

MINUTES
Community Development Committee
August 8, 2017 – 6:30 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: M. Glotz, Chair
B. Younker, Village Trustee

Members Absent: W. Brady, Village Trustee

Other Board Members Present: M. Pannitto, Village Trustee

Staff Present: D. Niemeyer, Village Manager
P. Carr, Interim Assistant Village Manager
B. Bettenhausen, Village Treasurer
P. Connelly, Village Attorney
K. Workowski, Public Works Director
J. Urbanski, Assistant Public Works Director
P. Wallrich, Interim Community Development Director
P. Wallrich, Interim Community Development Director
L. Godette, Deputy Clerk
T. Woolfalk, Commission Secretary

Item #1 - The meeting of the Community Development Committee Meeting was called to order at 6:30 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON JULY 11, 2017 – Motion was made by Trustee Glotz, seconded by Trustee Younker, to approve the minutes of the Community Development Committee Meeting held on July 11, 2017. Vote by voice call. Chairman Glotz declared the motion carried.

Item #3 – DISCUSS RECOMMENDING AN ORDINANCE FOR TEXT AMENDMENT FOR OUTDOOR DISPLAY. Paula Wallrich stated that staff seeks direction for updated the regulations for outdoor sales display areas for businesses. She noted that the current regulation within Section III.N.6. of the Zoning Ordinance only allows for outdoor display of seasonal gardening products. A text amendment to the Zoning Ordinance would assist these businesses in legally displaying their products outside the store to attract customers and aid in increasing sales and review. This would help them be more competitive with businesses in other communities. Staff recommends a two-tiered approach as follows:

1. The first tier would be displays of seasonal goods or special sales. These displays may include but are not limited to: sale of potted plants, mulch, clothes racks, propane, ice, and small product display racks;
2. The second tier would be displays of seasonal goods or special sales that do not meet the regulations within the Level 1 Outdoor Sales Display Section. These displays may include, but are not limited to: large products or equipment, appliances, seasonal recreational items (pools, play equipment, etc.), accessory structures (sheds, gazebos, etc.) or display of building materials (fencing, pavers, etc.)

**Minutes
Meeting of the Community Development Committee
August, 2017**

The first tier of outdoor sales display would be subject to regulations for location, size, and time of display and could be approved administratively. Any proposals for outdoor sales displays that would not meet the regulations within the first tier would be required to be reviewed and approved by the Plan Commission.

The amendments to the Zoning Ordinance would allow for more typical, smaller scale outdoor displays (with products other than just garden items) to be approved administratively and would give the Plan Commission the authority to approve the large displays.

Motion was made by Trustee Glotz, seconded by Trustee Younker, to recommend an ordinance for a text amendment for outdoor display. Vote by voice call. Chairman Glotz declared the motion carried.

Item #4 – DISCUSS RECOMMENDING AN ORDINANCE FOR TEXT AMENDMENT FOR TRUCK RENTAL. Paula Wallrich stated that there is a truck rental (moving trucks) in the area near 175th Street and Duvan Drive. This area is zoned ORI (Office and Restricted Industrial) and is part of the Mixed-Use Duvan Drive (MU-1) Overlay District. Section V of the Zoning Ordinance lists the following that are similar to a truck rental business and whether they are permitted, Special Uses, or prohibited:

- Equipment rental and leasing services – Permitted
- Heavy equipment sales/rental – Special Use Permit Required
- Vehicle sale/rental – Prohibited
- Vehicle sales/rental (internal display only) – Special Use Permit Required

There isn't a clear direction for truck rental with this Section. Staff seeks direction from the Committee on whether we should add a category specific to truck rental, make it a permitted or Special Use, and if there are any conditions that should be required for this type of business. The new regulation might look like this:

- Truck Rental* – Special Use Permit Required.

*Conditions:

1. The rental vehicles must be parked on a paved surface meeting all applicable Village codes.
2. The rental vehicles cannot be parked within the parking spaces that are required for the business per Section VIII of the Zoning Ordinance.
3. The rental vehicles must be screened from view (by vinyl privacy fencing, landscaping, or a combination of both) or located in such a way that the vehicle cannot be seen from the public right-of-way.

Motion was made by Trustee Glotz, seconded by Trustee Younker, to recommend an ordinance for a text amendment for truck rental. Vote by voice call. Chairman Glotz declared the motion carried.

Item #5 – DISCUSS WAIVER OF CONCRETE SLAB REQUIREMENT (BUILDING CODE SECTION 313.e) FOR CONSTRUCTION OF A GREENHOUSE AT 7801 JOLIET DRIVE. Paula Wallrich stated that per the Village Comprehensive Building Code (Section 313.E) storage/utility sheds *“in excess of one hundred (100) square feet in area shall be constructed on a concrete slab consisting of a minimum of four (4) inches of crushed stone base.”*

Village Staff has received a request from Susan Bobkoa to erect a 200 square foot greenhouse in the rear

**Minutes
Meeting of the Community Development Committee
August, 2017**

yard at 7801 Joliet Drive North. The proposed location and size conform with Village's Zoning Ordinance however, due to the proposed use of the greenhouse, (the potting and growing of plants) the resident requests the waiver of the required concrete foundation and instead provide a pervious base of pea gravel.

The concern for requiring a concrete foundation is to provide a solid level base and also to ensure the structure is secured to the ground. If a waiver is granted, the structure will be required to be anchored securely to the ground. Staff suggests that if the waiver is granted that a condition be placed that the use of the greenhouse remain for cultivation of plants only and not convert for a storage or utility shed.

Per the Comprehensive Building Code an appeal of the code "*shall be directed to the Building Committee which is appointed by the Board of Trustees of the Village.*"

Motion was made by Trustee Glotz, seconded by Trustee Younker, to recommend a waiver of concrete slab requirement (Building Code Section 313.e) for construction of a greenhouse at 7801 Joliet Drive. Vote by voice call. Chairman Glotz declared the motion carried.

ITEM #5 – RECEIVE COMMENTS FROM THE PUBLIC – No comments received from the public.

ADJOURNMENT

Motion was made by Trustee Glotz, seconded by Trustee Younker, to adjourn this meeting of the Community Development Committee. Vote by voice call. Chairman Glotz declared the motion carried and adjourned the meeting at 6:38 p.m.

lg