



MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

November 17, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of the Village Hall, Tinley Park, Illinois on November 17, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners: John Domina
 Peter Kroner
 Edward Matushek III, Chairman (*arrived 7:35 p.m.*)
 Mark Moylan, Acting Chairman
 Tim Stanton
 Ken Shaw

Absent: Kevin Bergthold
 Anthony Janowski
 Lori Kappel

Village Officials and Staff: 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 November 17, 2016 at 7:30 p.m.

ROLL CALL

COMMUNICATIONS

CHAIRMAN SHAW stated that at the Special Meeting on November 3, 2016, the October 20, 2016 Minutes were not approved. STEPHANIE KISLER, Planner I, stated that she will have this on the agenda for the next Plan Commission meeting.

MS. KISLER brought the following updates to the Plan Commissioners' attention:

- Causley Fence Variance: The variance request was approved by the Village Board on 11/15/2016 and the fence permit is currently being processed by the Building Department. The new fence will be PVC material on two sides (north and east) and wood on the parking lot side (south).

- The Building Department received plans for the 18504 West Creek Drive parking lot expansion that was approved by the Plan Commission at the 10/20/2016 meeting. They have decided to put in three (3) speed bumps as well to replace the existing barrier curb within the south lane of the current parking lot.
- Bailey's received the permit for their sign on 9/20/2016 and she thinks that they are currently waiting on the manufacturing of the sign.
- The Attic Door has not yet put up their sign that was approved for a variance. Staff will follow up with the Petitioner.

COMMISSIONER KRONER asked when the Kmart is closing. MS. KISLER stated that it may close in December. COMMISSIONER KRONER also asked if someone has spoken to Sam's Club regarding this space. She also noted that Economic Development has been communicating with prospective buyers.

APPROVAL OF MINUTES

ACTING CHAIRMAN MOYLAN asked for a Motion to Amend the Agenda to add approval of the November 3, 2016 Minutes from the Special Meeting of the Plan Commission. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER, to add approval of the minutes of the November 3, 2016 Special Meeting of the Plan Commission. Vote by voice; all approved. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER SHAW, to approve the minutes of the November 3, 2016 Special 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 NOVEMBER 17, 2016 SPECIAL MEETING

ITEM #1: WORKSHOP: MACK COMPANIES – 6787 159th STREET – SPECIAL USE PERMIT FOR A RESIDENTIAL UNIT COMMERCIAL SPACE

Consider a request for a Special Use Permit from the Applicant, Kevin McWilliams of MACK Companies, for a residence to be located above a principal use at 6787 159th Street within the B-3 (General Business and Commercial) Zoning District. This Special Use Permit would allow the Petitioner to utilize existing space on the second floor of the building for an 800 square foot one-bedroom residential unit above a commercial space.

Present were the following:

Plan Commissioners: John Domina
Peter Kroner
Edward Matushek III, Chairman (*arrived 7:35 p.m.*)
Mark Moylan, Acting Chairman
Tim Stanton
Ken Shaw

Village Officials and Staff: Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

Guest(s): Kevin McWilliams, MACK Companies
Gene Steinmarch, Representative of MACK Companies

MS. KISLER presented the Staff Report, with pictures and diagrams, for the MACK Companies' request for a Special Use Permit. MS. KISLER identified the following open items:

- Outstanding Change of Ownership of Ownership Corrections must be addressed prior to receiving a Certificate of Occupancy.
- Submit a Landscape Plan for review and approval by Village Staff. Staff also suggests requiring a specific due date for the implementation of the landscaping.
- Remove the nonconforming freestanding sign.

MS. KISLER also identified that the residential unit has a second exit off the living/kitchen area, which is a fire escape. Also, the site meets the Village's parking requirements; there are 41 parking spaces.

ACTING CHAIRMAN MOYLAN inquired about the implementation of sidewalks on the 159th Street area. MS. KISLER stated that as it stands today, there is not an ideal way to implement sidewalks along the 159th Street portion of the site due to the front yard parking on the north side of the building. CHAIRMAN MATUSHEK asked if there are sidewalks on the west and south portions of the property. MS. KISLER stated that there are not currently sidewalks there. COMMISSIONER STANTON noted that there is a bus shelter along Oak Park Avenue near the west side of the property.

COMMISSIONER SHAW inquired about possible redevelopment of the property. He asked if this property was vacant, could it be a development that would push the buildings up towards the intersection

(similar to the new building in the northeast corner of 159th Street and Harlem Avenue), eliminating parking and adding more landscaping the front. MS. KISLER stated that the existing layout of the property is not the most efficient use of the land and that a layout similar to that could be considered; however, the current Zoning Ordinance regulations require certain building setbacks from the property lines.

COMMISSIONER SHAW inquired about the Special Use Permit being dissolved with a redevelopment. MS. KISLER stated that a Special Use Permit is tied to the owner who is granted the Special Use Permit; it does not transfer to a new owner. If the property changes hands, then the new owner would need to apply for a new Special Use Permit for the residential unit. She also stated that if the intensity of the use increases (such as when 7-Eleven doubled the number of fueling pumps at their site), then a new Special Use Permit would be required. She also mentioned the economic benefit to the property owner if this Special Use Permit is approved – the property would be taxed as residential rather than commercial, which would reduce the taxes on the property.

ACTING CHAIRMAN MOYLAN stated that although he's in favor of the residential use, he has a concern regarding safety with the north portion of the parking lot being so close to 159th Street. He would like to see the parking eliminated and when there is a change of ownership those new owners would need to make changes regarding these concerns.

GENE STEINMARCH, representative of MACK Companies, recapped some points presented. He stated that the walls inside the proposed residential unit currently exist and only need some minor improvement. He also stated, in regard to the Standards for a Special Use, there is no neighborhood that would be affected by this property.

Regarding the fire escape, ACTING CHAIRMAN MOYLAN asked if there will be actual stairs from the second floor to the ground. MR. STEINMARCH stated that yes; there will be as well as a small landing with stairs downward rather than a rope ladder. He stated that all of the safety requirements will be met.

MR. STEINMARCH respectfully requested that the existing freestanding sign be left intact. CHAIRMAN MATUSHEK discussed the development and trying to achieve uniformity throughout the Village of Tinley Park. COMMISSIONER KRONER and COMMISSIONER SHAW both echoed CHAIRMAN MATUSHEK's comments.

MR. STEINMARCH asked if there were any additional questions for him. COMMISSIONER KRONER asked how much of the building was leased. MR. STEINMARCH stated that there is a knife sales business leasing space in the basement and they are working to lease the first floor. Currently they are working with an agency that works with developmentally disabled children who may lease the entire first floor of the building. MS. KISLER inquired about the tenant in the basement of the building. She stated that this is not allowed since a Certificate of Occupancy has not been granted for the occupant and the Village is unaware of the tenant.

COMMISSIONER SHAW stated that the floorplan shows an "L"-shaped design but the floorplan for the apartment does not occupy that "L" area. MR. STEINMARCH confirmed that that was correct and noted that there was a second floor on only a small portion of the building.

COMMISSIONER SHAW asked if the Landscape Plan would be presented at the next meeting. MR. STEINMARCH stated that he is not sure if they will have that prepared by then. MS. KISLER stated that that can be presented and approved by Staff by a certain date to be determined; this could be a condition of the approval for the Special Use Permit. CHAIRMAN MATUSHEK stated that it would be important to have this by the Public Hearing to help answer any questions from the public. MS. KISLER

stated that a Public Hearing will be on December 1, 2016 to take action on the requested Special Use Permit.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 17, 2016 SPECIAL MEETING

ITEM #2: WORKSHOP: UNITED ATHLETICS – 6805 159TH STREET – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION USE GREATER THAN 3,500 SQUARE FEET.

Consider a request for a Special Use Permit from the Petitioner, Michael Kociolek of United Athletics, for a commercial indoor recreation use greater than 3,500 square feet at 6805 W. 159th Street within the B-2 PD (Community Shopping Bementowne Mall Planned United Development) Zoning District. This Special Use Permit would allow the Petitioner to utilize an existing 15,000 square foot tenant space for a gymnastics training facility.

Present were the following:

Plan Commissioners: John Domina
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan, Acting Chairman
Tim Stanton
Ken Shaw

Village Officials and Staff: Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

Guest(s): Michael Kociolek, United Athletics

MS. KISLER made presented the Staff Report, including pictures and diagrams of property. She stated that the Petitioner's business would be utilizing the entrance on the east side of the building rather than the north entrance. Regarding signage, MS. KISLER stated that because they are a corner unit they would be allowed two (2) signs but noted that the north sign area must be cleaned prior to a new sign being installed.

MICHAEL KOCIOLEK presented information about his business, United Athletics. He noted that this would be their second location, with the first location being in Frankfort, Illinois. MR. KOCIOLEK stated the following:

- Currently there are 1,000 children coming to United Athletics per week.
- 70% of business is recreational gymnastics; approximately 700 children.
- They do have one (1) competition per year, which is typically held at the Tinley Park Convention Center.
- The business hours are 9:00 a.m. through 9:00 p.m.
- On the weekends they accommodate various parties.
- There are two (2) trampolines and this facility is not a trampoline park.

CHAIRMAN MATUSHEK inquired about improvements to the aesthetics of the building. MR. KOCIOLEK stated that yes they are planning to make some improvements. He stated that currently the

east windows have been dry-walled over and they will be removing the drywall to allow for increased visibility through the east windows. He noted that there are outdoor lights which provide adequate lighting for the parking lot on the east side of the building. CHAIRMAN MATUSHEK inquired about an awning or improvement to the façade. MR. KOCIOLEK stated that they do not have anything planned at this point but he is open to the idea.

CHAIRMAN MATUSHEK inquired about any soundproofing between the common wall and the adjacent Amish Furniture store. MR. KOCIOLEK stated that he does not know the construction of that wall. He added that they will have background music playing, but it will not be too loud since he will be giving instructions to the children over the music. He noted that he has not heard any noise from the adjacent tenant when he was inside the proposed tenant space at 6805 159th Street.

COMMISSIONER DOMINA inquired about security cameras. MR. KOCIOLEK stated that they had not planned for these, but he is not opposed to for safety reasons.

COMMISSIONER STANTON inquired about traffic concerns due to having 1,000 children per week visit the facility. MS. KISLER felt that the patrons would likely be entering on the Oak Park Avenue side versus cutting through the parking lots coming from the west (Harlem Avenue) side. MR. KOCIOLEK stated that the drop-off and pick-up scenarios are about 50/50, with half of the parents staying to watch the lessons and half leaving the children there. He said that parents of the younger children are typically staying and parents of the older children typically leave and return to pick them up at the end of the session. He stated that there are 30-40 children per hour.

COMMISSIONER DOMINA inquired about the east side area being a pathway to the loading dock for Menards. MR. KOCIOLEK stated that the area is not a true loading dock for semi-trucks but that is the entrance for their lumber yard. He also stated that they would be putting stop signs in that area and he doesn't see any concerns.

ACTING CHAIRMAN MOYLAN inquired about the lighting on the east side of the building. MR. KOCIOLEK stated that the existing lights are bright at night. He also stated that the children are not let outside to go to their parents' cars; they are required to stay in the building until their parents come in to pick them up.

COMMISSIONER STANTON inquired about how many instructors are there. MS. KOCIOLEK stated that they typically have one (1) to eight (8). Therefore, if they have thirty-six (36) children there would be four (4) to six (6) instructors there; they anticipate an increase in students and instructors.

COMMISSIONER STANTON inquired about walled off areas so no one can just walk in and have access to the kids. MR. KOCIOLEK stated that yes, the plans include a waiting area, pro shop, and viewing area; there will be no immediate access.

COMMISSIONER DOMINA inquired about background checks on the instructors. MR. KOCIOLEK stated that his full-time employees they have had a background check but not the part-time instructors.

ACTING CHAIRMAN MOYLAN confirmed with COMMISSIONER STANTON that it is recommended to have a stop sign on the east side of the building, going south, driving towards the Menards lumber yard entrance. MS. KISLER pointed out that crossing signs or striping could also be utilized. CHAIRMAN MATUSHEK stated that a stop sign along the north side of the building (going from Menards toward Oak Park Avenue) could be beneficial as well. MR. KOCIOLEK stated that Menards stated they would be willing to do that as the owner of the property. MS. KISLER pointed out

that striping for a crosswalk could also be added here. COMMISSIONER KRONER suggested that they have a drawing of this scenario for the Public Hearing.

COMMISSIONER SHAW asked what the Petitioner's timeline is for opening the business after receiving approval of the Special Use Permit. MR. KOCIELEK stated that the build out would take about one (1) month.

COMMISSIONER KRONER inquired about any additional taxes for services. MR. KOCIELEK stated that it would be minimal for water bottles and chips but not for services. COMMISSIONER KRONER asked MS. KISLER if she could have the past tax revenue numbers for Hancock Fabric for the next meeting.

COMMISSIONER STANTON brought up the security cameras and stated that he would highly recommend them. MR. KOCIOLEK stated that this is not a problem for them to install.

MS. KISLER recapped by stating the following homework for the Petitioner:

- Drawings of the north and east façade.
- Drawings showing possible signage for the north and east sides of building.
- Clarification of soundproofing between the units.
- Security camera installation plan.
- Stop signs and/or striping for the parking lot areas.

MR. KOCIOLEK stated that he will also provide pictures of their current facility. He included that they currently work with the Tinley Park District and several other municipalities and added that they are included in the Tinley Park Activities Book. He stated that the Plan Commissioners are welcome to visit their Frankfort location.

ACTING CHAIRMAN MOYLAN confirmed that there is a Public Hearing scheduled for this Special Use Permit request on December 1, 2016.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 17, 2016 SPECIAL 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 October 20, 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 Services Zoning District.

Present were the following:

Plan Commissioners: John Domina
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan, Acting Chairman
Tim Stanton
Ken Shaw

Village Officials and Staff: Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

MS. KISLER stated that the priority this evening is to discuss temporary signage. She presented pictures of various current temporary signs up in the Village. She stated that the dimensions of temporary signs and allowable numbers of signs are difficult to regulate at this time because many businesses that request temporary signs have purchased signs that exceed the allowable sign face area. Temporary signs are currently only allowed up for thirty (30) days. The Draft Sign Regulations that were attached in the meeting packet include proposed changes for allowable sizes and durations. MS. KISLER stated that the Draft includes regulations for portable signs, which are proposed to be allowable if within ten (10) feet of the storefront. Currently this type of sign is prohibited; however, this has not been enforced strictly in attempt to be more business-friendly. Staff is looking for direction from the Commissioners on the restrictions and what would be allowed.

COMMISSIONER SHAW discussed the look of temporary signs and specifically addressed video gaming signs. He brought up the subject of regulating content. MS. KISLER stated that maybe the video gaming/liquor licenses could include conditions for signs stating "Video Gaming".

COMMISSIONER STANTON inquired about what other communities do and allow because this is a very complicated issue. MS. KISLER stated that every community is different, but they have studied nearby communities and some of the draft regulations come from regulations within those communities. COMMISSIONER SHAW asked the other Commissioners what it would be like if there were no temporary signs allowed at all. COMMISSIONER STANTON agreed that that could be a possibility. COMMISSIONER SHAW suggested that working on this issue by starting with no signs, absolutely prohibited, and working up from there versus modifying what is currently allowed. COMMISSIONER

DOMINA inquired if this would turn off a business owner. MS. KISLER stated that it is not business development-friendly if we no longer allow any temporary signs. She also noted that businesses owners may have a hard time transitioning when they've always been allowed to have temporary signage.

COMMISSIONER DOMINA brought up the concern of car dealerships and their temporary signage. MS. KISLER reminded the Commissioners that car dealerships are major tax revenue generators and often are given direction from their major brand. The brand typically requires a very quick turnaround to have the signs put up, which does not always give them enough time to go through the permit approval process. CHAIRMAN MATUSHEK brought up Orland Park's regulations and a comparison. MS. KISLER pointed out that on the Commissioners' copies within in their packets there are red notations on the right hand side showing Orland Park and Frankfort's regulations for comparison.

COMMISSIONER STANTON brought up the idea of involving area business owners in this discussions and creation of new sign regulations. COMMISSIONER STANTON suggested a Workshop about this on a Saturday away from the other issues presented at our Regular Meetings. COMMISSIONER KRONER suggested that we look at 159th Street as well as Oak Park Avenue first. He also agreed with the idea of a Workshop on a Saturday morning and having business representatives, especially auto dealerships, be present to discuss this topic

COMMISSIONER STANTON inquired about public attendance at any meeting the Commissioners have. MS. KISLER confirmed that if there are more than two (2) Commissioners present it would constitute the need for an Open Meeting and the public would be notified of the meeting.

COMMISSIONER KRONER asked if a letter was ever received from Bob Jones from American Sales. MS. KISLER stated that she did not recall receiving a letter.

RECEIVE COMMENTS FROM THE PUBLIC

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

ADJOURN MEETING

A Motion was made by ACTING CHAIRMAN MOYLAN, seconded by COMMISSIONER SHAW, to adjourn the Regular Meeting of the Plan Commission of November 17, 2016 at 9:05 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the meeting adjourned.