



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

**June 6, 2019**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 6, 2019 at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners: Tim Stanton, Acting Chairman  
Lucas Engel  
Garrett Gray  
Angela Gatto  
Eduardo Mani – Arrived at 7:13 pm  
MaryAnn Aitchison  
Stephen Vick

Absent Plan Commissioner(s):

Village Officials and Staff: Kimberly Clarke,  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for June 6, 2019 at 7:00 p.m.

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the May 2, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER ENGEL, to approve the minutes as presented. COMMISSIONER GATTO noted Chairman Shaw was referred to in error, he was not at the meeting. The revised minutes were approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved as revised.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 6, 2019 REGULAR MEETING**

**Item #1 WORKSHOP: LIGHTING STANDARDS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider a Text Amendment to amending Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements in residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman  
Lucas Engel  
Garrett Gray  
Angela Gatto  
Eduardo Mani  
MaryAnn Aitchison  
Stephen Vick

Absent Plan Commissioner(s):

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guests: None

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff has proposed a draft Text Amendment to the Performance Standards that regulate glare for multi-family, commercial and industrial districts. The amendment would establish different lighting levels and lighting design elements for new or redeveloped properties.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

Over the past several years, the Village has experienced many of its older commercial and industrial properties redevelop. In addition to redevelopment, code enforcement deals with “nuisance” light complaints on a regular basis. Staff does not have anything within the code to support any requirements for different lighting levels or the incorporation of lighting design elements for new or redeveloped properties. Many communities regulate lighting within their nonresidential corridors because it can have an effect on the overall aesthetics of a corridor and impact the public comfort and general welfare. Staff has noted there is a very minimal lighting glare regulation which is just a footlight candle on the property line. There is no other standard to address how a light fixture is mounted and has an exposed bulb that creates glare. Staff has some suggested language to consider that would assist developers and businesses as they come into the Village to give them some concrete standards and meet the lighting standards of today.

Ms. Clarke displayed a photo of a shopping center showing examples of glare. The lights are sag lights that are now going away because of LED lighting. There are ways to have better sight lighting that will not create glare and a nuisance to the eyes. Ms. Clarke displayed an example of an exposed light and another light that is a fixed light above the door shining directly down for security and the light does not spill out causing glare. In the proposed text, these are things that will be articulated clearly and staff will be able to use this to regulate lighting for permits or new construction. The lighting should be more uniform with no glare spilling out. The light should be contained on the site. The proposed text will create some cohesiveness of lighting by requiring average light levels that will be established for the site. The intent is to reduce light pollution.

The recommendation is to establish zones, create low-intensity areas and recognize there are different lighting needs. Car dealerships are unique users, staff recognizes that it cannot be too restrictive as their product is out and needs to be highlighted. There will also be a pre-curfew light levels during regular business hours and a post-curfew light level after business are closed. This will be the new light standard with specific regulations further defining a photometric plan and what is required.

Staff has a proposed Text Amendment in the staff report for review. The items have been further defined and definitions have been included.

PLAN COMMISSION ACTING CHAIRMAN STANTON asked for comments from the Commissioners.

COMMISSIONER GRAY inquired about the height of the lighting and how this meets up with shopping centers in the area. Ms. Clarke replied staff wanted a standard for the code and would not force changes. This is not currently specified in the code. Staff recognizes that older shopping centers would have leeway and would not be required to change everything at once.

COMMISSIONER MANI inquired if staff would require the International Dark Sky Association requirements. Ms. Clarke replied this ordinance would not be as restrictive as the Association's rules. This would be a step towards it.

The Public Hearing is scheduled for June 20, 2019.

#### **PUBLIC COMMENT**

Mr. Zomparelli inquired if the Village would be monitoring the type of light bulbs that could be used. Ms. Clarke replied that any time there is a new development a light plan is required. The lighting has to be regulated so it does not affect adjacent properties or roadways. This will assist in providing the light plan.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE JUNE 6, 2019 REGULAR MEETING**

**Item #2 WORKSHOP / APPROVAL: INNOVATIVE DECKS – 6926 183RD STREET  
SITE PLAN APPROVAL**

Consider granting Site Plan approval to the Petitioner, Ken Zomparelli on behalf of Innovative Decks, to permit a 1,224 square foot second detached garage and attached lumber rack to replace an existing residential shed on the property located at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman  
Lucas Engel  
Garrett Gray  
Angela Gatto  
Eduardo Mani  
MaryAnn Aitchison  
Stephen Vick

Absent Plan Commissioner(s):

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

Guests: Ken Zomparelli, Petitioner

DAN RITTER, SENIOR PLANNER gave a presentation as noted in the Staff Report. This is a Site Plan approval to permit a second 1,224 square foot detached garage and attached lumber rack to replace an existing residential shed at Innovative Decks at 6926 183<sup>rd</sup> Street. This project complies with all Legacy Code setback and development requirements for commercial accessory structures. The Site Plan for the layout and design of commercial and mixed-use properties require approval from the Plan Commission. A final decision on the Petitioner's Site Plan is made at the Plan Commission if there are no associated zoning requests.

A replacement garage and a lumber rack extending from the existing garage were started without a permit and currently exist on the property. Inspectors caught this work being completed without a permit and stopped work in April 2019. As currently constructed, these structures do not comply with the Legacy Code's setback and exterior material requirements. The existing structures will be required to be removed by July 5, 2019 and a double permit fee assessed due to working without a permit. Staff notes that the property file for this location indicates a history of construction without permits or approvals.

The site is zoned NF (Neighborhood Flex) and is in the Legacy District. To the east and west are unincorporated properties. To the north is Central Middle School. To the south is Millennium Lakes, a townhome development that is R-5. Accessory structures on commercial and mixed-use properties are permitted within "Parking Zones". In the NF Zoning District the Parking Zone is the rear yard of the property and not closer than 5 feet to the property line. There are no limits to the number of or size of commercial accessory structures in the Legacy Code or Zoning Code.

The replacement structure will be considered a second garage for additional storage. The garage will be 24' X 36' and the lumber rack will be 10' X 36'. The proposed garage and lumber rack are being constructed entirely of masonry to avoid fire

sprinkler requirements. The exterior brick will match the existing detached garage in color and texture. Brick is a permitted material in the Legacy District for principal and accessory structures. The proposed garage will be behind the existing garage with a driveway leading to it.

No parking changes are proposed. No landscaping changes are proposed with the site plan. There are current deficiencies to the private property landscaping and buffer yards required by the Legacy Code that the Commission can address if they believe it is warranted based on the proposal.

PLAN COMMISSION ACTING CHAIRMAN STANTON asked for comments from the Commissioners.

COMMISSIONER MANI inquired about the landscaping deficiencies. Mr. Ritter replied there was additional landscaping is required in the bufferyard setbacks and the interior of the site, however this area is not visible to the public. The frontage visible to the public has a good amount of landscaping.

COMMISSIONER GATTO inquired if there were any complaints regarding this property. Mr. Ritter replied he is not aware of any.

COMMISSIONER GRAY inquired why Mr. Zomparelli would not obtain a permit to build the garage when he had already been through the same process of not getting a permit just a couple years ago. Mr. Zomparelli replied the building was already there and there was a rodent and snake infestation in the building that he was trying to get in control. After getting to the problem he realized the floor of the building was rotten and that was when he decided to take it down. He was trying to solve a problem quickly. At the time he did not know the extent of the problem. During this time the inspector rolled up and now he has to put in a trenched foundation and the brick exterior to the cost of \$30,000.00. The previous garage that was built had to have a sprinkler system in it to the cost of \$200,000.00. This was a storage building that was already there.

COMMISSIONER GATTO noted Mr. Zomparelli should be aware of the permit requirement as he is also in business and he is aware of the code requirements. Mr. Zomparelli replied he has done a lot for this Village. He is just trying to survive as a businessman.

COMMISSIONER GRAY noted he has owned the property since 1990 and there is a list of improvements done without permits.

Ms. Clarke noted that the applicant preferred the brick construction on the proposed garage because it will eliminate the code requirement for the structure to be sprinkled. Mr. Zomparelli showed photos of the current back yard landscaping.

Mr. Ritter noted there is also a recommendation to remove the unpermitted accessory structure no later than July 5, 2019. A permit was still required prior to construction.

A motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Ken Zomparelli of Innovative Decks, Site Plan Approval to construct a second detached garage with a lumber rack on the mixed-use property at 6926 183<sup>rd</sup> Street in the NF, Neighborhood Flex Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions ...

1. All unpermitted accessory structures shall be removed by no later than July 5, 2019.
2. The accessory structure shall be entirely constructed with masonry and all exterior brick shall match the existing detached garage in color and texture.
3. All equipment and materials shall be stored in approved structures or locations only as indicated on the approved site plan.

AYES: MANI, GRAY, GATTO, VICK, AITCHISON, ENGEL AND ACTING CHAIRMAN STANTON

NAYS: NONE

ACTING CHAIRMAN STANTON 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 JUNE 6, 2019 REGULAR MEETING**

**Item #3 WORKSHOP: MASONRY REQUIREMENTS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman  
Lucas Engel  
Garrett Gray  
Angela Gatto  
Eduardo Mani  
MaryAnn Aitchison  
Stephen Vick

Absent Plan Commissioner(s):

Village Officials and Staff: Kimberly Clarke, Community Development Director  
Dan Ritter, Senior Planner  
Barbara Bennett, Commission Secretary

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff is currently working with a consultant to update the Tinley Park Comprehensive Building Code. As part of the process, certain sections of the code have been identified that are not typically addressed in a building code. One of these is regulating certain building materials for aesthetic purposes. Municipalities have the authority to regulate aesthetics in order to protect the character and maintain the stability of residential, business, and industrial areas within its boundaries. Specifically, communities often adopt regulations requiring certain materials for new construction that require products such as face brick, glass or stone yet can prohibit materials such as cinder block, metal or vinyl. Historically, Tinley Park has required masonry construction on all building types to varying degrees. Residential properties require first floor masonry; non-residential properties require a certain percentage of masonry depending on its size.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Staff noted that the masonry requirements need to be removed out of the Comprehensive Building Code and into the Zoning Code to allow for improved efficiencies for granting Variations.

The Village adopted Ordinance 2001-O-028 which amended the Tinley Park Comprehensive Building Code to require the exterior wall of all commercial building to be constructed of face brick, decorative stone or other approved masonry products. It was later amended in 2007 and expanded upon the districts in that it created a chart based on the square footage. This put you in a category based on how much face brick was in place. This is the requirement as of today. The chart is noted in the Staff Report.

When this was first adopted in 2001 it was at a time that the Village did not mandate the buildings should be sprinkled so that masonry construction was the way to enhance the fire concerns, but not require the buildings to be sprinkled. It would

be a good time to consider alternative construction materials. In some of the large industrial buildings, it is not economical to require face brick.

Staff recognizes there are now many alternative materials being used that make more sense specifically with large industrial buildings. It is recommended that the regulations for masonry construction listed in the Comprehensive Building Code be removed and adopted within the Zoning Ordinance. In Addition, Staff is recommending the Plan Commission discuss additional building material requirements for industrial and office uses and guidelines. Stone could be considered an optional material rather than just face brick. Staff is recommending the Commission consider limiting masonry requirements for light industrial uses with a size threshold. Staff recommends maintaining the masonry requirement for commercial and office uses with consideration of including a size threshold.

Comparisons from other Villages are included in the packet for review. The Legacy Code gives some alternative materials.

Ms. Clarke displayed photos of some of the industrial buildings along 355 and I-80. Other features can be used to make the buildings more attractive and more economical. Landscaping can also be used to create the aesthetics the Village is looking to accomplish in these business parks. Staff would like to come back to the Plan Commission to further discuss potential design guidelines for industrial and office uses. Staff would also like to consider eliminating or reducing brick requirements on larger scaled industrial buildings.

The Public Hearing is scheduled for July 20, 2019.

**GOOD OF THE ORDER:**

Kimberly Clarke, Community Development Director noted:

1. Holiday Inn Application to build on the lot behind Hamada - to the Plan Commission in July with minor Variations.
2. South Street – tweaking incentive agreement on the TIF agreement. Getting Foundation Permit.
3. Bremen – To Plan Commission June 20 for Workshop/Public Hearing– Stalled with incentive, hoping Village Board will approve.
4. Dan is working on the new Fee Schedule – Workshop/Public Hearing June 20 – One central location in the municipal code.
5. Plaza – Infrastructure held up due to weather. Brick pavers down in a few weeks.
6. Banging Gavel – working thru plans. Village working on the streetscape plan.
7. SIP is under construction.
8. Short Term Rental on hold until after Public Safety Committee discussion on June 11th.

**COMMENTS FROM THE COMMISSION**

None at this time.

**PUBLIC COMMENT:**

Mr. Zomparelli thanked the Plan Commission for approving his building. Commended the Village for getting the sidewalk in on 183<sup>rd</sup> Street. It would be helpful to complete the sidewalk that goes to the school. It drops the kids in the ditch. Unfinished project for about 10 years. He will be in touch to get his permit within the next couple days.

**ADJOURNMENT:**

There being no further business, a Motion was made by PLAN COMMISSIONER GRAY, seconded by PLAN COMMISSIONER VICK to adjourn the Regular Meeting of the Plan Commission of June 6, 2019 at 8:21 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.