



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

July 16, 2020

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on July 16, 2020.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Lucas Engel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director (Participated electronically)
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for July 16, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the July 2, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST to approve the minutes as presented.

AYE: COMMISSIONERS GATTO, MANI, VICK, GASKILL, WEST, AITCHISON and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JULY 16, 2020 REGULAR MEETING

**ITEM #1 WORKSHOP – Tinley Park Plaza Redevelopment, 15917-16037 S. Harlem Avenue -
Special Use for Planned Unit Development & Site Plan Approval**

Consider recommending that the Village Board grant Andrew Balzar, Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Planned Unit Development with exceptions related to Phase I of the redevelopment of Tinley Park Plaza located at 15917-16037 S. Harlem Avenue. The project will include the demolition of 87,000 sq. ft of existing building on the northern portion of the center and the construction of the core and shell of approximately 66,600 sq. ft for retail uses and general improvements to the in-line tenants including façade improvements, landscaping and parking lot improvements.

Present were the following: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Lucas Engel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director (Participated electronically)
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guests: All Guests Participated electronically
Andy Balzer (Project Director, Brixmor), Brad Rataczak (Brixmor), Andrew Scott (Legal, Brixmor), Mark Mockus (Woolpert), Jason Golub (Woolpert), Chris Ludwig (Woolpert), Tim Reber (Woolpert), Ryan Walter (Woolpert), John Martin (Woolpert).

Paula Wallrich, Acting Community Development Director presented the Staff Report. The redevelopment of Tinley Park Plaza is critical for the success of the Harlem Avenue commercial corridor. The antiquated shopping center (constructed in 1974) comprises over 22 acres and approximately 244,132 sq. ft. of retail/service space. Currently, it is experiencing vacancies upwards of twenty percent with significant leases expiring within the next few years. Brixmor Property Group is proposing a complete remodel of the plaza. The project is planned in phases with the first phase completed in 2015 involving the construction of a 9,100 sq. ft. multi-tenant retail building at the north end of the property. The current proposal represents the second phase of the project which will involve the demolition of approximately 87,000 sq. ft. of existing buildings and the construction of approximately 67,110 sq. ft. in new retail space. The proposal includes façade improvements, landscaping, and new parking lot reconfiguration/reconstruction. Brixmor anticipates beginning this second phase in the fall of 2020 with completion by June 2021. The third phase will involve the redevelopment of the southern portion of the center.

Upon acquisition Brixmor representatives began discussions with staff to work through various site plan scenarios. In 2015 they presented the first phase of their redevelopment project with the development of the 9,100 sq. ft. multi-tenant retail building in the out lot at the north end of property. In 2019 further discussions with staff resulted in the current proposal which reflects input from staff and current and future tenants. The current proposal for the second phase of this redevelopment project will be anchored by two main tenants: a 25,000 sq. ft. soft good retailer and a 38,436 sq. ft. full-service grocer. The total area of commercial space in this phase is approximately 100,000 sq. ft. The demolition of 87,000 sq. ft. with the reconstruction of 57,000 sq. ft. that will include a new soft good retailer and grocery store. The demolition proposed with the second phase will end at the north side of the current Rue 21 store. The proposed sidewalk in front of the grocery store will continue to the Rue 21 store and landscaping has been proposed to soften the transition. The third phase will comprise the balance of the plaza to the south with a total area of

121,862 sq. ft. There is also an out lot at the south end of the plaza that comprises 13,260 sq. ft. This is scheduled to begin construction in the fall of 2020 with occupancy in 2021.

Tinley Park Plaza is located in the B-2 Community Shopping and is part of one of the Village's major commercial corridors located on Harlem Avenue. A mapping error was discovered in researching the zoning for this parcel. Since 1977 the property has been noted as a Planned Unit Development (PUD) however the property was annexed in 1968 with a B-2 (Community Shopping) zoning designation and there is no record of subsequent zoning for a PUD. Therefore, as part of the zoning entitlement for this property a PUD will be approved.

The subject property is zoned B-2 Community Shopping with property to the north and east also zoned B-2 and developed with commercial uses. The property to the west across Harlem Avenue (Park Center Plaza) is zoned B-3 (General Business and Commercial) as is Park Place to the southwest (Previous K-Mart complex). The property to the south is zoned B-4 (Office and Service Business) and is occupied by a medical facility.

Ms. Wallrich displayed a diagram of the portion of the building that will be demolished. The new construction west façade will be moved back for a larger parking field and a much straighter line access to the center. This will be a much cleaner access way to the development. The thing that changes the most is the parking field that is between the two access ways off of Harlem Avenue. They have taken the four north aisles and kept those as diagonal. The main parking fields in front of the soft goods store and the grocer will be traditional perpendicular parking. The change in the design allows for perpendicular parking right up to the building. This not only provides a traffic calming measure for the access aisle but it also creates a more pedestrian-friendly character for the center, reminiscent of traditional downtowns and a common design element in new lifestyle centers (Bolingbrook Promenade). It also provides additional convenient parking and safer accessible parking spaces. Crosswalks have been provided at strategic locations as well as cart corrals.

The Village code requires 26' drive aisles in parking lots. The main aisles in the plaza have been designed at 26.5'. The diagonal parking aisles are 18' as required by code. The aisles in the north parking lot are 26' or greater. The remaining aisles are noted as 24' wide. The Village has approved parking aisles at 24' in other developments such as Sam's Club, Marriott hotels, and the Brixmor out lot; none of which have proven problematic to traffic flow. Minimum 24' widths are a pretty standard requirement in most communities. Meeting the 26' requirement code will result in loss of parking and landscape buffers. If the Commission supports this change it will need to be noted as an exception to the Village Code as part of the PUD.

Ms. Wallrich displayed photos of the areas where delivery trucks have run over the landscape islands. The east side, or rear of the building currently functions as the delivery aisle for all the tenants. There are multiple access points depending on where the tenant is located and the configuration of the docks. The additional width of the east-west lane on the north side of the property provides the necessary lane width to accommodate these turning movements without running over the curb and landscaping, however Staff has requested further explanation of how the access lane will be striped to clarify lane usage for vehicular traffic. Staff has also requested the north parking lot be reconfigured to ensure safe access at the northwest corner of the lot. The grocer has provided a truck study that follows the path shown below but does not encroach on on-coming traffic lanes. At the very least we want to make sure that while addressing the wheel drag and the need for the delivery vehicles we have not made awkward points of conflict between the parking lot and the access ways.

They will be striping the access way and there is a bump-out in the northwest corner of the site that will be removed. The plans they are proposing will clean this up and make it much safer. We will make sure to finalize the delivery access and ensure that the east/west lane is better defined. There will be an expectation of 7 trucks per day for deliveries. They will confirm the delivery schedule but are expected at off-hours.

Staff has worked closely with the developer to ensure adequate pedestrian access is provided to and through the site. A 6' sidewalk traverses the site along Harlem Avenue consistent with the sidewalk provided in the out lot. Due to the narrow parkway along segments of the ROW, the sidewalk encroaches on private property in some areas; this was the situation with the sidewalk for the out lot as well. There is also utility poles and fire hydrants in the way of a straight alignment; therefore, the sidewalk has been designed around some of these encumbrances. Those areas where the public walk encroaches onto private property will require a "Sidewalk and Public Access Easement Agreement" consistent with what was approved with the out lot development. Bike parking has been provided at the southwest corner of the proposed grocery store.

There are two trash enclosures at the rear of the grocery store. The trash detail indicates ground face "Oldcastle Burnished Finish" CMU enclosure which is a decorative concrete block. Per code (Section III. U.6.j.) trash enclosures must be "screened on three

sides by a masonry wall consistent with the architecture and building material for the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel.” The proposal meets the intent of the ordinance. There are several existing unenclosed trash enclosures along the rear of the property. Since these are not located in a defined enclosure they are haphazardly strewn throughout the rear delivery lane. As part of the renovation project, all dumpsters will need to be enclosed in appropriate enclosures. Staff is recommending this be a condition of the PUD. There is also a Mobile Generator in the rear of the grocer that will require screening and needs to be revised.

Ms. Wallrich displayed renderings of the proposed buildings showing a parapet on the front, but lacks around the corner. The bracing is visible. All mechanical systems must be screened from view. The applicant has provided elevations (north, east, and south) showing some of the rooftop RTUs. Staff has requested verification that they cannot be seen from public view. A site line study is being prepared and will be presented.

The grocer anticipates a need for some seasonal outdoor sales along the frontage of the store and/or in the parking lot. This can be addressed as part of an Outdoor Sales Display Level 1 application which requires administrative approval. Level 1 outdoor sales allows for this temporary use upon administrative approval for seasonal displays between April 15 and October 15. However, the applicant is requesting sales beyond this time frame (for winter holiday displays). This can be provided within the PUD as an exception.

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on the average intensity of the uses. In a large multi-tenant plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. The original Tinley Park Plaza PUD was approved with 200,365 sq. ft. gross leasable area and 929 parking spaces resulting in an overall parking ratio of 4.64 parking spaces per 1,000 sq. ft. of gross leasable floor area for the entire plaza. There are several parking fields separated by access drives for this shopping center; the 4.64 ratio represents an overall ratio regardless of land uses or physical relationship between the parking field and destination. Staff has provided an analysis of parking fields divided by the access drive on the north. This assumes that the parking surrounding the out lot has little utility for the in-line tenants south of the access drive especially since the north parking lot can provide parking for the most northern in-line tenant(s). It is also important to note that the introduction of a grocer in this phase shifts some of the parking load from the south parking field (south of the 161st Street access) to this phase. As with most grocers, there are expectations by the tenant for a certain parking ratio; the developer has stated that the grocer is looking for a 4.5/1,000 sq. ft. ratio to serve their grocery store.

There are 424 parking spaces in the parking field south of the north access drive serving approximately 85,804 sq. ft. of retail space. This translates to a 4.94/1,000 sq. ft. ratio which exceeds the grocer requirement of 4.5/1,000 sq. ft. There are 59 spaces surrounding the out lot and with the proposed revisions to the north lot there are 34 spaces for a total of 93 parking spaces to serve approximately 22,690 sq. ft of retail space. This translates to a ratio of 4.09/1,000 sq. ft. This is less than the 4.64 ratio approved originally for the center; the decrease is due to the loss of the 8 parking spaces in the north lot. Staff anticipates a redesign of the north parking lot which should maintain the existing number of parking spaces which will increase the ratio to 4.45/1,000 sq. ft. which is more closely aligned with the original 4.64 ratio approved with the original plaza.

Analyzing the parking for this entire area (Phase I & II) results in a total provision of 517 spaces as proposed or 525 spaces if the north lot is revised. The total square footage of retail is 108,494 sq. ft. for a total overall ratio of 4.76/1,000 sq. ft. or 4.83/1,000 sq. ft., both of which exceed the original approved ratio for the center of 4.64 parking spaces per 1,000 SF. As a point of comparison, the Zoning Ordinance requires 6.5 spaces per 1,000sq. ft. of gross leasable floor area for a planned shopping center. However, that ratio dates back to the 80’s and 90’s. By today’s standard this is excessive and is based on ‘the day after Thanksgiving’ parking counts. If the current standard is applied to this center, a total of 705 parking spaces is needed just for this phase or 180 additional parking spaces. It is staff’s contention that retail locations are often ‘overparked’ resulting in seas of asphalt that are mostly unused and result in high energy, development and environmental costs. As society continues to trend to more efficient modes of travel and less car-dependent shopping patterns, it is Staff’s opinion that the relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, translates to an appropriate parking ratio as proposed. As an exception to the code it will however still need to be noted as part of the PUD approval.

The existing architecture of Tinley Park Plaza is outdated and in need of significant remodeling. Staff has worked with the applicant to create an updated and modern look with quality materials that reflect some of the characteristics of the newly constructed out lot. The proposed design of the in-line stores and the existing design of the out lot building are compatible and consistent in architectural style, form, height, exterior building materials, fenestration, storefront systems as well as the color palettes.

The style and building forms, specifically the vertical and horizontal articulation, as seen on the horizontal metal awnings, brick pilasters, and stepped tenant facades, promote continuity between the in-line and out lot stores. Traditional aluminum storefront entry and glazing systems exist on both buildings. In addition, they are of similar height and both use similar exterior materials such as brick, stone accents, and EIFS. The brick veneer, decorative modern wall lighting, and earth-tone EIFS colors help create consistent façade treatments throughout the site.

For the proposed building size, the code requires that 25% of the building façade utilize face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material. Alternate building materials can comprise no greater than 15% of any façade. The proposed façade of the in-line store retains the existing brick knee wall and introduces a combination of brick, horizontal wood-look fiber cement panel, stone and EIFS accent bands and reveals. The façade includes accents of suspended metal canopies and standing seam metal roofs in strategic locations.

The two larger lease spaces at the south end of this phase deviate from the in-line tenant architecture to reflect some of the unique branding of the future soft goods retailer and grocer. While distinct in style, they maintain an aesthetic connection to the rest of the center through the sleek modern look of the building materials which reflect an architectural style with appropriate scale, massing, and height. The soft goods tenant utilizes pre-cast concrete with a masonry pattern with porcelain tile accent areas near the entryway. The large scored panels at the entryway provide a backlit illumination panel that provides a dramatic effect in evening hours. The alucobond portal system pronounces the entryway with a distinguished brushed metal finish. The grocer also utilizes Stonewood phenolic panels (cementitious panels) in grey with corrugated metal and “electric lime” banding under the awnings for a striking yet understated accent. These materials represent a new trend in building materials that are durable, cost-effective, and modern in aesthetic.

The percentage of the building materials for the overall west façade is reflected below. It does not meet the 25% brick requirement (16% is brick or stone) or the 75% alternate masonry material (13% is pre-cast). A total of 15% of the façade can be used for architectural accents. There are several building material types listed that are not masonry that comprise 71% of the façade. These materials are listed as approved alternated materials (fiber cement, metal, phenolic panels, EIFS, and tile) and are typically used as accents and therefore are limited to 15% of the façade. In the proposed architecture some of these materials represent the primary façade treatment (such as metal or phenolic panels) and therefore necessarily exceed the 15% that was designed for accent treatments. The use of these ‘accent materials’ (fiber cement, phenolic panels, and metal represent a modern architectural style to the façade. The pre-cast concrete panel meets code requirements with its masonry pattern and constitutes less than 15% of the façade (13% is proposed).

WEST ELEVATION MATERIAL PERCENTAGE		
MATERIAL	AREA	% OF (TOTAL-GLASS)
BRICK/ STONE	2940 SQ. FT.	16%
PRE-CAST WITH MASONRY PATTERN	2310 SQ. FT.	13%
FIBER CEMENT	3517 SQ. FT.	19%
METAL	5365 SQ. FT.	29%
PHENOLIC PANELS	2775 SQ. FT.	15%
E.I.F.S.	1251 SQ.FT.	7%
PORCELAIN TILE	156 SQ. FT.	1%
TOTAL - GLASS	18,314 SQ. FT.	

Overall the west façade of this renovation phase is consistent with the design guidelines outlined in Section III.U. which requires attention to cohesive building design through the use of architectural style and building materials; compatible architecture with appropriate rhythm along the entire length of the façade in terms of scale, massing and setback; building articulation by introducing opportunities for shadow patterns with varied setbacks and canopies; and the screening of mechanical systems and trash enclosures.

Ms. Wallrich displayed photos of the proposed building materials. Ms. Wallrich noted that the architecture wraps around the side. They have suggested a painted mural. Staff has suggested using something that involves the Tinley Park music branding.

A Photometric Plan has been provided that provides light readings for the property as well as cut sheets for the selected light fixtures and standards. The light fixtures limit off-site glare and are consistent with lighting established in the out lot. The parking field in front of the grocer represents the highest food candles; the readings at the majority of the property line meet ordinance limits of 2 foot-candles. The tallest light standard is 40’ which is consistent with existing poles in the parking lot. The maximum

height allowed per ordinance is 25'. If the Commission approves this height variation it will be noted as an exception in the PUD ordinance. There are floodlights highlighting the front of the grocery store.

The proposed landscape plan represents an improvement over existing conditions. Attempts have been made to meet landscape requirements especially with respect to bufferyards. Staff has prioritized entryways and foundation planting with a sensitivity to retain viewsheds from Harlem Avenue. With the increased sidewalk and pedestrian-friendly character along the front façade, low accent plantings and movable planters have been prioritized here that will animate the sidewalk zone. While most of the areas in front of the in-line tenants and soft goods store have included planting beds the area in front of the grocery store is provided with only movable planters; permanent planting beds are required to meet code requirements. All foundation planting beds must have a curbed edge to retain mulch.

Due to the limited parkway area along Harlem Avenue and constraints of the existing parking field/access configuration, staff supports increasing the size of shade trees from 2.5" cal. to 4" as a means to mitigate the deficiencies in bufferyard plantings; this will also provide for a more instant dramatic impact. The bufferyard for the east property line is accomplished with the existing solid wood fence. Any deficiencies in the fence will need to be corrected as a condition of PUD approval. All parking islands have been increased from the original proposal to a minimum width of 3.5' with many meeting the 9' width requirements. All planting areas will be irrigated; planting areas along the foundation will be required to have couplers to allow for easy irrigation of movable planters

Currently, there are 4 ground-mounted signs on the property. The main pylon sign located at the 161st Street access, will be removed and replaced with a 20' multi-tenant sign ground-mounted sign. The maximum height allowed for ground-mounted signs is 10'; however, there is precedent for a 20' tall freestanding sign for the shopping center across the street. This exception will need to be recognized as part of the PUD approval.

The overall frontage of the plaza exceeds 1,000 l.f. and therefore is allowed three (3) freestanding signs directly adjacent to the public frontage. Currently, there are four (4) freestanding signs on the property. With the three signs proposed as part of this phase, the Walt's freestanding sign will meet to be removed as part of the terms of their lease. This will be made a condition of the PUD.

Free-standing signs must be set back a minimum of ten feet (10') from the property lines and shall not obstruct clear sight triangles near intersections. The proposed 20' ground-mounted sign and the 10' ground sign at the south end of the plaza do not meet these requirements. The 20' sign cannot meet the required setback without closing the access from the parking lot to the 161st Street access therefore this exception will need to be noted as part of the PUD approval. The same configuration exists for the 10' sign at the south end of the plaza and will also require an exception. The 10' ground sign at the north entrance from Harlem does meet the 10' setback requirement.

The applicant has been encouraged to submit a comprehensive sign package for wall signs however one has not been submitted and therefore will not be approved as part of the PUD.

Preliminary engineering is still under review. Fire Department has approved the proposed plans.

The following open items are recommended for discussion at the workshop:

#1	<i>Discuss the exception to the required 26' aisle width noted in several areas of the parking fields. If supported by the Commission this will be noted as an exception to the PUD.</i>
#2	<i>Revise configuration of east-west access lane to better define and distinguish truck traffic from vehicular traffic.</i>
# 3	<i>Finalize delivery access.</i>
#4	<i>A "Sidewalk and Public Access Easement Agreement" will be required to be recorded prior to issuance of a certificate of occupancy as a condition of approval. This has already been handled they have submitted a Public Access Agreement.</i>
#5	<i>All trash receptacles must be located in appropriate masonry enclosures.</i>
#6	<i>Details for the mobile generator screening must be provided.</i>

#7	<i>Verify rooftop mechanical units are not visible from public view.</i>
#8	<i>Provide for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD.</i>
#9	<i>Identify the parking ratio as an exception to the Village parking requirements.</i>
#10	<i>Discuss the appropriateness of the proposed building materials; identify any deviation from code as an exception to the PUD.</i>
#11	<i>Identify the height of existing and proposed lighting standards as exceeding code limits of 15' and grant as an exception.</i>
#12	<i>The fence at the east property line must be in good repair as a condition of the PUD. Condition approval on irrigation of all planting beds.</i>
#13	<i>Consideration of an exception for the height and size of the 20' ground sign and the 10' required setback for the 20' and the 10' ground sign at the south end of the center</i>
#14	<i>Condition approvals on engineering approval.</i>

CHAIRMAN GRAY asked for comments from the Developer.

Andy Balzer, Director of Redevelopment, Brixmor Property Group noted they are excited to present this redevelopment plan. He thanked Paula and her staff for all the effort put in. Brixmor Property Group is a publicly-traded REIT. They invest in open-air property centers, primarily grocery-anchored. They own 400 property centers across the county that comprises more than 70 million sq. ft. They own quality shopping centers and they view Tinley Park Plaza as great real estate.

Mr. Balzer noted that this plaza has struggled for many years due to the lack of a proper anchor tenant. There have been many plans over the years for redevelopment to no avail. Most recently they have marketed a redevelopment plan to try and create a restaurant center redevelopment with positive feedback. The concern was that there was not a prominent national anchor that would be there for a long time to be able to help draw traffic. This hindered them from gaining any progress. We have recently developed a relationship with this grocer that will anchor this project and has driven them to this point.

The first phase was the opportunity to demo some of the in-line retail and build the out lot parcel. We are now undertaking the major step in transforming the center to a “Class A” destination that we believe will attract new tenants from outside the market to bring more opportunity. The area that is being demoed is the 80,000 sq. ft. that snouts out where Famous Footwear is and goes to the northern wall of Walt’s. The redevelopment effort is driven by the 38,000 sq. ft. grocer that is a national brand that will operate a traditional full-line grocery store. It will have forward-thinking technology. They commissioned an independent grocery study to understand the impact to the development. More than 50% of the store’s volume will come from the outside of the trade area. This expanded trade area will attract other retailers in wanting to locate here. The other anchor is the 25,000 sq. ft. soft goods retailer that was originally looking to exit the Tinley Park market and has now reconsidered based on their redevelopment plan and now that there is a grocery anchor that will be here for a long time.

Additionally, the other area of redevelopment is the façade. We looked at this to have a “Class A” shopping center and did not want to cut corners on the curb appeal or impact to the market. There is a lot of linear footage and we had to break it up with materials or it would become monotonous. The goal is also to have it stay consistent with the architectural style of the out parcel. Lastly, we looked at the landscaping to make a significant impact to the center. We did not spare any expense on the landscaping.

To address some of the comments made. Regarding the parking ratio, the grocer wanted a 5/1 ratio and we got them to relax it and they are now looking at a 4/1 ratio.

The parapet for the small shop space will tie right in. What is there now will be torn back and then we will build off of that wall. Regarding the mobile generating screen, that is only a slab and the generator will only be used for emergencies. It will only be at the location for a short period of time.

Regarding the screening of the other dumpsters, we are having a challenge with the utility easements. There are some locations at the north and the rear of southern small shops that would be screened where there is not an easement. There are a couple others that would be floating and the tenants would have to walk a distance with their trash. We want to make this a first class center in

both the front and the rear. We will work to make this as clean as possible. We redesigned the grocer by 10' in order to accommodate the enclosures for the trash. Anything in the future for phase three would be adjusted to enclose the dumpsters.

Mr. Balzer asked for questions or further information needed. Ms. Wallrich asked for clarifications regarding the visibility of the back of the parapets on the junior boxes.

Mr. Balzer replied they would like to try and find a different material for this solution. When dealing with a large anchor tenant façade, if we try to completely encase it, it becomes its own roof system and drainage, We would like to find something that appeals to staff with color.

Ms. Wallrich inquired about the delivery schedule for the grocer.

Mr. Balzer replied the grocer noted they would abide with local ordinances

Ms. Wallrich asked for the soft good building materials.

Mr. Balzer replied he would get that to staff.

Chairman Gray asked for comments from the Commissioners.

COMMISSIONER GATTO noted she agrees with the dumpsters being enclosed. She is ok with the signage, The plan looks amazing. She also agrees with the HVAC not being visible from the street view.

COMMISSIONER GASKILL noted there is a concern about the perpendicular parking in front of the buildings. This is not safe and will create a lot of activity and restrictions to the fire department.

COMMISSIONER AITCHISON noted the aisle width is ok. She would like to see all of the dumpsters enclosed. The parapets and mechanical units should not be exposed from the street. The signage is ok.

COMMISSIONER MANI noted the proposed development is exciting and the architecture and building materials are nice. The dumpsters should be enclosed. The mechanical units should be covered. There should be roof screening to cover the RTU's

COMMISSIONER WEST noted there was a great presentation and all the points previously mentioned would be her comments as well.

COMMISSIONER VICK noted he echos the previous commissioners. The rooftop units should be fully screened from views. The height of lighting is not an issue. The parking issues and signage are fine. The landscaping is good.

CHAIRMAN GRAY echos all the previous comments. He likes the two anchors being here for a long time. The curb appeal looks great. His concern is the turning radius where the 60' expansion is. The updated plans are good and he likes the fact that they pushed the west island to the east. This is an improvement for the thru traffic. There is a lot of traffic in the area and he feels a traffic study should be done due to the delivery trucks in the area. There should be white striping that should be maintained for safety on the 60' area. We also don't want the trucks to be hopping the curbs. Please continue that discussion with staff.

Mr. Balzer replied there was a truck traffic study done in order to approve the site. Walt's truck volume is the same as this. There have not been any major issues that he is aware of. The new truck study will be presented at the next meeting and the trucks will not go into oncoming traffic.

Ms. Wallrich noted regarding the comment on the parking in front of the store, the Fire Department has approved the site plan. CHAIRMAN GRAY also noted the mechanical units on the roof should be screened. The dumpsters should also be screened. The renovation on phase one looks great and we are looking forward to the completion of the rest. The parking ratio is good. The signage is good.

CHAIRMAN GRAY asked for comments from the Public.

There were none.

GOOD OF THE ORDER.

There is none.

ADJORN MEETING

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AITCHISON to adjourn the July 16, 2020 Plan Commission Meeting.

AYE: All Commissioners participated electronically

COMMISSIONERS MANI, GASKILL, GATTO, VICK, AITCHISON, WEST and CHAIRMAN GRAY.

NAY: None

CHAIRMAN GRAY declared The Motion Approved by voice vote and declared the meeting adjourned at 8:34 pm.