



MINUTES OF THE ZONING BOARD OF APPEALS

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

AUGUST 14, 2014

The regular meeting of the Zoning Board of Appeals was held in the Council Chambers of Village Hall on August 14, 2014 at 7:30p.m.

ROLL CALL

Present and responding to roll call were the following:

Zoning Board Chairman: Sam Cardella

Zoning Board Members: Ed Barta
Pat Conway
Tom Hanna
Michael Krause
David Samuelson

Absent Zoning Board Members: Jerry Radecky

Village Staff: Stephanie Kisler, Planner I
Debra Kotas, Commission Secretary

CALL TO ORDER

Zoning Board Chairman Cardella called to the meeting to order at 7:30 p.m. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Minutes of the July 10, 2014 Zoning Board of Appeals Meeting were presented for approval. A motion was made by ZONING BOARD MEMBER BARTA seconded by ZONING BOARD MEMBER KRAUSE to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ZONING BOARD CHAIRMAN CARDELLA declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS
SUBJECT: MINUTES OF THE AUGUST 14, 2014 MEETING

PUBLIC

HEARING #1: GUY DRAGISIC ON BEHALF OF INTERNATIONAL IMPORTS/AUDI – 8021 W. 159th Street – VARIATION TO THE MAXIMUM ALLOWABLE SIGN HEIGHT FOR A MONUMENT SIGN

Consider recommending that the Village Board grant a five foot (5') variation from Section IX.D.4.a.2. (Height Limitations) to allow a fifteen foot (15') tall monument sign where the maximum allowable sign height is ten feet (10'). The proposed monument sign will be located east of the driveway to the property at 8021 W. 159th Street and within the B-5 Automotive Service Business Zoning District.

Present were the following:

Zoning Board Chairman:	Sam Cardella
Zoning Board Members:	Ed Barta Pat Conway Tom Hanna Michael Krause David Samuelson
Absent Zoning Board Members:	Jerry Radecky
Village Staff:	Stephanie Kisler, Planner I Debra Kotas, Commission Secretary
Guest(s):	Guy Dragisic

ZONING BOARD CHAIRMAN CARDELLA opened the Public Hearing and requested that anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during this Hearing stand and be sworn in.

STEPHANIE KISLER, Village Planner, confirmed that appropriate notice regarding the public hearing was published in accordance with State law and Village requirements.

MS. KISLER presented the Staff report. She noted the Petitioner is requesting a 5' variance to the maximum sign height for a total of 15' for a new monument sign for the Audi dealership located on 159th Street. She indicated that the existing sign is also 15' and was obtained through a permit but not a variance. She noted that the other competing auto dealership signs along 159th Street are also 15' in height. She also noted that a temporary banner exists on the Audi dealership that does not have a permit.

MS. KISLER stated the landscape rock that surrounds the current sign is not a permitted material and will be removed and replaced with an approved material once the new sign is installed along with the required landscaping and plantings.

Using photographs of the current sign and renderings of the proposed sign, MS. KISLER noted there is not much difference between the two signs other than the newer sign has a more curved edge and will contain LED backlighting.

MS. KISLER reported the other Village departments including Police, Fire, Building and Public Works had no comments or concerns regarding the variation request.

GUY DRAGISIC, on behalf of International Imports for Audi, reported the new sign is part of renovations for a more refined image to all Audi dealerships within the U.S. He indicated the base of the sign does not need to be changed; therefore, no excavation is involved. He noted the new sign is slightly wider than the existing sign and will now contain the address of the dealership that will be helpful to those traveling on 159th Street, making the location more recognizable. He also agreed to change the rock landscape material to a Village approved material. He also reported the temporary banner will be removed.

BOARD MEMBER SAMUELSON noted the presence of many temporary banners on dealerships along 159th Street. He noted there were no ingress/egress challenges. He agreed there is an improved safety factor with having the address on the sign.

BOARD MEMBER KRAUSE agreed that the address being added to the sign will definitely have a positive safety impact. He had no issues with granting the Petitioner's request pursuant to the temporary banner being removed and the appropriate landscape materials added.

BOARD MEMBER CONWAY commented the new Audi building is much improved and will better compete with the other luxury dealerships along 159th Street.

BOARD MEMBER BARTA agreed the inclusion of the dealership address to the sign will help those navigating on 159th Street. He indicated surprise that the Audi name itself was smaller than the existing sign.

BOARD MEMBER HANNA had no further comments or questions.

There being no other questions or concerns, BOARD MEMBER SAMUELSON made a Motion to recommend that the Village Board grant the Petitioner a five foot (5') variation from Section IS.D.4.a.2. (Height Limitations) to allow a fifteen foot (15') tall monument sign where the maximum allowable sign height is ten feet (10'). The proposed monument sign will be located east of the driveway to the property located at 8021 West 159th Street and within the B-5 Automotive Service Business Zoning District. The recommendation includes the following conditions:

1. Landscaping around the sign must be upgraded. The landscape rock must be removed and the plan approved by Village Staff. The landscaping should have more variety and density around the base of the sign.
2. All temporary signs on the site must have a Temporary Sign Permit.

The Motion was seconded by BOARD MEMBER KRAUSE.

AYE: Zoning Board Members Ed Barta, Pat Conway, Tom Hanna, Michael Krause, David Samuelson and Chairman Sam Cardella

NAY: None

ABSENT: Zoning Board Member Jerry Radecky

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. ZONING BOARD OF APPEALS CHAIRMAN CARDELLA declared the Motion approved.

A motion was made by BOARD MEMBER BARTA, seconded by BOARD MEMBER KRAUSE to close the Public Hearing. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN CARDELLA declared the Motion approved.

ADJOURNMENT

There being no further business, a motion was made by BOARD MEMBER BARTA, seconded by BOARD MEMBER KRAUSE to close the regular meeting of the Zoning Board of Appeals of August 14, 2014 at 7:48 p.m. THE MOTION WAS APPROVED by voice call. ZONING BOARD OF APPEALS CHAIRMAN CARDELLA declared the Motion approved.