



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MAY 4, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 4, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commission: Mark Moylan, Acting Chairman
Kevin Berghold
Peter Kroner
Tim Stanton
Lori Kappel
Ken Shaw
Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

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

CALL TO ORDER

ACTING PLAN COMMISSION CHAIRMAN MOYLAN called to order the Regular Meeting of the Plan Commission for May 4, 2017 at 7:30 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the April 20, 2017 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to approve the Minutes as presented. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN 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 MAY 4, 2017 REGULAR MEETING
ITEM #1: PUBLIC HEARING: MCDONALDS – 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 IX.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 IX.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 inches (42"); and
3. A 2.83 square foot Variation from Section IX.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.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:

1. North façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet);
2. South façade: One (1) "M" logo sign (14 square feet);
3. East façade: No signage proposed; and
4. West façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet)."

Present were the following

Plan Commissioners: Mark Moylan, Acting Chairman
Kevin Bergthold
Peter Kroner
Tim Stanton
Lori Kappel
Ken Shaw
Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

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

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

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW to open the Public Hearing on MCDONALDS – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN 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.

ACTING CHAIRMAN MOYLAN 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 Variations for signage. The project includes exterior improvements to change the façade materials and colors, signage, landscaping, a new trash enclosure, adjusted parking and reconfiguring the site to incorporate a two-lane drive-thru, and improved pedestrian connectivity to the restaurant.

MS. KISLER showed a rendering of the proposed façade. The Petitioner will be using brick with stone accent material. The surrounding zoning for the property is primarily business/commercial with some residential to the east and the south. Jewel/Osco is the primary tenant in the shopping center. Shell Gas Station is nearby and there is a medical office to the west. It is part of the Tinley Park Commons Shopping Center. MS. KISLER showed the Site Plan, highlighting the new drive thru lanes and the associated improvements and elevations. MS. KISLER presented the Landscape Plan and noted at the last meeting some improvements were recommended. The island south of the south drive thru lane was too small and it was recommended that it be made larger. Additionally, the landscape island at the southeast corner of the site was proposed with gravel mulch. Staff recommended that loose stone be prohibited in this instance and that the Petitioner use a mortared/embedded stone instead.

MS. KISLER presented a rendering of the proposed signage. Variances are required largely due to the “M:” logos. She discussed the existing signage versus the proposed signage and why the variances were needed.

MS. KISLER played the Petitioner’s video of the proposed video menu boards. The Petitioner proposes to utilize one double menu board and one single menu board in each drive thru lane for a total of six (6) menu boards. Staff recommended that the Plan Commission consider prohibiting temporary signage for the site since the menu boards would have rotating messages similar to an electronic message center sign.

JAMES E. OLGUIN, Petitioner, noted the proposed menu board signs are smaller than the current signs and they really can only be seen from the drive thru lanes by the customers who are already in the lane. The double board is the menu and the single board is for new or recommended items. Temporary signs will be located on another part of the main building and can be seen by people driving on the street or within the parking lot. He noted that these menu boards are essentially television screens.

PAULA WALLRICH, Interim Community Development Director, stated if the Commissioners are concerned about setting a precedent but want to approve these signs in exchange for downsizing the menu boards, they can approve them but need to recognize the situation as unique and specifically attributable to the perceived impact of the signs. They have downsized the menu board and cleaned it up with LED lighting. She stated that these signs (the menu boards versus the temporary signs) are serving different audiences.

COMMISSIONER SHAW redirected the discussion back to considering variances for the proposed wall signs. He asked if the menu boards required variances and what they should be considering with the menu boards.

MR. OLGUIN stated the LED menu boards are the new national standard and you will be seeing these in the future at all drive thru restaurants.

COMMISSIONERS JANOWSKI and KRONER stated they would support the menu boards as proposed.

MR. OLGUIN stated, for clarification, that the condition of exchanging the gravel for something more substantial is acceptable. He noted that the property owner stated that landscaping would be the preference for the operator at this location but otherwise would accept Staff’s recommendation for the embedded stone materials.

COMMISSIONER STANTON asked about security cameras on the property. The Petitioner replied that there are currently security cameras on the property.

ACTING CHAIRMAN MOYLAN, hearing no further comments from the Petitioner or from the public, asked for a Motion to close the Public Hearing.

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER, to close the Public Hearing on MCDONALDS – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the motion approved.

MS. KISLER noted the Standards for Site Plan Approval:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.

- The McDonald's restaurant and drive-thru is a permitted use in the B-3 Zoning District.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- The McDonald's restaurant and drive-thru has existing in harmony with the adjacent uses for many years, dating all the way back to about 1975. The proposed improvements will create better access, increase landscaping, and allow for better safety for vehicles and pedestrians frequenting the site.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- The proposed plans will improve vehicular ingress, egress, and circulation within the site because the plans will only allow drive-thru customers to line up on the west side of the building, which will reduce the congestion coming in from both of the Harlem Avenue access points. There will be new directional signage and striping to aid customers in navigating the site.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- The proposed plans will add new sidewalks and crosswalk striping to ensure pedestrian safety.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- The proposed plans provide an adequate amount and variety of landscaping.
- f. That all outdoor trash storage areas are adequately screened.
- The plans indicate a new trash enclosure at the southeast corner of the east parking lot. The proposed trash enclosure will be made of masonry materials to match the façade of the McDonald's building.

MS. KISLER noted the Finding of Facts for the Variations:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - The variance request stems mainly from the Applicant's desire to use the "M" logo, which is separated from the "McDonald's" lettering and is proposed to be located on the stone accent walls of the façade.
 - The "M" logos were previously painted on the walls of the building and appear to be larger than the proposed "M" wall signs, so the new signage would be an overall reduction in sign face area from what exists.

- The proposed “M” logos are part of the national branding and architectural enhancements of the proposed architecture.
2. The plight of the owner is due to unique circumstances.
 - The request is unique in that the proposed “M” logo has been separated in accordance with national branding and proposed architecture. The total area of proposed signs is less than what is allowed for the total of both facades.
 3. The Variation, if granted, will not alter the essential character of the locality.
 - The variance request for additional signage will not alter the character of the locality because it will not be an increase in comparison to the signage at the site today.
 - The proposed signage is complimentary to the architecture of the façade.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a Motion on the Site Plan Approval.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to recommend that the Village Board to grant the Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemeč, and Hoff, Ltd. on behalf of McDonald’s USA, LLC, Site Plan Approval to complete exterior improvements at the McDonald’s at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District in accordance with plans as noted on the List of Reviewed Plan within the Staff Report. The site improvements include changes to the façade materials and colors, new signage, additional landscaping, a new trash enclosure, reconfiguring the site to incorporate a two-lane drive-thru, and providing improved pedestrian connectivity to the restaurant.

...with the following condition:

1. That the Landscape Plan be revised to substitute the proposed gravel mulch with either granite cobbles, Belgium block (or similar material), or actual landscaping.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, AND ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSENT: CHAIRMAN ED MATUSHEK

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

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a Motion on the Variations.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to recommend that the Village Board to grant the Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemeč, 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 IX.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 IX.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 inches (42”); and
3. A 2.83 square foot Variation from Section IX.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.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald’s interior/exterior remodel project:

1. North façade: One (1) “M” logo sign (14 square feet) and one (1) “McDonald’s” sign (32.83 square feet);
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3. East façade: No signage proposed; and
4. West façade: One (1) “M” logo sign (14 square feet) and one (1) “McDonald’s” sign (32.83 square feet).”

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, AND ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved unanimously by roll call. ACTING CHAIMAN MOYLAN 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 MAY 4, 2017 REGULAR MEETING
ITEM #2: PUBLIC HEARING: 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: Mark Moylan, Acting Chairman
Kevin Bergthold
Peter Kroner
Tim Stanton
Lori Kappel
Ken Shaw
Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

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

Guest (s): Nicholas Tuleja

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER JANOWSKI, to open the Public Hearing on TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING) FROM R-1 TO R-2. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN 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.

ACTING CHAIRMAN MOYLAN 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 Nicholas Tuleja is requesting the rezoning of his property located at 17800 Highland Avenue. 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. The default zoning for annexed property is R-1—the most restrictive residential zoning district.

MS. WALLRICH stated this neighborhood is unique and complex, offering little in the way of a dominant land use or zoning pattern. Typically zoning remains constant within a block area. This random pattern of zoning is a product of annexation over time rather than purposeful zoning. As parcels are annexed over time, there either was little need or requirement to rezone to the appropriate zoning district. The vast majority of these properties are non-conforming in that they have single-family dwellings that do not meet the R-1 or R-2 minimum size requirements. Of the 144 properties in the six (6) block area around the subject parcel, only four (4) meet the 3,500 square foot minimum dwelling requirement for the R-1 Zoning District and only twenty-one (21) meet the 2,800 square foot minimum dwelling size requirement for the R-2 Zoning District. Therefore, out of the 144 properties in the area, there are 123 non-conforming properties.

MS. WALLRICH noted the lot sizes vary and are inconsistent throughout the subdivision. The smallest lot measures close to 12,000 SF and the largest is about 40,000 SF. The minimum lot size for the R-1 and the R-2 Districts are 20,000 SF and 13,000 SF. Most lots meet or exceed the minimum lot size requirements for both districts.

MS. WALLRICH explained that Staff recommends rezoning 17800 Highland Avenue from the R-1 Zoning District to the R-2 Zoning District. She noted the Village wishes to encourage new investment and the Petitioner has already begun the process by demolishing the home that existed on the site. The minimum dwelling size within the R-2 Zoning District is more in line with the current market trend. She noted that other properties in this area should be part of a comprehensive rezoning at a later point in time.

MS. WALLRICH presented Findings of Fact related to Map Amendments (Rezoning):

1. Existing uses of property within the general area of the property in question; the general area is comprised of residential uses with dwelling sizes less than the existing R-1 zoning district. A designation of R-2 will allow the property owner to construct a home a minimum of 2,800 SF;
2. The zoning classification of property within the general area of the property in question; the zoning classifications in the general area are inconsistent except for the larger area to the north which is R-2. Many of the lots are zoned R-1 rezoning and do not meet R-1 requirements;
3. The suitability of the property in question to the uses permitted under the existing zoning classification; the lot is vacant however the pre-existing home did not meet R-1 zoning requirements;
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; the trend is for smaller homes; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map Comprehensive Plan indicates residential.

ACTING CHAIRMAN MOYLAN asked if there were any additional comments from the Petitioner or the public. There were none. He asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to close the Public Hearing on TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING)

FROM R-1 TO R-2. The Motion was approved unanimously by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a motion.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER JANOWSKI, to recommend that the Village Board to grant the Applicant, Nicholas Tuleja, a Map Amendment (Rezoning) of his property located at 17800 Highland Avenue, from R-1 (Single-Family Residential) to R-2 (Single-Family Residential) 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 TIM STANTON, PETER KRONER, KEN SHAW, ANTHONY JANOWSKI, LORI KAPPEL, AND ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSTAIN: PLAN COMMISSIONER KEVIN BERGTHOLD

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved by roll call. ACTING CHAIRMAN MOYLAN 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 MAY 4, 2017 REGULAR MEETING

ITEM #3: PUBLIC HEARING (CONTINUED): TEXT AMENDMENT 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 particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Present were the following

Plan Commissioners: Mark Moylan, Acting Chairman
Kevin Bergthold
Peter Kroner
Tim Stanton
Lori Kappel
Ken Shaw
Anthony Janowski (arrived at 7:52 p.m.)

Absent Plan Commissioner(s): Ed Matushek III, Chairman

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

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW to open the continuation of 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. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN noted there was no one present in the audience to be sworn in.

STEPHANIE KISLER, Planner I, stated Staff has been continuing to draft revisions to Sign Regulations of the Zoning Ordinance. The Village Attorney advised Staff to propose changes that would strengthen the legality of the Village's Sign Regulations.

MS, KISLER went through all the changes in the Working Draft for Section IX (Sign Regulations) and the new signage-related definitions that would be added within Section II (Definitions). Notable changes/discussion topics included:

- Page 3 – b – Political Signs – Removing “Residential” so these regulations would apply to all properties.
- Page 12 – c – Location of Freestanding Signs – Must be set back a minimum of 10 feet from all property lines.
- Page 13/14 – Multi-tenant Freestanding Sign Panel Consistency – A Straw Poll was taken by Commissioners to determine their visual preference for regulation of the multi-tenant panel design on freestanding signs. The poll results included:
 - Option B (Same background color only): Commissioners Shaw, Kappel, and Moylan
 - Option C (Same background color and font color): None
 - Option D (Same background color, font color, and font face): Commissioners Bergthold, Stanton, Janowski, and Kroner
- Page 15 – c – Awnings and Canopies – Remove c.
- Page 24 – #2 & #4 – Electronic Message Centers/Dynamic Variable Electronic Message – There was a brief discussion on prohibiting these types of signs; however, Staff inventoried the existing signs and found that there are about thirty (30) of these types of signs in the community and it would create a lot of nonconformities to prohibit them all together. Instead of prohibiting them, Staff proposed to place a restriction on how close one electronic message sign can be to another electronic message sign and reduce the allowable sign face area for the electronic message part of a sign.
- Page 28 – a – Discussion regarding Signs Accessory to Drive-Thru Uses – Staff proposed to change this regulation to allow the display of additional freestanding signage (i.e. multiple menu boards if there are multiple drive-thru lanes) and 45 sq. ft. of sign face area per drive-thru lane.
- Page 32- 38 – Section II – Definitions of Signs – to be added alphabetically to Section II. Staff reviewed the new definitions and corresponding graphics.

ACTING CHAIRMAN MOYLAN stated there was no audience present for comments. Hearing no further comments, he asked for a motion.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing on 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. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN, hearing no further comments, asked for a motion.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to recommend that the Village Board to approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) excluding Section IX.b.2.j of the Village of Tinley Park Zoning Ordinance as indicated in Staff’s most recent draft of the comprehensive Sign Regulation Text Amendments, dated 05/04/2017, with the following revisions:

1. That the Section IX.L.3. regarding drive-thru signage would be revised as discussed and agreed to in the Plan Commission meeting tonight.

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW,
KEVIN BERGTHOLD, ANTHONY JANOWSKI, LORI KAPPEL, AND
ACTING CHAIRMAN MARK MOYLAN

NAY: None

ABSENT: CHAIRMAN ED MATUSHEK

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

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER to recommend that the Village Board to approve Text Amendments to Section IX.D.2.j. of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent draft of the comprehensive Sign Regulation Text Amendments, dated 05/04/2017 using Option D (Regulating the Same Background Color, Font Color and Font Style for Panels on Multi-Tenant Signs)

AYE: PLAN COMMISSIONERS TIM STANTON, PETER KRONER, KEN SHAW,
KEVIN BERGTHOLD, AND ANTHONY JANOWSKI

NAY: PLAN COMMISSIONERS LORI KAPPEL AND ACTING CHAIRMAN
MARK MOYLAN

ABSENT: CHAIRMAN ED MATUSHEK

The Motion was approved by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

GOOD OF THE ORDER

MS. WALLRICH provided the following updates:

- The Boulevard (South Street) submitted plans for a mixed-use project
- Portillo's submitted plans for a drive-thru expansion
- Tinley Park Corporate Center submitted plans for a 300,000 sq. ft. spec building
- Staff is speaking with a developer that owns property north of the Union Square development about constructing single-family attached dwellings
- The Residences of Brookside Glen will be coming to Plan Commission for a workshop soon
- Verizon's Cell Tower on Prosperi Drive will be coming to Plan Commission for a workshop soon
- New Building Official starting next Monday – Ken Bauer
- Staff is working on an annexation agreement for First Baptist Church
- Demo Rogers Hair Salon is in progress and Staff is working on demo for the former Clark Gas Station
- Avenue Animal Hospital is moving forward with Phase II of their building addition, which obtained Site Plan Approval in 2012

RECEIVE COMMENTS FROM THE PUBLIC

No one was present in the audience for public comment.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER STANTON, to adjourn the Regular Meeting of the Plan Commission of May 4, 2017 at 9:59 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN MOYLAN declared the meeting adjourned.