

**TO:** THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
**FROM:** THE TINLEY PARK ZONING BOARD OF APPEALS  
**SUBJECT:** THE MINUTES OF THE MAY 26, 2011 MEETING

A Public Hearing was held on May 26, 2011 by the Zoning Board of Appeals to consider recommending that the Village Board grant: (1) a variance from Section IX.D.1.c to allow for two primary signs (65.48 square feet and 60 square feet) along the north façade where one is permitted; (2) a 44” variance from Section IX.D.1.c to allow for a sign to project 4’8” (56”) from the face of the building where twelve inches (12”) is the maximum permitted; (3) a 47.74 square foot variance from Section IX.D.3.b to allow for 167.74 square feet of signage where 120 square feet is the maximum allowed; and (4) a variance from Section IX.D.6. j to allow for the use of colored, illuminated tubing only in specific areas as identified on the petitioner’s application dated April 21, 2011, and located at 8301 W. 159<sup>th</sup> Street, and within the B-5 Automotive Service Zoning District.

The Meeting was called to order at 7:30 p.m. by Chairman Sam Cardella, and roll call was taken as follows:

**PRESENT:** Chairman Sam Cardella and Board Members: Pat Conway, Tom Hanna, Michael Krause and Dave Samuelson  
**GUESTS:** Matt Panfil – Village Planner, Ron Bruning – Zoning Administrator and Tom Dexter, International Imports, LLC, DBA MINI of Tinley Park, 8301 W. 159<sup>th</sup> Street - Petitioner  
**ABSENT:** Board Members: Ed Barta and Jerry Radecky

Chairman Cardella called for a moment of silence for the loss of Tinley Park Police Chief Michael O’Connell.

Chairman Cardella called for approval of the Minutes of the April 14, 2011 Meeting. There were no changes or corrections to the Minutes. A Motion was made by Board Member Dave Samuelson, seconded by Board Member Tom Hanna, to approve the Minutes of the April 14, 2011 Meeting as presented. Motion was carried by voice call vote.

Chairman Cardella administered the Oath to the Petitioner. There was no public in attendance.

**ITEM #1:**

**PUBLIC HEARING**

**INTERNATIONAL IMPORTS, LLC, DBA MINI OF  
TINLEY PARK, 8301 W. 159<sup>TH</sup> STREET – SIGN  
VARIANCE - #Z-04-11**

Matt Panfil, Village Planner read the Legal Notice that has been published for this request.

Tom Dexter, International Imports, LLC, DBA MINI of Tinley Park, 8301 W. 159<sup>th</sup> Street, was present pertaining to the above request. Mr. Dexter explained that they are remodeling the existing building at the above address. The Petitioner has been granted a MINI franchise for the Tinley Park area. Some remodeling will be done to both the interior and exterior. Mr. Dexter said that he is present to answer any questions pertaining to the signage package proposed. Part of the design element is a wall on a couple of the doors and a section of the front windows that would be a different color tubing. This franchise does a great deal with colors. The request is similar to the Hyundai next door to this site. The design is an actual plastic miniature automobile that is a design element of MINI and that is basically bolted to the front of the building. All of these elements require variations.

Board Member Dave Samuelson asked for more detail of the description of the signs, or possibly a photograph.

Mr. Dexter provided an illustration similar design that showed the moving banding around the doors. There will not be the tower shown, so a section of the existing glass will be in yellow in front and in red around the doors. Around the service sign would be green bonding. The building itself is black as that is the MINI corporate color. The blue car with a white top plastic vehicle will be underneath the front signage up against the wall as shown in the photograph. The vehicle will face west on 159<sup>th</sup> Street. The service sign will say, "MINI of Tinley Park."

Board Member Samuelson asked if this project has gone for approval before the Plan Commission.

Mr. Panfil said that this petition went directly to the Zoning Board as a variation request for signage. There is no site plan associated with this petition.

Board Member Samuelson said that since the Police Department did not note any particular problem with this request in their review in spite of the neon, it is hard to grasp.

Mr. Dexter said it is not neon, just lit fluorescent tubing.

Board Member Samuelson said that his hope would be that this would not cause a distraction. He asked if they would require parking variances, as there are 188 total parking spaces on the site.

Mr. Samuelson said that in the Findings of Fact it states that the total signage is atypical, and he asked for a further explanation.

Mr. Dexter said the persons providing the sign could not be at the meeting, and he is not sure if he can explain this. There is a MINI store in Milwaukee with the exact same signage that is basically a large cylindrical tube at the bottom with the name of the dealership on the top and a square box on the side saying, "MINI". The colors are silver and black in order to stand out on the black background of the building.

Board Member Samuelson understands this is a corporate logo with certain limitations.

Mr. Dexter said this would have only the MINI logo and name of the dealership.

Board Member Michael Krause said Board Member Samuelson fairly well covered everything except that the Police Department had one small issue that the number of signs may make this look like a Las Vegas strip. He feels, however, that from what was presented, he did not see this.

Board Member Tom Hanna asked if the signs on the building were illuminated as well.

Mr. Dexter said the vehicle is not, but the signs for service on the side and the sign saying 'MINI of Tinley Park' are illuminated. The tubing on the bottom of the sign is not illuminated, as it is basically the structure to hold the sign.

Board Member Hanna asked the necessity for the car on the side of the building.

Mr. Dexter said it is a unique feature required by MINI as an eye catcher. In many of their stores they have three MINIs inside of boxes stacked atop each other. It is a required corporate marketing design.

Board Member Pat Conway said that after being at the site he assumes the free standing sign will be located where the former Subaru sign was on the west entrance of the property. He said the first variance request is for two signs on the north façade, and asked if he considered the plastic car a sign.

Mr. Panfil said this is a separate sign for the Village's purposes. Board Member Pat Conway had no other questions based on the presentation and visiting the site.

Chairman Cardella asked if the Hyundai building is closer to 159<sup>th</sup> Street than this building. Mr. Panfil said he did not have the full aerial, but suspects it is not actually closer but similar by a few feet to this building. He knows there are at least three rows of parking to the front of the Hyundai building, and feels there is a similar situation at this site.

Board Member Conway asked if the vehicle on the Hyundai building required any type of variation.

Ron Bruning, Zoning Administrator, said the vehicle on the Hyundai building was part of the package approval by the Village Board when they petitioned.

Chairman Cardella asked if at this time the Village is satisfied with the existing vehicle or is there a possibility they could ask to have it removed. Mr. Bruning said he has not heard anything about this being removed, so it must be okay.

Board Member Conway does not feel the requests are unreasonable, but also feels that corporate policy does not necessarily mean it coincides with Village Ordinances. However, he would be inclined to believe that if there was an allowance made for this plastic vehicle as part of MINI corporate policy other dealerships along 159<sup>th</sup> Street may want to place plastic vehicles willy-nilly on their signs. He does not know if this is necessarily needed, but also does not know if this is a negative either.

Mr. Dexter said he has had a MINI franchise since 2002, and MINI's marketing/advertising is a little out of the box for the other franchises they have. They all have their little idiosyncrasies such as the Land Rover test track they had to build off of 159<sup>th</sup> Street to the rear of their lot.

Chairman Cardella asked if there was anyone wishing to speak on this matter. There was no one in the audience.

Motion was made by Board Member Dave Samuelson, seconded by Board Member Michael Krause, to recommend to the Village Board to grant a variance from Section IX.D.1.c to allow for two primary signs (65.48 square feet and 60 square feet) along the north façade where one is permitted; subject to the fact that the Petitioner would be locked in to the sign package substantially as it was submitted as part of the exhibits and applied for permits, and for the fact that they are not proposing as part of the major signs any reader boards or message boards as part of the permanent signage structure, without coming back for some type of approval, and located at 8301 W. 159<sup>th</sup> Street, and within the B-5 Automotive Service Zoning District.

Vote by roll call as follows: Ayes: Mike Krause, David Samuelson, Pat Conway, Tom Hanna and Chairman Sam Cardella. Nays: None. Abstain: None.

Vote 5-0-0. Motion carried.

Motion was made by Board Member Dave Samuelson, seconded by Board Member Pat Conway to recommend to the Village Board to grant a 44" variance from Section IX.D.1.c. to allow for a sign to project 4'8" (56") from the face of the building where twelve inches (12") is the maximum permitted; subject to the fact that the Petitioner would be locked in to the sign package substantially as it was submitted as part of the exhibits and applied for permits, and for the fact that they are not proposing as part of the major signs any reader boards or message boards as part of the permanent signage

structure, without coming back for some type of approval, and located at 8301 W. 159<sup>th</sup> Street, and within the B-5 Automotive Service Zoning District.

Vote by roll call as follows: Ayes: Dave Samuelson, Pat Conway, Tom Hanna, Michael Krause and Chairman Sam Cardella. Nays: None. Abstain: None.

Vote 5-0-0. Motion carried.

Motion was made by Board Member Dave Samuelson, seconded by Board Member Tom Hanna to recommend to the Village Board to grant a 47.74 square foot variance from Section IX.D.3.b to allow for 167.74 square feet of signage where 120 square feet is the maximum allowed; subject to the fact that the Petitioner would be locked in to the sign package substantially as it was submitted as part of the exhibits and applied for permits, and for the fact that they are not proposing as part of the major signs any reader boards or message boards as part of the permanent signage structure, without coming back for some type of approval, and located at 8301 W. 159<sup>th</sup> Street, and within the B-5 Automotive Service Zoning District.

Vote by roll call as follows: Ayes: Dave Samuelson, Tom Hanna, Pat Conway, Michael Krause and Chairman Sam Cardella. Nays: None. Abstain: None.

Vote 5-0-0. Motion carried.

Motion was made by Board Member Dave Samuelson, seconded by Board Member Pat Conway to recommend to the Village Board to grant variance from Section IX.D.6.j to allow for the use of colored, illuminated tubing only in specific areas as identified on the petitioner's application dated April 21, 2011 and located at 8301 W. 159<sup>th</sup> Street, and within the B-5 Automotive Service Zoning District.

Vote by roll call as follows: Ayes: Dave Samuelson, Pat Conway, Tom Hanna, Michael Krause and Chairman Sam Cardella. Nays: None. Abstain: None.

Vote 5-0-0. Motion carried.

Motion was made by Board Member Dave Samuelson and seconded by Board Member Michael Krause to close Public Hearing #1 at 7:58 p.m. Vote by voice call. Motion carried.

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**PRESENT:** Chairman Sam Cardella and Board Members: Pat Conway, Tom Hanna, Michael Krause and Dave Samuelson

**GUESTS:** Matt Panfil – Village Planner and Ron Bruning – Zoning Administrator

**ABSENT:** Board Members: Ed Barta and Jerry Radecky

**ITEM #2:** **GOOD OF THE ORDER**

Matt Panfil, Village Planner, asked that the Board Members please respond to the written questionnaire they received at a prior meeting.

Motion was made by Board Member Dave Samuelson and seconded by Board Member Michael Krause to adjourn the meeting at 8:00 p.m. Vote by voice call. Motion carried.