



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MAY 19, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 19, 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 19, 2016 at 7:30 p.m.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER STANTON to approve the minutes of the May 5, 2016 meeting of the Plan Commission as presented. 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 19, 2016 MEETING
ITEM #1: PUBLIC HEARING
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 (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) in the ORI Zoning District in leased space at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial Planned Unit Development) Zoning District in the Hickory Creek Planned Unit Development.

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

At 7:31 p.m., a motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN to open the Public Hearing. CHAIRMAN MATUSHEK requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

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.

STEPHANIE KISLER, Planner I, presented the updated Staff Report regarding the Applicant's request for a Special Use Permit for the property located at 18475 Thompson Court, Suite C, within the Hickory Creek Planned Unit Development (PUD). She reported the Special Use Permit is for the use warehousing, wholesale and/or distribution and a similar and compatible use, the service and repair of small hand tools, whose overall business function is stated as the retail and wholesale sale, demonstration, service, warehousing and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals that are 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 proceeded to review the following Findings of Fact relating to the Special Use:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The Special Use is generally compatible with other uses in the same building and within the surrounding area. This PUD allows for warehouse-type uses so it is in character with the PUD.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - All business will be conducted within the building. The Special Use will not substantially diminish or impair property values because it will occupy a tenant space that has been vacant and the tenant will abide by Village ordinances and codes.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - It is already improved and the proposed Special Use and will be conducted wholly within the tenant space leased to the Applicant. The building already exists and the Applicant will only be making interior with the only exterior modification being the awning.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - Adequate utilities were provided when it was constructed in 2003. There aren't any changes proposed to the existing utilities, roads, drainage, or other infrastructure at or near the site. The delivery schedule is anticipated to be once a day and the hours of operation are limited to 7:30am – 4:30pm Monday through Friday, with no hours on the weekend. The customer base is typically destination-driven.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - The site has forty-two (42) parking stalls that are shared between the three (3) tenant spaces, which meet the intent of the Village's standards for off-street parking. The Special Use will not hold classes like the other tenants of the building. The Special Use will operate at hours that rarely overlap with the hours of the two (2) other tenants of the building.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - The Applicant has indicated that they will meet all other Village ordinances and codes.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The Special Use will contribute to economic development within the Village because it will occupy a vacant tenant space and provide goods and services that are not offered elsewhere within the vicinity of the site. The nearest Hilti North America locations are in downtown Chicago and in Elmhurst.

MS. KISLER showed photographs of the building and surrounding area including surrounding zoning. She showed photographs of the space that will be occupied by Hilti and the other existing tenants within the building. She noted the substantial amount of landscape on the site. She reviewed the proposed signage that includes two (2) wall signs, reporting they meet the current sign regulation within the Ordinance requirements.

COMMISSIONER KRONER inquired if there will be any gases or contaminants on the premises. BRANDON POLLARD, representing Hilti, stated any liquids are packaged retail products. Noting the awning that will be located over the Hilti space, COMMISSIONER KRONER recommended the other tenants also have an awning above their space in order to maintain a consistent look. MS. KISLER concurred that is a valid aesthetic concern, however, there is nothing indicated in the Code that the building owner be required to have these installed. She agreed to discuss it with the building owner.

COMMISSIONER SHAW requested clarification in the Findings of Fact regarding the hours of operation using the term "limited" hours of 7:30 a.m.-4:30 p.m. MS. KISLER reported the Petitioner limited the hours not Staff. She explained as a condition of a special use certain hours can be mandated. COMMISSIONER SHAW stated he wished to clarify the language in the Findings of Fact vs. placing any special conditions.

CHAIRMAN MATUSHEK requested the Applicant clarify their average traffic expectations. MR. POLLARD reported they typically have 15-25 customers per day within their daily hours of operation, therefore not much traffic is expected, with the parking lot providing sufficient parking.

CHAIRMAN MATUSHEK reported he and other Commissioners have visited the site and are pleased with the landscaping. He stated the Applicant has been a good corporate citizen in their other locations and believes their business will be a good addition and benefit to the Village. He welcomed Hilti to Tinley Park and wished them the best of success.

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER JANOWSKI to recommend the Village Board grant the Applicant, Blake Brown of Hilti North America, a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial Planned Unit Development) Zoning District and the Hickory Creek Planned Unit Development and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting. The Motion was seconded by COMMISSIONER KRONER.

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

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN MATUSHEK declared the Motion approved.

MS. KISLER reported this will be presented over two (2) meetings before the Village Board for final approval and adoption.

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER SHAW to close the Public Hearing at 7:49 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. 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 19, 2016 MEETING
ITEM #2: AT&T AT HOLLYWOOD CASINO AMPHITHEATRE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT

Consider a proposal from Brigitte Gillis of AT&T, on behalf of Live Nation, for a Special Use Permit for Personal Wireless Service Facility in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed Special Use Permit will allow the Petitioner to install three (3) cellular antennas on the structure at a height of forty-eight feet (48') and utilize a temporary mobile equipment cabinet on site during the event season.

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:	Brigitte Gillis, AT&T on behalf of Live Nation

Referencing the Village's Code of Ethics, COMMISSIONER STANTON reported he was a former employee of AT&T and following discussion with the Village Attorney elected to refrain from participating in any conversation and deliberation and abstain from any vote taken regarding this item.

CHAIRMAN MATUSHEK introduced the request from AT&T for a Special Use permit as noted above. He requested Staff make the initial presentation.

PAULA WALLRICH, Interim Community Development Director, presented the Staff Report. She reported AT&T has provided six (6) years of cellular service at the Amphitheater that typically sees 28,000 visitors annually. She explained for years a temporary trailer was used with an antenna on the trailer, referred to as a COW (Cell On Wheels), however, recently, the antenna was mounted on structure of the amphitheater and the operating equipment brought in on a trailer. She explained the Village previously issued a temporary use permit, however, once the antenna are permanently mounted, it requires a Special Use Permit.

MS. WALLRICH reviewed photographs of the site and surrounding area including surrounding zoning. She explained the property is in a floodplain, however, in working with Engineering and FEMA, it was determined that since the trailer is temporary and mobile it is an exclusion on impact to the floodplain in the area. She showed a photograph of

the existing antenna noting it is less than the height of the structure and painted the same color as the structure. She noted there should be minimal impact on the residential area since the antenna is not visible. She showed the location of the trailer reporting there are plans to erect a temporary fence around it to provide additional screening for the entertainers. She explained after the concert season, the COW and fencing will be removed then returned again when the season begins in May of the following year.

MS. WALLRICH reported there was only one (1) open item at the time of the writing of the Staff Report, however, this has been resolved. She explained as part of the review process, comments are requested from other Village Departments. She reported the Police Department has experienced problems with their cellular transmission on laptops due to being on the Verizon network; however, the police radios work fine. She expects these transmission problems will be resolved reporting additional cellular antennas in the area are being requested from other carriers.

In conclusion, MS. WALLRICH explained in addition to approving the permanent installation of the antenna, Staff is also recommending the Plan Commission approve the annual use of trailer every year during the six-month event season as part of the Special Use Permit.

CHAIRMAN MATUSHEK requested confirmation that the antenna will not be increasing in height. MS. WALLRICH reported the height of the antenna will remain the same and the color will remain the same as the structure.

COMMISSIONER MOYLAN commented this is a great location for a cell tower since there are no surrounding residences. He inquired about making the antenna taller for cohabitation by other carriers. MS. WALLRICH reported the owners of the Amphitheatre would have control over this and have most likely been approached by other carriers.

COMMISSIONER JANOWSKI requested clarification regarding the Special Use. MS. WALLRICH explained it is no longer a temporary use since it is a permanent antenna attached to the structure despite the trailer being temporary. He also requested clarification regarding the temporary wood fencing being added around the COW. BRIGETTE GILLIS of AT&T reported the property owner is requesting the additional fencing in order to provide a better aesthetic for the entertainers and staff. The Property owners requested the fencing.

There being no further questions or comments from Commissioners, CHAIRMAN MATUSHEK reported this will be presented for a Public Hearing at the June 2, 2016 meeting of the Plan Commission.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MAY 19, 2016 MEETING
ITEM #3: 7-ELEVEN – 7601 159th STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT

Consider a proposal from John Chatwin of 7-Eleven, Inc. for Site Plan Approval and a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District. The Applicant is proposing an expansion of the existing fuel canopy to accommodate four (4) additional fueling dispensers. The proposed Special Use Permit is required in order to continue operating the existing automobile service station since the existing Special Use Permit (Ordinance 85-O-028) will expire automatically if there is a change of use from the originally approved use (per Section X.J.6.a. of the Zoning Ordinance).

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:	John Chatwin, 7-Eleven Inc. Tim Kratz, Project Manager, Sevan Multi-Site Solutions

CHAIRMAN MATUSHEK acknowledged the Petitioner and reviewed the request for Site Plan Approval and a Special Use Permit as noted above. He requested Staff make the initial presentation.

STEPHANIE KISLER, Planner, presented the Staff Report regarding the request from 7-Eleven located at 7601 159th Street for Site Plan Approval and a Special Use Permit. She showed a rendering of the proposed changes to the existing site noting the existing convenience store, proposed canopy footprint and area of the underground tanks. She noted the closing of the northeastern most curb cut that will be replaced with landscape and sidewalk. She explained it needs Site Plan Approval due to the expanding canopy footprint. Because the use is also being changed significantly with addition of four (4) more fueling stations (for a total of eight (8) fueling stations), she further explained it is being presented in conjunction with a Special Use Permit.

MS. KISLER reviewed the site plan including official dimensions, and surrounding zoning that includes some residential to the south and commercial around the east, west, and north sides. She noted the area of the existing canopy with the four (4) existing fuel pumps and the proposed canopy showing the new configuration having a total of eight (8) fueling stations. She reviewed the landscape plan reporting it meets the intent of the Landscape Ordinance given this is

an existing site. She reviewed proposed signage plans noting the monument sign was previously lowered into compliance a few years ago. She reviewed the photometric plan reporting no light spillage onto the nearby residential area. She reported the store manager is very concerned about having a nice site and has been very good about working with the Village in order to remain in compliance.

MS. KISLER reported only one (1) open item regarding the route for the fuel truck and ensuring it will not travel through the Brentowne residential area. She reported the Applicant provided Staff a diagram showing the various patterns of movement proving the truck can maneuver south on 76th Avenue when entering from 159th Street rather than traveling north on 76th Avenue through the neighborhood.

COMMISSIONER MOYLAN thanked the Applicant for removing the entrance on the northeast corner and adding landscape but also suggested a right-in-right-out onto 159th Street to prohibit cars from turning left onto 159th Street. MS. KISLER reported the Illinois Department of Transportation (IDOT) has responsibility for 159th Street, further explaining a right-in-right-out would need to be mountable to ensure trucks and fire equipment could maneuver. She referenced the right-in-right-out 'pork chop' that was used at the Great Escape site that allows for vehicles to be able to drive over it if necessary. COMMISSIONER MOYLAN subsequently suggested a "no left turn" sign. COMMISSIONER KRONER inquired who could install a sign. MS. WALLRICH further explained any sign would be regulated by IDOT; therefore, permission would be required from IDOT.

COMMISSIONER JANOWSKI expressed concerns regarding glare from vehicle headlights onto the second floor of the nearby residential townhomes since the fueling pumps are now facing north-south under the proposed new canopy plan. MS. KISLER reported there is a six foot (6') wood privacy fence and also screening landscape. TIM KRATZ, Project Manager, Sevan Multi-Site Solutions, indicated automobile headlights are typically angled downward and therefore should not shine directly into a second story window. JOHN CHATWIN of 7-Eleven Inc. reported the new lighting will be LED that is environmentally conscious with light shining downward and recessed into the canopy. COMMISSIONER JANOWSKI requested these concerns be discussed with their landscape architect.

COMMISSIONER SHAW inquired if the underground tanks are being replaced. MR. CHATWIN reported the existing tanks are thirty (30) years old and have reached their end of life. COMMISSIONER SHAW inquired if there will be any impact to the site and convenience store during the remodel. MR. KRATZ reported the tank replacement process will take approximately five (5) weeks. He added there will be a substantial amount of equipment; however, temporary security fencing will surround the site. He stated the convenience store will remain open during this time with continued hours of 24 hours per day/365 days per year.

COMMISSIONER KRONER expressed concerns regarding the expansion stating by turning the position of the fueling pumps it will create a traffic hazard onto 159th Street if cars are waiting in line to use the pumps with only a 22' distance from the canopy to the curb. MR. CHATWIN stated that 22' is sufficient for traffic to flow. MR. KRATZ added the advantage to this layout gives patrons a better circulation to get to other pumps. Using the proposed site diagram, MS. WALLRICH showed ways cars can maneuver to get to another pump to avoid stacking.

A lengthy discussion took place regarding the flow of cars into site. COMMISSIONER MOYLAN noted there is actually a 25' distance from the u-shaped bollard located near the dispenser to the curb. The proposed configuration of an angled canopy and pumps was discussed. MR. KRATZ indicated this would require a wider footprint for the canopy and result in a stacking problem for the cars.

MS. KISLER suggested the Applicant provide an analysis of their other stations that show a similar scenario, as well as provide an analysis showing potential stacking at the proposed fuel canopy. She also suggested investigating maximizing the widths on either side of the proposed fuel canopy.

COMMISSIONER JANOWSKI suggested modifying the apron on 159th Street due to runoff from rear tires going over the curb. MS. KISLER suggested the use of an additional one foot (1') brick paver blocks for a wider radius exiting the

site. MR. KRATZ reported they have completed their application for permit determination with IDOT. COMMISSIONER KRONER suggested the Applicant also revise their application to include a request for a no left turn sign.

COMMISSIONER STANTON inquired if there are security cameras on the site. MR. CHATWIN stated there are cameras inside the convenience store, however, not at the fuel island. Agreeing with security concerns, MR. CHATWIN will request installation of cameras for the islands.

COMMISSIONER KAPPEL noted the Zoning Ordinance indicates a minimum distance for two-way traffic is 26'. MR. KRATZ stated the required distance is deficient; however, they are working with existing conditions in order to maximize the space available. Due to varying dimensions being reported, COMMISSIONER KRONER requested accuracy from both Staff and the Petitioner regarding exact dimensions for future discussion.

CHAIRMAN MATUSHEK encouraged each of the Commissioners make a site visit to the site and to other sites in the area. He requested exact dimensions be provided by Staff and Petitioner. He indicated this item will proceed to Public Hearing on June 2, 2016.

POINT OF ORDER

COMMISSIONER SHAW expressed concerns regarding interpretation of the Village Plan Commission Ordinance and gaps in the Comprehensive Plan. He suggested a workshop be held to provide clarification and review the intent of the Ordinance. CHAIRMAN MATUSHEK agreed that a special workshop can be held if there is sufficient interest among the Commissioners. He added there is sufficient communication between the Plan Commission and Planning Department with the Village Board, including information on the Village website.

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 19, 2016 at 9:26 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.