



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

SEPTEMBER 7, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 7, 2017 at 7:05 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Lucas Engel
Eduardo Mani
Angela Gatto
Tim Stanton

Absent Plan Commissioner(s): Peter Kroner
Garrett Gray
John Curran

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

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for September 7, 2017 at 7:05 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the August 17, 2017 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to approve the Minutes. The Motion was approved by voice call. CHAIRMAN SHAW 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 SEPTEMBER 7, 2017 REGULAR MEETING

ITEM #1 PUBLIC HEARING: 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: Ken Shaw, Chairman
Lucas Engel
Eduardo Mani
Angela Gatto
Tim Stanton

Absent Plan Commissioner(s): Peter Kroner
Garrett Gray
John Curran

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

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

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL, to open the Public Hearing on Text Amendments to the Zoning Ordinance related to Outdoor Sales Display. The Motion was approved unanimously by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW 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.

CHAIRMAN SHAW 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 this was brought to life as a result of Great Escape inquiring about displaying their products outdoors. Other businesses are able to display their products outside of their businesses to aid in increasing sales and tax revenue. Staff assessed the types of outdoor displays and noted they fell into three (3) categories.

1. The first tier includes the display of seasonal gardening 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. The cumulative area of all Level 1 outdoor displays shall not exceed twenty-five percent (25) of the tenant frontage of the tenant space to which the outdoor display area is associated.
2. The second tier 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. The cumulative area of all Level 2 outdoor displays shall not exceed twenty-five percent (25) of the tenant frontage of the tenant space to which the outdoor display area is associated.
3. The third tier includes the display of goods that do not meet the regulations within the Level 1 or Level 2 Outdoor Sales Display and are subject to Staff review and Plan Commission review on a case-by-case basis. 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.). The cumulative area of all Level 3 outdoor displays shall not exceed twenty-five percent (25) of the tenant frontage of the tenant space to which the outdoor display area is associated.

Additionally, at the Plan Commission workshop on August 17, 2017 the Commissioners made the following recommendations:

- For Level 1: Provide less time for special sales than the seasonal garden items which is provided 6 months.
- For Level 1: Lower the cost for special sales since they would have a shorter duration (recommended \$15.00 for 3 days per special sale)
- For Level 1: Consider increasing the cost for seasonal garden goods (recommended a \$100.00 fee)
- For Level 2 & 3: Consider increasing the cost and requiring an annual fee or annual license. Level 2 (recommended annual fee of \$100.00) Level 3 (recommended annual fee of \$150.00)
- Research what other comparable communities are charging for their outdoor display permits. (recommended \$100.00 seasonal fee)
- Test the subject sites to see if they are in compliance with our draft regulations
- Change the required submittal items to include a “Plat of Survey or dimensioned Site Plan” since not everyone will have the Plat of Survey

MS. WALLRICH noted that the draft Text Amendment for Outdoor Sales Displays were included in the Plan Commission Packet.

CHAIRMAN SHAW asked for comments from the guests.

TED CHAPMAN, Great Escape, asked where a tent sale would fall. MS. WALLRICH replied if it was a seven (7) day tent sale it would be considered Level 1 as long as it met the dimensional requirements. If it did not then it would be brought before the Plan Commission as Level 3. It would be based on 25% of the linear feet of the frontage. MR. CHAPMAN stated they would like to erect a pool outside that would stay up for the whole year. MS. WALLRICH replied it would be Level 3 and they would have to pay an annual fee and follow the regulations for pools.

CHAIRMAN SHAW noted they would have to put a fence around the pool. MR. CHAPMAN stated they would follow all the Village codes.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GATTO, to close the Public Hearing. Vote by voice. CHAIRMAN SHAW declared the Motion carried.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL, to make a motion to recommend that the Village Board approve Text Amendments to Section III.N.6. (Outdoor Display Standards) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent draft of the comprehensive Outdoor Sales Display Standards Text Amendments, dated 08/28/2017. The proposed Text Amendments would replace the current Section III.N.6. in its entirety and provide new regulations for outdoor sales display areas.

AYES: PLAN COMMISSIONERS STANTON, ENGEL, MANI, GATTO and CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW 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 SEPTEMBER 7, 2017 REGULAR MEETING

ITEM #2 PUBLIC HEARING: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE – SECTION V.B. – VEHICLE 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 vehicle rental as a Special Use in the MU-1 (Mixed-Use Duvan Drive) Overlay District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Lucas Engel
Eduardo Mani
Angela Gatto
Tim Stanton

Absent Plan Commissioner(s): Peter Kroner
Garrett Gray
John Curran

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

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to open the Public Hearing on Text Amendments to the Zoning Ordinance related to Vehicle Rental in the MU-1 (Mixed-Use Duvan Drive) Overlay District. The Motion was approved unanimously by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW 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.

CHAIRMAN SHAW 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 there was 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. This area is a heavy industrial with a lot of vehicle-related uses. The MU-1 District allows leasing services and heavy equipment. There is currently a U-Haul Rental business located on Duvan Drive. This business is in need of some attention to landscaping, fencing and resurfacing of the parking lot.

MS. WALLRICH noted some changes to the proposed Text Amendments were included in the Plan Commission Packet. These changes include a change to the definition for vehicle sales/rental and allowing all vehicle rental rather than just trucks. Certain conditions also apply.

CHAIRMAN SHAW wanted to clarify intent that zoning for this use is for Duvan Drive. MS. WALLRICH replied per code this is intended to provide for business of light industrial uses in the Duvan Drive Business Park along with some automobile related uses. When they first did this they were trying to address possible body shops in the area. CHAIRMAN SHAW asked if there were other similar businesses throughout the town. MS. WALLRICH replied she was not aware of any.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL, to close the Public Hearing. Vote by voice. CHARIMAN SHAW declared the Motion carried.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GATTO, to make a motion to recommend that the Village Board approve Text Amendments to Section II (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in Staff's most recent draft of the comprehensive Vehicle Rental Text Amendments, dated 08/28/2017. The proposed Text Amendments would amend the definition for "vehicle sales/rentals" in Section II (Definitions) and amend portions of Section V.B. Schedule I to allow "vehicle sales/rental" as a Special Use in the MU-1 Overlay District subject to certain conditions listed in a new footnote "k". The proposed Text Amendment would further clarify Section V.B. Schedule I by changing "equipment rental and leasing services" to read "light equipment sales/rental". Additionally, the proposed Text Amendment will remove "vehicle sales/rental, internal display only" as a category and list the "internal display only" caveat within the new footnote "k". The subsequent footnotes will be re-alphabetized accordingly.

AYES: PLAN COMMISSIONERS STANTON, ENGEL, MANI, GATTO and CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion approved.

GOOD OF THE ORDER

PAULA WALLRICH, Interim Community Development Director, noted the following project updates:

1. Paula will be out of the office on medical leave beginning 9/12. Ellen Weber will be taking over in her absence.
2. Staff met with 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 on October 19. Staff will meet with the developer and the Brookside Glen residents next week.
3. The Boulevard is tentatively scheduled for the 11/17 PC meeting
4. Woodman's – still working on it. Received a call from two brokers talking about process.
5. Banging Gavel plans are in. Plat of Subdivision and Site Plan will come to the PC on 9/21.
6. The Lakota Group was hired to work on a master plan for the plaza and the downtown area. They are working on Phase 1 now and Phase 2 will be coming later.
7. Tinley Park Mental Health Center – Nothing new. Waiting for the State to finish their appraisals.
8. TIF – Downtown to help development. Working on incentive plan. Patrick Hoban is handling.
9. Freedom Pond is a Public Works project.
10. CHAIRMAN SHAW congratulated Stephanie on her marriage.
11. Resumes have been submitted to fill the open PC Commissioner position.
12. Good luck to Paula on her surgery.
13. When you have the meeting with the residents of Brookside Glen please ask them about their recommendations for process improvement. It is a good idea to keep the public informed on any potential property improvement.

COMMISSIONER MANI noted it is important to post signs on properties that are being brought forth for Public Hearings and Adoption to keep the residents informed. The developers should pay for the signs.

RECEIVE COMMENTS FROM THE PUBLIC

There were none.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of September 7, 2017 at 8:03 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.