



MINUTES OF THE PLAN COMMISSION
VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS
APRIL 20, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 20, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

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

Absent Plan Commissioner(s): Anthony Janowski
John Domina

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 April 20, 2017 at 7:34 p.m.

COMMUNICATIONS

There were none.

PAULA WALLRICH, Interim Community Development Director, requested changing the Agenda order to move Item #3 to Item #5. CHAIRMAN MATUSHEK approved the change for the Agenda.

APPROVAL OF MINUTES

Minutes of the April 6, 2017 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to approve the Minutes as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 20, 2017 REGULAR MEETING
ITEM #1: PUBLIC HEARING: BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, James Richert of Banging Gavel Properties, for a Brewery at 6811 Hickory Street (Vogt Building) within the DC (Downtown Core) Zoning District. The proposed brewery will also include a restaurant, space for private events, and an outdoor patio. The upper floor will continue to have a residential unit.

Present were the following

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

Absent Plan Commissioner(s): Anthony Janowski
John Domina

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

Guest (s): Jim Richert, Banging Gavel
Tim McGrath, Banging Gavel
Walter Ovindas, Banging Gavel

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to open the Public Hearing on the BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK 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 MATUSHEK 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, Interim Community Development Director, stated previously there was a Workshop on this Special Use Permit request. The Petitioner has proposed the redevelopment of the

historic Vogt Building located at 6811 Hickory Street for a brewery, restaurant/public house, outdoor patio and resident. The corner has already been improved by the Village with some landscaping and hardscape. There are currently two parcels for this address, one includes the parking spaces and access way from Hickory Street on the west side and the other includes the building, landscaped corner, and parking on the south side of the building. Both properties have easements crossing them including cross-access and some cross-parking easements as well. As part of the incentive agreement, the Village will be purchasing and maintaining portions of those properties including the plaza area and the two parking areas. The property owner to the south of the property has some concerns regarding protecting his parking. This will be discussed when the Village takes ownership of those properties. It will be incumbent upon the Village to make sure to protect the rights of all properties engaged in easements on the property. The subject property will be divided into three parcels with the main parcel being the Vogt Building retained by The Banging Gavel and the other two parcels under the ownership of the Village.

She stated the property is located the Legacy District (Downtown Core – DC), which requires a Special Use Permit for a “winery, distillery, or brewery, including sales and tasting”. The Special Use Permit is for the brewery, which includes on-site tasting and sales; therefore, this review will include a review of the public house as well. The review includes any concerns that there may be a negative impact on the adjacent properties. The Plan Commission can place any conditions on the Special Use Permit that they think could mitigate the potential of a perceived negative impact that is specifically and uniquely attributable to the proposed use on the property.

She added that the Legacy Code requires a future alley system be implemented on the property. That is part of the reason why the Village is taking ownership of the property. Staff will take a further look at the alley system to determine its feasibility in the future. The project will be coming back to the Plan Commission for a Plat of Subdivision approval and Site Plan Approval.

MS. WALLRICH REVEIWED the hours of the business:

- Restaurant/Public House: Monday – Closed, Tues-Thurs 4pm-11pm, Friday 3pm-1am, Saturday 11am-1am, Sunday 11am-9pm
- Seasonally Outdoor Patio: Monday – Closed, Tues-Thurs 4pm-9pm, Friday 4pm-11pm, Saturday 11am-11pm, Sunday 11am-9pm
- Brewery – Monday – Sunday 6am-3pm

There were discussions on deliveries at the Workshop. COMMISSIONER KRONER recommended lessening the hours to 7:00 a.m. to 7:00 p.m. This will be included as a condition of Special Use.

Additionally, Staff also considered additional proposed conditions which are consistent with industry standards for microbreweries which are:

1. Conform with all applicable requirements of the Illinois Liquor Control Act;
2. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
3. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
4. Control odor emissions and provide on-site control methods; and
5. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

There was also consideration regarding the access on Oak Park Avenue to limit it to a right turn only. MS. WALLRICH commented that she discussed this with the Village Engineer and Public Works Director and there is nothing planned for this at this time. She noted that since the access will be part of the purchase by the Village, there will be opportunity to study this in the future.

COMMISSIONER MATUSHEK asked about the twenty-two (22) parking spaces and whether they will be located on Village Property. MS. WALLRICH replied that the parking areas will be purchased by the Village but it does not include the Attic Door parking to the south. There are no plans to provide additional parking on-site. The Metra lot across Hickory Street provides additional parking opportunities after 10:30 a.m. as does the other Metra parking lots surrounding the train station. She noted that the Legacy Code does not require parking for commercial uses. COMMISSIONER KRONER noted there will be one parking space for residence.

MS. WALLRICH stated she met with the Main Street Commission and they questioned the menu. They wanted to make sure this does not turn into a tavern and serve just pretzels and potato chips. They also questioned ADA accessibility. There were questions also about the need to retain the historical character of the façade and whether the spacing on the balcony would be an issue. MS. WALLRICH asked the Petitioner to comment on the menu.

JIM RICHERT, Banging Gavel, stated he has an experienced architect working on the balcony and the historic character of the building. He noted there would be gourmet burgers and paninis and things of that nature on the menu. They will not be a steakhouse, but will also not be a corner tavern. They are going to try to keep the business crafty to match the craft beer with a rotating menu. Regarding the parking around the Attic Door, they have spoken to the property owners and have made arrangements to meet with them.

ATTORNEY FOR OWNER OF THE ATTIC DOOR stated the owner of the Attic Door is concerned with the parking spaces being used by The Banging Gavel when the Attic Door is open for business. He noted that during their hours of business they wanted to make sure they have ten parking spaces. MS. WALLRICH stated that there may be an opportunity to sign the parking on their property as part of the shared parking easement. She noted she was unsure about the easement language but as part of the Village ownership this could be investigated.

CHAIRMAN MATUSHEK asked about the lighting. MR. RICHERT proposes to add some decorative up-lighting to highlight the historical architectural features of the building.

COMMISSIONER KRONER asked about the garbage pick-up. MR. RICHERT responded saying for the first six months the garbage would probably be picked up daily. They are working with a couple different farms that will pick up the spent grain. There will be separate bins for that. The hops will be put down the drain as they are organic.

MS. WALLRICH noted the findings of fact as outlined in the Staff Report and entered them into the record.

CHAIRMAN MATUSHEK asked for comments from the public.

MRS. REIYL, 17433 68th Court, (neighbor to the west of the property) stood and asked to speak.

CHAIRMAN MATUSHEK asked her to be sworn in as she arrived late to the Public Hearing.

MRS. REIYL stated she is very unhappy about the current situation she has with people trespassing on her property and throwing things in her yard and pool. She stated with the addition of the Banging Gavel, it will add to the drunks in the area.

MS. WALLRICH and CHAIRMAN MATUSHEK asked if she has called the police. MRS. REIYL replied the police said they must catch these people trespassing on her property when it happens.

MS. WALLRICH and CHAIRMAN MATUSHEK stated they would address these concerns with Public Safety.

COMMISSIONER KRONER stated the hours on this property will be shorter than the current bars in the area.

MICHAEL PAUS asked about the current parking in the area. He asked about how many spots are available on a Thursday or Friday night on Hickory Street. Most of the people who use the train will probably be gone and there would be parking available. He added that it would be a good idea to address a pedestrian cross bar at the train tracks with Public Safety.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to close the Public Hearing on BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON to recommend that the Village Board grant the Applicant, Jim Richert on behalf of Banging Gavel Properties, a Special Use Permit for the operation of a “brewery, including sales and tasting” at 6811 Hickory in the DC (Downtown Core) Zoning District with the following conditions:

1. Deliveries are limited to the hours of 7:00 a.m. and 7:00 p.m.;
2. Business must conform with all applicable requirements of the Illinois Liquor Control Act;
3. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
4. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
5. Control odor emissions and provide on-site control methods; and
6. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

And adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

AYE: PLAN COMMISSIONERS MARK MOYLAN, TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, LORI KAPPEL, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI, JOHN DOMINA

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK 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 APRIL 20, 2017 REGULAR MEETING
ITEM #2: PUBLIC HEARING: ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Ken Lindberg of HOH Architects on behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Petitioner to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10") tall. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District.

Present were the following

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

Absent Plan Commissioner(s): Anthony Janowski
John Domina

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

Guest (s): Ken Lindberg, HOH Architects
David Torolei
Fr. James Finno, St. Stephen Deacon & Martyr

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW to open the Public Hearing on the ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK 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 MATUSHEK 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.

STEPHANIE KISLER, Planner I, stated the Petitioner is seeking Site Plan Approval and a Variation from the maximum building height in order to construct an addition to the existing building. The proposed 11,530 square foot addition to be used primarily for a multi-purpose room, youth room, restrooms, storage and utility rooms.

MS. KISLER showed the proposed Site Plan on the southwest corner of 175th & 84th Avenue. Currently the structure is 37,500 square feet with 467 parking spaces. The existing church has a lot of brick and accent materials as well. The Petitioner will be using the same matching brick on the addition. In the Staff Report there is an open item regarding changes to the site plan for pedestrian safety. The Police Department noted a concern of safety at the access point of the proposed addition. The sidewalk has been adjusted and some crosswalks have been added to the parking lot. A group of parishioners will work together to landscape the areas adjacent to the proposed addition. The Petitioner has agreed to putting trees in the parking lot islands.

MS. KISLER stated the zoning is unique. There are two parcels for the church property. The subject parcel is R-3 PD (Single-Family Residential, Planned Unit Development) and R-1 (Single-Family Residential) which comprises a part of the church property as well.

MS. KISLER added that the Petitioner has made some changes to the building materials due to budget. The Petitioner has provided an updated rendering for the Plan Commission's consideration, showing less face brick/masonry than the rendering shown at the workshop at the last meeting and a stacked stone accent wall by the entry. The Petitioner may need a waiver from the Building Committee as the building will now not be 75% face brick as required by the Village's Building Code.

CHAIRMAN MATUSHEK noted that for full disclosure he is a parishioner of the church.

CHAIRMAN MATUSHEK asked for comments from the Petitioners.

KEN LINDBERG, HOH Architects, explained and showed examples of the materials that will be used on the addition taking into consideration changes that will be made due to budget. He also noted that the proposed building height would be shorter than the height of the existing building.

COMMISSIONER MOYLAN stated he likes the architecture. The stone entry complements the brick. The rest of the building blends well with the existing church. He asked if the church be renting out space to any athletic organizations. FR. FINNO, St. Stephen Deacon & Martyr, replied that they have no plans to rent space at this time. He said in the future after they see what the usage will be, it may be a possibility. He added that the Cardinal Bernadine school program would have access to the building.

COMMISSIONER MOYLAN stated he appreciates the changes in the crosswalk. He said there should not be trees near the front intersection so it does not block the sight line.

COMMISSIONER SHAW agreed that the stone entry is more aesthetically pleasing than the brick entry.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KRONER, to close the Public Hearing on ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to grant the Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago) Site Plan Approval to construct an 11,530-square foot addition to the west of the existing St. Stephen building at 17500 84th Avenue in accordance with the plans prepared by HOH Architects as noted on the List of Reviewed Plans within the Staff Report. The proposed addition will include a multi-purpose room, youth room, restrooms, storage, and utility rooms.

AYE: PLAN COMMISSIONERS MARK MOYLAN, TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, LORI KAPPEL, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI, JOHN DOMINA

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN to recommend that the Village Board grant the Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten-inch (9'10") Variation from Section V.B Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Applicant to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10"). It should be noted that the existing structure is approximately fifty-five feet (55') tall, so the addition would not increase the overall height of the structure. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) and the R-1 (Single-Family Residential) Zoning District"

AYE: PLAN COMMISSIONERS MARK MOYLAN, TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, LORI KAPPEL, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI, JOHN DOMINA

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK 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 APRIL 20, 2017 REGULAR MEETING

ITEM #3: WORKSHOP: MCDONALD'S – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

1. A Variation from Section 1X.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building.
2. A twelve inch (12") letter height Variation from Section 1X.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two (42"); and
3. A 2.83 square foot Variation from Section 1X.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

Present were the following

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

Absent Plan Commissioner(s): Anthony Janowski
John Domina

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

Guest (s): James E. Olguin, Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd
Mary Meyer, McDonald's
Christopher Stepp, McDonald's
Andrew Uttan, V3 Companies
Howard Neal, Operations Manager for McDonald's Franchisee

STEPHANIE KISLER, Planner I, stated the Applicant is seeking Site Plan Approval and Variations for signage. The project includes exterior improvements to change the façade materials and colors, signage, landscaping, a new trash enclosure, and reconfiguring the site to incorporate a two-lane drive-thru, and improved pedestrian connectivity to the restaurant.

MS. KISLER showed renderings of the proposed improvements. The zoning for the subject parcel is B-3 (General Business and Commercial). The McDonald's site is bordered by Harlem Avenue to the west, the Tinley Park Commons shopping center to the north and east, and multi-family residential to the south. Nearby zoning districts include both commercial and residential.

The Applicant proposes a two-lane drive-thru with improved pedestrian connectivity to the restaurant. The site currently has 48 parking spaces near the site and the proposed plan indicates 36 parking spaces to accommodate the proposed drive-thru. Staff recommended a crosswalk from the Chase Bank property for safety. Staff also recommends removing three (3) parking spaces at the southwest corner of the site due to their unsafe proximity to Harlem Avenue. The Applicant will be adding landscaping and moving the lanes to beautify the entrance and increase safety. They will also remove some existing landscaping to the east of the existing drive-thru to allow for a bypass lane which will also be used for deliveries.

The trash enclosure will be relocated to the southeast corner of the adjacent parking lot due to the negative impact of unsightliness and smell to the drive-thru customers.

MS. KISLER showed color renderings of the proposed exterior elevations with locations of the proposed signage. The Staff Report shows an analysis of what is being requested versus what is allowed. They are allowed two (2) wall signs by Code and they are requesting a total of five (5) signs. The maximum letter height allowed is 30" and their "M" signs are 42" so they are requesting a 12" variance to allow for the "M" logos. They are requesting a 2.83 square foot variance from the allowable maximum sign face area.

Much of the area is not owned by McDonald's and many of the improvements will have to be reviewed and approved by the property owner and Jewel Osco. McDonald's only owns the parcel where the building sits and will have ownership of the area where the drive-thru will be. McDonald's has limited ability to make alterations on areas of the shopping center that they do not own.

MS. KISLER noted Staff has identified open items, including:

1. Consider relocating the trash enclosure as noted on the graphic below. This location would be easier for employees to access and it would not require loss of existing parking spaces. The trash enclosure would be just west of the existing 10' wide public utility easement that runs north-south through the east parking lot. This reduces the travel distance from the back door of the restaurant to the trash enclosure thus minimizing opportunity for litter and spillage.
2. Consider extending the existing fence for added screening and privacy between the McDonald's and the adjacent residential uses to the south.
3. Consider widening the landscape area bordering the proposed two lane drive-thru to better define the space and add aesthetic value. An 'escape lane' can still be provided somewhere along the east side of the building, but Staff has concerns about removing such a large portion of an existing landscape area.
4. Consider removing the six (6) parking spaces at the south end of the site converting them into parallel spaces to maintain a minimum drive aisle width of 26'.

MS. KISLER noted Staff's concern is defining where the cars can maneuver and because there is limited space to work with. McDonald's wants the customers to be able to leave the drive-thru if necessary, which is why they have left openings and a bypass lane. As a compromise, Staff would like to see the landscape island southwest of the menu boards be made larger to define the edge and keep people from entering from Harlem Avenue into the drive-thru. This would define it as one-way for safety.

COMMISSIONER SHAW noted that he was driving through the site and a customer tried to drive the wrong way in this area.

PAULA WALLRICH, Interim Community Development Director, stated a larger landscape island near the drive-thru would be a clear indication on how to enter the drive-thru. If there are large open drive aisles with no definition, people don't know which way to go.

CHAIRMAN MATUSHEK stated he likes the idea of the double drive-thru. All the Jewel Osco traffic on the north end of the McDonald's is where the traffic is and could be a problem.

COMMISSIONER KRONER asked about the parking spaces on the west side of the building. MS. KISLER replied that those spaces meet the Village's codes because they are angled and have a one-way drive aisle. The parking spaces to the south of the McDonald's building are not fully on the shopping center's property. A couple of feet of those spaces appear to be on the multi-family residential property. She added that the Applicant attempted to reach out to the multi-family residential association and did not have much luck.

JAMES E. OLGUIN, Applicant, stated McDonald's has prototypes that can be selected from. He said from start to finish it will take approximately eight (8) weeks for the construction.

COMMISSIONER SHAW asked about lighting and security cameras. Mr. Olguin replied there will be additional LED lighting installed and the operator has cameras on sight.

MS. WALLRICH stated there has been a lot of discussion regarding the dumpster enclosure. She noted there is an easement that runs north-south through the east parking lot, which limits the location where the enclosure can be placed. Therefore, it has been moved to the southeast side along the adjacent building.

CHAIRMAN MATUSHEK asked if it would be possible for employees to get to the trash enclosure in the wintertime. MS. WALLRICH replied this location is not ideal but it's possible. She stated that employees can walk around through the bypass lane.

MR. OLGUIN stated this building was originally constructed in 1975. It was originally constructed as a building with a drive-thru. He said if anything is proposed to be altered on common property, shopping center approval must be obtained, including approvals by Jewel Osco and Chase Bank. This project was initially discussed back in 2014 and it has taken this long to have discussions about the scope of the project and get the necessary approvals. Ultimately, we will be able to improve the site, with the new drive-thru and landscaping. Some of the current traffic issues will be eliminated. In terms of the trash enclosure, this is probably the best location we can identify. In terms of the location, if we had a larger parcel we would have it further away. It is typical that employees would have to go through the parking lot with trash. We will delineate parking and the drive-thru with striping as opposed to barriers.

CHAIRMAN MATUSHEK stated the whole look is a big improvement to what is there now. He added that he likes the proposed landscaping and solutions to the problems with the traffic.

COMMISSIONER KAPPEL asked if there was a way to eliminate a parking space on the west side of the east parking lot within the pathway to the proposed dumpster area.

CHAIRMAN MATUSHEK asked for if there are additional questions from the Commissioners or Staff.

COMMISSIONER KRONER asked if the yellow arch at the top of the building is considered a sign. MS. KISLER replied the arches are not considered as signage but are considered as architectural elements, similar to the red wall at the Wendy's on 183rd Street.

MS. WALLRICH stated there would be some new geometrics and new landscaping to reflect enlarging the landscape island near the edge of the drive-thru at the next meeting.

CHAIRMAN MATUSHEK allowed MICHAEL PAUS, Resident, to make a comment even though it was not a Public Hearing. MR. PAUS stated he would like to thank McDonald's for the improvements. He noted that these changes would greatly improve safety at the site.

CHAIRMAN MATUSHEK stated there will be a Public Hearing at the May 4, 2017 Plan Commission meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 20, 2017 REGULAR MEETING

ITEM #4: WORKSHOP: TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING) FROM R-1 TO R-2

Consider recommending that the Village Board grant the Petitioner, Nicholas Tuleja a Map Amendment (Rezoning) for the property at 17800 Highland Avenue to rezone the property from R-1 (Single-Family Residential) to R-2 (Single-Family Residential)

Present were the following

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

Absent Plan Commissioner(s): Anthony Janowski
John Domina

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

Guest (s): Nicholas Tuleja

PAULA WALLRICH, Interim Community Development Director, stated the Petitioner is requesting the rezoning of his property. He purchased the property in 2015 and annexed it in 2016 with the intent of demolishing the existing structure and constructing a new single-family structure smaller than the 3,500 square foot (SF) requirement for R-1.

The subject property is in an older neighborhood that has experienced annexations over time. Many properties in this area remain unincorporated. There are a variety of dwelling sizes in the subdivision ranging from homes as small as 900 SF to others as large as 4,758 SF.

Most the properties in the area are nonconforming as they have single-family dwellings that do not meet the R-1 and R-2 minimum dwelling size requirements. Of the 144 properties in the 6-block area around the subject parcel, only 4 meet the R-1 3,500 SF minimum requirement and only 21 meet the R-2 2,800 SF minimum dwelling size requirement. Therefore, out of the 144 properties in the area, there are many nonconforming properties.

Staff recommends the Plan Commission consider the lot sizes, dwelling size, and the dominant zoning pattern in the larger context of this area when analyzing the Map Amendment (Rezoning) request. Staff

recommends the Plan Commission consider the following Rezoning Standards in the deliberation of the Petitioner's request:

1. Existing uses of property within the general area of the property in question;
2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

COMMISSIONER BERGTHOLD stated he works with this Petitioner and would abstain from voting at the Public Hearing.

COMMISSIONER KRONER asked if the Petitioner would rezone this and flip the property. NICHOLAS TULEJA replied that he has a purchase contract on this property now contingent on this rezoning. He stated the neighbors have signed a petition agreeing with the request to build a smaller home.

CHAIRMAN MATUSHEK stated he thinks this is a good idea and there will be a Public Hearing at the May 4, 2017 Plan Commission Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 20, 2017 REGULAR MEETING
ITEM #5: PUBLIC HEARING: TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Present were the following

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

Absent Plan Commissioner(s): Anthony Janowski
John Domina

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

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER KAPPEL to open the Public Hearing on the TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK 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 MATUSHEK 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

STEPHANIE KISLER, Planner I, stated Staff has been continuing to draft revisions to Sign Regulations of the Zoning Ordinance. Staff still must complete the new definitions and the diagrams showing the sign types, but the bulk of the regulations have been drafted and Staff will go through the changes with the Plan Commission this evening.

MS. KISLER went through all the changes in the Working Draft for Section IX Sign Regulations. Notable changes/discussion topics included:

- Page 3 – Political Signs
- Page 4/5 – Light Pole Banners, Window, and Door Signs
- Page 12 – Background Colors for Multi-Tenant Freestanding Sign Panels
- Page 27 – Maximum Allowable Size for Electronic Message Centers
- Page 28 – Standards for Wall Signs Adjacent to Interstate 80
- Page 29 – Standards for Accessory Signs
- Page 33 – Nonconforming Signs

COMMISSIONER SHAW asked about the definition for Political Signs. He asked if this definition was in the Illinois State Statute. MS. KISLER replied this was a definition given to Staff by the Village Attorney which was adapted from another Village's Sign Regulations.

COMMISSIONER KRONER stated on the definition for "Political Signs" it could be changed to include "support a political candidate or a cause". MS. KISLER stated she would discuss this with the Village Attorney and she will remove the word "residential" so any property – residential or non-residential – can display political signs within these parameters and a permit will not be required.

MS. KISLER asked for a general recommendation from the Commissioners regarding background color/font style/font color on multi-tenant panels on freestanding signs. Staff provided four (4) options for consideration:

- Option A – Anything Goes (least restrictive)
- Option B – Same Background Color
- Option C – Same Background Color and Font Color
- Option D – Same Background Color, Font Color, and Font (most restrictive)

- COMMISSIONERS MOYLAN, KAPPEL, AND MATUSHEK voted for B
- COMMISSIONER SHAW voted B or D
- COMMISSIONERS KRONER, BERGTHOLD, AND STANTON voted for D

MS. KISLER discussed electronic message centers and asked what the Commissioners felt about electronic message signs. She inquired if the Village should consider prohibiting them or lessening the allowable area. She noted that the Village chose to allow these types of signs in order to prohibit manually-changeable message signs. She said there are about thirty (30) of these signs that exist.

COMMISSIONER SHAW stated the electronic message signs should be prohibited or possibly a Special Use Permit would give the opportunity to handle them on a case-by-case basis.

COMMISSIONER KAPPEL stated the electronic message signs could be considered an eyesore and we should start somewhere to prohibit them even though we have allowed them in the past.

CHAIRMAN MATUSHEK noted they are not only an eyesore but could be considered a traffic hazard.

COMMISSIONER BERGTHOLD stated he would be in favor of prohibiting them for the private use but allow them for civic use.

COMMISSIONER MOYLAN has no problem with the electronic message signs.

MS. WALLRICH stated she would speak to the Village Attorney about this topic.

MS. WALLRICH suggested not closing the Public Hearing and continuing it to the next meeting.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON, to continue this Public Hearing on TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS to the next Plan Commission Meeting. Vote by voice. CHAIRMAN MATUSHEK declared the Motion approved.

GOOD OF THE ORDER

None at this time.

RECEIVE COMMENTS FROM THE PUBLIC

MICHAEL PAUS, Resident, stated his concern for the Tinley Park Mental Health Center. He heard that Tinley Park may want to put an Army National Guard Depot on the property. He is also concerned about a landfill on the property. MS. WALLRICH replied this would have to be brought before the Commission for a Public Hearing for Special Use.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to adjourn the Regular Meeting of the Plan Commission of April 20, 2017 at 10:52 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.