



MINUTES OF THE PLAN COMMISSION
VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS
OCTOBER 20, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 20, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold
Lori Kappel
Peter Kroner
Ken Shaw, Acting Chairman
Tim Stanton

Absent: John Domina
Anthony Janowski
Edward Matushek III, Chairman
Mark Moylan

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

CALL TO ORDER

ACTING CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 20, 2016 at 7:33 p.m. ACTING CHAIRMAN SHAW asked for a Motion to open the Public Meeting. COMMISSIONER STANTON made the motion, seconded by COMMISSIONER BERGTHOLD; all in favor.

COMMUNICATIONS

ACTING CHAIRMAN SHAW stated that the next meeting of the Plan Commission will be held on Thursday, November 3, 2016 at 7:30 p.m., at Central Middle School. The agenda consists of a workshop for Legacy Code Text Amendments. The meeting packet will be going out to the public as early as tomorrow (10/21/2016).

APPROVAL OF MINUTES

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER BERGTHOLD to approve the Minutes of the October 6, 2016 meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN SHAW declared the Motion approved.

OTHER BUSINESS

ACTING CHAIRMAN SHAW asked for 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) from the Agenda to be discussed at the November 17, 2016 Regular Meeting of the Plan Commission. COMMISSIONER STANTON made the Motion, seconded by COMMISSIONER KRONER; all in favor.

ACTING CHAIRMAN SHAW asked for a Motion to table Item #4 (Workshop: Text Amendment to the Village of Tinley Park Zoning Ordinance [Section II and Section IX] related to Sign Regulations) from the Agenda to be discussed at the November 17, 2016 Regular Meeting of the Plan Commission. COMMISSIONER KRONER made the Motion; seconded by COMMISSIONER KAPPEL; all in favor.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE OCTOBER 20, 2016 REGULAR MEETING
ITEM #1: PUBLIC HEARING: 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 Commissioners: Kevin Bergthold
Lori Kappel
Peter Kroner
Ken Shaw, Acting Chairman
Tim Stanton

Absent: John Domina
Anthony Janowski
Edward Matushek III, Chairman
Mark Moylan

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

ACTING CHAIRMAN SHAW explained the protocol to the public of how the meeting will run.

ACTING 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.

A motion was made by COMMISSIONER BERGTHOLD, seconded by COMMISSIONER KAPPEL to open the Public Hearing. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN SHAW declared the Motion approved.

ACTING CHAIRMAN SHAW confirmed receipt of the Notice and Certificate of Publication posted in the Daily Southtown on October 2, 2016 per State requirements and stated that notifications were sent to surrounding property owners per Village protocol.

ACTING CHAIRMAN SHAW requested that Staff give their presentation.

STEPHANIE KISLER, Planner I, provided an overview of the Petitioner's request for a Variation to allow a privacy fence within the required front yard setback. She also presented diagrams representing the Petitioner's property as well as similar properties within the Legacy District. MS. KISLER stated that in discussions with the Petitioner, they are willing to consider a PVC material versus wood to address any aesthetic concerns of the Village of Tinley Park.

MS. KISLER summarized the Findings of Fact as follows:

1. The private use and reasonable return of the Petitioner's property is significantly reduced if permitted to only be used under the conditions allowed by the required setbacks. The fenced portion of the yard would be reduced by fourteen feet (14') in width.
2. The plight of the owner is due to unique circumstances in that the property is adjacent to a highly trafficked road (Oak Park Avenue) and there are few other properties along Oak Park Avenue that present similar circumstances.
3. If the Variation were granted, it will not alter the essential character of the locality because a fence previously existed in this location. In addition, there is a larger than normal parkway adjacent to Oak Park Avenue (about 28') in this area, which provides additional distance between the fence and the street at this time.

ACTING CHAIRMAN SHAW asked the Commissioners if they had any questions for Staff. There were none. ACTING CHAIRMAN SHAW asked the Petitioner(s) if they would like to make a presentation at this time.

JEFF LYON, 6801 180th Court, stated that they would use the PVC material for the fencing on their property but would like to use wood fencing on the back of the property adjacent to the commercial parking lot.

ACTING COMMISSIONER SHAW asked for any other Public Comment.

COLETTE OLSON and ART OLSON stated their concerns of permitting the Variance for the Petitioner's fence. They stated that due to Village Codes be upheld they were unable to make changes to their property under these Codes. They stated that various changes to the property were not permitted and they were unable to make those same changes. They also stated that the fencing along the commercial parking lot was not damaged due to snow removal rather that the Petitioners would take that fence out when they needed to get things into their yard. Lastly, they put in a pool and there are electrical wires above.

MS. WALLRICH redirected by explaining the process of this Public Hearing and that specific Standards must be met and that the Variance is the topic of discussion.

MAUREEN BRACKA stated that the Variance should be granted to the Petitioner. She felt there were necessary reasons for this Variance such as more space for their pets. She also stated that she did not see

electrical wires above their pool. Lastly, she witnessed the damage to the Petitioners' fencing due to snow removal.

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KAPPEL to close the Public Hearing. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN SHAW declared the Motion approved.

ACTING COMMISSIONER SHAW asked if there were any questions for Staff from the Commissioners at this time. COMMISSIONER BERGTHOLD inquired about the specifications of the old permit that was pulled for the original fencing on the Petitioner's property. MS. KISLER stated that the location was approved by a permit in 1998; however, there is no record of a Variation for the location of the fence. PAULA WALLRICH, Interim Community Development Director, also explained that the older permits and paperwork stating "Variance" are honored, but going forward all Variation requests will follow current protocol and will be documented better. COMMISSIONER STANTON confirmed that the Petitioner would talk to the current owner of the commercial property adjacent to the south about reimbursement for the fencing along the parking lot since damage was allegedly caused by snow removal within their parking lot.

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 STANTON to recommend that the Village Board grant the Petitioner, Lisa Causley, 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 and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting. This Variation would allow the Petitioner to construct a new six-foot (6') tall 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. The Petitioners have agreed to replace the wooden fence with PVC material. They will also work with Vet Tech for a reimbursement arrangement for the fencing along the commercial parking lot.

The Motion was seconded by COMMISSIONER KRONER.

AYE: Lori Kappel, Tim Stanton, Peter Kroner, and Acting Chairman Ken Shaw

NAY: Kevin Bergthold

ABSENT: Chairman Ed Matushek, John Domina, Anthony Janowski, and Mark Moylan

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

ACTING CHAIRMAN SHAW stated that this item will now be brought to the Village Board at their next meeting on November 1, 2016.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 20, 2016 REGULAR MEETING

ITEM #2 SITE PLAN APPROVAL: HILLWOOD – 18504 WEST CREEK DRIVE – PARKING LOT EXPANSION.

Consider a proposal from T.J. O'Brien of Hillwood for Site Plan Approval for a parking lot expansion at 18504 West Creek Drive. The existing site includes an 80,000 square foot building, eight (8) loading docks, and fifty-four (54) parking spaces around the east and south sides of the building. The proposed parking lot expansion provides an additional thirty-five (35) parking spaces to the east side of the building outside of a new tenant entrance in the northwest corner of the building.

Present were the following:

Plan Commissioners: Kevin Bergthold
Lori Kappel
Peter Kroner
Ken Shaw, Acting Chairman
Tim Stanton

Absent: John Domina
Anthony Janowski
Edward Matushek III, Chairman
Mark Moylan

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

Guest(s): T.J. O'Brien, Hillwood
Curt Dettmann, Manhard Consulting, Ltd.

MS. KISLER introduced T.J. O'Brien of Hillwood and Curt Dettmann of Manhard Consulting, Ltd.

MS. KISLER presented the Staff Report, noting the proposed parking lot expansion on the northeast side of the property. She noted that the proposed plans will add thirty-five (35) parking spaces, which would total eighty-nine (89) parking spaces at the site. She addressed the open items listed on the Staff Report and stated that a Photometric Plan will no longer be required because there will not be changes to the existing lighting at the site and she stated that Staff is still working with the Applicant to finalize a Landscape Plan meeting the intent of the Village's Landscape Ordinance. She made special note of a barrier curb on the south side of the parking lot, which blocks thru traffic from West Creek Drive to 76th Avenue. Discussion of replacing the barrier curb with a speed bump or other type of traffic calming device would allow for full access to either side of the building for both emergency vehicles as well as employees of the building.

MS. KISLER noted that the Plan Commission may take action tonight if they wish to do so since the plans do not require any special approvals, such as Variations, a Special Use Permit, etc. She further explained that the Plan Commission has the final authority for Site Plan Approval and that this will not need to go before the Village Board.

COMMISSIONER KRONER asked about the lighting of the parking lot with the changes if granted. T.J. O'BRIEN, Hillwood, stated that there are wall pack lighting systems already in place and that there will be no changes to lighting.

There was discussion about the removal of the barrier curb. MR. O'BRIEN stated that they will work with Staff to evaluate the best solution for the site.

ACTING CHAIRMAN SHAW asked the Commissioners if there were any questions for Staff. There were none.

There being no further questions or comments, a Motion was made by COMMISSIONER KRONER to grant the Applicant, T.J. O'Brien of Hillwood, Site Plan Approval for a parking lot expansion to add thirty-five (35) parking spaces to the east side of the building at 18504 West Creek Drive within the North Creek Business Park Planned Unit Development in accordance with plans included within this meeting packet prepared by Arete Design Studio, Ltd. and Manhard Consulting, Ltd., with the following condition:

1. Final approval of the Landscape Plan by Staff.
2. Suggestions were given from Staff and COMMISSIONERS that the barrier curb be replaced with a speed bump allowing emergency vehicles better access as well as employees of the building.

The Motion was seconded by COMMISSIONER BERGTHOLD.

AYE: Lori Kappel, Tim Stanton, Peter Kroner, Kevin Bergthold, and Acting Chairman Ken Shaw

NAY: None

ABSENT: Chairman Ed Matushek, John Domina, Anthony Janowski, and Mark Moylan

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

GOOD OF THE ORDER

ACTING CHAIRMAN SHAW stated that the next meeting of the Plan Commission will be held on Thursday, November 3, 2016 at 7:30 p.m., at Central Middle School. The agenda consists of a workshop for Legacy Code Text Amendments. The meeting packet will be going out to the public as early as tomorrow (10/21/2016).

RECEIVE COMMENTS FROM THE PUBLIC

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

ADJOURN MEETING

A Motion was made by COMMISSIONER BERGTHOLD, seconded by COMMISSIONER STANTON to adjourn the Regular Meeting of the Plan Commission of October 20, 2016 at 8:37 p.m. The Motion was approved by voice call. ACTING CHAIRMAN SHAW declared the meeting adjourned.