for minor repairs, office and meeting rooms. With this construction of the accessory structure there are five (5) Variations. The issues are related to size, the height of the structure, the fact that it will be serviced with utilities, there will be busses parked on site rather than in an enclosed building and the fence being erected around the busses will be eight feet (8'). These are all things that require approval of Variations partly because this is in an R-3 Zoning. R-3 Zoning generally contemplates a single-family development; however a church is a permitted use in that district. There are certain ancillary uses that often accompany this type of building. Storage of school busses and a transportation building would not be an unusual use. Most of the accessory structure stipulations are related to what you might have in a back yard, like a shed. This is why the Variations would be necessary.

MS. WALLRICH displayed an aerial of the location of the subject property on the southeast corner of 84th Avenue and 171st Street. The property is approximately 14 acres encompassing 2 parcels. The Faith Christian Reform Church is distinct from the school parcel. They have separate ownership and separate tax boundaries. The Southwest Chicago Christian School has three locations, one in Oak Lawn, one in Palos Heights and one in Tinley Park. The school in Tinley Park opened in 1986 and has grown to approximately 300 students attending from Pre-K thru 8th Grade. The high school in Palos Heights is celebrating its 100th anniversary this year. Previously the school operated a Transportation Building in Oak Lawn; however they have since sold that property and are now requesting to construct a new Transportation Building at their Tinley Park Site. The Petitioner is seeking to build a new Transportation Building and associated off-street parking for 11 school buses. Currently there is a chain link fence around the parking of the busses to discourage any vandalism.

The bus parking area is being proposed just east of the existing school with eleven (11) bus parking spaces. South of that there is a basketball court and there are plans to do an additional court. On the existing site there is quite a bit of vegetation on the south end of the site as well as along the east property line.

MS. WALLRICH presented a drawing of the interior of the proposed building. The diagram illustrated the size of a bus. She stated they will be doing oil changes, washing of the buses but no major repairs. There is also a break room, office, storage areas and two washrooms. The storage area is important due to the fact there is a cargo container outside that will be removed. This was identified as an open item at the workshop. Staff is recommending that this be placed as a condition of the Site Plan Approval. With regards to landscaping, there is an existing tree line along the east side. There are single-family homes off to the west. Staff also recommended that most of the trees be preserved as much as possible, especially the two (2) evergreen trees along the north end of the existing parking lot. Staff recommended that with the Site Plan Approval be conditioned upon a tree preservation plan.

In the staff report, there is a dialog between the Applicant's Landscape Architect and the Village's Landscape Architect. All of the requested landscape recommendations have been met. They will get credit for much of the existing vegetation on the site. Staff recommends, as part of the Site Plan Approval, that the trees along the north are protected and when the parking lot is constructed staff will readjust what trees need to be preserved on the east property line.

With respect to architecture, the Petitioner has agreed to use materials that match the existing brick. With respect to the Site Plan, it is somewhat screened by the existing school building and existing church. The height of the gymnasium is twenty three feet (23') and the new bus barn is eighteen feet (18') at the peak. The trash enclosure will be constructed of the same brick to match the existing school structure. It will be in a similar location to the existing trash enclosure. All HVAC equipment will be located inside of the building. This concluded the review for the Site Plan Approval.

Regarding the Variances, the property is zoned R-3 which allows for primary and secondary educational facilities as a permitted use. There is residential zoning off to the west. There is commercial to the northwest as a B-3 and more residential R-5 off to the north. The school is separated from the single-family residences to the south and there is a natural vegetation buffer in that area.

The proposed Transportation Building is considered a permitted accessory use however requires the following Variations to be constructed in accordance with the submitted plans:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas;
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure.
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

CHARMAN SHAW asked the Petitioner if he had anything to add. Mr. Doorn replied that MS. WALLRICH did an excellent job of presenting everything and he had nothing to add.

CHAIRMAN SHAW asked if anyone from the public had anything to add. There was no reply.

CHAIRMAN SHAW asked if the Commissioners had comments or questions.

COMMISSIONER KRONER asked the Petitioner if he would be agreeable to limiting the amount of busses parked on the property to a maximum of 11 busses. Mr. Doorn replied that would be agreeable. This would be based on the current bus count and the number of parking spaces available.

Mr. Doorn explained he appreciates being here in Tinley Park.

A Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER ENGEL, to close the Public Hearing on Southwest Chicago Christian School. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked MS. WALLRICH to go through the Findings of Fact and the Standards for Variation and Site Plan. MS. WALLRICH replied the staff would like to ascertain regarding the Site Plan that it is not impacting negatively on any of the surrounding land uses. There is adequate circulation and adequate pedestrian needs. Because this is an existing school all those issues are currently met. The traffic patterns are all the same. The Standards have been met.

With respect to the Variations there are three main standards that they must meet. These are noted in the Staff Report.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - For size they need more than 720 Sq. Ft. because a bus would not fit in a smaller size.
 - The height is to accommodate the bus and storage needs.
 - The utilities are necessary for them to operate
 - Parking is necessary as all the busses would not fit inside.
 - The fence is to protect against vandalism.
2. The plight of the owner is due to unique circumstances.
 - This is an institutional use in a single-family zoning district.
 - This is a permitted use, but certain ancillary uses go along with it.
3. The Variation, if granted, will not alter the essential character of the locality.
 - Because the school has existed since 1986, the only change is the transportation barn and the uses will remain the same.
 - The additional building will architecturally match the existing buildings on the property.

CHAIRMAN SHAW asked if any of the Open Items have been addressed. MS. WALLRICH replied that yes they have been addressed.

CHAIRMAN SHAW asked for clarification regarding if there are currently busses stored on the site and is it technically not allowed. MS. WALLRICH replied that there is no record of a prior Variation. She noted that non-conforming uses can result from changes in the Code over time and that unfortunately there are probably many nonconforming uses in the Village. She stated that if a use is rendered non-conforming as a consequence of a code change they would not be required to bring it into conformance until such time as the non-conformance is expanded.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to grant the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, Site Plan Approval in accordance with the plans submitted and listed herein with the following conditions:

1. The existing cargo container must be removed prior to issuance of the final occupancy permit for the Transportation Building;
2. Provide a tree protection plan to staff for approval prior to issuance of a building permit;

3. Staff approval of preservation of trees and plantings along the east property line after the parking lot installation; and
4. No more than 11 busses are to be stored on the property at any given time.

AYES: COMMISSIONERS STANTON, CURRAN, ENGEL, GATTO, KRONER,
CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the motion unanimously approved.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER ENGEL to recommend to the Village Board the granting of the following Variations to the Petitioner, Henry Doorn, Jr., on behalf of Southwest Chicago Christian School, located at 17171 84th Avenue, consistent with the List of Submitted Plans as attached herein and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting:

1. A 1,680 SF Variation from Section III.I.2.b. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum floor area of an accessory structure to 720 SF;
2. A three (3) foot Variation from Section III.I.2.c. (Accessory Structures and Uses) of the Zoning Ordinance which limits the maximum height of the accessory structure to eighteen (18) feet at the peak of the structure;
3. A Variation from Section III.I.2.g. (Accessory Structures and Uses) of the Zoning Ordinance which prohibits accessory structures to be serviced by water, sanitary sewer, or natural gas;
4. A Variation from Section III.R.d. (Parking of Vehicles in Residential Zoning Districts) which requires commercial vehicles to be stored in a garage or fully enclosed structure; and
5. A two (2) foot Variation from Section III.J.2.c. (Fence Regulations) where a fence is limited in height to 6' in all zoning districts.

These Variations will allow for the construction of an 2,400 SF accessory structure (Transportation Building) with a roof height of 21', serviced with water, sewer and natural gas, with associated off-street surface parking for no more than 11 school buses enclosed with a 8' chain link fence.

AYES: COMMISSIONERS STANTON, CURRAN, ENGEL, GATTO, KRONER,
CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MARCH 15, 2018 REGULAR MEETING

Item #2

LENNY'S FOOD AND FUEL- 19420 HARLEM AVENUE

WORKSHOP: Consider granting the Petitioner, Leonard McEnery, a map amendment rezoning the subject parcel from R-1 (Single Family Residential) to B-3 (General Business and Commercial District) with Special Uses to allow the continuation of the existing Automobile Service Station and Automobile Car Wash.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Peter Kroner
Tim Stanton
John Curran
Angela Gatto
Lucas Engel

Absent Plan Commissioner(s): Eduardo Mani
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clark, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Lyman Tieman, Attorney, Scott Pritzheit, Planning and Architecture.
Len McEnery, Petitioner

CHAIRMAN SHAW made a brief statement regarding the issue before the Commission is one of zoning, specifically the rezoning to B-3 and the Special Uses for a car wash and convenience store. He noted that there may be concerns regarding video gaming and the sale of packaged liquor; however those issues are not under the Commission's review and they will be considered as part of the Village Board's review of the annexation petition.

PAULA WALLRICH, Community Development Director explained tentatively the Public Hearing will be at the Plan Commission Meeting held on April 5th and then to the Village Board for a First Reading on April 17th and final approval on May 1st. She reiterated what CHAIRMAN SHAW had stated and that the annexation will be discussed at the Village Board and only zoning issues will be reviewed with the Plan Commission.

MS. WALLRICH gave a history on the Lenny's Property at 19420 S. Harlem Avenue. At this location there is a convenience store with drive-up window for Dunkin Donuts and Beggars Pizza, a fueling station, a Car Wash and outdoor dispensing/filling of propane tanks. Mr. McEnery built this in 2015 with

the Car Wash added in 2017. He is petitioning the Village of Tinley Park for annexation as he wishes to expand his business to include Video Gaming and Package Liquor Sales. No new construction will occur as a product of that. There are two buildings on the property which include the Convenience store and the Car Wash. There are two canopies, one servicing car gas dispensing and one for truck gas dispensing. There are two issues before the Commission, one is rezoning, from the County zoning of C-2 and the second is the Special Uses. Staff is recommending Zoning the property to B-3 (General Business and Commercial). She noted there are options between B-3 Zoning (General Business and Commercial) or B-5 (Automotive District). B-5 is primarily confined to car dealerships and although is labeled Automotive it includes much more than that. It includes other uses such as body shops and outdoor storage of automobile parts, light equipment sales and heavy equipment sales and some of the existing uses such as “food store, drive-in and restaurants” are prohibited. With the B-3 Zoning District the Convenience Store and the Car Wash are Special Uses. There is no Site Plan review required as this is all existing structures and there is no Building Permit being requested. Staff did an inspection on the property which included Landscaping and signage. As part of the Annexation Agreement they will be required to bring the property into conformance with all of the Village Codes. A letter was presented to the Petitioner explaining any issues that were found. There were a few deficiencies with the Landscaping which they will bring into conformance as part of the Annexation Agreement. The other issue is the signage which will be rendered legal non-conforming signs upon annexation. MS. WALLRICH then noted the hours of operation for the Convenience Store is 24 hours, the Car Wash is 6:00 a.m. to 10:00 p.m. and the Dunkin Donuts is 4:00 a.m. to 10:00 p.m. It is important to note that for the Public Hearing we want to incorporate the Findings of Fact and any submitted plans.

CHAIRMAN SHAW asked the Commissioners for comments or questions.

COMMISSIONER CURRAN asked whether the property to the north is unincorporated and when the water line is put in would they have to cross that property. He also asked if that property would be willing to also annex. MS. WALLRICH replied she has had conversations with them and they are interested in annexation. They are interested in Tinley Park water but the sanitary sewer will always be Frankfort.

COMMISSIONER GATTO asked about the projected revenue and who came up with the amount. MS. WALLRICH replied that the Petitioner did.

COMMISSIONER KRONER asked if their signs conform to the current sign regulations. He stated that he would like the Petitioner to bring the signage up to our Code since a lot of time was spent on the Sign Ordinance. Mr. Lyman Tieman, Attorney for the Petitioner, replied that the Petitioner would not want to change the signage. This facility is currently operating. He stated that his client wants something from the Village and the Village will get tax revenue from them. He stated he didn't believe there were any major problems between existing signage and Village Codes. COMMISSIONER KRONER stated if there are no major issues then they shouldn't mind bringing that signage up to Code. This is an entry point to our Village from the south to the north and we should not have a structure that does not maintain our standards. Even though this is an existing site, it should be brought up to our recently enacted Sign Ordinance. Mr. Scott Pritzheit, Architect noted that the signage met the County Sign Ordinance when it was built and we are not aware of any difference between that and the Village Sign Ordinance. When we were working on this project we did work closely with Tinley Park and tried to meet all the requirements of the Village to include materials, building, setbacks and landscaping. At that time the list we had from Tinley Park was minor regarding the things that did not conform. Regarding the signs we are not aware of any changes that need to be done and we cannot comment further at this time. COMMISSIONER KRONER asked if they would come back at the Public Hearing with the deficiencies, if there any, would they bring them up to Code.

CHAIRMAN SHAW agreed with COMMISSIONER KRONER. We will consider this an open Item and should be addressed at the Public Hearing. COMMISSIONER STANTON also agreed.

COMMISSIONER KRONER asked why Annexation was not considered back in 2013 and 2014. Mr. Tieman replied that at the time, the property was zoned with the County for a Gas Station and Convenience Store. The position was to proceed with the County because of the Zoning and seek the Special Use for the Car Wash and the Drive-up food service. He stated they were not successful with the County and the matter was taken to court but subsequently was approved. The Car Wash was built in 2017. There was no incentive to come into the Village since they received the approvals they needed in the County. The issue now is that Package Liquor Sales and the Video Gaming are not allowed in the County. Those uses were previously allowed with the County, but when the County saw that we were in court for the Special Use they had a meeting and because of our facility the County opted out of future gaming in the unincorporated areas of Will County. They grandfathered in all the business that currently had gaming and restricted gaming from that time forward because of the McEnery facility. They also modified the Liquor License because of our facility, to reduce the number of Liquor Licenses from 12 or 13 for package liquor sales out of gas stations down to the existing number County wide with the condition that no additional Licenses for packaged Liquor Licenses would be allowed out of Convenience Stores or Gas Stations without the County Board Members in that district approving it. Those 2 issues were directed at this facility. The court granted the Special Use Permit and the next step will be to get the Package Sales Liquor License and the gaming License to put this on an even par with other stations. This was the reason for the business decision to Annex into Tinley Park.

Mr. Tieman then stated that there are a number of benefits to the Village of Tinley Park. We will be switching over to Tinley Park water and paying a substantial fee to run a water main along Harlem Avenue. We have agreed to hook into Tinley water within a year and we have agreed to sprinkle the car wash within five years. We have agreed to pay a recapture for water which is a substantial amount of money. Everything we are doing is permitted. We are looking to bring this facility into the jurisdiction of Tinley Park.

COMMISSIONER KRONER asked how many cars and trucks the service station services for one day and if there are parking for trucks. Mr. McEnery replied approximately 1,200 cars and approximately 30 trucks per day. There are 2 spaces for trucks. Mr. Pritzheit replied there are no over the road trucks just sitting in the lot. There are mainly local trucks coming in to fuel and get a cup of coffee.

COMMISSIONER STANTON noted that from his history of using Lenny's Gas Stations they are top-notch and he is a good business man.

CHAIRMAN SHAW asked the Petitioner if they would like to make a formal presentation. Mr. Pritzheit replied that they have been working with the Village's staff for several months. We support the findings. This is a top-notch facility that is well run. There have been no issues of delinquency or police. Lenny runs a number of these facilities and has proven that he can manage these well. If there are any issues that need to be brought up, we would be glad to address that. MS. WALLRICH then noted that there have been no findings yet. The findings will come after the Public Hearing. COMMISSIONER CURREN asked about the gaming and liquor. Does the Village have licenses available? MS. WALLRICH replied that the Board has considered creating a new Liquor License that will accommodate Packaged Liquor only at a Truck Stop as defined by the State Statute. This was brought up at the Committee of the Whole and there was no vote. This was brought before them and they directed staff to go forward with the Rezoning aspects of the project. After the Plan Commission looks at the Zoning, the Board will consider the creation of the Liquor License and the Annexation. They would still have to apply for the Liquor License and the Gaming. This would not have anything to do with the Plan Commission approval. COMMISSIONER CURREN asked about the property to the west and if it is unincorporated or is it

Frankfort. MS. WALLRICH replied there is one row of homes immediately west of the gas station along the south side of 194th that is in the Village and everything else south of there is outside the Village. Frankfort has no contiguity in this area and therefore would have difficulty in annexing the subject parcel. MS. WALLRICH displayed a map showing the demarcation of the area. In order to annex a property, there has to be 300 feet of contiguity.

COMMISSIONER CURREN asked if there are currently gas stations that sell liquor and have gaming in the Village. MS. WALLRICH replied there is one Shell Gas Station that sells liquor. This may be a product of annexation. She was unaware of any station that had gaming.

CHARIMAN SHAW noted several things from the Petitioner's testimony including the fact that the trigger for annexation was the County's actions to prevent Liquor Sales and Gaming, the traffic numbers from Mr. McEnery were estimates. He questioned if there have been any traffic studies and the State definition of Truck Stop should be included as an Open Item so we can understand what this means. He reiterated that the Commission is not offering any recommendation for gaming or liquor license, but clearly this is the basis for what we are doing here. Mr. Tieman replied when the gaming act was created by the State of Illinois they allowed gaming inside establishments that poured liquor, they also had a category for fraternal organizations and a category for Truck Stops. The State defined the Truck Stop as a facility that sells Diesel Fuel and is on three acres or more and sells a minimum of 10,000 gallons of fuel or more and has the ability to allow two (2) trucks parking at any given time. The State created this category for Video Gaming but this does not fit the typical definition of a Truck Stop. Mr. McEnery has a Truck Stop on Joliet Road that has parking for 50-60 trucks with constant truck traffic in and out. Anyone in the gasoline business would look at this and not call it a Truck Stop. The trucks that come into this facility are generally from the Auto Auction further south. There are several other types of trucks that use Diesel fuel. In terms of the zoning requirements for the B-3 via the County or the Village there is an extreme distance between the property line on the west side of the property and the fueling station. The rear setback is well beyond what is required. Regarding the County and Tinley Park requirements for screening for the facility and the home to the west, we have an eight foot fence, berming, landscaping on both sides of the fence and a detention pond. All these things are an effort to make our facility more compatible to the residences on the west. We have gone out of our way in every attempt to accommodate the safety and welfare to the neighbors to the west of us. This is not a Truck Stop with fifty (50) trucks parked and harassing the neighbors.

COMMISSIONER SHAW stated he would like to have these issues addressed prior to the Public Hearing. He listed his concerns as follows:

- Buffer area. Is the setback to the west well beyond the requirement of the County? Mr. Pritzheit replied that when the initial designs with the County there were three levels of buffer zones. One was distance, one was landscaping and one was a fence. One was required, we did all three. When we reviewed Tinley Park's requirements we note that we met them as well. We far exceeded the distance, we provided a landscape mound with a fence on top of it. The 8 foot fence was allowed by the County, and we are not sure it is allowed by Tinley Park. We also did landscaping. CHAIRMAN SHAW noted that because you have exceeded the requirements would you be removing one or more of these in the future? Mr. Pritzheit replied that is not possible due to the detention area.
- Truck Stop definition: MS. WALLRICH noted the term 'truck stop' is only being with respect to Video Gaming. When they create a new Liquor License they will incorporate the name of "Truck Stop" as defined by the Illinois Gaming Board. For zoning purposes this is termed "Service Station".
- Traffic. CHAIRMAN SHAW stated that the assumption is that the traffic will increase, we would feel more comfortable understanding what that change would be. If there is a concern regarding

the current traffic more would be a problem. Mr. Tieman replied they would be willing to have an employee count the amount of traffic for a specific amount of time. We will take a look at those numbers to see how much it would increase. CHAIRMAN SHAW noted he would feel more comfortable having an independent traffic study.

- Public safety. Regarding the Police or Fire, is it currently under the Will County Sheriff's Department. Considering Tinley Park would be taking this over it would be good to have hard data to back up the history of calls. Tinley Park should be able to request this information from Will County. We should have facts to back this up.
- Boundary agreement. The Village of Frankfort is not contiguous anywhere. In the comprehensive plan, we are approaching the year 2020 and the plan was done in 1999. It mentions that there were boundary agreements with all surrounding communities. Our boundaries were set. As far as you know is this an accurate statement. MS. WALLRICH noted the boundary agreement as expired. There is no agreement that would prevent this property from annexing to another community except for lack of contiguity.
- Landscaping. COMMISSIONER KRONER questioned the landscaping and stated that Mr. Tieman had noted that the distance, berming, landscaping and fencing exceeds the requirement. MS. WALLRICH noted the landscaping deficiency was due to dead trees. COMMISSIONER KRONER noted this should be addressed at the Public Hearing.
- Truck Idling. The Petitioner has agreed to install no-idling signs. Is this enforceable? MS. WALLRICH replied the Petitioner has agreed to enforce it.
- Signs. MS. WALLRICH noted the signs existing should be considered non-conforming signs. COMMISSIONER KRONER noted after identifying the deficiencies in the signage he would not be able to vote positively without bring the signage up to code.

COMMENTS FROM THE PUBLIC

#1 – Linda Arnold – Presented a packet to each Commissioner regarding the neighborhood concerns.

- There are 7 business being run out of this facility. My concern is the parking requirement for each of these businesses.
- Regarding parking Commercial vehicles. These should be out of public view.
- Why is a sign being put up to not idle?
- If this is considered a Truck Stop, what is the limit of time a truck would be allowed to stay there?
- This is a Truck Stop abutting single-family homes. The Diesel fuel is less than 200 feet from homes.
- Who will have the jurisdiction to require trucks to leave the facility?
- The Video Gaming will be 24/7. This is inappropriate next to single-family homes. Negative affect.
- Children will be crossing in front of trucks when they go to the Convenient Store in the facility.

#2 – Beth Kendall

- The Summit Hill School is approximately ¼ miles with 12 bus stops in the area.
- In 2012 over 700 resident opposed the Gas Station being built
- The traffic and crime in the area will increase
- FOIA – 2012–2015 requested PD information regarding crime. (stats are in packet presented by Linda Arnold)

#3 – Glen Arnold

- Commending Tinley Park for crafting Ordinances with rules to create one of the safest and prosperous suburbs in the United States.
- Creating this annexation will create and change the Village of Tinley Park. Currently no Truck Stops in the Village.

- No 24 hour gambling
- Constant stream of truck traffic from I-80
- Truckers parking their rigs going in and drinking and gambling then driving.
- This is inappropriate for this location

COMMISSIONER CURRAN asked if this property was rezoned from Residential to Commercial. Mr. Tieman replied this was zoned C-2 on the north and C-3 on the south. Before the property was purchased it was zoned C-2 and also prior to any of the neighbors living there it was zoned C-2 which allows this use.

#4 – Beth Arnold

- I purchased this property 15 years ago and we knew this property was commercial but never dreamed it would be a gas station.
- The buffer should have two rows of trees to block noise and the fence is plastic.
- There is an increase in traffic since the gas station opened. An independent traffic study should be done all day long. It is difficult to get out of the residential area.

COMMISSIONER SHAW noted this is a Special Use under the B-3 Zoning. Staff recommendation would be not to zone it B-5.

GOOD OF THE ORDER

MS. WALLRICH noted:

- We are very glad to have Kimberly Clarke join us as Planning Manager
- Took time last week to go to training on a RTA/APA session
- Kimberly and Paula went to training on Design Guidelines
- Software interviews taking place
- PAWS will be building an Accessory Structure – to PC on April 5
- Working on Annual Report for the CD department
- Meeting with Lakota regarding the Plaza
- Incentive Program for Oak Park Avenue
- Interviewing for Senior Planner
- Tinley Park Mental Health RFQ responses were reviewed today

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER CURRAN, seconded by PLAN COMMISSIONER STANTON, to adjourn the Regular Meeting of the Plan Commission of March 15, 2018 at 9:22 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.