



**MINUTES OF THE SPECIAL MEETING
OF THE PLAN COMMISSION**

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

November 3, 2016

The Special Meeting of the Plan Commission was held in the Cafetorium at Central Middle School, 18146 S. Oak Park Avenue, Tinley Park, Illinois on November 3, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan
Ken Shaw

Absent: Lori Kappel
Tim Stanton

Village Officials and Staff: Brad Bettenhausen, Village Treasurer
Patrick Connelly, Village Attorney
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

CALL TO ORDER

CHAIRMAN MATUSHEK welcomed the public to the meeting and explained how the evening's agenda item would be presented. He explained this meeting is an informative Workshop and not a Public Hearing; no action will be taken. CHAIRMAN MATUSHEK called to order the Special Meeting of the Plan Commission for November 3, 2016 at 7:30 p.m.

COMMUNICATIONS

No communications at this time.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 3, 2016 SPECIAL MEETING

RE: WORKSHOP: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE ZONING ORDINANCE

Per direction of the Village Board and the Plan Commission, discuss the Legacy Plan and Legacy Code, including the following topics:

- The Legacy Plan – Vision for the Downtown Area
- Understanding the Legacy Code
- Land Uses in the Legacy District

Present were the following:

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan
Ken Shaw

Village Officials and Staff: Brad Bettenhausen, Village Treasurer
Patrick Connelly, Village Attorney
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

PAULA WALLRICH, Interim Community Development Director, began her presentation explaining what the Workshop format and its importance to decisions in the future. MS. WALLRICH presented a brief history of events that brought the Commissioners and Staff to today's Workshop. On May 17, 2016, the Village Board rescinded the Text Amendments that had been originally approved on October 6, 2015 which brought the Code back to its original state when it was adopted in 2011. MS. WALLRICH also explained that a Citizen Advisory Committee was formed in March of 2016 to assist the Commissioners and Staff to examine the Legacy Plan and Legacy Code. CHAIRMAN MATUSHEK apprised the Public that in 2009 the Village of Tinley Park received various national awards for the Legacy Plan. The value of Workshops, such as this, is that it is assisting in evaluating the Legacy Code for its consistency with the Legacy Plan to improve the quality of life for the residents of the Village of Tinley Park and ensure a strong economic future for Tinley Park.

STEPHANIE KISLER, Planner I, discussed the background of the Legacy Plan and Legacy Code while also presenting images of the various zoning districts within the Legacy District of the Village of Tinley Park. MS. KISLER proceeded to discuss various Land Uses. There are four (4) categories of Land Uses, including Permitted Uses, Special Uses, Prohibited Uses, and Non-Conforming Uses. MS. KISLER stated that the Commissioners charged Staff with comparing other communities and their specific types of uses, such as residential uses, commercial uses, office uses, industrial uses, and civic uses. The

Commission requested specific research on how other communities regulate first floor uses in downtown areas. MS. KISLER presented a table of information related to first floor uses and concluded that in most other communities that were studied residential uses were not permitted on the first floor of a building in a downtown area. She noted that other communities required that residential uses be located either above or behind a commercial use in a downtown area. COMMISSIONER KRONER stated that he would like to see comparisons with more diverse communities. COMMISSIONER SHAW also stated that he would like to see Staff study communities that have a high standard for development and represent successful downtown areas..

BRAD BETTENHAUSEN, Village Treasurer, presented the Economic Impact Report including current and hypothetical information. His report noted in economic impact of a loss of revenue if commercial spaces were converted to residential. There was some discussion regarding the need to include sales tax revenue in that calculation as well. Staff noted there is also a ‘ripple effect’ which includes secondary economic benefits along with increased quality of life indicators. Mr. Bettenhausen noted that while this analysis was fairly global in scope and that absent specific development scenarios could not provide precise impacts, it is evident that the loss of commercial uses in the Legacy District would have a negative impact on the community.

CHAIRMAN MATUSHEK asked Staff to include information on development processes in upcoming meetings.

CHAIRMAN MATUSHEK asked if any of the Commissioners had any other questions or topics that they wanted to discuss. There were none.

RECEIVE COMMENTS FROM THE PUBLIC

PATRICK CONNELLY, Village Attorney, explained that the public is not required to state their name for the record unless it is a public hearing. . He noted that this is not a Public Hearing.

DIANE GALANTE, Resident, asked if the changes to the Legacy Code are going to change “Street Level Commercial Required” to “Preferred or Allowed”? CHAIRMAN MATUSHEK explained that the Legacy Plan and Legacy Code are being reviewed, per the Village Board’s request to make changes to the Legacy Code for improvement by gathering facts through workshops such as this one. MS. WALLRICH noted that the facts presented tonight support keeping “Street Level Commercial Required”.

MS. GALANTE stated that she is very pleased with the direction the Staff and Commissioners are going. She noted that the research and comparisons to various other areas is a great idea.

MS. GALANTE asked when the Legacy Plan was put together. MS. WALLRICH stated that the Legacy Plan was adopted in 2009 and included a lengthy public process that included workshops and open houses prior to adoption.

DEAN ZOLNER, Resident, asked to view the PowerPoint slide showing tax information. He asked if this represents TIF dollars. MS. WALLRICH and MR. BETTENHAUSEN explained that the purpose of the graphic was to illustrate the proportions of a tax bill for the various taxing districts. Tax Increment Financing does not impact the proportionate share of tax distribution to taxing bodies except for the increment the funds the district.

MR. ZOLNER asked if Tinley Park goes with first floor commercial, would any of those tax dollars go back to developers? MS. WALLRICH stated that incentives are based on a case-by-case scenario.

MR. ZOLNER asked if business owners were notified when their specific land uses were listed as Prohibited Uses within the Legacy Code.

MS. WALLRICH noted that zoning changes for properties (map amendments) require a public hearing.

COMMISSIONER KRONER stated that yes; those business owners were notified of any changes.

MR. ZOLNER asked that when new businesses come to Tinley Park is there an approval process or are they able to build without an approval? MS. WALLRICH stated that if they met the zoning code as far as setbacks and use they are only required to get site plan approval which is a Plan Commission approval and does not require Village Board approval. She noted that this is the same for all property within the Village. She also noted that in most communities if a development met all code requirements they don't need any review beyond the building permit process. She noted that Tinley actually has greater review than most other communities. She also noted that most larger projects require some sort of zoning relief and therefore are subject to variation or special use review and approval through the Plan Commission and Village Board. MR. ZOLNER asked if the public would have any say so on it. He stated that he is mostly concerned with the height of buildings. MS. WALLRICH stated that yes, if it required any Variations, Rezoning, or a Special Use Permit it would require a Public Hearing.

MR. ZOLNER asked, within the new Legacy Code, would certain restrictions for Mom-and-Pop businesses be affected with square footage and other restrictions. He believes this may be the problem with attracting these types of businesses to Oak Park Avenue. COMMISSIONER KRONER stated that these are things that the Commissioners will be looking at when working with the Legacy Code. COMMISSIONER JANOWSKI stated that concerns presented to the Village Board will keep incentives in mind.

CHAIRMAN MATUSHEK asked if there was anyone else that would like to speak. There were none.

MS. WALLRICH introduced BETH MCKERNAN, Resident and member of the Citizen Advisory Committee, who was in the audience and thanked her for her contributions to the Committee and the review of the Legacy Code.

ADJOURN MEETING

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER BERGTHOLD to adjourn the Special Meeting of the Plan Commission of November 3, 2016 at 9:00 p.m. The Motion was approved by voice call. CHAIRMAN MATUSHEK declared the meeting adjourned.