



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

SEPTEMBER 21, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 21, 2017 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Angela Gatto
Tim Stanton
Peter Kroner
Garrett Gray
John Curran

Absent Plan Commissioner(s): Lucas Engel
Chuck Augustyniak

Village Officials and Staff: Mike Glotz, Village Trustee
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for September 21, 2017 at 7:00 p.m.

COMMUNICATIONS

CHAIRMAN SHAW welcomed PLAN COMMISSIONER JOHN CURRAN to his first meeting.

CHAIRMAN SHAW noted PLAN COMMISSIONER CHUCK AUGUSTYNIK was appointed at the September 19, 2017 Village Board Meeting and would be in attendance at the next Plan Commission Meeting.

APPROVAL OF MINUTES

Minutes of the September 7, 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 21, 2017 REGULAR MEETING

ITEM #1: WORKSHOP: MILE 1 FITNESS – 17030 OAK PARK AVENUE – SPECIAL USE PERMIT

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, Mark Higgins of Mile 1 Fitness, a Special Use Permit to: 1) allow a recreational business use (including group fitness classes); and 2) allow the business to open at 5:00a.m. at 17030 Oak Park Avenue in the NG (Neighborhood General) Zoning District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Angela Gatto
Tim Stanton
Peter Kroner
Garrett Gray
John Curran

Absent Plan Commissioner(s): Lucas Engel
Chuck Augustyniak

Village Officials and Staff: Mike Glotz, Village Trustee
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Guests: Mark Higgins, Mile 1 Fitness, Petitioner
Tammy Spilis, Network Real Estate Leasing Agent
Rose Gillece, Network Real Leasing Agent

STEPHANIE KISLER, Planner I, stated Mark Higgins of Mile 1 Fitness at 17030 Oak Park Avenue in the Elmore Plaza Shopping Center is proposing to open a recreational/fitness use business. The Petitioner is requesting a Special Use Permit to open the business at 5:00 a.m. and allow a recreational business including group fitness classes in the Neighborhood General Zoning District. The earliest a business can open is 6:00 a.m. without getting a Special Use Permit.

MS. KISLER displayed the location of the proposed business. The location has been vacant for quite some time. The location is surrounded by parking to the south, an alleyway to the west, other stores to the north and Oak Park Avenue to the east. There are no residential units in the building. Staff identified the following open items for discussion at the workshop:

1. Consider conditions related to sound. The Petitioner will comment.
2. Consider conditions related to class sizes or class times. On the weekdays times will be 5:00 to 9:00 a.m. On the weekend times will be in the morning at this time with more times in the future.

3. The Petitioner is required to install a bike rack to provide parking for at least two (2) bikes. This is per the Legacy Code.
4. Consider conditions related to required improvements including improvements to the south entry area and general building and parking lot maintenance. Many of these requirements are property owner responsibilities.

MS. KISLER stated the subject property is zoned NG (Neighborhood General) and is within the Legacy District. Nearby land uses include commercial properties to the north and south, single-family residential to the west, and both commercial and single family residential uses across Oak Park Avenue. Some tenants in the shopping center include Together We Cope, The Bakery, Old Tinley Pub & Eatery, Effective Signs, and Kitchen & Bath. They do all share parking.

MS. KISLER noted the Petitioner proposes to open a business called Mile 1 Fitness that involves recreational uses, including group fitness classes. The fitness classes will include treadmills, rowing machines, dumbbells, spin bikes, and yoga. TV screens in the facility will show heart rates and work out details, as collected by the heart rate monitors the clients will wear. Classes will be 55 minutes in total and will generally run simultaneously in two workout rooms with 10-15 minutes between sessions.

1. Room 1 will have 10 treadmills, 10 rowing machines, and some light dumbbells.
 - Maximum of 15-20 people per class.
 - 7 classes/day Monday – Friday (5:00am, 6:05am, 7:20am, 9:15am, 4:15pm, 5:20pm, 6:30pm)
 - 3 classes/day Saturday – Sunday (6:00am, 7:05am, and 8:10am)
2. Room 2 will have 10-12 spin bikes and some yoga mats for body weight toning exercises.
 - Maximum of 10-12 people per class.
 - 6 classes/day Monday – Friday (5:00am, 6:05am, 7:20am, 4:15pm, 5:20pm, 6:30pm)
 - 3 classes/day Saturday – Sunday (6:00 am, 7:05am, and 8:10am)
 - The Petitioner plans to have morning and evening classes when starting the business and may extend

MS. KISLER stated, regarding sound, there is not currently a tenant in the commercial space to the north of the Petitioner's tenant space. The Plan Commission may wish to consider conditions related to sound to ensure that the future adjacent tenant is not subject to loud music projecting into their commercial space. The new tenant would come in knowing there could be loud music playing next door. Staff notes that Tinley Park embraces music as our Village's brand; however, we want to make sure that music in commercial spaces is not a nuisance to other businesses or to nearby residents. The Petitioner stated that he went into his tenant space and played music at the volume intended during the fitness classes; however, he was unable to access the vacant tenant space to the north to see if the music was heard through the wall.

Regarding parking there should be 4 parking spaces per 1,000 square feet of tenant space. The tenant space is 2,191 square feet so 9 parking spaces are required. There are currently 16 parking spaces striped directly south of the tenant space, ten of which are exclusively leased to the Petitioner. Shared parking spaces are located on the east and west of the tenant space and in a parking lot to the west of the alley. At the current time there is only one other business that would be using the parking lot at the same time. Staff has checked the parking lot at different times and generally it is not full.

MS. KISLER noted there are required site improvements needed when a Special Use is requested, including:

- Landscaping – There is not a lot of opportunities to add landscaping at this site, so Staff would like to recommend the Petitioner to add potted plants at the entrance.
- Bike Rack - Requirement in the Legacy District - The Petitioner will add.
- Front Yard Parking - This is not something that can be modified at this time.
- Access Drive – Drive to the south of the site is not able to be modified at this time.
- Alley – Has been dedicated.
- Entrance on the south side of building – The Petitioner will be revamping it to make it more inviting
- Dumpster in Parking Lot - The management will discuss removing it with the property owner.
- Painting - The management will discuss painting a scraping the building to include removal of graffiti.

COMMISSIONER STANTON asked about the need for security cameras and lighting outdoors. The Petitioner will comment.

CHAIRMAN SHAW asked if the units all had separate PIN #'s. MS. KISLER noted that the tenant spaces in the shopping center do not share common ownership throughout the entire strip.

COMMISSIONER GRAY asked about the sound check in the next tenant unit. The Petitioner will comment.

COMMISSIONER CURRAN asked about a large bike rack to meet requirements of the whole building and the uniformity. There is a cost savings in adding a large rack instead of several small racks.

MARK HIGGINS, Petitioner, commented that he is a resident of Tinley Park and is very familiar with the whole area. He stated his background is Sports Science and trained with the 2008 & 2012 US Olympics. All those that come in to the gym will have a heart monitor. TV's will be set up and results will be given to each person showing how hard they are working and how many calories they have burned. The rooms will be separated into 2 rooms. This is cardio based exercise. The class sizes will be a maximum of 10 in one room and 12 in the other room. The maximum with staff will be 25 people at one time.

MR. HIGGINS stated his intention is to have security cameras and additional lighting outside. There will be many valuable machines in the gym and security is very important. There will be a club membership or you can pay per class. MR. HIGGINS stated he tested the sound in the vacant unit next door and due to the brick between the walls there is not sound in the next door unit. He also noted that the management company will be working with him to get the property owner to address the required outdoor maintenance and removal of the dumpster. He noted they want the building to look as boutique as possible so the maintenance is very important.

COMMISSIONER KRONER requested that the Leasing Agents have all the answers regarding the outdoor maintenance issues at the Public Hearing on October 5th.

TAMMY SPILIS, Network Real Estate Leasing Agent, asked if there were any incentives available to property owners for the work that needs to be done outside. MS. KISLER noted they could speak with PATRICK HOBAN, Economic Development Manager.

CHAIRMAN SHAW noted with no further questions or comments, the Public Hearing will be on October 5th regular Plan Commission Meeting. He thanked MR. HIGGINS for his comments.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE SEPTEMBER 21, 2017 REGULAR MEETING

ITEM #2: WORKSHOP: TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS

Discuss Text Amendments to the Village's Fence Regulations including but not limited to the following topics:

- Location
- Height
- Materials
- Definitions related to fences, lot types, and yards

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Angela Gatto
Tim Stanton
Peter Kroner
Garrett Gray
John Curran

Absent Plan Commissioner(s): Lucas Engel
Chuck Augustyniak

Village Officials and Staff: Mike Glotz, Village Trustee
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

STEPHANIE KISLER, Planner I, stated Staff would like to discuss the Text Amendments to the Village's Fence Regulations. This presentation and draft amendments was present to the Zoning Board of Appeals last week. The considerations are for the Location, Height, Style and Materials, Definitions and what Administrative Variations are acceptable.

MS. KISLER displayed a diagram of the type of lots and legend of what fence regulation Text Amendments that applies to each type of lot. This was also included in the Staff Report. She also showed examples of each style of fence. It was noted that the chain link fence is currently a prohibited style fence. MS. KISLER asked the Commissioners for their feedback on that.

COMMISSIONER KRONER stated chain link would be OK, but only allow vinyl coated.

COMMISSIONER CURRAN agreed that the chain link should be vinyl coated.

COMMISSIONER MANI agreed that the chain link should be vinyl coated with no slats. He also noted that rather than defining open fences as 50%, that amount should be reduced to 25-30%.

COMMISSIONER GATTO agreed that the chain link should be allowed only vinyl coated.

COMMISSIONER GRAY agreed that the chain link should be allowed but rather than state only vinyl coated, it should be stated as vinyl coated or of similar quality specifically rust resistant.

COMMISSIONER STANTON agreed that the chain link should be allowed with no slats and only Vinyl coated.

CHAIRMAN SHAW agreed that to be budget conscious chain link should be allowed either vinyl coated or rust resistant.

MS. KISLER stated a caveat could be entered in stating in the list of materials it could be noted Vinyl Coated or similar materials as approved by the zoning administrator.

CHAIRMAN SHAW stated the zoning administrator and staff a certain amount of administrative leeway to make fence decisions. MS. KISLER stated staff knows the intent of the code and as amendments are made it is clear what the intent is. We can add an intent section at the beginning of the code to make sure it is clear.

CHAIRMAN SHAW asked what the Village's vision regarding the aesthetics of fences. MS. KISLER replied that the Village wants the fences to look nice. Some streets do a better job of that than others. As we get more deliberate about what is allowed that can improve.

CHAIRMAN SHAW wants some sort of explicit statement of what the Village's vision is, otherwise we can get ourselves backed into a corner, making arbitrary decisions and then everything has to come before us for decisions. We should be expressing whether the Village wants uniformity and consistency in style and color pallet or if the Village's vision is durability and maintenance. What would the vision be if we were doing this from the start?

MS. KISLER showed different materials that can be used. Regarding hedges, is that considered a fence? Should landscaping be regulated at a fence? According the Zoning Board of Appeals, landscaping should not be considered a fence. If someone does put landscaping in that could be a line of site issue, it could be removed.

CHAIRMAN SHAW noted we have to be mindful of maintenance, but that is not really the concern of the Plan Commission. How many fence permits do we get per year? What types of inspections are done on the fences? What types of follow-up is there regarding the fence installing companies and is there a complaint form for the residents? MS. KISLER stated all installers are licensed and bonded. If there are complaints, staff does follow-up. She will check and reply to the other questions.

COMMISSIONER GATTO stated she had a fence installed approximately 3 years ago and the fence post is erupting out of the ground. The post was not installed correctly in the first place. The fence company wants to charge \$500.00 to repair the post. MS. KISLER will check and reply.

COMMISSIONER SHAW noted that chain link fences should only be allowed at 4' rather than 6' as it looks too commercial on a residential home. MS. KISLER noted that if there is a pool in the back yard the fence has to be 5'.

COMMISSIONER GATTO asked about a full brick fence. MS. KISLER noted that the Zoning Board of Appeals noted it should be only used as a perimeter fence. It is not prohibited at this time, but that could be added as only a perimeter fence.

COMMISSIONER KRONER stated it depends on what type of home is built. If someone builds a large expensive home and security is needed, it could be allowed on a case by case basis. COMMISSIONER GRAY and MANI agreed it should be allowed.

MS. KISLER asked about the Administrative Variations. Should staff be allowed do approvals? All Commissioners agreed that Staff should be allowed to do Administrative Variations as noted in the draft.

MS. KISLER showed photos of different colors and types of fences. She asked if there were any fences that should be prohibited.

COMMISSIONER SHAW noted colors of fences should not be prohibited. Non-standard or alternative materials should be discussed and possibly brought for a variance.

COMMISSIONER GRAY noted glass materials should be prohibited. Any type of reflective materials should be prohibited due to the possibility of headlights shining on the fences.

COMMISSIONER MANI provided photos of chain link fence in the reversed corner lot at a home on the Southeast corner of 164th Street and 67th Court. He felt this fence was acceptable. MS. KISLER noted the fence would not be allowed with the current code. There is landscaping added that cause a line of site issue. All Commissioners agreed that an open style 4' fence should be allowed on all corner lots.

MS. KISLER stated the Zoning Board of Appeals could be one step further after Administrative Variations. Rather than sending everything to a Public Hearing they could discuss it at a Workshop and allow the ZBA to approve it. COMMISSIONER SHAW and all other Commissioners agreed.

The Zoning Board of Appeals held a workshop on the draft Text Amendments for Fence Regulations at their September 14, 2017 meeting. The ZBA discussed the vision and considerations listed previously in the Staff Report and reviewed the draft Text Amendments thoroughly. In summary:

- There was concern for regulating color of fencing more specifically – Staff should detail acceptable colors;
- Maintenance standards should be more clearly defined (what is “neat?”);
- Allowable materials should include stone or concrete for perimeter fencing;
- Clarify that the Zoning Administrator can approve fence materials similar to what is allowed;
- Remove chain-link from the prohibited fence materials list – this should be allowed; however, slats in the chain-link should not be allowed because they are often a maintenance issue;
- Add glass to the list of prohibited fence materials;
- Use “top of panel” rather than “top of rails” when defining height of the main sections of the fence;
- Consider regulations for certain roads that have fences along them and have higher speed limits;
- Hedges should not be regulated as fences – too difficult to administrate;
- The definition for “through lot” and “corner through lot” needs to be edited to allow the Zoning Administrator to allow fences on the property line in certain scenarios (think lots backing up to 80th Avenue Avenue versus the few random lots along 171st Street that are flipped the other way); and
- Overall, the ZBA was in agreement with other aspects of the draft Text Amendment.

COMMISSIONER GRAY stated there is a construction site behind his home that only has tape in front of a large hole. This is a safety issue and this should be looked into. MS. KISLER stated she will check on this.

CHAIRMAN SHAW asked for further comments. If anyone has additional comments or pictures they can send on to MS. KISLER. The Public Hearing will be on October 5, 2017.

GOOD OF THE ORDER

STEPHANIE KISLER, Planner I, noted the following project updates:

1. A short presentation on the Chicken Ordinance was presented. Staff will be presenting a draft amendment to the Municipal Code. COMMISSIONER KRONER asked about the current garbage company being able to pick up the waste. Does the size coop meet the HSA standards? MS. KISLER noted she will look into that.
2. CHAIRMAN SHAW mentioned the concept of the Village having a comprehensive approach to traffic management. There should be a road design theory. Like we should have an explicit and express set of principles regarding fence design. We need to be on, having an overall approach to road design. There are pockets speeding. There was a woman struck on Ridgeland last week. Awareness has to be brought on this.
3. Upcoming project: Special Use Permit request in the Legacy District from Studio Q.
4. Staff asked South Street and the Residence developers for their latest set of plans.
5. Residences project – working with Brookside Glen residents. Now 4 buildings, coming to Plan Commission for review possibly in mid-October.
6. Upcoming project: McDonald's on 159th Street submitted plans for a façade improvement and double drive-thru.
7. Portillo's will be starting drive thru expansion project soon.
8. Upcoming project: Aldi – Sign Variation
9. Upcoming project: Banging Gavel – Workshop planned for October 5, 2017 – Site Plan Approval for outside beer garden, Sign Variance, and Plat of Subdivision.
10. Woodman's still moving along with due diligence.

RECEIVE COMMENTS FROM THE PUBLIC

There were none.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of September 21, 2017 at 9:22 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.