



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MAY 5, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 5, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Kevin Bergthold
Anthony Janowski
Lori Kappel
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
Patrick Connelly, Village Attorney
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Matushek called to order the regular meeting of the Plan Commission for May 5, 2016 at 7:31 p.m.

APPROVAL OF MINUTES

Minutes of the February 4, 2016 regular meeting of the Plan Commission and the April 21, 2016 Special Joint Meeting of the Plan Commission and Zoning Board of Appeals were presented for approval. A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI to approve the Minutes, as presented. COMMISSIONER KRONER suggested approving the minutes from each meeting separately since the newly appointed Commissioners were not present at the February 4, 2016 meeting. PATRICK CONNELLY, Village Attorney, explained the newly appointed Commissioners were not prohibited from voting on the minutes of February 4, 2016, however, they may abstain from voting.

The minutes of the February 4, 2016 regular meeting of the Plan Commission were presented for approval.

AYE: Plan Commissioners Mark Moylan, Tim Stanton, and Chairman Ed Matushek

NAY: None

ABSTAIN: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, and Ken Shaw

THE INITIAL MOTION TO APPROVE THE MINUTES OF FEBRUARY 4, 2016 WAS APPROVED BY MAJORITY by voice vote.

The minutes of the April 21, 2016 Special Joint Meeting of the Plan Commission and Zoning Board of Appeals were presented for approval. COMMISSIONER SHAW stated he did not second the motion to adjourn the meeting. COMMISSIONER BERGTHOLD noted he had seconded the motion for adjournment.

AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, Mark Moylan, Ken Shaw, Tim Stanton, and Chairman Ed Matushek

NAY: None

THE INITIAL MOTION TO APPROVE THE MINUTES OF APRIL 21, 2016 WAS APPROVED UNANIMOUSLY by voice vote with the aforementioned correction regarding adjournment. PLAN COMMISSION 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 MAY 5, 2016 MEETING
RE: APPLE CHEVROLET – 8585 159TH STREET – SITE PLAN APPROVAL

Consider a proposal from Stephen Bradarich, on behalf of Apple Chevrolet, for property located at 8585 159th Street to construct a 1,872 square foot addition at the rear of the building for purposes of providing oil change services to their customers and a 600 square foot expansion of the existing facility to construct a loft/mezzanine area for tool storage.

Present were the following:

Plan Commissioners:	Kevin Bergthold Anthony Janowski Lori Kappel 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 Patrick Connelly, Village Attorney Debra Kotas, Commission Secretary
Guest:	Simon Batistich, N. Batistich Architects

CHAIRMAN MATUSHEK presented the request from Apple Chevrolet for Site Plan Approval as noted above. He requested Staff make the initial presentation.

PAULA WALLRICH, Interim Community Development Director, presented the Staff Report. She reported the Applicant is seeking to add an oil exchange facility at the rear of the property comprising 1,872 sq. ft. Due to recent promotions, she explained operations in their service department are being stalled by the number of oil services being provided. She further explained this addition will dedicate bays at the rear of the building for oil exchange only stressing this area will not be open to the public. She reported the Applicant is also seeking to make their current delivery area more efficient by extending the area into a 600 sq. ft. enclosed space and create a mezzanine/loft area for tool storage.

MS. WALLRICH noted the property is zoned B-5, Automobile Service District, where the proposed use is a permitted use. She reviewed the site plan noting this is not a public area and will not alter any of the inventory parking in the rear. She showed how the existing parts area will now be enclosed and built as a mezzanine/loft for tool storage. She showed the façade of the building addition will be the same as the existing structure consisting of metal siding and CMU block foundation. She noted the trash enclosure will remain in its same location. She added no additional landscape is required; however, the site is subject to annual landscape audits.

MS. WALLRICH reported the project was reviewed by other Village departments including Engineering, Public Works, Building, Police, and Fire Departments. She elaborated stating the Fire Department has found access is fine since the circulation will remain as it currently exists but has requested signage and bollards to which the Applicant has agreed.

MS. WALLRICH explained why site plan review is only presented to the Plan Commission, typically occurring over two (2) meetings. She reported this project has no outstanding items and meets all Code requirements, therefore, the Applicant is seeking consideration and approval at this evening's meeting thus allowing them to proceed directly to building permit phase.

SIMON BATISTICH, Architect, complimented Staff on their report. He clarified the signage requested by the Fire Department is to notify where connections are and not building signage. He solicited questions from Commissioners.

COMMISSIONER JANOWSKI complimented the Applicant on well-drawn plans. He expressed concerns regarding the west corner on the south side of the building where he believes is a blind spot on the turn. He suggested cautionary signage be placed for personnel walking near that area. He referred to the corner downspout on large single door opening. He explained due to the roofline, it drains east-to-west and suggests routing the water to the south in order to avoid a slippery surface immediately in front of doorway.

COMMISSIONER MOYLAN inquired if customers would be driving in that area. MR. BATISTICH reported it is a private area for porters only.

COMMISSIONER KAPPEL inquired if proposed parts storage area will cause any issues with deliveries. MR. BATISTICH reported deliveries will remain as is and the parts extension location will be on the second level/mezzanine.

There being no further questions or comments from Commissioners, COMMISSIONER KRONER made a motion recommending Site Plan Approval. The Motion was seconded by COMMISSIONER JANOWSKI.

AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, Mark Moylan, Ken Shaw, Tim Stanton, and Chairman Ed Matushek

NAY: None

ABSENT: None

For clarification, CHAIRMAN MATUSHEK recited the Motion "to approve the Site Plan for Apple Chevrolet, 8585 W. 159th Street, per plans prepared by N. Batistich Architects dated May 18, 2015, received February 24, 2016, for purposes of constructing a 1,872 square foot oil change facility and 600 square foot parts storage area at the rear of the existing building. The façade will be constructed of the same materials as the existing façade, painted the same color; circulation will remain as it currently exists; and signage and bollards are requested by the Fire Department will be provided."

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION 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 MAY 5, 2016 MEETING
RE: HILTI NORTH AMERICA – 18475 THOMPSON COURT – SPECIAL USE PERMIT

Consider a proposal from Blake Brown, on behalf of Hilti North America, for a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use in the ORI Zoning District in leased space at 18475 Thompson Court.

Present were the following:

Plan Commissioners:	Kevin Bergthold Anthony Janowski Lori Kappel 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 Patrick Connelly, Village Attorney Debra Kotas, Commission Secretary
Guest:	Brandon Pollard, Sr. Regional Manager, Hilti North America Stan Stec, Building Owner

CHAIRMAN MATUSHEK welcomed the Petitioner and reviewed the aforementioned proposal.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding the request for a Special Use Permit for a principal use (warehousing, wholesale and/or distribution) and a similar and compatible use (service and repair of small hand tools). She stated overall, the function of the business is retail, sale, demonstration, service, warehousing and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals (pre-packaged for retail sale), and small hand tool repairs. She stated there are no open items from the Staff's perspective; however, the Plan Commission is able to place concerns or conditions upon approval, if they choose.

MS. KISLER reviewed the existing site that is an industrial building located at 18475 Thompson Court, consisting of three (3) tenant spaces of which Hilti is proposing to take over one (1) tenant space. MS. KISLER reported the building is located within the Hickory Creek Planned Unit Development, where warehousing is a permitted use. She reviewed surrounding zoning, noting no nearby residential properties, and the other existing tenants in the building being Dance Images and Allstar Athletics, both indoor commercial recreation-type uses. She explained the hours of operation for Hilti and the other tenants will sometimes only briefly overlap, therefore, there should be no parking issues. She reported the existing landscaping appears in compliance.

MS. KISLER showed the planned signage for the space including a wall sign on the west and a shipping/receiving wall sign on the north façade that is considered more of a directional sign. She proceeded to explain how signage is

calculated in the Industrial ORI/M-1 districts vs. other business districts. She elaborated by stating the Zoning Administrator has authority on the number and location of signs in this particular instance since it is an existing building rather than new construction.

MS. KISLER reported a multi-departmental staff review was conducted with no comments being offered except for the Fire Department, who is requesting further information regarding the racking/shelving plan and any interior remodeling that is being done. She noted that interior remodeling plans will be reviewed as part of the interior remodeling permit through the Building Department.

In conclusion, MS. KISLER reported a Public Hearing is scheduled for May 19, 2016 at which time the Findings of Fact will be presented pertaining to the standards for a special use that need to be considered by the Plan Commission. She indicated the Notice of Public Hearing has been published and notification sent to surrounding properties within 250' of the project.

CHAIRMAN MATUSHEK reported visiting the site. He complimented the robust landscaping. He inquired about chemical storage and combustibility of those chemicals. BRANDON POLLARD, representing Hilti, stated they are mostly glue-like chemicals without combustibility. PAULA WALLRICH, Interim Community Development Director, noted the Petitioner is required to provide a list of the chemicals to the Fire Department for their review.

COMMISSIONER JANOWSKI requested clarification regarding the loading docks and placement of signage. He complimented the Petitioner on a great layout within a nice building. MR. STAN STEC, building owner, explained the loading dock on the north side is an indoor recessed dock where trucks back in.

COMMISSIONER KRONER inquired if Hilti had approached the building owner. MR. STEC stated he was approached by a broker. COMMISSIONER KRONER inquired why the Petitioner chose Tinley Park. MR. POLLARD explained there is an influx of decking business in the area. He reported they also have locations in the Chicago Loop and Elmhurst. COMMISSIONER KRONER inquired about the awning over the west window. MR. POLLARD explained the red awning is part of the Hilti brand and also provides an overhang for weather and safety.

COMMISSIONER SHAW reported using Hilti products. He thanked the Petitioner for choosing Tinley Park. With the other tenants being legal, non-conforming uses due to zoning changes, he inquired about long term use of the property and if Staff examined potential parking implications. MS. KISLER explained with any future change of use or change of ownership, Planning Staff reviews parking as part of the Building Department's Change of Use/Owner process. If an issue of insufficient parking were to be possible, Staff would not recommend approval for the new tenant unless the concern could be mitigated.

CHAIRMAN MATUSHEK inquired if their Elmhurst location has a retail component. MR. POLLARD reported they typically have 15-25 customers per day within their hours of 7:30 a.m. to 4:30 p.m. Monday through Friday, with deliveries occurring only once per day, typically between 1:00 to 4:00 p.m. He stated there will be no trucks or vans left in the parking lot since the vehicles are always in use then taken home with the account managers.

A brief discussion took place regarding Special Uses and the need for presentation to the Plan Commission.

There being no further questions from Commissioners, CHAIRMAN MATUSHEK elected not to assign Commissioners to a workshop stating the project may proceed to Public Hearing on May 19, 2016.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MOYLAN seconded by COMMISSIONER JANOWSKI to adjourn the regular meeting of the Plan Commission of May 5, 2016 at 8:26 p.m. THE MOTION WAS

UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.