



## MINUTES OF THE PLAN COMMISSION

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

**JUNE 2, 2016**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 2, 2016 at 7:30p.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  
Debra Kotas, Commission Secretary

#### **CALL TO ORDER**

Plan Commission Chairman Matushek called to order the regular meeting of the Plan Commission for June 2, 2016 at 7:31 p.m.

#### **APPROVAL OF MINUTES**

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN to approve the minutes of the May 19, 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 JUNE 2, 2016 MEETING**

**ITEM #1: PUBLIC HEARING  
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 Debra Kotas, Commission Secretary
Guest:	Brigitte Gillis, AT&T on behalf of Live Nation

PAULA WALLRICH, Interim Community Development Director, presented the Staff Report. She reviewed the Petitioner's request for a Special Use Permit for a wireless service facility at the Hollywood Casino Amphitheatre during the concert season. She explained that previously a temporary trailer was used with an antenna on the trailer, referred to as a COW (Cellular On Wheels), however, the antenna was recently mounted on the structure of the facility, thus making it a permanent installation requiring a Special Use Permit. She explained the operating equipment that make the antennae functional are brought in seasonally on a trailer, requiring a Temporary Use. As part of the Special Use, Staff is requesting the temporary nature of the equipment be all encompassing under the Special Use Permit to avoid having to obtain a annual temporary permit.

MS. WALLRICH presented photographs of the site that is located in the ORI PD Zoning District. She indicated that the existing antennae is less than the height of the existing structure and painted the same color as the structure. She also noted where the trailer will be located near the performance stage. She stated the property owner requested a temporary fence be installed around the trailer for additional screening.

MS. WALLRICH reported there was previously one (1) open item, however, it was satisfied. She explained the Police Department experienced problem with their cellular telephone transmission due to being with another cellular provider, however, their police radios work fine.

MS. WALLRICH explained the hierarchy for placement of wireless towers as follows: placement on an existing tower, Village-owned property, taxing district including a park or school district, manufacturing district not within 1,000 feet of a residential zoning district or affixing it to an existing structure within a non-residential or non-historic district.

As part of the record, MS. WALLRICH 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 antennae is not above existing structure and painted to match. The COW is temporary and will be screened by a wooden fence.
- 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;*
  - It is over 1,000 from residential property and painted to match the existing structure. The COW will be screened by a wooden fence.
- 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;*
  - Portions of the surrounding area are not developed. It is screened and painted to match the existing structure.
- d. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;*
  - No additional impacts on roadways or drainage.
- 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;*
  - Not an issue for this particular use.
- 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.*
  - No variations are requested as part of this Special Use.
- g. *The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.*
  - The approval of this Special Use will allow AT&T to address its customer's needs.

CHAIRMAN MATUSHEK recommended the motion read not to extend beyond 180 days “*annually*”. COMMISSIONER KRONER recommended the motion include “*no higher*” than 48’.

At 7:43 p.m., a motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER JANOWSKI to officially 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.

BRIGETTE GILLIS of AT&T, thanked MS. WALLRICH for a comprehensive job of presenting the information and welcomed any questions or concerns the Commissioners may have.

COMMISSIONER MOYLAN inquired if the property owner has been approached regarding a installing a higher pole for possible cohabitation by other carriers. MS. WALLRICH explained the property owners do not want any more

antennas on the property because they will be changing to a DAS (Distributed Antenna System). MS. GILLIS reported until this is up and running, the property owner will continue with the current agreement

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 KRONER to recommend the Village Board grant a Special Use Permit for the Hollywood Casino Amphitheatre on behalf of Live Nation, for the property located at 19100 Ridgeland Avenue, to allow for the continued maintenance of three (3) antennae mounted on the structure at a height no higher than 48' and the continued use of the Cell On Wheels (COW) on an annual temporary basis during the event season not to extend beyond 180 days. The Motion was seconded by COMMISSIONER SHAW.

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

NAY: None

ABSTAIN: Commissioner Tim Stanton

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

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI to close the Public Hearing at 7:47 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 JUNE 2, 2016 MEETING**  
**ITEM #2: PUBLIC HEARING**  
**7-ELEVEN – 7601 159<sup>TH</sup> STREET – SITE PLAN APPROVAL & 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 Debra Kotas, Commission Secretary
Guest:	John Chatwin, 7-Eleven Inc.

At 7:48 p.m., a motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON 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 Staff Report regarding the Petitioner's request for Site Plan Approval and a Special Use Permit for the operation of a service station and expansion of a fuel canopy at the 7-Eleven located at 7601 159<sup>th</sup> Street. She reviewed the site plan showing the proposed changes to the existing site noting the closing of the northeastern most curb cut, leaving only 2 curb cuts on the north side and east side of the site. She reported the underground fuel tanks are being replaced and the amount of fueling stations will increase from four (4) to eight (8). She noted there will be no changes to the convenience store with the exception of added security cameras suggested at the last Plan Commission meeting.

MS. KISLER reviewed changes to the site plan since the last meeting. She showed the canopy has been moved about five feet (5') to the east, yellow striping has been added to the northwest curb cut to better dictate how the cars should

flow to encourage vehicles to proceed south into the site, and added security cameras facing outward toward the canopy. Due to concerns expressed at the last Plan Commission meeting regarding adequate distance for two-way traffic at the north area of the fuel canopy, she presented the revised dimensions indicating 26.6' from the u-shaped bollard by the fueling station to the edge of the curb north of the proposed fuel canopy. She showed graphics of the site currently having four (4) fueling pumps parallel to 159<sup>th</sup> Street compared to the proposed canopy having 8 fueling pumps perpendicular to 159<sup>th</sup> Street. She reviewed the upgraded landscape plan reporting it meets the intent of the Landscape Ordinance. She reviewed the photometric plan that includes updated LED lighting with shields and recessed lighting under the canopy noting there will be no light spillage onto the nearby residential area to the south. She showed photographs of the convenience store reporting the store owner is very concerned with having a nice site and has been very cooperative in complying with all Village codes regarding signage and landscaping.

MS. KISLER summarized the following open items from Staff's perspective and from concerns expressed at the last Plan Commission meeting:

1. Revised the fueling truck's route to the site to eliminate traversing a residential neighborhood.  
This item was resolved prior to the May 19, 2016 Plan Commission meeting. The Applicant has provided analysis showing that the fueling truck is able to access the site by using 159<sup>th</sup> Street to 76<sup>th</sup> Avenue and not travelling through the Bremontowne Subdivision.
2. Concerns regarding the width of the stacking area north of the canopy questioning if 22' was sufficient for two-way traffic flow in addition to stacking at the fuel canopy.  
The Applicant has made revisions showing a width of 26.6' of drivable area on the north side of the proposed canopy and 28' on the south side of the proposed canopy from the u-shaped bollards to the edge of the curbs. Petitioner has also provided a mock up of vehicular stacking at the fuel pumps still showing the ability to traverse the canopy area.
3. Security cameras for the fuel canopy area.  
The Applicant has provided security cameras on the convenience store building that face north toward the fueling canopy.
4. Headlight glare from vehicles at the easternmost fueling stations being directed toward the residential property to the south without a tall buffer for the second-story windows.  
Canopy has been moved over, therefore, there is the potential for only four (4) vehicles facing directly toward the residential area.
5. No left turn or right-in-right-out (RIRO) at the northwest curb cut.  
Yellow striped lines have been added in attempt to help with traffic flow. The Applicant has stated that they attempted to contact IDOT to discuss modifying their permit application, however, have not had a response.
6. Expanding the width of the northwest curb cut to accommodate wider right turns out of the site.  
Trucks are able to make the turn. The Applicant has stated that they attempted to contact IDOT to discuss modifying their permit application; however, there has been no response.

COMMISSIONER KRONER continued to express safety concerns regarding traffic flow and sufficient room for two-way traffic on the north end of the fuel canopy if cars are stacked waiting for the fuel pumps. He mentioned visiting the site and taking measurements and voiced concern that the measurements did not add up. Staff said that they spoke with the Village Engineer and determined that the area north of the fuel canopy is not technically a "drive aisle" and is not subject to the requirements of a "drive aisle". However, the Applicant has relocated the fuel canopy slightly to address the Plan Commission's concerns with the width of the drivable areas on either side of the fuel canopy so that there is a minimum of 26' around all sides of the fuel canopy. Commissioner Kroner stated that he did not agree with Staff's

assessment. He stipulated his opinion that either the parking spaces do not conform to code or the two-way traffic lanes do not conform to code in the submitted plans.

COMMISSIONER KRONER further discussed the Applicant's use of the yellow lines at the north curb cut and voiced concern with how the customers would enter the site, fuel their vehicle, and/or park at the convenience store. He identified potential conflicts between parked cars and cars waiting for fuel. Staff stated that the customers parked by the convenience store may have to wait to be able to back out of the parking space if someone is in the way by the fuel pumps. Staff noted that the Applicant added the yellow line to help encourage certain traffic flow throughout the site in response to the Plan Commission's concerns from the May 19th meeting. He requested Staff again review the dimensions. He referenced the Village Ordinance that requires 26' for two-way traffic aisles.

COMMISSIONER JANOWSKI reported visiting the site. He stated the reconfiguration of the fuels pumps facing north-south better serves traffic flow on the site and its customers. He complimented the revised plan and stated he has no issues or concerns.

COMMISSIONER KAPPEL stated the plan was done well but unfortunately cannot account for irresponsible drivers.

CHAIRMAN MATUSHEK also complimented the Petitioner on the revised plan stating it provides better traffic flow under the many scenarios.

JOHN CHATWIN of 7-Eleven Inc. proceeded to address some of the open items. He reported an application had already been filed with IDOT for the closing of the northeast curb cut. Following issues raised at the last meeting of the Plan Commission, he reported attempts have been made to contact IDOT regarding amending the application for a RIRO and/or No Left Turn and also widening of the radius on the northwest curb cut, however, IDOT has yet to respond. He reported the current configuration meets IDOT requirements.

COMMISSIONER SHAW inquired about placing conditions on the approval without further delaying the project.

Showing photographs taken by their civil engineer, MR. CHATWIN further addressed concerns regarding headlight glare from the fueling pumps into the second story windows of the residential area to the south. He showed there is no headlight glare into those residences, particularly with the 6' fence providing screening as well as the additional landscape that is being installed.

COMMISSIONER MOYLAN inquired if a "No Left Turn" or "Right Turn Only" sign could be placed on the site without IDOT approval. MR. CHATWIN explained 7-Eleven is able to place a sign on their property; however, it could not be enforceable without IDOT approval, and would simply just be a deterrent. While they would prefer to not restrict access in any way, he stated 7-Eleven would have no issue installing it on the site if the Plan Commission were to make it a condition of approval. COMMISSIONER MOYLAN recommended this be made a condition of approval and incorporated into the motion. A poll was taken among the Plan Commissioners as to whether or not to include the stipulation of adding a "No Left Turn" sign at the north curb cut. With a vote of 5-3, the poll reflected a recommendation to require that the Applicant add a "No Left Turn" sign as a condition of Site Plan Approval.

PAULA WALLRICH, Interim Community Development Director, commented the property owner might take on liabilities when there are signs that are not truly regulatory signs but mimic regulatory signs. She suggested if the Plan Commission feels strongly about the signage, IDOT approval of the signage should be made a condition of the approval adding this will further protract the review process.

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, John Chatwin of 7-Eleven Inc. Site Plan Approval for 7-Eleven at 7601 159<sup>th</sup> Street for plans (prepared by Sevan Multi-Site Solutions with a revision date of 05/25/2016) for a fuel canopy expansion and

related site improvement. The Plan Commission would also like to recommend that the Village Board grant the Applicant, John Chatwin of 7-Eleven Inc. a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District 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 SHAW.

COMMISSIONER MOYLAN requested an amendment to the Motion to make a requirement for a right-in-right-out or "No Left Turn" sign as a condition of the Site Plan Approval. The amendment to the Motion was seconded by COMMISSIONER KRONER.

AYE: Plan Commissioners Kevin Bergthold, Peter Kroner, Mark Moylan, Tim Stanton

NAY: Plan Commissioners Lori Kappel, Ken Shaw, Anthony Janowski, and Chairman Ed Matushek

ABSENT: None

THE AMENDED MOTION FAILED by voice vote.

A voice vote was taken regarding the initial Motion made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER SHAW recommending the Village Board grant the Applicant, John Chatwin of 7-Eleven Inc. Site Plan Approval for 7-Eleven at 7601 159<sup>th</sup> Street for plans (prepared by Sevan Multi-Site Solutions with a revision date of 05/25/2016) for a fuel canopy expansion and related site improvement. The Plan Commission would also like to recommend that the Village Board grant the Applicant, John Chatwin of 7-Eleven Inc. a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District 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 Kevin Bergthold, Anthony Janowski, Lori Kappel, Ken Shaw, Tim Stanton, and Chairman Ed Matushek

NAY: Plan Commissioners Peter Kroner and Mark Moylan

ABSENT: None

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

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON to close the Public Hearing at 8:52 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 JUNE 2, 2016 MEETING**  
**ITEM #3: BAILEY'S BAR & GRILL – 17731 OAK PARK AVENUE – VARIATIONS FOR A GROUND SIGN WITHIN THE LEGACY DISTRICT**

Consider a proposal from Ronald Bailey, on behalf of Bailey's Bar & Grill for the following Variations concerning ground signage on an existing site located at 17731 Oak Park Avenue:

1. A one foot, six inch (1'6") Variation from the required setback from the south property line;
2. A one foot, six inch (1'6") Variation from the required setback from the entry/access drive (to the north of the proposed sign); and,
3. A nine foot (9') Variation from the west property line.

All of which constitute Variations from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance where a "Monument-Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

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  
Debra Kotas, Commission Secretary

Guest:

CHAIRMAN MATUSHEK introduced the Petitioner's request for Variations concerning a proposed ground sign as noted above.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding setback Variations for a new ground sign. She showed renderings of the proposed two-sided sign having a brick base that matches the building and surrounding landscaping. She reported the sign is under the maximum height at 6'5" and also total square footage requirements. She reported there have been several revisions of the sign with this being the most family friendly design. She reported the Petitioner has also been working with the Main Street Commission and the Historic Preservation regarding the design who has deemed the sign appropriate.

MS. KISLER proceeded to review the individual Variation requests. She reported the Petitioner is seeking a 1'6" Variation from the south property line and another 1'6" Variation from the south access drive where 10' is the required

setback. She reported the Petitioner is also seeking to install the sign 1' from the west property line where the required setback is 10' thus requiring a 9' Variation. She explained this is consistent with existing signage on Oak Park Avenue within the Legacy District. She proceeded to show photographs of other signage on Oak Park Avenue that is non-conforming that do not meet the 10' setback.

CHAIRMAN MATUSHEK inquired about the intent of the 10' sign setback regulation per the Legacy Code. MS. KISLER explained the intent of the 10' sign setback was to discourage the use of ground signs in the Legacy District and instead bring the buildings closer to the street, therefore, incentivizing wall signage and building architecture to be most prominent. She elaborated stating Staff has been investigating the feasibility of the setback requirements within the Legacy District with the Main Street Commission. She stated the majority of existing ground signs on Oak Park Avenue do not meet the requirement since they were erected prior to the adoption of the Legacy Code. She explained if an owner wishes to alter their sign, the sign has to be brought into conformance or must receive a Variation. CHAIRMAN MATUSHEK expressed concerns regarding the increased number of potential Variation requests. She reported Staff is seeking input pertaining to ground signs in the Legacy District in order to gauge what is appropriate for a ground sign setback regulation but would still be business-friendly. In order to be consistent with existing signage, she reported Staff is recommending a 1' setback to ensure the creation of the least amount of non-conformities.

COMMISSIONER KAPPEL stated the ground sign will not only attract customers but also make for safer traffic with patrons looking for the entrance to the business. She commented that a sign should be proportionate to the size of the building.

COMMISSIONER KRONER complimented the construction of the sign and the surrounding landscape in addition to the upgrades the owner has made to the building. He concurred the sign will also provide for safer traffic flow.

COMMISSIONER JANOWSKI stated the sign is aesthetically pleasing because it matches the brick on the building. He stressed the importance of being good stewards to the community.

COMMISSIONER SHAW stated he does not believe this would set a precedent since there are not many similar properties in size to Bailey's on Oak Park Avenue.

PAULA WALLRICH, Interim Community Development Director, briefly discussed the planned Blade Sign Incentive Program in order to incentivize blade signs vs. ground signs.

Staff reported this item will proceed to a Public Hearing on July 7, 2016.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE JUNE 2, 2016 MEETING**  
**ITEM #4: THE ATTIC DOOR – 17424 OAK PARK AVENUE – VARIATION FOR A GROUND SIGN WITHIN THE LEGACY DISTRICT**

Consider a proposal from Wade Randolph of Effective Signs on behalf of The Attic Door, for the following Variations concerning ground signage on an existing site located at 17424 Oak Park Avenue:

1. A nine foot (9') Variation from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance where a "Monument-Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

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 Debra Kotas, Commission Secretary
Guest:	Wade Randolph, Effective Signs

CHAIRMAN MATUSHEK introduced the Petitioners request for a sign Variation as noted above.

STEPHANIE KISLER, Planner I, presented the Staff Report regarding a 9' Variation from the setback requirement for a new ground sign that will be located 1' from the east property line. She reported the Petitioner is seeking to rebrand and replace the existing sign. She compared the existing sign with the proposed sign noting the sign area will remain the same, however, it will be reduced in height from 7' to a height of approximately 5'. She showed the base of the sign will have the same architectural features as the building.

COMMISSIONER MOYLAN inquired as to the building materials for the base of the sign. WADE RANDOLPH, Effective Signs, stated it will be made out of durable sign plywood intended to last.

MR. RANDOLPH expressed concerns regarding the 10' setback requirement. He stated he operates a sign business on Oak Park Avenue having many clients also on Oak Park Avenue that are requesting updated, two-sided signs. He emphasized the businesses on Oak Park Avenue are challenged compared to those in other locations. He also noted many of the existing signs do not meet Village code. He stated the frontage of building should determine the size of the sign.

COMMISSIONER SHAW complimented the design of the new sign. He suggested eliciting MR. RANDOLPH'S expertise with revisions to the Sign Regulations.

Staff reported this item will proceed to a Public Hearing on July 7, 2016.

**ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER MOYLAN seconded by COMMISSIONER STANTON to adjourn the regular meeting of the Plan Commission of June 2, 2016 at 9:40 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.