

MainStreet Commission Meeting Minutes
May 26, 2015

Members Present

Michael Clark, Chairman
Jim Fuentes
Beth Fahey
Dennis Suglich
Dr. Robert Theis

Staff Present

David Niemeyer, Village Manager
Donna Framke, Marketing Director
Amy Connolly, Planning Director
Ivan Baker, Economic Development Director
Nancy Byrne, Commission Secretary

Also Present

David Seaman, Liaison Trustee

Chairman Clark called the May 26, 2015 MainStreet Commission meeting to order at 12:05 p.m. There was a motion made by Jim Fuentes, seconded by Beth Fahey, to approve the agenda for today's meeting as written. Vote by voice call: Chairman Clark declared the motion carried.

Chairman Report – Mike introduced Amy Connolly and thanked her for coming to update the commissioners on the Legacy Plan. He indicated that it would be a good idea to have Amy also present this at the next downtown Tinley meeting on June 10th.

Legacy Plan Presentation – Amy Connolly, Planning Director, introduced herself and summarized her background. She stated that the Legacy Plan was adopted five years ago. She recapped Dan Burden's Walkability Study wherein he indicated that Tinley Park needed a plan, a code and a vision. She displayed the Illustrative Master Plan and the Downtown Core and transition zones, along with 183rd and 167th Streets. She displayed The Vision with commercial development in the core and residential development to support this. She discussed the Plan principles. She noted that new buildings must respect the historic character of the existing buildings. She discussed the transition from commercial uses to residential uses outside the core; creating a walkable downtown; a green downtown showcasing leadership in sustainable practices; making downtown a focal point of a regional bike path system; and a connected roadway framework with small, walkable blocks.

Amy also discussed Roger Brooks, Tourism Expert, and his Assessment findings. The goals of the Legacy Code were discussed, noting that a zoning ordinance is necessary to the Plan. A Legacy Code was created to accomplish this goal. Amy displayed the diagram of the Code and the zoning for each of the six districts. She discussed the difference between a new development and a Heritage site. Parking standards and signage regulations were made friendlier.

Amy discussed several of the success stories relating to the Legacy Plan and Code. She noted that the Plan and Code have been adopted and funding has been obtained for the roundabout at 183rd Street. She mentioned several businesses that have accomplished redevelopments using the code. Amy reviewed five case studies completed before the Plan was adopted which helped with understanding how Oak Park Avenue could be developed. Bailey's outdoor dining was accomplished because of the removal of the front parking. Dennis Suglich expressed that at the time of this development there were parking concerns. Amy stated that a cross parking agreement and cross access agreements are now necessary before removing parking.

She discussed P & R Auto and the Avenue Animal Hospital redevelopments. Jim asked about moving these projects along faster, citing the Liberty Glass building which has been delayed. Amy stated that if they are not started within a year of approval, then they have to come back to the Planning Department, but that the delays are very often the result of contractor or property owner issues and not Planning processes. She indicated that the Planning Department was in constant contact with Liberty during this time and worked hard to ensure that this planning process was supported and successful.

Dr. Theis expressed his concerns with the parking at his property and asked about the process for establishing a cross access agreement. Amy stated that the village does not have the power to compel a private property owner to agree to cross access, but it is often necessary to have shared parking at the rear of building. If there is no public alleyway, then the Village would encourage the alleyway to be made public, or cross access agreements could be put on the titles. Amy indicated that alleyways need to be dedicated so that they can be owned publicly and private owners cannot remove rights.

Amy presented the concept plans for some upcoming potential downtown developments.

Jim Fuentes expressed his concern with the lack of development in Downtown Tinley and the need for a contractor to buy in and commit. Trustee Seaman recognized this, but also stated that there needs to be a commitment from the business owners to keep their businesses open later in the evening, following Roger Brooks' 10-10-10 model (10 businesses open until 10PM within a 10 minute walk). Roger Brooks' plan came up with a lot of great ideas including signage. Amy talked about ways business owners can make their businesses look more attractive with outdoor décor and signage. Beth asked if there is a manual to address consistency in sign styles. Amy stated that a set of signs and guidelines can be created along with a sign incentive.

Dennis expressed his concerns about the Legacy Code and the type and size of businesses that it speaks to, and whether or not these businesses would be attracted to a blue collar, middle class neighborhood with Tinley Park's density. Has a profile been developed for the businesses we are targeting?

Amy explained that plans and codes address land use issues and the policies are not targeted to a particular demographic. All downtowns contain housing and retail businesses and sidewalks regardless of the type of people that use the downtown. The goal for the Planning Department is to create opportunities for any business to locate in Downtown Tinley. A 2008 market analysis concluded that Downtown Tinley can support 200,000 square feet of additional space with our current demographic. Amy said that we need to grow the population downtown in order to attract new businesses to locate downtown.

Dr. Theis expressed his concerns about small business tenants versus small business property owners. Amy restated that if the redevelopment is under 50 percent then the requirements are minimal, but if it is over 50% then you have to comply with the full code. Discussion followed. Trustee Seaman indicated that the challenge with the code is how to give the current businesses the flexibility they need and still stay within the guidelines of the Legacy Code.

Discussion followed about ways to improve downtown and to attract a major developer. Discussions are being held with developers. Amy noted that every downtown is dealing with the economy, storm water issues, etc. She stated that the in-fill projects are happening. Amy encouraged the business owners to visit the Planning Department if they have questions about expanding or changing their property. Mary Havener indicated that she has talked to businesses about locating downtown, but some feel that the

rents are a little high as compared to other locations. She mentioned that, unfortunately, the Garden Gallery will be leaving Tinley Park due to the loss of state funding.

Donna indicated that Amy's presentation at the June Downtown Tinley meeting will help to present the positive features of the Legacy Plan and Code. Dennis suggested we promote this on the Village website, Facebook, etc.

Some of the commissioners expressed concerns about the cost of adding sprinklers to bring a building up to code. Discussion followed.

Chairman Clark reminded the group about the Downtown Tinley meeting on June 10th at noon at the VFW.

There was a motion made by Dennis Suglich, seconded by Jim Fuentes, to adjourn the meeting. Vote by voice call: Chairman Clark declared the motion carried and adjourned the meeting at 1:45 p.m.

Reminder
Next MSC Meeting
June 17, 2015
6:00 p.m.
Fulton Conference Room

Upcoming Events:

- *Cruise Nights – Every Tues. through August 25th*
- *Farmers Market – Every Sat. through Oct. 10th*
- *Music in the Plaza – June 27, July 11, 25, Aug. 8, 22, 29th*
- *Tinley Park Duathlon – Sun., June 28th*
- *Caribbean Block Party – Sun., July 19th*
- *National Night Out – Tues., Aug. 4th*

Convention Center Upcoming Events:

- 6/23 Catalyst Career Group
- 7/2-7/4 IFBB Wings of Strength Chicago Pro
- 7/11 Majestic Gents
- 7/25 IMPACT - College Summit
- 8/4 National Career Fairs
- 8/22 Back on the Bus-A Back to School Expo
- 8/22 350 Brewing Fest
- 8/25 Catalyst Career Group
- 9/10-9/12 Ill. Numismatics Annual Coin & Currency Show
- 9/12 Born to Praise MIME4LIFE Ntl. Gospel Mime Conference
- 10/2-10/4 Chicagoland Unconventional Bicycle Expo
- 10/10-10/11 North American Reptile Breeders