



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

NOVEMBER 5, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on November 5, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney, acting Chairman
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton

Absent:

Mark Moylan
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner

Guest:

Brad Ratajczak, Brixmor Property Group

CALL TO ORDER

Acting Chairman Tom Mahoney called to order the regular meeting of the Plan Commission for November 5, 2015 at 7:30PM.

APPROVAL OF MINUTES

Minutes of the October 15, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER FICARO to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION ACTING CHAIRMAN TOM MAHONEY 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 NOVEMBER 5, 2015 MEETING

ITEM #1: BRIXMOR DEVELOPMENT (TINLEY PARK PLAZA) - SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT AMENDING SIGN REGULATIONS (New Item)

Consider a proposal from Mr. Brad Ratajczak, Brixmor Property Group, for a Special Use for a Substantial Deviation amending the sign regulations of the Tinley Park Plaza Planned Unit Development. The proposed Sign Amendment will consolidate all sign regulations for in-line and outlot tenant spaces in Tinley Park Plaza and allow for a consistent design approach and approval process.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney, acting Chairman
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton

Absent:

Mark Moylan
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner

Guest:

Brad Ratajczak, Brixmor Property Group

ACTING CHAIRMAN MAHONEY introduced the agenda item and asked that the representative of the Brixmor Property Group introduce himself and address the commission concerning his proposal.

BRAD RATAJCZAK introduced himself as the representative of Brixmor Property Group. He stated that he has been working with Village staff for several months on the previously approved outlot building project. More recently, an amendment to the signage regulations within the existing PUD for Tinley Park Plaza was suggested as the Planet Fitness business was proposing a sign that would be similar in size to the existing tenants, but did not fit the existing sign regulations in the PUD. **MR. RATAJCZAK** stated that since the Village and Brixmor had recently updated the outlot regulations for signage, they asked if it was possible to continue working with Village staff to amend the sign regulations for the in-line retail buildings and get the signage into a position that was acceptable to the Village and to Brixmor.

MR. RATAJCZAK stated that Brixmor and the Village staff seem to agree on most of the regulations for the in-line buildings making those regulations consistent with what was previously granted in the PUD and also what was previously approved with the new outlot building.

MR. RATAJCAK noted that the Tinley Park Plaza has wall signage, monument signs, and two pylon signs. One of the pylon signs is owned by Walts and the other is a pylon sign for the Tinley Park Plaza Center (TPP). The center originally had four non-conforming signs (height), but two of the signs were reduced to 10 feet tall and brought into compliance with the Zoning Ordinance. Monument signs at the north end and south end are conforming. Tinley Park plaza would like for the pylon sign at the main entrance to stay for the center.

Mr. RATAJCAK said that the Tinley Park Plaza is in the middle of a renovation to upgrade the center and invest in its future. Phase I was the improvements made several years ago when Staples was added to the center. Phase II is the multi-tenant outlot building that was recently approved. Phase III is a future redevelopment that may include an entertainment venue and will hopefully be underway within the next year.

ACTING CHAIRMAN MAHONEY asked PAULA WALLRICH to provide the staff report for this project. Paula spoke about how staff and Brixmor are working closely together on these signage amendments in order to ensure that the Village's economic development needs are met and that the appropriate amount of signage is provided and consistent with other businesses in the community. She stated it also will allow for a consistent and viable signage package that Brixmor can offer to new tenants. MS. WALLRICH stated that it is important that the Plan Commission understand that the signage regulations for the in-line building currently in place were approved in 1982, updated in 1985, and many changes have been made with signage. New amendments were recently completed this year to address the outlot signs, but they did not address the in-line tenants.

MS. WALLRICH noted that during the staff discussions about Planet Fitness, it was discovered that there were some oddities to the original sign regulations. For example, the regulations required Helvetica lettering, all capital letters, and other provisions that were difficult to enforce and inconsistent with modern signage practices. MS. WALLRICH pointed out that there was sporadic enforcement of the sign regulations that contributed to these difficulties. However, new large tenants like Planet Fitness, provide the Village with an opportunity to update the code and keep the center marketable and current. Another benefit of updating the sign code is to have one resource or code for all signage within the center.

MS. WALLRICH provided the Plan Commissioners diagrams showing the amount of signage allowed in TPP compared to the rest of the Village. Due to the setback from Harlem, they were granted larger sign areas than the rest of the Village.

MS. WALLRICH noted that the staff recommends setting a height limit for the sign letters as well as a total maximum area. This works well when looking for some consistency and sense of scale within the center. She suggested comparing the letter heights at Walts versus Lumber Liquidators which is very long name, but the letters are very small. MS. WALLRICH noted that the current height limits for sign letters is 30" on the outlots. The proposal is for 84" for a building 5,000 s.f. or larger. She noted that for the in-line retail

building, each business would have one sign per frontage. The letters are required to be channel lit, individual letters. She noted that the Village discourages box signs, so they are prohibited in the proposal.

MS. WALLRICH noted that Village staff wants to continue to discuss the 10' height restriction on monument signs. The wording of the original document says that ground mounted signs must meet the regulations of the zoning ordinance, which is 10'. She noted that the proposal is the same in the new document. As noted, TPP has two ground mounted signs conforming and two ground mounted signs non-conforming for height.

MS. WALLRICH stated that regarding how the sign area is calculated, it is recommended that the Village change this to a perimeter measurement, which is easier to administer and measure. Regarding lettering style, any type of lettering would be allowed.

MS. WALLRICH noted that in the original sign regulations, it references a 4' sign band, which doesn't exist on most of the refaced buildings within the shopping center. She suggested a more flexible approach with the sign centered on the parapet area. She provided diagrams explaining this change.

MS. WALLRICH compared proposed sign regulations for Tinley Park Plaza with Brookside Marketplace, noting that Tinley Park Plaza is allowed greater amounts of signage in some instances.

MS. WALLRICH reviewed the table titled Tinley Park Plaza sign inventory showing how the existing tenants in TPP would comply with the proposed new signage regulations proposed. She mentioned what is most critical is ensuring that we have a proportionate signage scale within the center. We also want to make sure to not make everything in the center non-conforming.

COMMISSIONER MCCLELLAN wondered if having strict regulations regarding pole and monument signage is exposing the Village to a potential lawsuit.

DIRECTOR CONNOLLY noted that the Village has had a 10' rule on pole and monument signage for more than 10 years and there have been many opportunities through change of owner or change of business to update the signs. She noted that it was her opinion that there are no lawsuit-worthy issues.

COMMISSIONER MCCLELLAN asked why wouldn't we try to make the TPP signage more consistent with Brookside Glen. He noted that Brookside Marketplace signage was a heated debate because they wanted big signage. If we're going to change the signage for TPP, he would like to see signage consistent with Brookside Marketplace.

MS. WALLRICH agreed that consistency was important across the community, but discussed the differences between an aging shopping center and a brand new shopping center that may need to address existing signage and the design of the center.

ACTING CHAIRMAN MAHONEY stated that he would like to assign two commissioners and COMMISSIONERS FICARO AND MCCLELLAN were assigned to this case.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 5, 2015 MEETING

ITEM #2 TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE – VILLAGE OF TINLEY PARK (New Item)

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Amend Section 3 (General Provisions) Table 3.A.2, to remove “Package Liquor Stores” from the list of uses requiring a Special Use and add “Package Liquor Stores” to the list of Prohibited Uses.
- b. Amend Section 3 (General Provisions) Table 3.A.2, to add as a Permitted Use the sale of “Boutique Alcohol” which includes the sale of artisan distilled spirits, fine wine, and micro-brew or craft beers.
- c. Amend Section 3 (General Provisions) to provide special conditions related to the approval of a Special Use for a “Winery, distillery, or brewery, including sales and tasting.”
- d. Amend Definitions to add corresponding definitions for the proposed amendments

Present were the following:

Plan Commissioners: Jeff Ficarò
Tom Mahoney, acting Chairman
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton

Absent: Mark Moylan
Rita Walker, Chairman

Village Officials and Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner

ACTING CHAIRMAN MAHONEY asked Deputy Planning Director, Paula Wallrich to discuss the proposed amendments to the Legacy Code with regard to the issue of package liquor stores.

MS. WALLRICH noted that the issue of package liquor stores was initially discussed this past year during a comprehensive amendment to the 2011 Legacy Code. However, the package liquor use amendments were removed from consideration at that time to allow staff more time to study the issue. At that time there was discussion between staff and Village Board to prohibit package liquor stores within the Legacy District.

However, as the issue has been studied staff has found examples of nearby, successful downtowns, that allow certain types of package liquor that enhance downtown areas, provided there are guidelines regulating they type and manner in which packaged liquor is sold. The intent of the proposed amendments is to prohibit the traditional package liquor stores that are associated with excessive window signage and display areas and do not provide a product that is unique to the downtown and therefore do not function as a tourist attraction or inducement to visit the downtown area, and in turn create a permitted use for a type of package liquor store that would enhance the shopping experience in the downtown by encouraging, the new, trendy boutique type stores/places for our downtown.

MS. WALLRICH noted that historically, the boutique liquor sales trend started with microbrews and now the trend is distilleries of artisan spirits and wineries. The downtown areas in LaGrange, Homewood, Hinsdale, St. Charles, and Frankfort are starting to see more of these boutique type stores. They provide a quality small business experience and promote tourism.

MS. WALLRICH showed pictures of wineries/package liquors, such as Vino e Birra in LaGrange and Grape and Grain in Homewood. She told the story of how Grape and Grain came to be located in Homewood and how the Village Board created a liquor license to allow fine wine and different alcohols in a boutique setting.

MS. WALLRICH explained that staff recommends that the Legacy Code be amended to have the terms “including boutique stores that sell and/or serve artisan distilled spirits, fine wine, or micro-brew/craft beer...” in Section 3.A.1 – Permitted Uses. Staff recommends that the term “package liquor” be removed from the Special Use column (Table 3.a.2) and added to the Prohibited Use column (Table 3.2.a).

A list of definition would be added to the Legacy Code to define the words used in the use table. For example, “boutique” store would be a small business less than 3,000 s.f. that specializes in unique retail products. She noted that artisan distilled spirits, fine wine, micro-brew/craft brew, package liquor stores, and taverns would also be defined.

MS. WALLRICH explained that there would also be conditions added to the Legacy Code that specifically address the Special Use for wineries, breweries, and distilleries. The purpose of these conditions is to signal to the marketplace that Tinley Park is supportive of these uses in the downtown and review of these uses would be focused primarily on waste disposal and odor.

MS. WALLRICH pointed out that the proposed changes to the Legacy Code are fully within the purview of the Plan Commission for review and comment. However, Village staff is also recommending that the Village Board add two new liquor licenses to the list of licenses for the Village. These licenses would be “boutique” oriented licenses that would support and compliment the new definitions of “boutique stores.” These licenses would not be under the review of the Plan Commission, however, staff requested the Plan Commission review the license descriptions and provide any recommendations they may have.

COMMISSIONER MCCLELLAN asked if there were any liquor stores that would be impacted by these changing regulations.

DIRECTOR CONNOLLY stated that there is only one package liquor store in the downtown at this time and that the Legacy Code heritage status guidelines would allow the business to stay in its current location or at the location that was granted a special use this year (must be the same owner), but the business would only be allowed to expand up to 50% of the market value of the property.

ACTING CHAIRMAN MAHONEY noted that there were no more questions of the Plan Commission and stated that COMMISSIONER PIERCE and COMMISSIONER REIDY were assigned commissioners to this text amendment.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of October 15, 2015 at 8:44 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. ACTING PLAN COMMISSION CHAIR MAHONEY declared the meeting ADJOURNED.