



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

DECEMBER 3, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 3, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s): Mark Moylan

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

CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission for December 3, 2015 at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the November 19, 2015 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER STANTON to approve the Minutes as presented. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER 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 DECEMBER 3, 2015 MEETING
ITEM #1: PLAT OF EASEMENT FOR PUBLIC INGRESS/EGRESS – 16019 S. OAK PARK AVENUE – JAL PROPERTY MANAGEMENT INC.

Consider a proposal from Mr. Jim Liberty of JAL Property Management Inc. for a Plat of Easement for public ingress and egress. This easement implements the required “alley” at the rear of the property for the purposes of vehicle access and rear parking facility access following the requirements of the Legacy Code for Downtown (Section 3.D-Alleys). This easement is also a condition of approval of the Special Use Permit (2013-O-056) granted to JAL Property Management Inc. for the conversion from a standalone commercial building to a mixed-use building.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s): Mark Moylan

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

STEPHANIE KISLER, Planner, presented the Plat of Easement on behalf of the Applicant, Jim Liberty of JAL Property Management Inc. She explained the Applicant need not be present since the Village has requested the Easement.

MS. KISLER stated this is also known as an “alleyway plat” for the property owned by MR. LIBERTY who extended the building footprint for the property located at 16910 S. Oak Park Avenue to the east when it was converted from a stand-alone commercial building to a mixed use building. She stated the Plat of Easement was a condition of the Special Use Permit approval. She proceeded to show a photograph of the current building which is nearly completed. She explained the Plat is necessary for MR. LIBERTY to obtain a Certificate of Occupancy.

MS. KISLER reported the 24’ wide easement implements an alley at the rear of the property for vehicle access and rear parking access as required by the Legacy Code. She noted the two (2) adjacent properties to the north will be requested to sign Plats of Easement at a later date.

COMMISSIONER MAHONEY inquired why this Plat of Easement needed the approval of the Plan Commission.

AMY CONNOLLY, Planning Director, explained the easement must be accepted by the Village since it is for public ingress/egress. She stated it will also require Village Board approval.

There being no questions or comments from Commissioners, COMMISSIONER MAHONEY made a motion recommending the Village Board grant approval for the Plat of Easement to the Village of Tinley Park for public ingress and egress, created by Joseph A. Schudt & Associates with a revision date of October 30, 2015 for property located at 16910 Oak Park Avenue (PIN 28-30-111-021-0000) in the NG (Neighborhood General) Zoning District .

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Gina Miller, Art Pierce, Bill Reidy, Tim Stanton, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Mark Moylan

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER 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 DECEMBER 3, 2015 MEETING
ITEM #2: WORKSHOP
SIGNAGE REGULATIONS IN THE VILLAGE OF TINLEY PARK

Consider a presentation from Village Staff on signage regulation concepts that may lead to text amendments to the Village Zoning Ordinance.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s): Mark Moylan

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

AMY CONNOLLY, Planning Director, presented ideas intended for open discussion/informal workshop regarding signage. She reported Staff will be presenting changes to the Signage Ordinance and economic development ideas related to signage at the next regular meeting of the Plan Commission.

MS. CONNOLLY explained tonight's outline of the presentation related to sign regulations will include:

1. Legal aspects of sign regulation;
2. Unique aspects of the Village's Ordinance or problematic areas identified;
3. Upgrades to consider;
4. Ideas to discuss regarding various types of signage.

MS. CONNOLLY explained the legal aspect of sign regulation involves constitutional law concerns pertaining to the First Amendment as it relates to Freedom of Expression not differentiating between commercial (advertising a business) vs. non-commercial speech (opinions, political and religious expression); and, the Fourteenth Amendment related to due process and processing all sign applications the same. She explained 'takings' is a concern when a sign regulation can potentially take away private property rights, including the right to advertise, particularly when a non-conforming sign is involved. She further explained signs can be amortized and each has a useful life that a property owner amortizes over time on their respective income tax return, however, after the useful life of the sign is gone there is no value and therefore, there is no taking. She stressed the importance of ensuring that non-conformities are not created with any changes to the sign regulations, remaining consistent with all regulations, and being cautious when granting variations.

MS CONNOLLY reported that individual municipalities can regulate aesthetics and character through sign guidelines, separate from the Ordinance, including materials, dimensions and lighting, that can impact the character of the community. She reported Staff is working on a set of sign guidelines for the aesthetic of the Village's downtown area for presentation to the Main Street Commission in January that will involve an incentive program.

MS. CONNOLLY proceeded to discuss unique aspects of the Village's Sign Ordinance. She reported there is a 120 square foot maximum that applies to all wall signs, a height requirement for ground signs, however, no sign face maximum for a monument sign, referring to the sign at Delta Sonic on 159th Street. She stated electronic signage is regulated based on the entire face of the sign. She reported ground signs have no setback requirement, therefore, Staff will be requesting a minor setback requirement for all monument signs outside of the downtown area.

MS. CONNOLLY reported regulations regarding electronic signs were last updated in 1990's. She explained the current LED signs are more sophisticated and that flash and blink with multi-colors and videos have become a distraction. She noted businesses with electronic signage were not allowed to have any temporary signage, however, these temporary signs still exist. She suggested making the Village's regulation regarding electronic signs be consistent with the Federal Highway Administration.

MS. CONNOLLY discussed sign face area measurement. She reported this was changed in 2006 to calculating the sign face area by measuring the area of each letter. Due to the difficulty of this, she is suggesting measuring the sign face area by drawing a box around the sign, including any background color that may be different from the wall color, and measure the area of the box.

MS. CONNOLLY reviewed a proposed Sign Table by Zoning District that lists all regulations for the individual District and by sign type. She stated this should make the regulations easier to understand and administer, particularly for the business owners.

MS. CONNOLLY discussed Free Standing Signs noting that architectural requirement is that the actual structural element of the sign is not visible. She showed photographs of various pole/pylon signage and is requesting direction from the Plan Commission on what is appropriate and what is not, including requiring use of materials compatible with the building.

Showing photographs of a shopping center located in Orland Park on 159th Street and comparing it with a shopping center across the street in Tinley Park, MS. CONNOLLY proceeded to discuss Center/Landmark Signage. She expressed concern with being able to identify any of the businesses indicated on the multi-tenant signage at the Tinley Park location. She noted the Orland Park sign regulation allows for one (1) monument sign identifying the name of the shopping center with each business having an individual wall sign.

MS. CONNOLLY reported Staff has also expressed concerns with businesses using vehicles to advertise. She suggested drafting language restricting vehicle signage where a vehicle can serve as a billboard. She stated Staff has also discussed restricting internally-lit plastic box signs, particularly on the wall of a building and allowing them only on a monument sign.

MS. CONNOLLY addressed signage in the B-5 Zoning District which is the automobile/car dealer district. She reported discussion took place regarding raising the maximum height from 10' to 18' for auto dealerships due to the amount of variations being requested. She added that Orland Park has a maximum height of 18'. She expressed concerns with restricting this only to car dealers. She recommends continuing to consider each variation request based on its uniqueness.

Lastly, MS. CONNOLLY reported a recommendation was made by Roger Brooks, Tourism Expert retained by the Village, for a Tourism Sign on I-80 to create economic development for the economically depressed Rich Township area of the Village (south of 183rd Street, east of Harlem Avenue) which is the entertainment district and includes the

music theater, convention center, hotel, CarMax, Odyssey Golf Club, Odyssey Fun World. She explained this involves repurposing the abandoned music theater sign that is no longer in use and improving it to an electronic panel sign for advertisement only by those businesses within that District.

OTHER BUSINESS

CHAIRMAN WALKER reminded Commissioners of the holiday party scheduled for December, 16, 2015.

In an effort to determine if the Village's parking lot requirements are too excessive or ineffective, AMY CONNOLLY, Planning Director, showed photographs of parking lots of nearby retail shopping centers on "Black Friday", one of the busiest shopping days of the year, noting the abundant amount of parking spaces not be used that day.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER MILLER to adjourn the regular meeting of the Plan Commission of December 3, 2015 at 8:59 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.