

MINUTES
Special Meeting of the Community Development Committee
November 14, 2017 - 6:45 p.m.
Village Hall of Tinley Park – Council Chambers
16250 S. Oak Park Avenue
Tinley Park, IL 60477

Members Present: M. Glotz, Chairman
B. Younker, Village Trustee
W. Brady, Village Trustee

Members Absent: None

Other Board Members Present: M. Pannitto, Village Trustee
M. Mangin, Village Trustee
C. Berg, Village Trustee

Staff Present: D. Niemeyer, Village Manager
Pat Carr, Interim Assistant Village Manager
S. Neubauer, Police Chief
F. Reeder, Fire Chief
P. Wallrich, Interim Community Development Director
P. Hoban, Economic Development Manager
J. Urbanski, Assistant Public Works Director
K. Karczewski, Code Enforcement Officer
P. Connelly, Village Attorney
L. Godette, Deputy Village Clerk
L. Carollo, Commission/Committee Secretary

Item #1 - The Special Meeting of the Community Development Committee Meeting was called to order at 7:12 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON SEPTEMBER 19, 2017 – Motion was made by Chairman Glotz, seconded by Trustee Younker, to approve the minutes of the Special Community Development Committee Meeting held on September 19, 2017. Vote by voice call. Chairman Glotz declared the motion carried.

Item #3 – DISCUSS PUBLIC HEARING SIGNS POSTED ON SUBJECT SITE - Paula Wallrich discussed in an effort to improve notification and increase transparency in relation to public hearings staff is recommending the posting of informational signs on properties subject to a public hearing process. Staff recommends the Village purchase ten (10) aluminum signs that will reference a link to the Village website, providing all pertinent information regarding the subject property's public hearing. A deposit will be taken at the time the planning application is received to ensure its return. Petitioners will be required to post Public Notice signage on the property at least 15 days ahead of the public hearing and must be removed within 7 days of the hearing. The cost of the signs is estimated to be less than \$2000, which can be absorbed in the current budget. Staff is seeking approval of this new policy and direction to prepare the appropriate ordinance for Village Board approval.

Motion was made by Trustee Younker, seconded by Trustee Mangin, to recommend directing staff to prepare the ordinance for posting informational signs on properties subject to a public hearing process for Village Board approval. Vote by voice. Chairman Glotz declared the motion carried.

Item #4 – DISCUSS FOREST GLEN BUILDING MATERIAL WAIVER - Paula Wallrich stated Dan Walsh is requesting a waiver of the masonry requirement for the construction of his new home located at 16972 Forest Glen Drive. The Tinley Park Comprehensive Building Code Section 305 B.1. requires all single family dwellings to be constructed of masonry and to be installed to the top of the first story. Mr. Walsh is requesting a waiver of this requirement to install masonry to a height of approximately 3 feet along the front façade as opposed to the required top of the first floor. The sides and rear façade will follow the same elevation; however, due to a significant grade drop, a brick façade will extend approximately 8 feet tall along the rear of the home. Ms. Wallrich suggested a possible hybrid solution, requiring the front façade to meet code and allow the sides and rear of the home as Mr. Walsh is proposing. Mr. Walsh stated he feels the house was not designed in accordance with the masonry code and to do so would cheapen the look of the house. It also would not detract from other houses in the area.

Motion was made by Chairman Glotz, seconded by Trustee Younker, to recommend waiving the masonry requirement for the new home located at 16972 Forest Glen Drive. Vote by voice. Chairman Glotz declared the motion carried.

Item #5 – DISCUSS MOWING CODE FOR VACANT PARCELS - Ken Karczewski stated the Code Compliance officers are continuously questioned by residents about the maintenance of underdeveloped property. This becomes an issue when substantial vacant acreage abuts residential property. The Village has a grass/weed ordinance of 8 inches, but does not address standards to be met on large underdeveloped properties. Staff recommendations the following:

- Any parcels below 4 acres must be maintained to the current Village ordinance of 8 inches.
- Parcels in excess of 4 acres must maintain a 20 foot mowed buffer strip from streets, sidewalks, or neighboring lot lines.
- Cultivated farmland must maintain a mowed area between the cultivated areas and public right-of-way (ROW).
- Wooded lots will be maintained consistent with the size thresholds as above, although removing trees from the buffer strip will not be necessary. All branches within 10 feet above ground must be removed if the tree is located within 20 feet of a street, sidewalk, or lot line.

Staff is seeking approval of staff's recommendation and direction to prepare the necessary text amendments for Village Board approval.

Motion was made by Chairman Glotz, seconded by Trustee Younker, to recommend preparing the necessary text amendments for Village Board approval on the mowing code for vacant parcels. Vote by voice. Chairman Glotz declared the motion carried.

Item #6 – DISCUSS WAIVING OF FIRST READING POLICY - Paula Wallrich stated in an effort to streamline projects by the Plan Commission (PC) and Zoning Board of Appeals (ZBA), staff recommends establishing a policy for waiving First Reading so that less complex/controversial projects can be approved quickly by the Village Board. Approvals automatically having the First Reading waived include:

- Plat of easement
- Plat of subdivision

- Right-of-way vacation, dedication or abrogation
- Letter of credit establishment of reduction
- Adoption of official zoning map

Approvals that may be considered for waiving of First Reading (with staff support and unanimous PC-ZBA recommendation) include:

- Variance (signs, fences, bulk regulations, parking) with unanimous PC/ZBA recommendation
- Special Use Permit with unanimous PC-ZBA recommendation
- Any of the above may be considered for waiving of First Reading for Economic Development reasons.

Approvals requiring two readings include:

- Variance without unanimous recommendation
- Special Use Permit (substantial deviations, cell towers) without unanimous recommendation
- Rezoning
- Text amendment
- Planned unit development
- Any of the above may be considered for waiving of First Reading for Economic Development reasons

Staff is requesting the Community Development Committee to consider these recommendations and direct staff to prepare a policy for Village Board consideration.

Motion was made by Chairman Glotz, seconded by Trustee Brady, to recommend staff to prepare a policy for Village Board consideration. Vote by voice. Chairman Glotz declared the motion carried.

Item #7 – RECEIVE COMMENTS FROM THE PUBLIC - Mike Paus thanked Paula Wallrich for keeping the two-reading rule on text amendments. Mr. Paus also commended Ms. Wallrich regarding signage on property to be rezoned.

ADJOURNMENT

Motion was made by Chairman Glotz, seconded by Trustee Younker, to adjourn this Special Meeting of the Community Development Committee. Vote by voice call. Chairman Glotz declared the motion carried and adjourned the meeting at 7:35 p.m.

lg