



## MINUTES OF THE PLAN COMMISSION

### VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

**JANUARY 19, 2017**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 19, 2017 at 7:30 p.m.

#### ROLL CALL

Plan Commissioners:	Kevin Bergthold John Domina Peter Kroner Mark Moylan Ken Shaw Tim Stanton Ed Matushek III, Chairman
Absent Plan Commissioner(s):	Anthony Janowski Lori Kappel
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Barbara Bennett, Commission Secretary

#### CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the regular meeting of the Plan Commission for January 19, 2017 at 7:30 p.m.

COMMISSIONER MOYLAN made a request to speak to the Commissioners prior to beginning the meeting. He noted that the Commission is still in the process of getting to know each other and understanding their individual interests and strengths. He asked that everyone be patient and show respect for each other since they all of the best interest of the Village in mind as they consider the issues before them.

#### COMMUNICATIONS

There were none.

#### APPROVAL OF MINUTES

Minutes of the January 5, 2017 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER DOMINA, seconded by COMMISSIONER STANTON, to approve the Minutes as

presented. The motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the motion approved.

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

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

**ITEM #1: WORKSHOP: MOBILITIE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT & SITE PLAN APPROVAL FOR NEW GROUND EQUIPMENT FOR DISTRIBUTED ANTENNA SYSTEM (DAS)**

Consider a request for a Special Use Permit and Site Plan Approval from the Applicant, Carrie Lindenberg of Mobilitie, LLC, for new ground equipment accessory to a distributed antenna system (DAS) at 19100 Ridgeland Avenue within the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed DAS includes antennas that will be mounted on the existing structures, related ground equipment, and a privacy fence and landscaping that surrounds the ground lease area. The proposed DAS will provide improvements to cellular service within the vicinity.

Present were the following:

Plan Commissioners: Kevin Bergthold  
Peter Kroner  
Mark Moylan  
Ken Shaw  
Tim Stanton  
Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Barbara Bennett, Commission Secretary

Guest(s): Carrie Lindenberg, Mobilitie, LLC  
Sekhar Kota, Mobilitie, LLC  
Dennis Murphy, Terra Consulting, Ltd.  
Dominic Kowalczyk, Construction Concepts of Illinois

CHAIRMAN MATUSHEK opened the Workshop for the Site Plan Approval and a Special Use Permit for a Distributed Antenna System (DAS) at Hollywood Casino Amphitheatre at 19100 Ridgeland Avenue.

STEPHANIE KISLER, Planner I, presented the Staff Report. The Applicant, Carrie Lindenberg of Mobilitie, LLC, has requested a Special Use Permit and Site Plan Approval for new antennas and ground equipment accessory to a Distributed Antenna System (DAS) at 19100 Ridgeland Avenue (Hollywood Casino Amphitheatre). She noted the proposed Distributed Antenna System (DAS) will be mounted on the existing Amphitheatre structure and existing light poles, which is allowed as a Special Use per Section III.V.1.b.(4). of the Zoning Ordinance. Site Plan Approval is required for the proposed ground equipment accessory to the DAS.

MS. KISLER noted this is not a new cell tower, but it will increase the cellular signal at the Amphitheatre. There are two (2) carriers at this time, T-Mobile and Verizon, and they are currently working on a third. She showed images of the existing site and the location of the light poles where five (5) antennas will be mounted. The proposed antennas would be attached at a height of twenty to twenty-five feet. The base of the light pole would have a power source, which would be enclosed by a fence. She also explained the location of the proposed ground equipment shelter and noted the Applicant plans to install landscape screening and privacy fencing around the shelter. An updated Landscape Plan has been presented to the Village and is currently being reviewed by the Village Landscape Architect.

MS. KISLER noted that the Applicant is proposing wood fencing for the equipment shelter and screening around the base of the light poles where antennas are installed; however, Staff has suggested PVC/vinyl fencing for improved aesthetics and maintenance of the fencing. The Applicant was asked to show pictures of the fencing that is around the poles at their other locations and PVC fencing suggestions for the Public Hearing. The Applicant noted that the property owner, Live Nation, has a strong preference for wood since that is what is currently on the property and PVC would stand out. PAULA WALLRICH, INTERIM COMMUNITY DEVELOPMENT DIRECTOR, stated this area is not directly adjacent to the existing wood fencing and the Staff preference would be PVC. She also noted she would like to see bollards placed around the fencing to make sure cars in the parking lot don't run into the fence. The Fire Department also requested having bollards around the ground equipment area and the Applicant has provided the requested bollards in that area.

CHAIRMAN MATUSHEK asked if there was a concern or request from the Public Safety Committee regarding the Police Department being able to improve the service in the area. MS. KISLER noted that this has been addressed. She also stated that Staff recommends that the Plan Commission make a condition of the approval that all currently proposed and future equipment will not interfere with the Village's equipment. She noted that the Public Works Department confirmed that the proposed equipment does not interfere with the Village's equipment.

COMMISSIONER SHAW asked about the potential capacity with the existing equipment and would it handle all of the proposed carriers. SEKHAR KOTA, MOBILITIE, LLC, explained that the existing equipment would be sufficient.

COMMISSIONER DOMINA asked if 25' was high enough for the poles in the parking lot for security. CARRIE LINDENBERG, MOBILITIE, LLC, responded yes, there would be fencing around the poles.

MR. KOTA explained how the DAS works. All the carriers would be able to provide better coverage to the customers in the amphitheater. He also noted it would be helpful to the Police Department's communications.

Staff noted that a Public Hearing for the requested Special Use Permit will be held on February 2, 2017.

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

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

**ITEM #2: WORKSHOP: TEXT AMENDMENTS TO THE ZONING ORDINANCE: SIGN REGULATIONS – B-5 AUTOMOTIVE SERVICE DISTRICT**

Continued from previous meetings. Discuss proposed Text Amendments to the Village's Sign Regulations specifically related to signage in the B-5 Automotive Service Zoning District. Other sections of the Sign Regulations will be discussed in subsequent workshops.

Present were the following:

Plan Commissioners: Kevin Bergthold  
Peter Kroner  
Mark Moylan  
Ken Shaw  
Tim Stanton  
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski  
Lori Kappel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Barbara Bennett, Commission Secretary

Guest(s): None

CHAIRMAN MATUSHEK opened the Workshop for the Text Amendments to the Zoning Ordinance for Sign Regulations, specifically signage in the B-5 Automotive Service Zoning District.

STEPHANIE KISLER, Planner I, presented the Staff Report. Staff has provided a list of considerations for B-5 Sign Regulations. In addition, for each consideration Staff has provided a comparative analysis of the current Sign Regulations, the proposed text amendments by Staff, and comparable information from other communities. In summary:

1. Wall Signs:
  - a. Current Code: Allows one wall sign per tenant frontage.
  - b. Staff Proposal: Properties in the B-5 Zoning District greater than three acres are allowed up to four wall signs.
  - c. Comparison Ordinances: Orland Park, New Lenox, Naperville, and Frankfort.
2. Freestanding Signs
  - a. Current Code: One sign is allowed per public frontage and can be up to ten feet in height.
  - b. Staff Proposal: Properties in the B-5 Zoning District greater than three acres are allowed two signs per public frontage at least three hundred feet apart. Maximum height eighteen feet tall.
  - c. Comparison Ordinances: Orland Park, New Lenox, Naperville, and Frankfort.

3. Temporary Signs (also reviewed in the last workshop)
  - a. Current Code: No special provisions for automotive dealerships
  - b. Staff Proposal: Allow the B-5 Zoning District the same matrix of sign face area and duration of display as other zoning districts, except instead of allowing a total of eight weeks of display periods per twelve month period they would be allowed twelve weeks per twelve month period.
  - c. Comparison Ordinances: Orland Park, New Lenox, Naperville, and Frankfort.

MS. KISLER discussed how properties in the B-5 Zoning District that have a lot size larger than three acres would be allowed more signage than those properties with less than three acres. She also noted differences in letter heights and different calculations for sign face area based on the tenant frontage of the building or the lot frontage. She noted that the car dealerships would be allowed four signs, including one for the brand, logo, dealer name, and service.

COMMISSIONER KRONER asked about banners on light poles in parking lots. MS. KISLER stated currently our code does not have regulations for light pole banners, so we cannot regulate against them. She stated she will put a maximum dimension for the light pole banners in the next draft of the Sign Regulations.

COMMISSIONER MOYLAN noted that the “service” sign should be separate and should not be as large as the “brand” sign. Staff concurred and will provide different maximum sizes for each type of sign.

PAULA WALLRICH, INTERIM COMMUNITY DEVELOPMENT DIRECTOR, stated that some of the Commissioners were not here during the last text amendment to the Sign Regulations. There has been some time to test the regulations since then and some things need to be adjusted. She noted that they should recap the section on electronic signs at the next meeting. She also noted that recently a new overlay district was established south of I-80 and east of Brookside Marketplace named the “Rich Township Tourism and Entertainment District” and we can discuss that next meeting.

COMMISSIONER SHAW asked about fees for the permits. MS. WALLRICH stated there will be a complete review on the permit fees at a later date. The Village will be working on a comprehensive Fee Ordinance that will encompass all fees for permits in the Village.

MS. KISLER noted that she will incorporate the proposed changes for the different types of signs – brand, logo, dealer name, and service – into the next version of the draft Text Amendment for the Sign Regulations. She added that the Plan Commission will have a draft of the entirety of Section IX for the next meeting.

## **GOOD OF THE ORDER**

CHAIRMAN MATUSHEK asked for updates on upcoming projects.

COMMISSIONER SHAW stated he is on the Brand Leadership Team (BLT) and last night at the first meeting there was an item on the draft action plan having to do with passing an ordinance to limit the number of chain stores downtown. He inquired if this is legal. MS. WALLRICH stated that would be a question for the Village Attorney and that Staff would be looking into similar ordinances passed in other communities.

MS. WALLRICH stated she would like to keep this Commission up to date on the upcoming projects and provided updates about the following projects:

- Staff is working on the Legacy Code Text Amendments with the help of the Citizen Advisory Committee (CAC), which include addressing first floor commercial and modifications to the tables of land uses. She noted that Staff is still working through Heritage sites.
- South Street Project – mixed-use development that might now be phased. It will include amenities such as a pool on the roof.
- North Street Project – mixed-use development that will need to consider the possible siting of the new Plaza discussed with the Branding initiative..
- Bremen Cash Store site –smaller mixed-use development that will require vacation of some Village ROW.
- Panduit Pond-critical for downtown development; plans for landscape under way.
- Holladay/WoodSpring Suites Hotel – plans for the hotel are in and a company is also looking at the two outlots. The change in the building code has had a positive impact on economic development .
- Primal Cut Steakhouse – working on receiving plans from the owner and addressing parking concerns..
- The Village Board appointed a new Economic Development Manager, Patrick Hoban, and he is starting on February 6<sup>th</sup>.
- Annexation of First Baptist Church

MS. KISLER added information about the following projects:

- Fence Text Amendments – Staff will bring the draft to the Zoning Board of Appeals (ZBA) next month before bringing it to the Plan Commission for a workshop.
- There are two new variance applications that were submitted this week, including one corner lot fence variance request and one wall sign variance request.
- Branding Meeting – Staff encouraged the Plan Commissioners to attend the next Brand Leadership Team (BLT) meeting, which is Wednesday, February 1, 2017 at 6:00pm in the Kallsen Center.
- Staff will provide the draft of Sign Regulation Text Amendments at next Plan Commission meeting.
- Ultimate Skills (Former Tinley Park Park District Building) – Staff noted that there will be an athletic training facility opening soon at this location. The business owner also aims to provide tutoring, e-sports, programs for the parents, and a chiropractor's office will be within the building.
- United Athletics has submitted their plans for a building permit.

## **RECEIVE COMMENTS FROM THE PUBLIC**

CHAIRMAN MATUSHEK asked if there were comments from the public; there were none.

**ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER DOMINA, seconded by COMMISSIONER MOYLAN, to adjourn the regular meeting of the Plan Commission of January 19, 2017 at 9:14 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting ADJOURNED.