



## **MINUTES OF THE PLAN COMMISSION**

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

**SEPTEMBER 15, 2016**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 15, 2016 at 7:30p.m.

#### **ROLL CALL**

Plan Commissioners: Kevin Bergthold  
John Domina  
Anthony Janowski  
Lori Kappel  
Peter Kroner  
Mark Moylan, Acting Chairman  
Ken Shaw  
Tim Stanton

Absent: Edward Matushek III, Chairman

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

Guest: Steve Neubauer, Police Chief

#### **CALL TO ORDER**

ACTING PLAN COMMISSION CHAIRMAN MOYLAN called to order the Regular meeting of the Plan Commission for September 15, 2016 at 7:30 p.m.

#### **APPROVAL OF MINUTES**

Prior to the approval of Minutes, changes were discussed. COMMISSIONER DOMINA made a change on page five (5), sixth (6<sup>th</sup>) paragraph as follows:

COMMISSIONER DOMINA asked if this would be a union built project ...

COMMISSIONER SHAW made a change on page four (4), fourth (4<sup>th</sup>) paragraph as follows:

... COMMISSIONER SHAW asked about the percentage of build-out in the Planned Unit Development (PUD) ...

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER SHAW to approve the minutes, with changes made, of the August 18, 2016 meeting of the Plan Commission. Vote by voice; all approved. ACTING COMMISSION MOYLAN 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 15, 2016 REGULAR MEETING**

**RE: PUBLIC HEARING: WOODSPRING SUITES – SPRING CREEK DRIVE & WEST CREEK DRIVE – SITE PLAN APPROVAL, PLAT APPROVAL, AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE PLANNED UNIT DEVELOPMENT (PUD)**

Present were the following:

Plan Commission Members:	Kevin Bergthold John Domina Anthony Janowski Lori Kappel Peter Kroner Mark Moylan, Acting Chairman Ken Shaw Tim Stanton
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Thomas Condon, Village Attorney Patricia Meagher, Commission Secretary
Guest(s)	Tim Healy, Holladay Properties Duffey Phelps, Holladay Properties

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI to open the Public Hearing at 7:45 p.m. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN 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.

COMMISSIONER KAPPEL made the following statement:

Pursuant to the Village of Tinley Park's Code of Ethics I am hereby disclosing that I am an employee of Holladay Properties; my title is Project Designer. I am not a Director, Shareholder, Owner or Officer to the company. I have spoken with the Village Attorney and he has advised me that out of an abundance of caution, and to avoid even an appearance of impropriety, that I should refrain from participating in any conversation or deliberation regarding this petition and abstain from any vote taken. Moreover, in my role as Project Designer, I have had limited involvement in the planning and designing of this project or any other projects by Holladay Properties in the Village of Tinley Park.

ACTING CHAIRMAN MOYLAN explained the protocol to the public of how the meeting will run followed by swearing in both MR. HEALY and MR. PHELPS.

ACTING CHAIRMAN MOYLAN confirmed receipt of the Notice and Certificate of Publication posted in the Daily Southtown on August 28, 2016 and notifications sent to surrounding property owners. ACTING CHAIRMAN MOYLAN requested that Staff give their presentation.

STEPHANIE KISLER, Planner I, offered a recap of the project that was presented in the last Regular Meeting on August 18, 2016. MS. KISLER explained that this is a Public Hearing for the proposed WoodSpring Suites and the applicant is Holladay Properties. MS. KISLER acknowledged Mr. Tim Healy and Duffey Phelps representing Holladay Properties. She noted the Holladay Properties is seeking Site Plan Approval, a Special Use Permit, and Plat Approval. This is located generally just south of the area where West Creek Drive, North Creek Drive, and Spring Creek Drive converge in the North Creek Business Park development. MS. KISLER explained the dimensions of the proposed resubdivision of the current parcel as part of the project. MS. KISLER presented the Open Items as follows:

From Staff:

1. Include easements or covenants for shared parking between the three (3) lots.
  - Discussions between Staff, the Village Attorney and the Applicant determined since they meet the parking count on their own site a cross-access easement was not necessary. The remaining two parcels may consider this upon their development.
2. Update the Photometric Plan to include wall lighting measurements and cut sheets.
  - The Applicant has provided this.
3. Provide recommendations on building materials to the Building Committee.
  - There was a positive response to the proposed stone versus brick at the last Plan Commission meeting. The Building Code requires 60% face brick with the remaining material as masonry. The Building Committee granted a Building Material waiver.

From Plan Commission:

1. Security cameras around the exterior of the building.
  - The Applicant has agreed to provide the security cameras on the exterior of the building as well as within the interior of the building.
2. The necessity of the four (4) wall signs on the building.
  - Applicant originally proposed wall signs on the north, south, east and west sides of the building. They requested retention of the north, east and south signs but are willing to give up the west sign, but prefer to have all four (4).
3. Alternate building materials.
  - A Commissioner recommended a different type of stone to be used on the façade of the building. The Applicant is willing to consider.
4. Information on the warranty for the proposed building materials.
  - Applicant has provided warranty information on the stone warranty which is fifty (50) years as well as the cementitious siding which has a limited warranty of thirty (30) years and the roof which has a limited warranty as well.
5. Applicant confirmed the percentage of the stone material on the building, which was (65.6%).

- Noted in the packet the elevations changed slightly to reach the sixty (60) percent that the Building Committee approved showing an increase of masonry (stone veneer) on the façade of the building.
6. Updating the Plat of Subdivision to account for the shared freestanding signs.
- Applicant has provided language on the Plat regarding how the easements and maintenance of the freestanding signs will work.
  - MS. KISLER explained to the audience that the Applicant is proposing to have two (2) freestanding signs with one (1) proposed to be ten (10) feet tall and one (1) proposed to be thirty (30) feet tall. Both freestanding signs will provide shared signage for all three lots.
7. Applicant provided data on housing and demographics referenced at the last Plan Commission meeting.

MS. KISLER provided a PowerPoint showing graphics of the proposed building, lot division, landscaping, and signage.

ACTING CHAIRMAN MOYLAN asked if the COMMISSIONERS had any questions. COMMISSIONER JANOWSKI asked if the Tinley Park Convention Center sign was included in the sign inventory she presented. MS. KISLER stated that it was not because it is not directly on I-80.

ACTING CHAIRMAN MOYLAN inquired if Lot 2 and Lot 3 were to be a grassy area where future parking will be and who would be responsible for taking care of its maintenance. MS. KISLER stated that it would be the current property owner's responsibility until they sell those lots.

COMMISSIONER JANOWSKI questioned if owners for Lot 2 and Lot 3 would be allowed space on the freestanding sign viewed from I-80. MS. KISLER stated that the remaining two lots would have access to sign panels on both freestanding signs and that the language in the plat would deny additional freestanding signage within the lots. There were questions as to whether there would be a rent charge to the other two (2) lots for the sign slots. DUFFEY PHELPS, Holladay Properties, stated that each tenant is responsible for their share of the cost. Commissioners further questioned what the content would be for the LED sign and if it would be controlled by WoodSpring Suites or all three (3) lots. MR. PHELPS stated that it would be for use by WoodSpring Suites only. It was decided to wait for the Applicant's presentation before further discussion on the sign content.

ACTING CHAIRMAN MOYLAN questioned the curbing of the private drive. MS. KISLER stated that due to the nature of the development it could be problematic to decide curb placement before new tenants going in. This could result in taking the curbs out in the future. The pavement will go up to those lots. Commissioner Shaw expressed concern if the curbing is not installed with the initial construction of the shared access the road pavement might deteriorate before the other two (2) lots are developed. PAULA WALLRICH, Interim Community Development Director, stated that the Village Engineer may require those to be curbed.

MS. KISLER stated, for the record, that Staff received a letter from Mr. Brian Patel from the SleepInn Hotel that is also located in the North Creek Business Park. He had concerns that guests of the WoodSpring Suites stay over thirty (30) days and that WoodSpring Suites would then operate more similarly to an apartment complex; he also expressed concerns regarding increased crime as a result of an extended stay hotel. She also presented a letter from MR. PHELPS in response to Mr. Patel's concerns. MS. WALLRICH stated that she did talk with Mr. Patel and invited him to tonight's meeting. He was not in attendance.

ACTING CHAIRMAN MOYLAN asked the Applicants to proceed with their presentation. TIM HEALY, Holladay Properties, as well as MR. PHELPS, began their presentation. MR. HEALY stated that they are looking to move forward with this development. He addressed the questions that were raised starting with the question of security. He stated that there will be twenty-three (23) cameras fully covering the facility both exterior and interior. MR. PHELPS stated that those cameras are consistently monitored by staff as well as the Property Manager. MR. HEALY continued by addressing signage. As discussed, there is a freestanding sign that would also be used by future developments on Lot 2 and Lot 3, which would help the property owner to better market those two (2) lots.

COMMISSIONER JANOWSKI asked for confirmation of the use of the LED signs and if there would be any light spillage. MR. PHELPS stated that Holladay Properties agreed with Tinley Park that if there ever is a public emergency, the LED sign could be utilized to display a public message. MS. WALLRICH stated that there is a regulation on the amount of nits, or brightness, to a sign and regulations on the timing or static nature of the message so there isn't a traffic safety hazard. The regulations also prohibit advertising for any other businesses not within this development. MR. PHELPS stated that Holladay Properties sent the Village's Sign Regulations to the company that creates the message board and they confirmed that the message board would comply with the Village's regulations.

MR. HEALY addressed the item about stone material. MR. PHELPS stated that they are looking at the stone that was recommended at the last Plan Commission meeting. They agree that it is a good option. They are waiting on brand approval from the corporate office. MR. HEALY stated that the warranties were discussed earlier.

Mr. HEALY then discussed the Plat of Subdivision. MR. PHELPS stated that they are working on the easement language with the Village Attorney. There was a concern about the north freestanding sign being hard to fit within the easement and that one of the parking spots may have to be taken out but they are currently have a surplus of four (4) spots beyond the required amount of parking.

MR. HEALY also addressed the Commission's concern for the curbing of the access drive. He stated that their various other facilities have not had a problem with not putting in curbs until other lots are developed. He stated he is willing to discuss with his engineers.

MR. PHELPS addressed the maintenance concern of Lot 2 and Lot 3. He stated that although these are not Holladay Properties' lots, it is in their best interest to make sure they are well kept. They will make sure that that happens.

MR. HEALY continued by addressing the letter that was sent to the Village from Mr. Patel of SleepInn and the letter addressing his concerns. He went on to say that Holladay Properties is a full-service facility and they own their properties long-term; they manage the property as well. He stated that they are active owners. He went on to say that their customer surveys rank high. He felt the letter was merely a business owner not wanting competition. COMMISSIONER DOMINA drew attention to a concern in the letter about the number of employees at WoodSpring Suites and that it is not enough. MR. HEALY stated that this is going well at their other facilities. MR. PHELPS stated that although he's not aware of how many rooms the SleepInn has, but he felt that they are most likely consistent with WoodSpring Suites. Another concern of Mr. Patel's is the possibility of the in-house staff not being available to guests on a 24-hour basis. This is not a concern at all for WoodSpring Suites. Staff is responsive to any calls from guests.

ACTING CHAIRMAN MOYLAN requested that STEVE NEUBAUER, Tinley Park Police Chief, speak regarding any police activity at nearby locations of WoodSpring Suites hotels. CHIEF NEUBAUER presented information regarding “calls for service” he retrieved, as follows:

- Romeoville property has been opened for 350 days. (*Deducted were alarm calls as hotels have a high number of these types of calls; most of them malfunctions.*) There were twenty three (23) police calls which is one (1) call every fifteen (15) days. Compared to Tinley Park’s existing hotels, three of them were checked. For the first there were one (1) call every thirteen (13) days, second has one (1) call every 5.7 days and the last was one (1) call every seven (7) days. In regards to the Romeoville property they had some labor issues during construction and those accounted for most of those calls. He noted there were no significant public safety issues related to the Romeoville property.

COMMISSIONER KRONER asked the Applicants if they have a list of individuals that are prohibited from renting rooms at the hotel. MR. PHELPS responded that there is a list and that the Manager in Romeoville has gone out to other hotels in the area and received this information on such individuals. When someone checks in, I.D.s are checked and compared to this list and people have been turned away. He noted they do this in all of hotels; there are active lists. There were additional questions regarding the locking of the doors and MR. PHELPS stated that all exterior doors, excluding the front entrance, are locked twenty-four (24) hours per day. The schedule for doors being fully locked is Monday through Friday between the hours of 10:00 p.m., to 7:00 a.m. On Saturday they are locked between 7:00 p.m., to 9:00 a.m., and on Sunday they are locked 8:00 p.m., to 3:00 a.m.; fully locked meaning no key entry. MR. PHELPS also explained that their practice is to give guests only one (1) key for safety purposes.

MR. PHELPS confirmed the number of security cameras: eighteen (18) inside and five (5) outside, and stated that if they need more outside they will install them, especially to cover the area of the parking lot near the trash enclosure.

COMMISSIONER KRONER addressed the proposed signage, noting that other hotels in the area had a freestanding sign out front and only had two (2) wall signs on the building. He felt that he would like to see the number of signs reduced to two (2) signs for their building.

There were several comments made by the Commissioners regarding their appreciation for the professional response the Applicant made to Mr. Patel’s letter. There was also appreciation expressed for Chief Neubauer’s contribution as well.

COMMISSIONER SHAW questioned whether there was a stipulation on how many days a guests can stay. MR. HEALY stated that that would be a hard thing to predict as the average stay is eighteen (18) days and lower; 10% of guests stay longer than thirty (30) days. That percentage would reflect individuals that may have to be out of their home for more than thirty (30) days and it provides the option to have a short-term length-of-day in a flexible furnished living facility. Length of stay would be hard to predict or mandate.

ACTING CHAIRMAN MOYLAN asked if there were any questions from the public. RESIDENT #1 asked for explanations about the setback and sidewalks for the property. MS. KISLER explained that the other businesses within the North Creek Business Park do not have existing sidewalks, so WoodSpring Suites was not required to install public sidewalks. MS. KISLER also stated that the setback is set for consistency with the other properties and in the spirit of the Urban Design Overlay District. RESIDENT #1 inquired about the five (5) accessible parking spaces and wanted to know why there were not more. MS. WALLRICH stated that the five (5) parking spots meet the Illinois Accessibility Code.

RESIDENT #1 also stated her concern about signage. Her biggest concern was the large sign at the merge lane from I-80. She felt this was a safety concern. Also stated was that she found, in her research, unsatisfied guests at another WoodSpring Suites location. She stated that the rooms were of a bare minimum. MR. HEALY stated that the furnished rooms had the appropriate necessities for their guests' stay as well as providing amenities within the building. MR. PHELPS presented various pictures of their rooms on a PowerPoint presentation.

RESIDENT #2 inquired about several topics, including: the room rates, what was the expected revenue to the Village of Tinley Park, the water retention rules for this site, how many properties does Holladay Properties manage, what are the rooms typically like, and what are the rules of inspection. MR. HEALY stated the room rates were \$450 per week. MR. PHELPS stated that a single night's stay would fall in between \$100 to \$130. MR. HEALY went on to state that the stormwater managed has been included in the civil design which includes all three (3) lots. He also addressed the lighting standards and that they are within code. Regarding management of the properties, they hire third party managers for each property. CHIEF NEUBAUER stated that an inspection is done by the Village's Fire Department annually. MR. HEALY stated that the Franchise inspects the facility regularly. MR. PHELPS stated that the projected property taxes would be \$100,000 to \$140,000 annually. Additionally, there would be occupancy and sales taxes. ACTING CHAIRMAN MOYLAN asked if there were any additional comments or questions from the public; there were none.

MS. KISLER presented the Standards for Site Plan Approval under Section III.T.2. of the Zoning Ordinance referencing (a) that the Zoning Use and the Permitted Use where the proposed property is located states that a hotel is a Permitted Use in this district; (b) the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and the Site Plan meets these requirements; (c) that the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well are all compliant; (d) the Site Plan provides for the safe movement of pedestrians within the site; (e) there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs, and (f) the outdoor trash storage areas are adequately screened with adequate lighting and security cameras.

MS. KISLER presented the Findings of Fact for Special Use under Section X.J.5., of the Zoning Ordinance.

- 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 will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of one (1) of three (3) subdivided lots that will provide accommodations for visitors of the community. The proposed WoodSpring Suites project will be constructed meeting current Village codes and will receive all required inspections.
- 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;
  - 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 because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.

- 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;
  - The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed. The resubdivision of this lot will allow for two other lots to develop in harmony with the proposed WoodSpring Suites project.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage in order to create the proposed WoodSpring Suites site. The plans indicate construction of a shared access road aligning with Spring Creek Drive that will provide an access way from Lot 1, 2, and 3 of the proposed resubdivision. Drainage has been accounted for within the existing pond to the east of the site.
- 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; and
  - The proposed plans include a private access road for all three (3) lots to utilize to access Spring Creek Drive, West Creek Drive, and North Creek Drive. Additionally, the site incorporates crosswalks and sidewalks that anticipate connecting with future sites in Lot 2 and Lot 3.
- 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 Special Use conforms to the applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and resubdivide the lots allowing for exceptions to the front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage. These exceptions are consistent with other properties within the North Creek Business Park and allow for shared freestanding signage between the proposed WoodSpring Suites project and the future developments on Lot 2 and Lot 3.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The proposed WoodSpring Suites project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing tax revenue where the existing vacant property is generating minimal tax revenue.

MR. PHELPS asked to comment on the possible restriction on twenty-eight (28) days-of-stay at the WoodSpring Suites. He felt this would not allow for flexibility for guests that would request more days. ACTING CHAIRMAN MOYLAN stated that he agreed with that statement. He also asked the Commissioners if they are in agreement of lifting the requirements of twenty-eight (28) days or less for length-of-stay; all agreed.

COMMISSIONER KRONER suggested that there be a maximum amount of wall signs be two (2). ACTING CHAIRMAN MOYLAN added that two (2) wall signs with the two (2) freestanding signs would be sufficient in his opinion. MR. HEALY stated that they would agree with two (2) walls signs and the two (2) freestanding signs.

COMMISSIONER JANOWSKI inquired about curbs for Lot 2. MR. HEALY stated that they may be unnecessary because he feels that Lot 2 and Lot 3 will be developed rather quickly and some curbs would have to be taken out for development. MS. WALLRICH stated that this would be an engineering decision. COMMISSIONER SHAW felt comfortable with deferring to the judgement of the Village Engineer.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER DOMINA to close the Public Hearing at 9:15 p.m. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

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 that the Village Board grant the Applicant, Tim Healy of Holladay Properties, a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development and Exceptions from the Zoning Ordinance (front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting, with the following condition:

1. That a maximum of two (2) wall signs be allowed for WoodSpring Suites.

The Motion was seconded by COMMISSIONER STANTON.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Ken Shaw,  
Tim Stanton, Anthony Janowski, Peter Kroner, and Mark Moylan

NAY: None

ABSTAIN: Lori Kappel

ABSENT: Chairman Ed Matushek

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A Motion was made by COMMISSIONER KRONER to recommend that the Village Board grant the Applicant, Tim Healy of Holladay Properties, Plat Approval for the Paisley Park Plat of Resubdivision of Lot 2 in DeVry Resubdivision within the North Creek Business Park, with the following condition:

1. That final language for the plat must be approved by Village Staff and the Village Attorney.

The Motion was seconded by COMMISSIONER SHAW.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Ken Shaw,  
Tim Stanton, Anthony Janowski, Peter Kroner, and Mark Moylan

NAY: None

ABSTAIN: Lori Kappel

ABSENT: Chairman Ed Matushek

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A Motion was made by COMMISSIONER SHAW to grant the Applicant, Tim Healy of Holladay Properties, Site Plan Approval for WoodSpring Suites, a 48,391 square foot, four-story extended stay hotel, on Lot 1 of the Paisley Park Resubdivision within the North Creek Business Park Planned Unit Development in accordance with plans included within this meeting packet prepared by CivWorks Consulting, LLC, Krisch Land Surveying, LLC, LG Landscape Architecture, Architectural Graphics, Inc., and Holladay Properties, with the following conditions:

1. That Site Plan Approval is contingent on final engineering;
2. That Site Plan Approval is contingent on approval of the Special Use Permit; and
3. That Site Plan Approval is contingent on approval of the Plat of Resubdivision.

The Motion was seconded by COMMISSIONER JANOWSKI.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Ken Shaw,  
Tim Stanton, Anthony Janowski, Peter Kroner, and Mark Moylan

NAY: None

ABSTAIN: Lori Kappel

ABSENT: Chairman Ed Matushek

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN asked for a Motion to break for five (5) minutes. COMMISSIONER SHAW made the motion, seconded by COMMISSIONER BERGTHOLD. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN asked for a Motion to reconvene the meeting. COMMISSIONER KRONER made the Motion, seconded by COMMISSIONER JANOWSKI. Vote by voice; all approved. ACTING COMMISSION MOYLAN 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 15, 2016 REGULAR MEETING**

**RE: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS**

Present were the following:

Plan Commission Members: Kevin Bergthold  
John Domina  
Anthony Janowski  
Lori Kappel  
Peter Kroner  
Mark Moylan, Acting Chairman  
Ken Shaw  
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Thomas Condon, Village Attorney  
Patricia Meagher, Commission Secretary

MS. KISLER explained that this discussion is for a proposed Text Amendment to the Village's Sign Regulations, specifically related to changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 (Automotive Service) Zoning District.

ACTING COMMISSIONER MOYLAN addressed the Public. MARGARET BAINEWICZ, Resident, stated that she was present to learn about Tinley Park's opinions on signage.

MS. KISLER stated that the proposed Text Amendment must be cognitive of existing business owners as well as regulations for new businesses. She presented a PowerPoint with pictures of a variety of signage within the Village asking for comments and questions from the Commission. She asked for everyone's thoughts on signage in regards to color, size, sign illumination, to mention a few, as well as temporary signage. The Commissioners provided feedback that indicated a strong preference for good aesthetics and consistency throughout developments and corridors within the Village.

COMMISSIONER JANOWSKI made a Motion to table the last section of Item #2 (WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS) for future discussion, seconded by COMMISSIONER BERGTHOLD. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

COMMISSIONER SHAW made a Motion to table Item #3 (WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS) for future discussion, seconded by COMMISSIONER

BERGTHOLD. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

### **RECEIVE COMMENTS FROM THE PUBLIC**

ACTING CHAIRMAN MOYLAN asked if there were comments from the public; there were none.

MS. KISLER apprised Commissioners of a training opportunity for Plan Commissioners at the American Planning Association (APA) Illinois State Conference at the end of September. MS. KISLER stated she would send specific information to each Commissioner via email.

### **ADJOURN MEETING**

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER JANOWSKI to adjourn the Regular Meeting of the Plan Commission of September 15, 2016 at 10:55 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the meeting adjourned.