



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

AUGUST 17, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 17, 2017 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Peter Kroner, Acting Chairman
Lucas Engel
Eduardo Mani
Garrett Gray
Angela Gatto
Tim Stanton

Absent Plan Commissioner(s): Ken Shaw, Chairman
John Curran

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

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN KRONER called to order the Regular Meeting of the Plan Commission for August 17, 2017 at 7:00 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the August 3, 2017 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GRAY, to approve the Minutes. The Motion was approved by voice call. ACTING CHAIRMAN KRONER 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 AUGUST 17, 2017 REGULAR MEETING

ITEM #1 WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE – SECTION III.N.6. – OUTDOOR SALES DISPLAY

Consider recommending that the Village Board approve Text Amendments to Section III.N.6. (Outdoor Display) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: allowing outdoor sales display areas on non-residential properties.

Present were the following:

Plan Commissioners: Peter Kroner, Acting Chairman
Lucas Engel
Eduardo Mani
Garrett Gray
Angela Gatto
Tim Stanton

Absent Plan Commissioner(s): Ken Shaw, Chairman
John Curran

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

Guests: Marc Rush, Great Escape
Ted Chapman, Great Escape

STEPHANIE KISLER, Planner I, stated in Section III.N.6 of the Zoning Ordinance it currently only allows for outdoor display of seasonal gardening products. The code requires a yearly site plan approval from the Zoning Administrator. These regulations have not been strictly enforced in the past and Staff would like to formalize new regulations that would allow other displays of products. There are only a few displays that are strictly seasonal garden items. Staff noticed that there are other businesses displaying items outdoors that would not be considered seasonal gardening products.

MS. KISLER stated Staff reviewed regulations and has put together text amendments to regulate other outdoor sales displays. Businesses like American Sales and the Great Escape have inquired about displaying their products outside their buildings. Other businesses already have various products displayed outside their stores. Staff drafted a text amendment including three (3) levels of display to address different uses. The first two (2) levels address the types that can be approved administratively and the third level would be the larger items that will need to be brought before the Plan Commission for approval. She added that Staff reviewed outdoor display regulations in other communities for comparison. The descriptions are noted in the Staff Report.

MS. KISLER described the three (3) levels in the draft Text Amendment:

- (1) Description of Level 1 Outdoor Sales Display: Level 1 Outdoor Sales Display includes the display of seasonal goods or special sales. These displays may include, but are not limited to: sale of potted plants, mulch, clothes racks, and small product display racks.
- (2) Description of Level 2 Outdoor Sales Display: Level 2 Outdoor Sales Display includes the display of year-round goods that are subordinate and customarily incidental to the principal use. These displays may include, but are not limited to: propane, ice, and vending machines.
- (3) Description of Level 3 Outdoor Sales Display: Level 3 Outdoor Sales Display includes the display of goods that do not meet the regulations within the Level 1 or Level 2 Outdoor Sales Display Sections. These displays may include, but are not limited to: large products or equipment, appliances, seasonal recreational items (pools, play equipment, etc.), accessory structures (sheds, gazebos, etc.) or display of building materials (fencing, pavers, etc.).

MS. KISLER stated some of the things that need to be considered are the approval methods, the location of the display, the time of the display, and other conditions such as screening, lighting and cleanliness. It is necessary to discuss the amount of time for the displays in level 1. Signage on displays is subject to Section IX of the Zoning Ordinance.

MS. KISLER noted the reason this was brought to Staff's attention was because Great Escape would like to display their products outside their new building. They feel there is an uneven competition with American Sales, which is located north on La Grange Road in Orland Park. They contacted the Village letting them know that they were upset with the amount of business they have due to the fact they are unable to display their products outdoors.

ACTING CHAIRMAN KRONER asked for comments from the commissioners.

COMMISSIONER MANI stated it is important to be pro-business, pro-Tinley and allow the business to request an outdoor display from the Level 1 section with Staff approval rather than having to wait the necessary time to go before the Plan Commission for approval.

COMMISSIONER GATTO noted there are certain items like mulch and potted plant items being able to be displayed for a longer period of time or seasonal and things like clothing racks a shorter period of time or three (3) days.

COMMISSIONER GRAY asked about the pricing of the permits. He feels there should be something to distinguish appropriate pricing for different items. Permits should be distinguished between a one (1) day same and a seasonal item. ACTING CHAIRMAN KRONER asked staff to inquire what the fee structure for permits in other communities are. He suggested \$100.00 per season.

PAULA WALLRICH, Interim Community Development Director, noted there could be "Special Event" permits. She also noted the administration of annual permits and fees would have to be discussed.

ACTING CHAIRMAN KRONER inquired about the size of the percentage of the building frontage allowed for outdoor display. MS. WALLRICH stated the percentages would be measured and tested.

ACTING CHAIRMAN KRONER summarized the meeting.

- Went through Text Amendments.
- Talked about fee structures.
- Talked about Level 1 into seasonal items and quick sale items
- Staff will come back with fee schedules from surrounding towns
- Staff will come back with percentages of how much frontage can have displays
- Display times - Seasonal vs. quick sale items and more permanent structures

MARC RUSH, Great Escape, noted everything they sell at Great Escape is what people want rather than need and it is necessary for them to display the items that they sell. The people need to see what is available to them in their store. Their competitors are able to display their product outside and that brings people into the store. The Tinley Park store is the only store that is limited by codes on the outdoor displays. They are at a big disadvantage because of the inability of the customers to see the products. The Tinley Park store is the lowest volume store out of 20 stores. When the store was located in Orland it was the number 2 store. We are interested in what we can do to bring the sales up. We appreciate the time you are spending in trying to help us.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 17, 2017 REGULAR MEETING

ITEM #2 WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE – SECTION V.B. – TRUCK RENTAL IN THE MU-1 (MIXED-USE DUVAN DRIVE) OVERLAY DISTRICT

Consider recommending that the Village Board approve Text Amendments to Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: allowing truck rental as a Special Use in the MU-1 (Mixed-Use Duvan Drive) Overlay District.

Present were the following:

Plan Commissioners: Peter Kroner, Acting Chairman
Lucas Engel
Eduardo Mani
Garrett Gray
Angela Gatto
Tim Stanton

Absent Plan Commissioner(s): Ken Shaw, Chairman
John Curran

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

STEPHANIE KISLER, Planner I, stated there is interest in truck rental in the area near 175th Street and Duvan Drive. This Text Amendment was brought up due to inquiries in the area. There is one business on Duvan Drive that currently has a U-Haul rental. Staff spoke to one of the employees at Tinley Auto & Repair who said that there was Village approval about five (5) years ago for the U-Haul business. The business license only indicates “auto repair shop/towing” in the description. There is no Special Use Permit on file and records for approval were not found. She displayed photos of the current U-Haul business and noted that the business needs some attention. The business owner is aware that improvements need to be made to the paving, fencing, and landscaping.

MS. KISLER noted there is a mixture of mixed use, automotive, and industrial in this area. This is an area where we would like to get more businesses. Staff would like to discuss whether this type of use should be allowed and what conditions should be placed on this type of business.

MS. KISLER put together some considerations of what should be permitted or a Special Use and if there are any conditions that should be required for this type of business.

Conditions:

1. The rental vehicles must be parked on a paved surface meeting all applicable Village codes.
2. The rental vehicles cannot be parked within the parking spaces that are required for the business per Section VIII of the Zoning Ordinance.

3. The rental vehicles must be screened from view (by vinyl privacy fencing, landscaping, or a combination of both) or located in such a way that the vehicles cannot be seen from the public right-of-way.
4. The rental vehicles must be parked in a manner that does not block entrances, drive aisles, or other access ways.

MS. KISLER noted Staff proposes to make a small change to make the other use categories more clear. Since “heavy equipment sales/rental” is called out specifically, the category of “equipment rental and leasing services” should be clarified as “light equipment sales/rental” in order to remain consistent. Both “heavy equipment” and “light equipment” are defined in Section II of the Zoning Ordinance.

MS. KISLER stated Staff discussed whether to distinguish between car rental and truck rental. Right now there is a category for the vehicle sales/rental which is something that is not allowed in this area unless it is internally displayed. U-Haul has trailers and cargo vans, so we would need to determine which types of rental vehicles are appropriate for this area.

PAULA WALLRICH, Interim Community Development Director, noted this Text Amendment should encompass all rental vehicles except for passenger cars. ACTING CHAIRMAN KRONER asked what was wrong with passenger cars. MS. KISLER noted there is not typically a lot of parking in this area. This is something we would focus in the B-5 district where there are auto sales.

COMMISSIONER GATTO stated there are so many car repair shops in this area and it would be a great place to have car rental.

MS. WALLRICH stated this is the heaviest industrial area and heavy equipment was already contemplated in this area. Trucks and trailers are more heavy equipment and the average person will not go into this area to rent a car. This area also lacks visibility to major thoroughfares.

ACTING CHAIRMAN KRONER stated the previous State of Illinois Emission Testing location would be a perfect place for a car rental business.

MS. WALLRICH stated a Special Use Permit could be for any type of vehicle leasing.

COMMISSIONER GRAY noted the chart in the Staff Report mentions vehicle sales/rental is prohibited in MU-1. There is not a clear distinction. In Section II, page 34 of the Zoning Ordinance it does say that vehicle sales/rental it is defined as: is the use of any building, structure or lot used for the sale or rental of automobiles, trucks, vans, trailers, recreational vehicles, boats, motorcycles, or other similar motorized vehicles either on-site or via the internet. Such use may include offices, internal parts storage and on-site repair service facility as an accessory of use. He stated this is prohibited and in the past it has been non-negotiable whether that company does not want to do this or not. On the chart it is noted as Vehicle sales/Rental (Internal display only) is not defined in the code but is allowed with a Special Use Permit. He stated that these two use categories conflict.

COMMISSIONER GRAY noted he is aware of the traffic pattern on Duvan Drive and it would not allow for many rentals on a daily basis with the semi truck traffic. Many times it is reduced to one lane where you have to wait for another person to go in order to get around the trucks.

MS. KISLER stated in order to clarify the use table we should change the current “X” under MU-1 to an “S” for Special Use. MS. WALLRICH stated the definitions could also be amended.

COMMISSIONER ENGEL stated trucks and vehicle sales/ rentals should be included as Special Use.

GOOD OF THE ORDER

PAULA WALLRICH, Interim Community Development Director, reminded the Commissioners that the start time for the next meeting will be 7:00 p.m. She also noted the following project updates:

1. COMMISSIONER WILLIAM LEMONNIER has resigned. The Mayor is aware and will make a recommendation for a new member.
2. Staff met with representatives from Brookside Glen and the developer of the Residences project. They are moving toward a plan with four (4) buildings with all the same luxury amenities. This project may come before the Commission in October.
3. The Lakota Group was hired to work on a master plan for the plaza and the downtown area. They will be interviewing stakeholders in the next couple weeks.
4. Former Central Middle School Site – New interest from developers.
5. The Village Board gave approval to move ahead on the study for a new TIF district, which is fairly detailed and involved with the legal aspects. Hired Ehlers.
6. M-Block held a ground breaking for the new 300,000 square foot spec building.
7. Prosperi Verizon Cell Tower was approved at the last Village Board meeting.
8. Innovative Decks – Had First Reading at the Village Board meeting. The Board supported PC recommendations.
9. Paula on vacation next week.
10. Stephanie getting married the following week.
11. Interviewed a temporary part time planner (Ellen Weber) to cover while Paula while she is off for medical leave.
12. There are job ads out for Paula's position (Community Development Director), Building Official, and Business Retention Specialist.
13. Plan Commissioner training at the APA-IL State Conference in September is still available if anyone wants to sign up.
14. COMMISSIONER KRONER thanked Paula for her input at the Village Board Meeting regarding the Prosperi Verizon Cell Tower. She made sure the CTF parents were made aware of and informed of the construction.

RECEIVE COMMENTS FROM THE PUBLIC

There were none.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER ENGEL, to adjourn the Regular Meeting of the Plan Commission of August 17, 2017 at 8:12 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN KRONER declared the meeting adjourned.