



**MINUTES OF THE PLAN COMMISSION
VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS
OCTOBER 6, 2016**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 6, 2016 at 7:30 p.m.

ROLL CALL

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

Absent: Lori Kappel
Edward Matushek III, Chairman

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

CALL TO ORDER

ACTING CHAIRMAN MOYLAN called to order the Regular meeting of the Plan Commission for October 6, 2016 at 7:31 p.m.

COMMUNICATIONS

STEPHANIE KISLER, Planner I, informed the group that there will be a Village of Tinley Park branding meeting and open house which is open to the public on Friday, October 7, 2016 at 9:00 a.m., at the Tinley Park Convention Center. The meeting will be recorded and available on the Village website.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER DOMINA to approve the minutes of the September 15, 2016 meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN 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 OCTOBER 6, 2016 REGULAR MEETING
ITEM #1: WORKSHOP: LISA CAUSLEY – 6801 180TH COURT – VARIATION FOR A FENCE IN A FRONT YARD WITHIN THE LEGACY DISTRICT

Consider a proposal from Lisa Causley of 6801 180th Court for a fourteen-foot (14') Variation from Section XII.3.G.6., of the Zoning Ordinance where a six-foot (6') tall privacy fence is permitted at a fifteen-foot (15') setback. This Variation would allow the Petitioner to construct a new six-foot (6') tall wood privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180th Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

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 Patricia Meagher, Commission Secretary
Guest(s):	Lisa Causley, Property Owner Jeff Lyon, Property Owner

MS. KISLER explained the specifics for the Petitioner's request for a Variation. Pictures and diagrams were presented of the property. MS. KISLER clarified that the reason this request was being brought before the Plan Commission versus the Zoning Board is that the property is located in the Legacy District and has a separate set of regulations, known as the Legacy Code, and per the Legacy Code the Plan Commission reviews the Variation request. MS. KISLER explained some topics the Plan Commission should consider when discussing this request:

1. Was a fence in existence at the same location on this property?
2. Is the fence adjacent to a major thoroughfare?
3. Is the fence impacting safety of pedestrians, bicycles, vehicles, etc.?
4. Does the fence alter the character of the area?

MS. KISLER noted that this is a workshop for discussion purposes and there will be a Public Hearing on October 20, 2016 where a vote for a recommendation can be made.

ACTING CHAIRMAN MOYLAN asked the Commissioners if there were any questions.

COMMISSIONER JANOWSKI asked if there were any neighbors of this property in this audience. MS. KISLER explained that a notice went out to the surrounding property owners regarding the upcoming Public Hearing as well as in the newspaper and no one was expected this evening but people may attend the Public Hearing.

COMMISSIONER SHAW asked if this particular property is a unique situation of itself or if there could be future requests of the same type that should be considered for uniformity. PAULA WALLRICH, Interim Community Development Director, stated that for the Public Hearing it would be advantageous to have the information shared on similar sites to see if a precedent would be set by granting the Petitioner's request.

COMMISSIONER BERGTHOLD raised the issue of the existing landscaping and future landscaping possibilities in regard to aesthetics.

ACTING CHAIRMAN MOYLAN asked if the Petitioners were responsible for the fence along the south end of the property. JEFF LYON, property owner, stated that they maintain the fence but it has consistently been damaged during their twenty (20) year occupancy due to snow plowing for the parking lot to the north..

COMMISSIONER KRONER brought attention to a petition that the Petitioners had signed. Property owners surrounding the property signed the petition to allow the requested fence Variation.

ACTING CHAIRMAN MOYLAN asked if the Petitioners had any questions or comments to add. LISA CAUSLEY, property owner, stated that MS. KISLER explained the situation thoroughly. She reiterated various information as well as stating that they do not want to lose a large portion of their useable property due to not being granted the Variance.

COMMISSIONER JANOWSKI recommended that the adjacent commercial property should put up a bumper rail adjacent to the fence to avoid damage in the future.

COMMISSIONER KRONER asked if the Petitioners would be open to the idea of planting in the parkway. MS. WALLRICH stated that the parkway is not the Petitioner's property and that any planting in the parkway would be the responsibility of the Village.

COMMISSIONER SHAW wanted clarification on the Zoning requirements in 1998 when the fence was originally put in to today's requirements. MS. KISLER stated that there was a building permit for the fence but no record of a Variance.

PUBLIC COMMENTS

ACTING CHAIRMAN MOYLAN asked for a Motion to accept Public Comments prior to discussion of Item #2 and Item #3. A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER STANTON to receive comments from the public. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

BOB JONES and MARCY BRANDIS, American Sale, came to discuss temporary signage ordinances. They would like to place temporary signage at American Sale's Warehouse off Interstate 80 and feel that the current ordinance is too restrictive for their property. MS. WALLRICH explained the ordinances to date. COMMISSIONER KRONER stated that the Commissioners are open to business owners' suggestions while this issue is being discussed.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE OCTOBER 6, 2016 REGULAR MEETING
ITEM #2: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS

Continued from the September 15, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Fence Regulations, specifically related to changes that would create more consistency for fences within nonconforming lots and corner lots.

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
Patricia Meagher, Commission Secretary

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER STANTON to continue with Item #2. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

MS. KISLER reiterated some of the factors to be considered regarding fencing:

1. Should fences be allowed to extend to the property line in the non-addressed front yard?
2. Should corner lot fences be allowed at different setbacks if a different height of fence is used? A different type of fence?
3. Should the adjacent street's speed limit affect the allowable location of a fence?
4. If a fence currently exists at a nonconforming location, should it be allowed to be replaced at the same location? What if there is not a permit on file?
5. Should fences be allowed at the established building line regardless of the building setback?
6. Should fences be allowed in the front yard at all?
7. In what cases should fence locations be able to be approved administratively?
8. Should certain fence materials be prohibited?
9. Should certain major streets have requirements that all fences along that street must match?

MS. KISLER presented pictures pertaining to the above factors. COMMISSIONER SHAW raised the thought of the principle that is trying to be served e.g., public safety, line-of-sight, aesthetics. As discussion progressed, MS. WALLRICH stated that a goal of these discussions is to identify instances that an administrative decision can be made versus bringing it to the Zoning Board of Appeals or the Plan Commission. Discussion continued regarding materials used in future fencing, consistency of fencing, legalities involved in permitting, etc. MS. KISLER presented diagrams showing prior Variances to assist with the discussion of allowable Administrative Variances.

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FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE OCTOBER 6, 2016 REGULAR MEETING
ITEM #3: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Continued from the September 15, 2016 Regular Meeting. Discuss proposed Text Amendments 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.

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
Patricia Meagher, Commission Secretary

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER SHAW to table Item #3 indefinitely. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

GOOD OF THE ORDER

MS. KISLER stated that the Village of Tinley Park Facebook page went live today.

MS. WALLRICH discussed the CITIZENS ADVISORY COMMITTEE meetings and their discussions on the Legacy Code. Also stated was that the November 3, 2016 Plan Commission Meeting will need to be at a different location due to the Legacy Code being on the agenda and the expectation of a large group in attendance. The Commissioners discussed whether the meeting should be conducted as a Public Hearing or a Public Meeting. Through discussion it was decided to hold a Public Meeting/Workshop on November 3, 2016 at a different location than the Village; yet to be determined. MS.WALLRICH explained that a public meeting/workshop format would allow the Commissioners the opportunity to review and analyze the Legacy Code with Staff and then allow for public comment at the end of the meeting.

RECEIVE COMMENTS FROM THE PUBLIC

No additional public comments were received.

ADJOURN MEETING

A Motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER KRONER to adjourn the Regular Meeting of the Plan Commission of October 6, 2016 at 10:00 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the meeting adjourned.