



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
May 21, 2015 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the May 7, 2015 Regular Meeting

Item #1

PUBLIC HEARING

**BRIXMOR OUTLOT – 15917 S. HARLEM AVENUE – SITE PLAN APPROVAL
AND A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY
PARK PLAZA PLANNED UNIT DEVELOPMENT**

Consider a proposal from Mr. Jeff Slavish, Brixmor Property Group, for a Site Plan Approval and a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD which will include deviations from the Village Zoning Ordinance (aisle widths, bufferyard requirements, lighting, and signage) to allow for the construction of a 9,100 SF multi-tenant (4 unit) retail structure. The construction of the new retail structure will require the demolition of the north 7,290 SF in-line tenant space.

Adjourn Public Hearing

Item #2

**THE GREAT ESCAPE - 17231 LaGrange Road/9425 171st Street – SITE PLAN
APPROVAL (New Item)**

Consider a proposal from Mr. Greg Seifert of Geis Companies, representing The Great Escape, for Site Plan Approval. The project involves the construction of a new 40,070 SF retail structure and associated site improvements on property zoned B-3 (General Business and Commercial). The property is currently addressed as 9425 171st Street, but will be readdressed as 17231 LaGrange Road.

Adjourn Meeting

ORDER OF PUBLIC HEARING

- a. Opening of public hearing
- b. Swearing in Petitioner, Objectors and Interested Persons
- c. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- d. Village staff presentation
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- e. Petitioner presentation
 - i. Cross examination
 - ii. Questions by Public Body
- f. Objectors presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
- g. Interested Persons presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- h. Petitioner Rebuttal (if any)
- i. Final questions by Public Body
- j. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- k. Close or continuation of public hearing

PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MAY 7, 2015

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

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod (arrived 7:34 p.m.)
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village 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 the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Minutes of the April 16, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER FICARO 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 MAY 7, 2015 MEETING

ITEM #1: BRIXMOR OUTLOT – 15917 S. HARLEM – SITE PLAN APPROVAL AND A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT

Consider a proposal from Mr. Jeff Slavish, Brixmor Property Group, for Site Plan Approval and a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD which will include deviations from the village Zoning Ordinance (aisle widths, landscape island width, bufferyard requirements and signage) to allow for the construction of a 9,100 square foot SF multi-tenant (4 unit) retail structure. The construction of the new retail structure will require the demolition of the north 7,290 SF in-line tenant space.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

Guest(s):

Brad Ratajczak, Brixmor Development
Jeff Slavish, Brixmor Development
Hank Zuwala, DZA Associates

CHAIRMAN WALKER requested the Petitioner bring the Plan Commission up-to-date on the progress made with Staff regarding the Tinley Park Plaza outlot development located at 15917 S. Harlem Avenue.

HANK ZUWALA, Architect, reported working with Staff since the last meeting in significantly reducing the amount of exceptions and open items. He showed an aerial photograph of the existing site and surrounding developments. He presented an image of the proposed redevelopment explaining the northern end cap of the building (formerly the Outriggers restaurant) will be demolished followed by construction of a 1-story 9,100 square foot multi-tenant retail center and related site improvements.

Since last meeting, MR. ZUWALA reported significant revisions have been made to the original proposal including a landscape islands that are now in conformance with Village requirements. He stated the building will now be constructed five feet (5') further east in order to increase the width of the sidewalk in front of the building and accommodate additional landscaping. He explained the parking field has been reconfigured to provide better

circulation and a row of parking has been eliminated on the south side of the building in order to increase the amount of landscaping adjacent to Harlem Avenue. He is requesting a 24' drive aisle to the west of the structure, where 26' is required, in order to align with the drive aisle of the adjacent Tinley Square development to the north to allow for continuous cross-access between the two developments. He noted the modified access drive off of Harlem Avenue that now includes 2 lanes into the development and 2 lanes out. The amount of landscaping has also been increased in the median off of Harlem Avenue.

With regards to the architecture, MR. ZUWALA reported agreeing to Staff recommendations including full 4-sided parapets for the corner tower elements and the center section of the façade will have a distinct elevation. He explained architectural enhancements have also been made to the rear façade of the building including varied brick color for a more urban appearance and projected columns with wall sconces, medallions and stone accents. He reviewed side elevations noting the corner tower elements and an ornamental fence and landscaping enclosing the outdoor seating area with two (2) restaurant tenants expressing interest in occupying both the south and north end caps of the building.

Since Signage Regulations for the Tinley Park Plaza PUD does not address 4-sided buildings, the proposed signage would not meet either the PUD regulations or current Zoning, therefore, MR. ZUWALA reported that they have come to agreement with Staff for an amendment to the Sign Regulations for the Tinley Park Plaza PUD.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She thanked the Brixmor Development team for their cooperation in achieving a successful project for Tinley Park Plaza. She noted that the revisions should result in a successful development that can spur additional investment in the center. She reported the Applicant has worked cooperatively with Staff and has significantly reduced their original request for exceptions to the Village Zoning Ordinance(s) from fifteen (15) exceptions to six (6) exceptions involving only two (2) areas, bufferyard width and drive aisle width, that are circumstantial due to the Tinley Square Development to the north. She stated all previous landscape issues meet code requirements. She believes this development will establish a standard for future outlot developments in the Village.

MS. WALLRICH reported the Applicant has agreed to record a cross access easement on the plat. She reported other improvements include the separation of the delivery aisle from the parking areas on the east side of the property, elimination of the awkward alignment of internal circulation aisle, and improved delineation of the north-south drive aisle by providing landscaped islands that meet code.

For ease of review, MS. WALLRICH explained the Site Plan has been divided into three (3) areas:

Area 1 involves the east bufferyard which has increased from 7' to 11' therefore meeting code, and an increase of landscaping screen from 6' to 7' on the north side to allow for adequate planting area in light of car bumper overhang; landscape islands have increased and will measure up to 10.5' in width and therefore all meet the width requirement. Due to limiting north-south dimensions of the lot configuration, the parking lot aisles measure 24' in width vs. the Ordinance requirement of 26'. She indicated Staff is supportive of this due to the additional landscaping being provided.

Area 2 involves the south lot where vast improvements were made including an increase from 8' to 11' landscape islands, a west bufferyard against the sidewalk increasing from 0' greenspace to 10.5', and a 15' increase in the landscape screen along the south side of the parking lot. She also noted that the entryway boulevard is designed with a 4-lane cross section with additional greenspace in the median.

MS. WALLRICH indicated a sidewalk easement will be required on the plat due to its encroachment on the Applicant's property to which the Applicant has agreed.

In Area 3, MS. WALLRICH confirmed the Applicant has agreed to move the building both east and south thus creating room for additional greenspace including 5' wide foundation plantings and a full 8' sidewalk allowing for ADA access

and ease of movement along the front of the building. Additional greenspace has also been added on the north and south sides of the building that will enhance the outdoor dining area.

MS. WALLRICH stated the drive aisle width of 24' does not meet the minimum width requirement of 26', however staff is supportive of this exception since it replicates the aisle configuration of the development to the north. Staff recommended the Brixmor development align with the Tinley Square development to the north.

With regards to parking, MS. WALLRICH stated Staff believes the relationship and proximity of parking spaces to uses, along with a balance of green space and good circulation, will provide sufficient parking in the development. She reported the currently proposed plan allows for a total of 101 parking spaces vs. the 111 previously proposed.

MS. WALLRICH reported that photometrics slightly exceed lighting standards at the property line, however, Staff is not concerned since it becomes reduced near the road edge along Harlem Avenue.

MS. WALLRICH confirmed the Applicant has met Landscape Ordinance requirements except for the west bufferyard.. She stated support for the exception of the width of the bufferyard at 7' to match the bufferyard provided with the Tinley Square development. She also has requested the Commission's support in requesting additional plant material such as ornamental trees or ornamental grasses in the entryway boulevard island. The Applicant stated they agreed to provide additional landscaping in the island.

MS. WALLRICH mentioned that the Applicant was in agreement with the proposed amendment to the Sign Regulations for the Tinley Park Plaza PUD which will address 4-sided buildings. She recommended the amendment be approved as part of the Special Use.

MS. WALLRICH reported meeting with representatives of the Fire Department and subsequently, the Applicant has agreed to an updated Fire Lane Agreement.

COMMISSIONER MCCLELLAN thanked the Applicant for responding to concerns previously expressed by the Plan Commission.

COMMISSIONER MCLEOD complimented the revised site plan.

COMMISSIONER FICARO also thanked the Applicant for working cooperatively with Staff in resolving previous issues and providing an improved landscape plan. He agrees with Staff regarding adding more plant material to the entryway boulevard island.

COMMISSIONER REIDY complimented the professionalism of the Brixmor Development team.

COMMISSIONER PIERCE inquired about screening of the HVAC equipment from public view. MS. WALLRICH reported all HVAC units will be screened from public view due to roof line and the height of the parapets. MR. ZUWALA added that additional screening will be installed, if necessary.

COMMISSIONER MAHONEY stated the current plan is a great improvement from the original proposal.

COMMISSIONER MOYLAN inquired as to the timeline for the project. MR. SLAVISH stated that permits should be in place by August, 2015 with completion of the development prior to the winter.

Due to the significant amount of progress made between the Applicant and Staff, CHAIRMAN WALKER elected to defer a formal Commissioners Workshop and proceed to Public Hearing at the next meeting of the Plan Commission.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 7, 2015 MEETING

ITEM #2: THE GREAT ESCAPE – 17321 LaGrange Road/9425 171st Street – SITE PLAN APPROVAL

Consider a proposal from Mr. Greg Seifert of Geis Companies representing The Great Escape, for Site Plan Approval. The project involves the construction of a new 40,070 square foot retail structure and associated site improvements on property zoned B-3 (General Business and Commercial). The property is addressed as 9425 171st Street but will be readdressed as 17321 LaGrange Road.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

Guest(s):

Greg Seifert, Geis Companies
Michael Mondus, Spaceco Inc.

GREG SEIFERT, Design Development Architect, representing The Great Escape, proposed construction of a new 40,000 square foot building on approximately 4 acres of undeveloped land located on LaGrange Road south of 171st Street. Using an aerial photograph, he explained the property is comprised of two (2) parcels: Parcel 1 zoned B-3 and Parcel 2 that is not developable at this time due to zoning issues and a possible wetland area. He stated the proposed development only involves Parcel 1 and meets all zoning requirements, with no variations required.

MR. SEIFERT showed a conceptual rendering of the building and elevations. He noted the parking areas will be located on the LaGrange Road side of the building with additional parking spaces on the south end of the building that meets the parking requirement at sixty (60) spaces. He stated there are no poles lights proposed for the parking lot, and that all lighting will be mounted on the building including two (2) lights for the rear of the building over the two (2) required egress doors. He stated the rear of the building will house the delivery area and also a dumpster enclosure.

With a townhome residential area to the east of the building, MR. SEIFERT stated he wished to minimize any activity in the rear of the building. He reported that originally a fire lane was originally not proposed for the rear of the building, however, the Fire Department is requiring a fire lane be in place.

PAULA WALLRICH, Deputy Planning Director, complimented the Applicant on working cooperatively with Staff in resolving several issues during the review process. She confirmed the development meets all Ordinance requirements and no variances are required, therefore, no public hearing is required.

In order to address any possible concerns from the residences to the east of the proposed building, MS. WALLRICH stated a letter was sent to 65 residents of the Caledonia Townhomes and a meeting was held with Staff and the Applicant on May 4, 2015, at which time concerns were expressed regarding privacy, and the need to prohibit trespassing on townhome property. She also stated that the condition of the detention pond located on the townhome property was a major concern for the townhome owners. She noted the closest townhome is 165 feet (165') from the rear of the proposed structure. She reported the residents have requested a fence be installed in addition to the landscape screening. She also reported that Village Engineer was in attendance to discuss remedies for their detention pond including natural plantings, however, she noted that the detention pond is owned by the Caledonia Townhome Association and the responsibility for its maintenance lies with them. She noted that the stormwater situation will improve with the Great Escape project development since the site will now be engineered with a storm system which should reduce soil erosion and sedimentation.

MS. WALLRICH reviewed the landscape plan stating it meets all requirements including bufferyard width and quantity of plantings.

MS. WALLRICH stated there will be one point of access from LaGrange Road. She reported a cross access easement currently exists with the bank and development to the north and Staff is requesting a cross access easement to the south for any future development.

With regards to architecture, MS. WALLRICH reported a reduced amount of EFIS from originally proposed and that the proposed building exceeds the masonry requirement at 62% (60% required). Referring to the architectural rendering of the building, she indicated full windows are proposed for the north/south end in the tower elements as well as the windows on the south side of the building. She noted that the three (3) windows on each side of the entryway will have Spandrel glass but due to the awning only the bottom half will be seen. She noted that the Spandrel glass was needed to provide for indoor display wall units.

MS. WALLRICH reported the HVAC units are proposed at five feet (5') and a line of sight study indicated the units are not visible from within 1330' of the front of the building, 135' from the north side of the building, 200' from the south side and 225' from the rear of the building with the nearest townhome approximately 165' from the rear of the building.

In conclusion, MS. WALLRICH reviewed the two (2) open items:

1. The proposed site plan indicates an area to the north without curb. The Applicant has requested the curb in this area be phased in after they determine if future retail will be developed. Staff is requesting a full curb in this area since the timing for the future development is undetermined and the uncurbed area will be utilized with the proposed development; and
2. Plans show the right-in/right-out on LaGrange Road only be striped, however, Engineering is requesting a 2 inch (2') median barrier.

COMMISSIONER PIERCE expressed concerns regarding the length and articulation of the east wall and the potential view for residents to the east. MS. WALLRICH explained the landscaping and variety of trees will soften the impact as will the continuation of the color banding from the sides of the building.

COMMISSIONER MAHONEY wanted to be certain the amount of concrete being placed will not affect drainage. MS. WALLRICH reported the building will meet engineering standards and connect with the existing storm sewer to the north.

With the new road construction along LaGrange Road, COMMISSIONER MOYLAN inquired if there will be a barrier to prevent people traveling south from turning into the property. MS. WALLRICH reported vehicles traveling south

will be required to make a u-turn on 175th Street and enter in the right-in/right-out on LaGrange or turn onto 171st Street and enter from the cross access easement to the north.

COMMISSIONER FICARO inquired as to the hours of operation. MS. WALLRICH reported hours of 10:00 a.m.-8:00 p.m. Monday through Friday; 10:00 a.m.-6:00 p.m. on Saturday; and, 11:00 a.m.-5:00 p.m. on Sunday.

COMMISSIONER MCLEOD requested clarification of amount of lighting being installed on the rear of the building. She agreed with the planned landscape screening in the rear of the building.

COMMISSIONER MCCLELLAN expressed concerns with only wall mounted lighting being sufficient for a frontage building. He suggested decorative pole lighting be installed in the front of the building similar with the development to the north. He agreed with landscape screening for the rear of the building in addition to the detention pond providing a natural barrier and does not recommend installation of such an extensive fence believing it will create more of a barricade appearance and also being too incumbent upon the Applicant.

CHAIRMAN WALKER also expressed concerns regarding the amount of lighting for the front of the property but noted it will also be dependent on where IDOT where be placing the street lights along LaGrange Road once the Road is completed.

CHAIRMAN WALKER opened discussion to those in attendance from the Townhome Association.

ANDY ZAHARA, 9444 Perth Circle, reported the fence along the strip mall to the north is 2 blocks in length and with the additional landscape screening provides both beauty and safety and prohibits individuals from walking onto their property to/from the strip mall to the north. He expressed concerns regarding possible public access from the proposed building. He requested the proposed landscape screening in addition to a fence.

ROBERT KATZ, 9443 Perth Circle, suggested reducing the amount of landscaping for the rear bufferyard and installing a fence that will provide more security.

ZEFER ALI, 9520 Perth Circle, echoed comments made by MR. ZAHARA and MR. KATZ, stating he will feel safer with installation of a fence. He expressed concerns regarding drainage into the detention pond and overflow, especially with significant downpours of rain.

MS. WALLRICH stated there will be improvement in drainage with the proposed development, including installation of curbs and plantings, with water being channeled into a sewer system. MICHAEL MONDUS, Engineer, concurred with MS. WALLRICH'S comments stating the impervious areas on the site are being channeled into a storm sewer system to the north and there would be no overflow into the detention pond unless the storm sewer reaches capacity, however, this would be only under the most extreme rain events.

TOM GARLASKI, 9510 Perth Circle, inquired where the service drive is being installed and where plantings will be placed given the slope of the property in the rear.

CHAIRMAN WALKER assigned COMMISSIONER PIERCE and COMMISSIONER REIDY to work with the Applicant and Staff prior to the next Plan Commission meeting scheduled for May 21, 2015.

OTHER BUSINESS

AMY CONNOLLY, Planning Director, announced newly appointed TRUSTEE JACOB VANDENBERG will oversee the Plan Commission.

COMMISSIONER MCCLELLAN expressed concerns regarding the substantial amount of businesses installing LDL lighting in their respective windows that is contrary to Village Ordinance standards.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER MOYLAN to adjourn the regular meeting of the Plan Commission of May 7, 2015 at 9:03 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

DRAFT



Applicant
Jeff Slavish
Brixmor Development

Property Location
15917 S. Harlem Ave.

Parcel Size
76,305 SF ±
1.75 ac ±

Zoning
B-2 PUD
Tinley Park Plaza PUD

Approval Sought
Site Plan, Special Use for a Substantial Deviation of a PUD which includes exceptions from Zoning Ordinance.

Requested Action
Assign two Commissioners to meet with the Applicant in a Work Session.

Project Planner
Paula J. Wallrich, AICP
Deputy Planning Director

PLAN COMMISSION STAFF REPORT

MAY 21, 2015

BRIXMOR/TINLEY PARK PLAZA PUD

15917 S. Harlem Avenue



REVISIONS ARE NOTED IN RED EXECUTIVE SUMMARY

The Applicant, Jeff Slavish, for Brixmor, seeks approvals for the proposed Site Plan and a Special Use for a Substantial Deviation of the approved Tinley Park PUD. The Applicant proposes to demolish the northern 7,290 SF of the in-line tenant spaces (former Outrigger Restaurant) and develop a one-story 9,100 SF multi-tenant retail building and related site improvements.

Two uses have been identified for the parcel; the south corner unit is proposed for *Noodles and Co.*, and the north corner tenant will be a fast food pizza restaurant. The two (2) middle units have not yet been identified, but are planned for retail uses.

The Applicant has worked cooperatively with Staff and has significantly reduced their original request for exceptions to the Village Zoning Ordinance. In the original proposal there were 15 exceptions to Village Ordinances; the current proposal requires only **7** exceptions. Originally the exceptions encompassed **four** types of variance from code: aisle width, bufferyard width, **photometrics**, and landscape island width. The current proposal only encompasses **three** areas of exceptions: parking lot aisle width, **photometrics** and bufferyard width, (all landscape islands now meet code requirements).

As a PUD these exceptions are not recognized as variations but must still be acknowledged as part of the review process:

# of Exceptions	Variation	Required	Proposed
5	Aisle width	26'	24'
1	Photometrics	.5	.5-1.4
1	Bufferyard width	10'	7'

In addition the Applicant has resolved **eighteen (18)** of the twenty-six (26) open items previously presented to the Commission; only **eight (8) open** items remain. Of these remaining items, Staff either supports the granting of an exception as part of the PUD amendment or the Applicant has agreed to comply with Staff's recommendation.

SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. No cross-access easement exists between subject property and Tinley Square.	Plat a cross-access easement. (Applicant has agreed)
2. Parking aisles do not meet minimum width requirements in the east parking lot.	Approve the exception as part of the PUD amendment.
3. Sidewalk easement is required for area where public walk encroaches private property.	Plat a public sidewalk easement. (Applicant has agreed)
4. Drive aisle does not meet minimum width requirements at west side of property.	Approve the exception as part of the PUD amendment.
5. Photometrics exceed lighting standards at property line.	Approve the exception as part of the PUD amendment.
6. West bufferyard does not meet minimum width requirements.	Approve the exception as part of the PUD amendment.
7. Sign Regulations for TPP do not address unique needs of outlot structures.	Adopt proposed amendment.
8. Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.	Amend Fire Lane Agreement (Applicant has agreed) Draft agreement is under review.

EXISTING SITE

The proposed development site is part of the Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder's Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact since its original construction.

The proposed multi-tenant retail building will be constructed in an area currently used for parking and is located just southeast of the intersection at 159th Street and Harlem Avenue. This intersection represents one of the Village's main commercial intersections and carries significant volumes of traffic. Village boundaries are defined by 159th Street at this location, with the Village of Orland Park to the north and Tinley Park to the south. Properties surrounding the intersection are fully developed with redevelopment projects interspersed between older retail developments. There is a mix of uses and architectural styles along with various site planning schemes in the area representing changing planning trends over the years.



The parcel is bounded on the north by Tinley Square, a one-story multi-tenant retail center (tenants include: Pot Belly, Starbucks, and FedEx), and PNC Bank. Tinley Park Plaza occupies the east side of the

block, while Brementown Mall is located further east near Oak Park Avenue. Across Harlem Avenue to the west is another shopping area with several outlots comprising restaurant and retail uses. The development of this structure will involve the demolition of the northern tenant space (7,290 square feet) of the in-line stores (formerly Outriggers Fish House).

In 2007, a small multi-tenant retail center was constructed north of the subject property (Tinley Square). The site was a former gas station. This new retail center provides enhanced architectural features and represents economic growth for the area. As an aging retail center, Tinley Park Plaza, has struggled retaining and attracting quality tenants; Tinley Park Plaza is currently 25% vacant. The north end of the center has been vacant since January of 2013 when Outriggers Fish House closed. The proposed development is expected to spur redevelopment in the area while setting architectural and site planning standards for future development.



The development of the proposed multi-tenant structure represents a Substantial Deviation to the approved Planned Unit Development and therefore, Staff is certainly cautious in planning for the overall redevelopment potential for the entire TPP development. It is important to not only review the proposal with respect to Village standards and the surrounding area, but it is equally important that any approvals consider future redevelopment scenarios for the entire Tinley Park Plaza PUD. From a site planning perspective, it is important that access, building orientation, streetscape, landscape, signage and parking ratios be considered with an eye toward the future development opportunities for the area.

Staff has reviewed the Brixmor submittal with respect to Village standards, the approved PUD, and site planning strategies within the surrounding area. The Applicant has cooperated with Staff's recommendation to align the west access with the property to the north (Tinley Square). The proposed location of the structure is consistent with the site planning for the property to the north as well as with the outlot at the south end of Tinley Park Plaza.

The subject parcel will not have direct access to Harlem Avenue but will have access to one of the main entry points to TPP. Cross-access has been proposed with the recently developed project to the north. The Applicant has been encouraged to negotiate a cross access easement to protect future access rights for both properties.

PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The existing north end of the TPP (7,290 SF) will be demolished to make room for the proposed 9,100 SF multi-tenant retail center. There are four (4) tenant spaces proposed in the new structure. The Applicant has stated there will be two (2) restaurant uses; one at the south end of the building (Noodles and Company-contact pending), and one at the north end of the building. The restaurant uses are 2,500 SF each. Outdoor dining areas have been proposed for both the north and south end of the structure; 500 SF and 440 SF respectfully. The two (2) interior spaces have been identified as retail users (2,617 SF and 1,400 SF) for a total of 4,017 SF of retail.

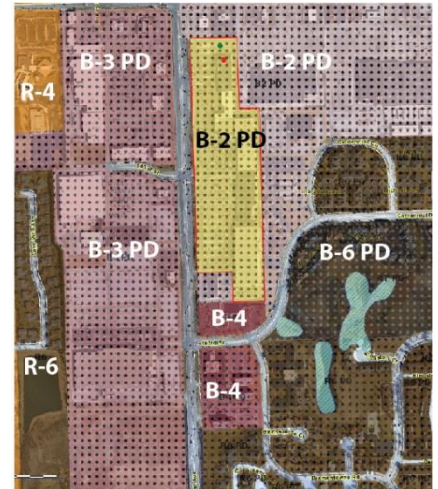
The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.

ZONING & NEARBY LAND USES

The subject parcel is zoned B-2, Community Shopping Center Zoning District, and was approved as a Planned Unit Development under the name *Tinley Park Plaza* in 1972. Any changes which increase density, the bulk of buildings, size or number of signs, the number of buildings, or any roadway changes, shall be deemed a Substantial Deviation to the approved PUD, and therefore requires a Special Use with Plan Commission review and a Public Hearing. Final recommendation of the Plan Commission is forwarded to the Village Board of Trustees for final action.

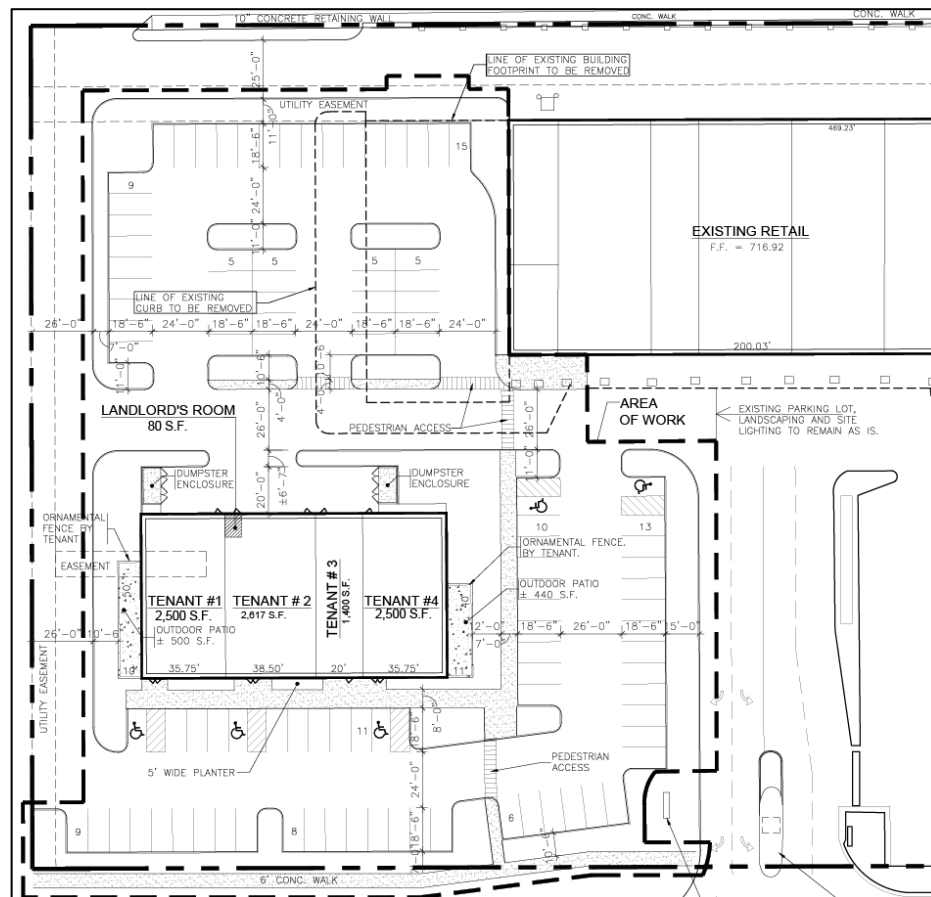
Through discussions with Staff the Applicant has significantly reduced the number of deviations from the approved PUD and exceptions to Village Code as originally presented to the Commission. The remaining exceptions include:

- to provide for less than the required 26' aisle width in the east and west parking lots;
- to provide for less than the required bufferyard along the west property line;
- **to exceed a photometric reading of .5 at the west property line, and**
- to allow signage inconsistent with the adopted Sign Regulations for the Tinley Park Plaza.



Since the proposed improvement is part of a PUD, the review of these exceptions to Village ordinance are not reviewed as a 'true' variation of the Zoning Code; they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for PUD (Section VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance.

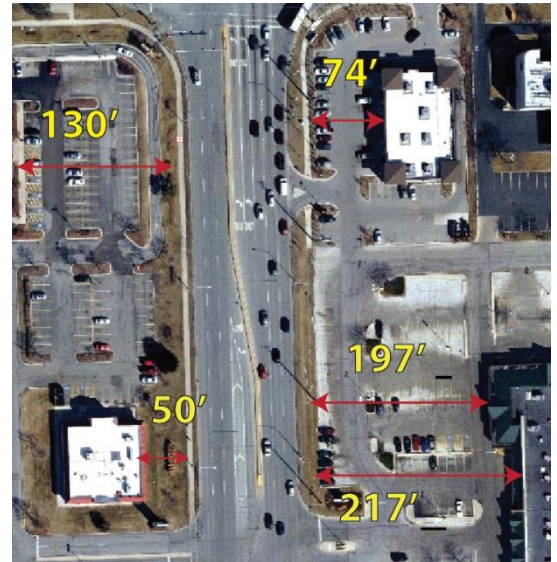
GENERAL SITE PLAN REVIEW



SETBACKS

Staff has researched Village files in an effort to determine bulk regulations assigned to the parcel. An approved site plan was recorded; however, no specific setbacks were identified in a PUD document. The underlying zoning district (B-2) does not provide setback regulations; setbacks are “as recommended by Plan Commission”. Therefore, Staff has referenced setbacks of adjacent properties as part of the Site Plan Review.

The front yard setback for Tinley Park Plaza PUD varies along the façade of the in-line stores; the north tenant space (scheduled for demolition) has an existing setback of 197'±, and the setback for the tenant spaces just south of this space is 217'±.



Outlots along Harlem Avenue in the vicinity of the proposed structure vary in setbacks from 50' to approximately 130'. The outlot constructed at the south end of TPP has a setback of 76'±. The setback proposed for the subject outlot is 76'0" and is therefore consistent with setbacks for outlot development in the area.

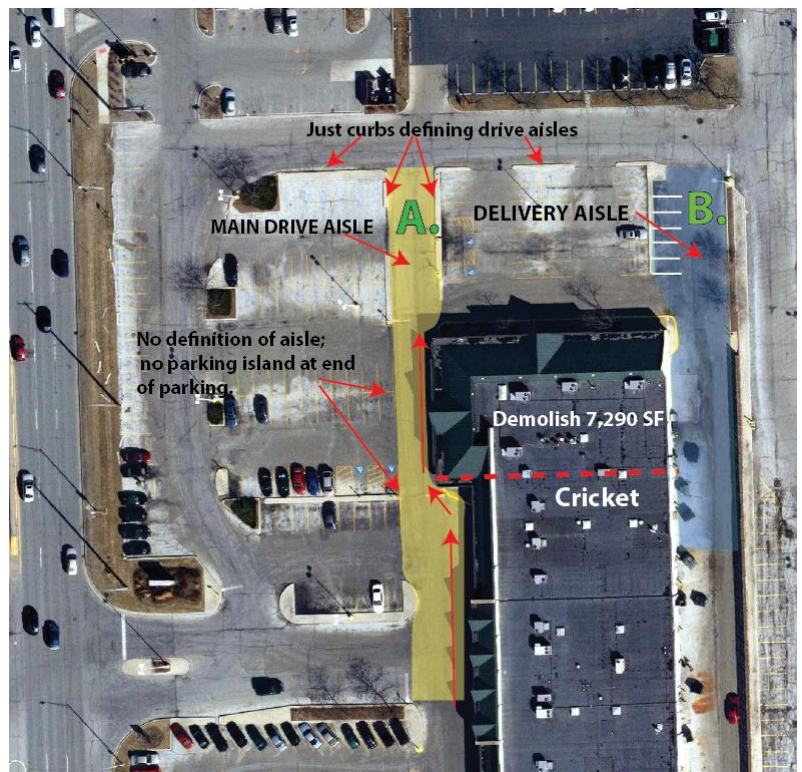
CIRCULATION

Per Staff's request, the Applicant has aligned the access in front of their building with the south access from the Tinley Square development. This will facilitate cross-access between the lots. Staff has reviewed the file for the property to the north (Tinley Square) and found reference to a cross-access easement; however the easement has not been platted with either property. The Applicant has agreed to plat a cross access easement with the redevelopment of the property.

Open Item #1: No cross-access easement exists between subject property and Tinley Square.

The existing center has a circulation pattern that is cumbersome with the main north-south drive aisle ("A") meandering along the varying projections of the in-line stores. It is not in a straight alignment, typical for many centers of this size. There is an opportunity with the demolition of the north tenant space to straighten the alignment of the access. In addition, the existing center does not provide clear distinction of access ways since there is minimal landscaping in the parking lot and only curbing in some areas which would help to define the drive aisle.

Staff has recommended the Applicant provide clear delineation of the main north-south drive aisle ("A") through the placement of landscape islands at the end of parking aisles and minimizing points of conflict from parking areas. Staff also recommended separating delivery traffic



in the delivery aisle ("B") from parking areas. The Applicant has worked closely with staff to accomplish this and has reduced the number of access points from the original proposal. Staff is supportive of the revisions the Applicant has made and believes that the current proposal provides clear delineation of the circulation patterns for the center.

With the demolition of the northernmost in-line tenant space, the existing Cricket store will now occupy the north end of the in-line building. This removes the off-set in the existing north-south drive aisle and improves the circulation with a straight alignment.

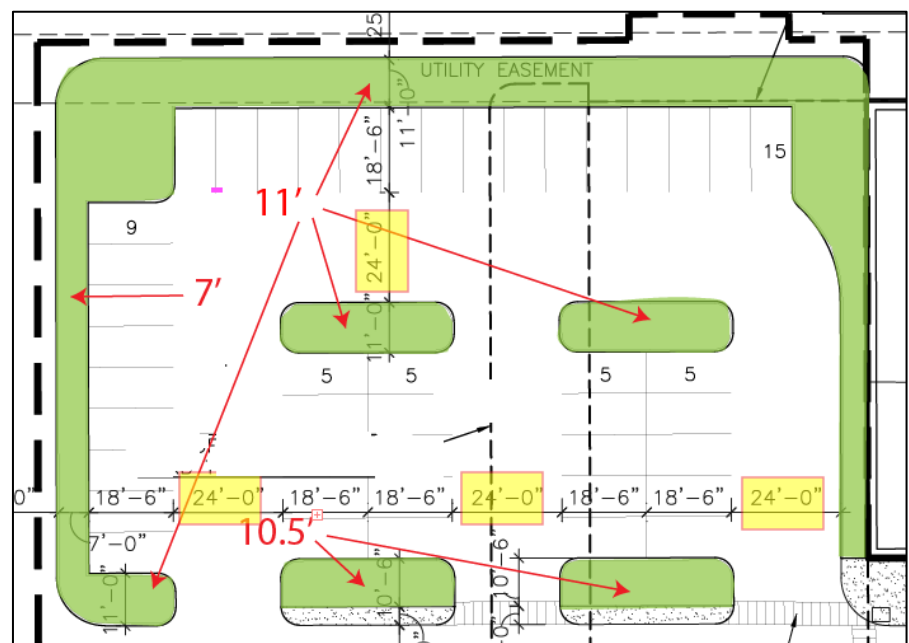
For ease of review the site plan has been divided into areas as depicted in the following diagram:



Area 1

The Applicant has provided a revised plan that addresses the bufferyard, parking island width and parking lot screening concerns of the previous submittal. The east side of the parking which will function as the east bufferyard has been increased from 7' to 11', which exceeds the bufferyard minimum requirement. The four (4) landscape islands have been increased to also exceed ordinance requirements and measure 10.5' and 11' in width, thus eliminating the deficient parking island widths of the previous proposal.

The north edge of the parking will serve as the bufferyard for this property since there is limited availability north of the east-west access drive bordering this parking lot. A type 'B' bufferyard is required with a minimum width of 5'. A 7' bufferyard has been provided; this is 1' greater than the original proposal. This will provide adequate planting area especially in light of the car



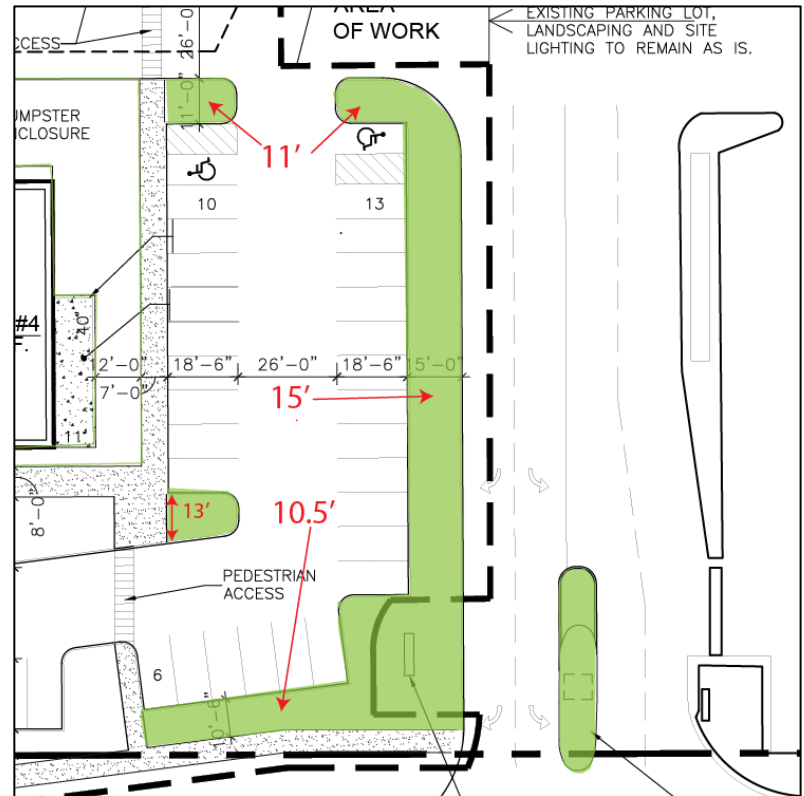
overhang. The limiting dimension for this lot configuration is the north-south dimension, therefore the parking lot aisles measure 24' in width (ordinance requires 26'). Staff is supportive of this request in light of the lot configuration and the additional landscaping that has been provided to mitigate the impact of the parking field.

Open Item #2: Parking aisles in east parking lot do not meet 26' minimum requirements.

Area 2

Area 2 comprises the parking field to the south of the proposed multi-tenant structure and includes the entry boulevard from Harlem Avenue. The Applicant made significant revisions to the original proposal resulting in improved circulation, decreased points of conflict with the main drive aisle, increased landscape island widths which meet aisle width requirements. No exceptions to Village ordinance are required with this new proposal.

The proposed entryway boulevard continues to provide a four lane cross section with additional width provided at the intersection with Harlem Avenue. This will provide easier and safer access to the center and additional opportunity for landscaping. The existing landscaped island has been increased by 15' in length. Currently there is an exit from this parking area located at the southwest corner of the lot (close to the intersection) which has been eliminated for the improvement of circulation and access to the center.



The six (6') foot public sidewalk required along the Harlem Street frontage has been relocated out of the public ROW at the south end of the property due to the topography and deep drainage swale. The Applicant has agreed to record a public access easement for this encroachment onto their property. The revised plan provides a 10.5 bufferyard in this area (minimum required is 10') which will provide the necessary landscaping and will easily accommodate the bumper overhang for cars parked in this area. This is a significant improvement from the original proposal.

Open Item #3: Sidewalk easement is required for area where public walk encroaches private property.

Area 3

Area 3 encompasses the rear delivery and trash enclosure area and the front (west) façade of the proposed multi-tenant retail building. The Applicant has cooperated with staff and reduced the two points of access originally proposed at the rear of the building. This created additional greenspace and eliminated an unnecessary additional point of conflict with the main north-south access ("A"). The Applicant also agreed to move the building to the east and south which has provided additional greenspace (5' vs. 3' foundation planting) and adequate sidewalk width to accommodate bumper overhang (8' vs 5') in the front of the building. This also provided additional greenspace along the north side of the building (10.5' vs. 8') which will enhance the outdoor dining area in this location. Due to the recommended changes for the south lot,

Brixmor-15917 S. Harlem

[illegible]

PARKING

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on intensity of use. In a plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. Fortunately Staff has the ability to evaluate the parking needs of the proposal based on history and current conditions. As stated above, the east parking lot has been underutilized since the Outrigger vacancy. The in-line tenants utilize the parking fields adjacent to Harlem Avenue. Staff estimates no greater than 50% occupancy of these parking fields, with the majority of the tenants using the area south of the entry boulevard. The subject area has not experienced much use of its parking field with the exception of overflow from Tinley Square employees and patrons.

There are many ways to approach an analysis of parking for this area. One way would be to compare existing parking ratios for this parking field (north of the entryway boulevard) with proposed parking, albeit the existing is significantly underutilized. This approach compares the existing 124 spaces and takes into consideration the net difference in building area between the area lost to demolition (7,290 SF) and new construction(9,100 SF) for a net increase in area of 1,810 SF . Using the established 4.64/1,000 SF ratio established for the center, this translates into a net loss of 31 spaces or 24% reduction in parking spaces. However, the existing low utilization rates and the overall parking ratio of the center must also be taken into consideration. Incorporating these new parking fields into the overall parking ratio for the center results in a negligible change from 4.64 spaces/1,000 SF to 4.55 spaces/1,000 SF. The Applicant has stated they are comfortable with the parking allotment in their new proposal.

Page 8 of 16

LIGHTING

There are six (6) pole lights in the existing parking area; eight (8) lights are being proposed. The photometric plan does not meet the Village requirement of .5 foot candles at the property line; however, the adjacency to other commercial areas makes this less of a concern. Light levels meet the .5 standard at the road pavement edge. The light fixtures have been provided with full cut-offs thus eliminating the possibility of off-site glare. The existing poles will not be able to be reused; the new ones will be painted white to match existing poles in the center. Cut sheets are provided for the parking light lighting as well as the wall lighting for the new structure. Staff is supportive of this exception to Village code as part of the PUD amendment.



Open Item #5: Photometrics exceed lighting standards at property line.

ARCHITECTURE

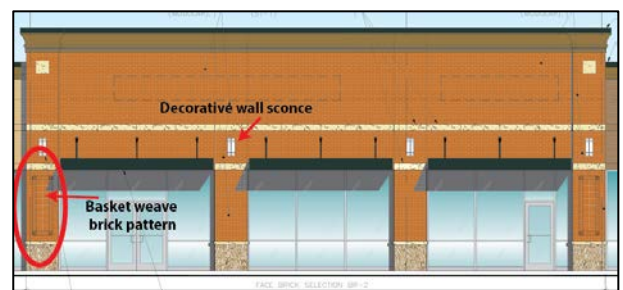


The proposed architecture provides a one-story masonry structure. As an outlot structure, the building is seen from all four sides and therefore the building architecture should present attractive, complete façades on all four elevations. While there is a recognized front entrance to the building, there should not be a recognizable rear façade to the building. The west façade will function as the primary entrance; however, the sides and rear elevations must provide equivalent architectural interest.

The Building Code requires structures of this size to be built with 75% face brick and the remainder must be built as masonry. Alternate materials, such as EFIS, are to be used only as architectural treatments. The proposed structure provides 78% brick and therefore meets masonry requirements.

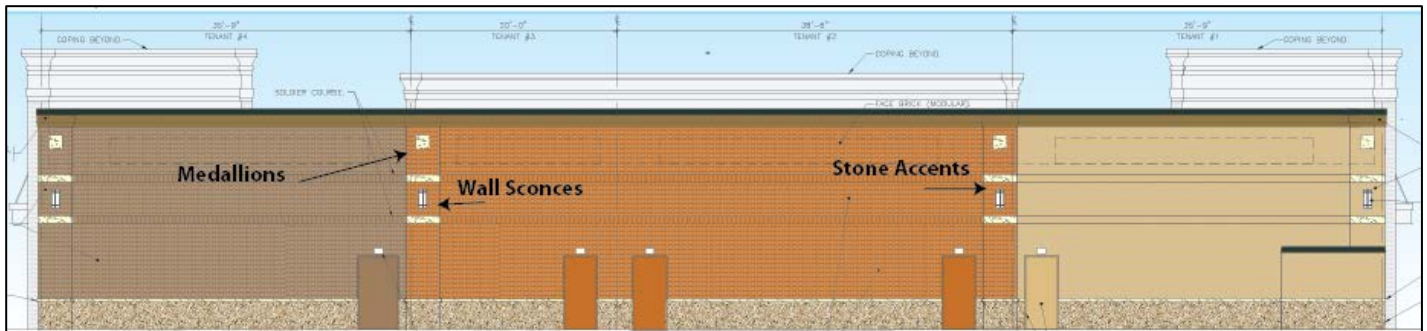
The proposed architecture presents "column" corner elements on both the north and south ends of the building, on the west façade. The Applicant has worked cooperatively with Staff and has revised the original proposal to provide full parapets for the corner elements. Staff appreciates this redesign and is supportive of the architectural revisions made to the original proposal.

The Applicant has also responded to Staff's recommendation to enhance the architecture of the middle unit on the west façade as a means to distinguish it from the adjacent tenant spaces. The wall sconces and the basket weave brick pattern will assist in distinguishing it from the adjacent tenant spaces and assist with reading the elevation as three distinct



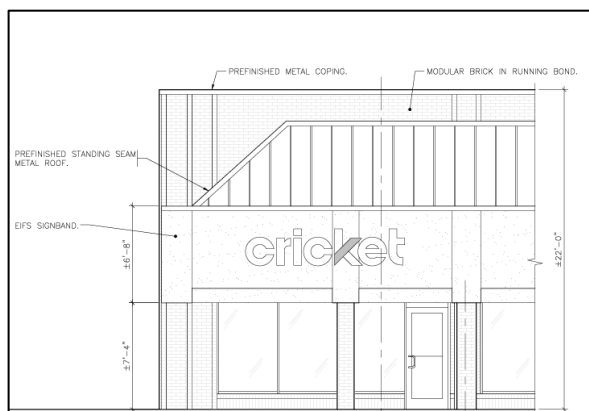
buildings.

The Applicant has provided some additional architectural enhancements to the rear façade from what was originally proposed (which was lacking in architectural interest compared to the other facades). The Applicant has incorporated several of Staff's recommendations including a change in brick color that echoes the brick colors of the individual tenant spaces as seen on the west façade. A 4" reveal reflects a column element with stone accents and medallions have been added. These revisions along with the additional green space as recommended by Staff will help to mitigate the appearance of a "rear" façade.



Staff also made some recommendations for the north and south facades to provide additional architectural interest. The Architect provided additional column elements, stone accents, wall sconces, medallions and an ornamental fence to enclose the outdoor seating area. Additional landscaping was also added to help break up the façade.

The HVAC units must be screened from public view. The Applicant has stated that the actual roof line is approximately 5' below the parapet and should completely screen the units; prefinished screens, manufactured by City Scapes, would be installed if necessary.



With the demolition of the north tenant space in the main center, Cricket will become an end unit. The north façade of the building will be resurfaced with a modular brick; the expanse of the area will be broken up with a stacked header course as well as soldier course banding. Access will be taken only from the west side of the building. The existing steel standing seam roof will be truncated at the northwest corner consistent with the design of the in-line tenant spaces.

LANDSCAPING

The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. Bufferyards are required on all property edges per Village Ordinance. The location of parking, utilities and access roads may complicate conforming to this requirement in some areas; however, the intent of the bufferyard must still be met. In addition, parking lots are required to be screened from public view.

The proposed outlot is unique in that it is part of a larger parcel that has its own bufferyard and landscaping requirements. Staff evaluated the landscaping in context with the entire plaza, the necessity to screen parking areas, the limitations involved with utilities, drainage swales and topography and the need to align the west drive aisle with the developed property to the north (Tinley Square). The Applicant has significantly increased the amount of green space in the revised plan, increased the amount and diversity of plant material, (especially evergreen material), met bufferyard requirements where possible and when the bufferyard area width has been limited by constraints beyond their control, Staff believes it has met the intention of the ordinance. Below is a table highlighting the additional plant material provided with the revised plan.

VEGETATION TYPE	ORIGINAL PLAN	REVISED PLAN
Canopy Tree	35	41
Evergreen Tree	0	6
Understory Tree	16	28
Shrub	106	105
Evergreen Shrub	93	137
Orn. Grass	266	161
Perennial/Grd.Cover	160	315
TOTAL	676	793 (+117)

The parking lot landscaping has increased from 8.2% coverage to 18% coverage which exceeds ordinance requirements of 15%. The foundation planting along the west façade has been increased to a small landscape area measuring 3' in width, which most likely would compromise the survivability of plant material, to a landscape bed measuring 5' in width. Opportunity has also been provided for seasonal plantings in this area.

The west bufferyard is the only bufferyard that does not meet ordinance requirements with respect to lot width or quantity of plant material. The proposed 7' width does not meet the minimum 10' requirement due to the need to align the drive aisle with the development to the north. This is the same bufferyard width provided for Tinley Square. As the public sidewalk moves onto the subject property at the south end of the property, the bufferyard width increases to 10.5' (exceeding minimum requirements). Staff supports this exception to the Landscape Ordinance in light of the precedence set with the Tinley Square development. As a PUD this exception can be supported without granting of a variance.

Open Item #6: West bufferyard does not meet minimum width requirements.

This bufferyard is also deficient in plant material requirements by providing 14 less canopy trees and 1 less shrub. However, this bufferyard provides 16 additional understory trees beyond bufferyard requirements and the eight (8) canopy trees proposed in the right-of-way essentially function as part of the bufferyard. It is Staff's opinion that the amount of plant material proposed in the revised plan meets the integrity of the Bufferyard requirements.

The original plan proposed six (6) landscape islands that did not meet ordinance requirements; all landscape parking lot islands meet or exceed ordinance with the revised plan. In addition, the revised plan

provides additional greenspace in the entryway boulevard. Staff supports the proposed landscape plan and exceptions to Village ordinance with the exception of requesting additional plant material in the entryway boulevard. **The Applicant has provided a revised landscape plan which addresses the entry boulevard area; it has received support from the Village Landscape Architect.**

SIGNAGE

In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. The amendment recognizes the distance the in-line units are set back from Harlem Avenue and therefore increased the allowable sign area for wall signs from 1.0 SF/1.0 LF of frontage (Village Sign Ordinance requirement) to 1.5SF/1.0 LF of frontage. The Village and property owner did not contemplate the future construction of outlot buildings; the regulations were designed for the in-line tenants. The Sign Regulations for the PUD are very explicit on the type, location and illumination of signs for the Plaza, some of which conflict with the signage proposed for the outlot building. Only one sign is allowed per tenant. The outlot presents a different situation than the in-line stores in that it is located closer to Harlem Avenue and is designed for public view on all four sides of the building.

Staff has recommended an amendment to the PUD sign regulations which reflects the uniqueness of outlot construction. As part of the amendment staff also addressed the way sign area is calculated. Currently the Village's sign ordinance allows sign area to be calculated as *"...as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces."* This method is very difficult to calculate and administer, therefore staff's proposed amendment reflects the more traditional way of calculation sign area which provides *"... that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."*

Absent an amendment to the Sign Regulations for the PUD, the proposed signage would not meet either the PUD regulations or current Zoning Ordinance Sign Regulations. Staff provides a proposed amendment to the Sign Regulations for the Tinley Park Plaza PUD as attached. The Applicant has concurred with the proposed amendment.

The amendment addresses outlot construction, provides flexibility with sign type and style with the exception of prohibiting box signs, allows for signage on all primary and secondary frontages with minimal signage on rear frontages and service doors. The amendment creates a hierarchy of sign area with the greatest amount of signage permitted on primary and secondary frontages, with 50% less signage on rear frontages (definitions provided in amendment). The ratio as stated is the same as for the in-line tenants at 1.5 SF/1LF, however with the new method of calculating sign area, the result will be less area than what in-line units can receive on a per frontage basis. The proposed amendment addresses the Applicant's sign requests but also ensures the signs are in scale with the elevation. **The Applicant has agreed to the proposed amendment.**

Open Item #7: The Sign Regulations for Tinley Park Plaza Shopping Center PUD do not address the unique needs of outlot construction. Staff has prepared an amendment to the PUD sign regulations which has concurrence with Applicant.

STAFF REVIEW: ENGINEERING

The Village Engineer provided a list of concerns to the Applicant. Final engineering approval will be required prior to issuance of a Building Permit.

STAFF REVIEW: FIRE DEPARTMENT

The Fire Department provided comments to the Applicant regarding Building Life Safety and Fire Protection including an amendment to the Fire Lane Agreement 95-0-007 recognizing the proposed building. **Staff has drafted a new Fire Lane agreement which is currently under review by the Applicant.**

Open Item #8: Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.

FINDINGS OF FACT

The Applicant's Findings of Fact were submitted with the first staff report and should be reviewed and made part of the official minutes, if the Plan Commission agrees with those facts. If the Plan Commission wishes to make their own Findings of Fact, the following information is relevant to the applications.

Special Use Permit

A Special Use Permit to allow for a Substantial Deviation of the Tinley Park Plaza Planned Unit Development allowing the construction of a 9,100 SF multi-tenant retail structure, related site improvements, establishment of a new parking lot area, demolition of an existing in-line tenant space, and amendments to the PUD signage regulations.

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The proposed site plans improve internal circulation of the site which was previously complicated by building placement and is now straighter and structured. The plans provide access on all four sides of the building to support public safety and significantly increases the amount of greenspace in the existing development.

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within the neighborhood.

The proposed Site Plan and architecture reflect improvements to the existing conditions of the Tinley Park Plaza. Aisle width and bufferyard exceptions are consistent with variations granted to Tinley Square (development to the North); alignments with this development are purposeful and provide for increased circulation between the two properties. The proposed improvements reflect an overall enhancement to the property and immediate vicinity and is expected to encourage further quality development. The proposed Site Plan cures existing awkward turning movements within the Plaza.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed Site Plan and exceptions to Village code will improve the existing circulation patterns for Tinley Park Plaza and does not create additional access points to Harlem Avenue. A cross-access easement will be recorded on the plat for the property which will facilitate access to the property to the north. The approval of the proposed amendment to the Tinley Park Plaza PUD will establish a standard of high quality for development in the area and is expected to facilitate the normal and orderly development of surrounding property.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The proposed Site Plan has been reviewed and supported by the Village Engineer; the increased landscaping will reduce the storm water run-off for the site.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed Site Plan will improve the ingress/egress patterns by providing a full 4-lane cross section (54.5') intersecting with Harlem Avenue where there is currently a 47' cross section with a taper on the south side of the roadway. The point of access will remain as currently exists but will have additional landscaping. Sidewalks are proposed along the front of the property, adjacent to Harlem Avenue and connection between the sidewalk and the buildings are made. A pedestrian crossing area will be striped within the travel aisle behind the proposed building to facilitate safe pedestrian movements between the outlot and the in-line center.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The proposed project meets and exceeds all Village requirements with the exception of the following:

- Parking aisle widths- the west aisle is designed at 24' to align with the 24' drive aisle for the property to the north, and the east parking lot is limited to 24' drive aisles due to the configuration of the lot as it currently exists. Additional landscaping has been provided in this lot.
- Landscape Bufferyard- the west bufferyard is proposed at 7' for a portion of the bufferyard in order to align with the property to the north; the same bufferyard is designed at 10.5' (exceeding Ordinance) at its south end which helps to mitigate the impact of the diminished bufferyard.
- Photometrics- the foot candle reading exceeds .5 foot candles, however Village Ordinance is silent with respect to property lines between two commercial properties. Historically the Village has attempted to meet the .5 foot candles standard where possible. The highest photometric readings are at the north property line (2.2 foot candles) at the point of intersection with Tinley Square and the bank property, the east property line (3.7 foot candles) at the intersection of the delivery aisle and access aisle for Hobby Lobby and the west property line (1.4 foot candles) adjacent to Harlem Avenue. The proposed lights are consistent with existing lighting within the Plaza, have full cut-offs to eliminate off-site glare and with respect to the Harlem Avenue frontage the foot candle readings meet code at pavement edge.
- Signage- TPP PUD approved sign regulations when the PUD was first approved. The regulations do not address the unique circumstance of a 4-sided building. Staff drafted an amendment which addresses 4-sided building and is consistent with the intent of the current Village Sign Ordinance with respect to size and scale.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposed amendment reflects new investment in an aging commercial plaza that is experiencing high vacancy. The investment in the proposed project may encourage additional investment in the center upon its development and success. The proposed project will improve the assessed value of the property and, thus, creates economic improvement for the Village as a whole. We believe that outlot developments will encourage continued use of the commercial property and creates opportunity to share parking between the in-line part of the commercial plaza and the outlots placed closer to the street.

RECOMMENDATION/RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

“...make a motion to grant Site Plan Approval for the proposed Brixmor Development located at 15917 S. Harlem Avenue.

Additionally, we recommend that the Village Board grant the Applicant, Brixmor Development, a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD with deviations from the Village Zoning Ordinance and Landscape Ordinance as noted below, approve the proposed amendment to the TPP Sign Regulations, and adopt Findings of Fact submitted by the Applicant and Findings of Fact made by Village Staff and the Plan Commission at this meeting.

Exceptions to the Zoning Ordinance requirements within this PUD include:

1. 24' parking lot aisle width in the east and west parking lots;
2. Lighting with photometric readings in excess of .5 foot candles; and
3. Landscape Bufferyard width of 7' along a portion of the west property line.

The Plan Commission recommends the Special Use for a Substantial Deviation be approved with the following conditions, which must be satisfied prior to issuance of a Certificate of Occupancy:

1. Recording of a cross access easement with Tinley Square;
2. Recording of a public sidewalk easement; and
3. Final approval of Fire Lane agreement between the Tinley Park Fire Department and the applicant.

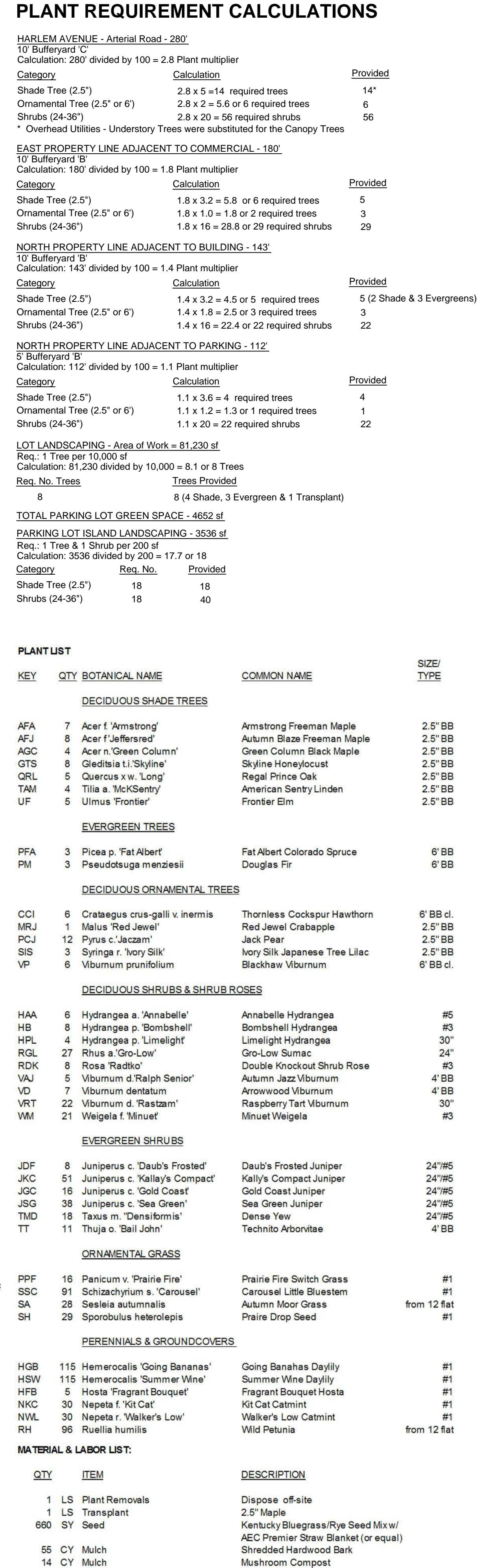
LIST OF REVIEWED PLANS

Brixmor – 15917 Harlem Avenue
LIST OF SUBMITTED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1 of 11	Cover Sheet	JAS	04/06/15
2 of 11	Existing Topography	JAS	05/07/15
3 of 11	Proposed Demolition	JAS	05/07/15
4 of 11	Proposed Geometrics	JAS	05/07/15
5 of 11	Proposed Grading	JAS	05/07/15
6 of 11	Proposed Utilities	JAS	05/07/15
7 of 11	Storm Water Pollution	JAS	05/07/15
8 of 11	Proposed Erosion Control	JAS	05/07/15
9 of 11	Construction Specifications	JAS	05/07/15
10 of 11	Construction Details	JAS	05/07/15
11 of 11	Construction Details	JAS	05/07/15
L-1	Landscape Plan	M&C	05/12/15
L-2	Tree Removal Plan	M&C	02/25/15
SP-1	Composite Site Plan	M&C	05/07/15
1	Cover Sheet	DZA	
1	Proposed Outlot – Site Plan	DZA	05/07/15
A2.1 V	West & East Elevations and Partial Plans	DZA	05/07/15
A2.2 V	North & South Elevations and Partial Plans	DZA	05/07/15
1	Color Renderings West & East Elevations and Partial Plans	DZA	04/06/2015
1	Color Renderings North & South Elevations and Partial Plans	DZA	04/06/2015
A2.4 V	Partial West Elevation and North Elevation	DZA	05/07/15
1 of 1	Lighting Proposal	LSI	04/30/15
1	Decorative Wall Sconce	Hubbardton	04/06/2015
1 of 2	Parking Lot Lighting	LSI	02/04/15
2 of 2	Parking Lot Lighting	LSI	02/04/15
1 of 2	Wall Sconce	LSI	02/03/15
2 of 2	Wall Sconce	LSI	02/03/15
1 of 2	Fence Rendering	Ameristar	06/28/2010
2 of 2	Fence Rendering	Ameristar	06/28/2010
1 of 1	Equipment Screening Cut Sheet	Envisor	04/30/15

JAS Joseph A. Schudt & Associates
M&C Metz & Company
DZA DZA Associates, Inc.

LSI LSI Industries
SPIES SPIES & Associates, Inc
Hubbardton Hubbardton Forge



SHEET

L-1

SHEET L-2 : Tree Preservation and Removal Plan



Applicant

Greg Seifert
Geis Companies

Property Location

17231 LaGrange Road

Parcel Size

3.89 acres
(Parcel 1: 3.11 acres;
Parcel 2: .78 acres)

Zoning

Parcel 1: B-3
Parcel 2: R-5 PUD
(Caledonia Townhomes)

Approval Sought

Site Plan Approval

Requested Action

Assign two Commissioners
to meet with the Applicant
in a Work Session.

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director

PLAN COMMISSION STAFF REPORT

MAY 7, 2015

THE GREAT ESCAPE

17231 La Grange Road



REVISIONS ARE NOTED IN RED

EXECUTIVE SUMMARY

The Applicant, Greg Seifert, on behalf of the owner of *The Great Escape*- Mr. Barry Poll, seeks an approval for the proposed Site Plan. The Applicant proposes to construct a 40,070 SF structure which will include a 34,495 SF retail building and a 5,575 SF warehouse.

The Applicant has worked cooperatively with Staff, resolving several issues during the review process. The development meets B-3 zoning requirements; no variances are required. The proposed building meets the Village's masonry requirement with 62% of the façade as brick (requirement is 60%).

The property owner purchased two parcels for this development. The development will occur entirely on Parcel 1; Parcel 2 is part of the Caledonia Townhome PUD. Development of Parcel 2 will require rezoning and a Substantial Deviation of the approved PUD.

The Applicant met with the homeowners of the Caledonia Townhome Association on May 4th; the residents expressed concerns about security and requested a fence, along with landscaping, be erected along the length of the east property line. Residents also expressed concern over the condition of their detention pond.

Staff met with Commissioners Reidy and Pierce on May 14th to discuss open items. The Commissioners supported the installation of a gate at both the north and south ends of the building to prohibit public use of the drive located at the rear of the building. The Commissioners also requested additional lighting in the parking lot to adequately light all parking areas. The Applicant has agreed to install curbing as requested by staff as well as construct a 2" median at the entrance per Engineering.

Great Escape received a "performance-based sales tax incentive" approved by the Village Board earlier this year.

SUMMARY OF OPEN ITEMS

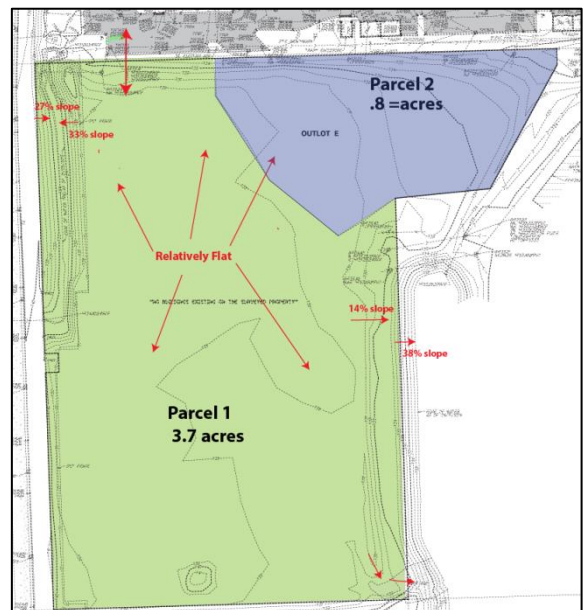
OPEN ITEM	RESOLUTION
1. Areas of the access drive aisle are proposed without curbs.	<u>Applicant has agreed to install curb.</u>
2. Right-in/Right-out cross section indicates a striped median.	Applicant has agreed to improve with a 2" mountable median.
3. Additional lighting for parking areas	Applicant has agreed to provide additional lighting for all parking areas.
4. Caledonia residents expressed concern for security.	Applicant has agreed to install gates to prevent public use of access drive at rear of building.

EXISTING SITE



The subject property is an undeveloped 3.89 acre parcel on LaGrange Road south of 171st Street. Existing commercial uses border the property on the north, Cook County Forest Preserve is across La Grange Road to the west, the Caledonia Townhome PUD is to the east and medical commercial (Alpha Med) is to the south.

The Applicant's property is comprised of two parcels: Parcel 1 is 3.7 acres and Parcel 2 comprises .8 ac., which is part of the Caledonia PUD. Parcel 1 is relatively flat with a ditch running in a north-south direction in the northwest corner of the parcel, adjacent to the LaGrange Road ROW. The side slopes of the ditch are steep at 27-33% slopes. The property falls five feet (5') along its east border and drains to the east at the southeast corner of the property where rip rap has been installed to mitigate the impact of the runoff. The slopes are significant here as well with a 14% slope on Parcel 1



sloping to 38% slopes for the detention pond on the adjacent property to the east.

Parcel 2 was platted with a conservation easement as part of the Caledonia PUD. There is a wetland identified on the National Wetland Inventory Map. Village engineers are reviewing the delineation report to determine if there is development potential for this parcel. The Applicant has stated that they are hoping to develop additional retail on Parcel 2 in the future; it is not part of the current review. Storm water detention has been provided with a previous development.

PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Applicant proposes to construct a new 34,495 SF retail store for *The Great Escape*; currently they operate two other stores both on 159th Street. One is located in Orland Park and the other in Tinley Park (limited to pool sales/supplies). Representatives from *The Great Escape* state that the Tinley Park store will be closed; no information has been provided on the Orland Park store. The new store will include a 5,575 SF warehouse as well. Representatives from *The Great Escape* note that the store has grown from a one-man company in 1971, selling pool supplies door-to-door, to the largest home leisure retailer in the Midwest.

The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.

ZONING & NEARBY LAND USES

Parcel 1 is zoned B-3; Parcel 2 is zoned R-5 PUD. The proposed development involves only Parcel 1. The following table outlines the bulk regulations for the B-3 District. The proposed structure on Parcel 1 meets the requirements established for the B-3 District; no variations are required.

VILLAGE REGULATION B-3	DIMENSION REQUIRED	PETITIONER'S DIMENSION
Front Yard Setback	25'	90'
Side Yard(s) Setback	0	59'
Rear Yard Setback	25'	46.7'
Maximum Building Height	Three stories; 35 feet	26'6"
Lot Area Minimum	7,500 SF	161,171 SF
Lot Width Minimum	60 feet	484'
Lot Depth	125'	315'
Maximum Lot Coverage	50%	30% of Parcel1; 25%/total property



GENERAL SITE PLAN REVIEW

The Applicant has exceeded the setbacks of the B-3 Zoning District. The relationship of parking fields to the structure is consistent with commercial properties in the area with parking in front of the building. The proposed retail store is located at the south end of the parcel; the Applicant hopes to develop additional retail on the northern portion of the property in the future.

Cross access will be provided along the north and south property lines; a plat of Easement has been provided. The Applicant will connect with the access aisle from the Charter Bank at the north

property line; the south will be improved up to the property line. A landscape buffer will be planted at the south edge of the cross access easement per Staff's request.

Parking: The required parking for the proposed uses is:

Proposed Use	Village Code	Spaces Required	Spaces Provided
Furniture /Retail	1 per 600 SF	58 (34,495*/600)	58
Warehouse	1 per 2 employees + 1 per business vehicle	2 employees in the warehouse; no vehicles	2
Total		60	60

The Applicant has provided adequate parking for the proposed uses. The Applicant revised earlier proposals to meet the 26' wide aisle width. A sidewalk has been provided along the frontage of the property with a connection to the retail store.

LANDSCAPE ARCHITECTURE

The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. Per Village Landscape Ordinance Section 158.20, at least 15% of the parking lot shall be covered with landscaping; the Applicant has provided 17.72% of the parking lot in landscaping exclusive of required bufferyard and foundation plantings.

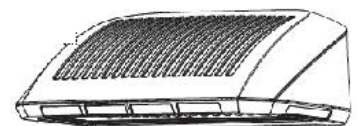
There is a significant amount of road and landscape improvements that will result from IDOT's widening of LaGrange Road. The Applicant has reflected these improvements/plantings on their landscape plan (L1.1); the proposed landscape plan has been reviewed inclusive of IDOT's proposed improvements.

The Applicant has worked cooperatively with Staff in meeting or exceeding bufferyard requirements, parking lot screening and diversity in plant choices, including an increase in evergreen material. With respect to foundation plantings the Landscape Ordinance requires a minimum ten foot (10') wide landscaped area fronting not less than seventy percent (70%) of the side of all buildings which front dedicated streets or major interior access lanes. The Applicant has revised their earlier proposal to increase the amount of foundation landscaping and has proposed approximately 62% of the length of the building frontage with at least a 10' landscape bed. In two areas, measuring over 47' along the foundation, the Applicant has increased the width of the landscape bed beyond the 10' requirement to over 20' in areas. Requiring additional foundation plantings would compromise the pedestrian circulation of the site. It is Staff's opinion that the project meets the integrity of the Landscape Ordinance with respect to required foundation plantings.

The Fire Department has supported the reduction of the access drive at the rear of the building to 16' which provides an additional 5' on level ground for landscaping. The Applicant will be revising the landscape plan to reflect this and will bring revised plans to the meeting.

LIGHTING

Village ordinance requires photometric readings of 0.5 foot candles or less at all property lines; the proposed plan meets Village ordinance. There are no pole lights proposed for the parking lot; all lighting will be mounted on the building. There are nine (9) wall sconces (depicted on the right) that will have full cutoffs, thus eliminating any off-site glare. There are three



recessed can lights proposed in the canopy at the entrance.

At the Plan Commission meeting on May 7th there was a concern for adequate lighting in the parking areas. The Applicant has agreed to provide additional lighting to adequately provide safe use of all parking areas. A new photometric plan and lighting cut sheets will be provided at the meeting on May 21st.

ARCHITECTURE

The proposed structure is a large masonry building with over 247' LF of frontage on LaGrange Road. The Architect has utilized the corner tower elements and central entry to break up the mass of the building. The Applicant has been very cooperative with Staff in addressing concerns regarding building material, reduction of EFIS material, building articulation and glazing. The building meets the masonry requirement of the Building Code which requires 60% brick; the proposed architecture provides 62% of the building materials as brick. The tower elements are provided as full parapets.

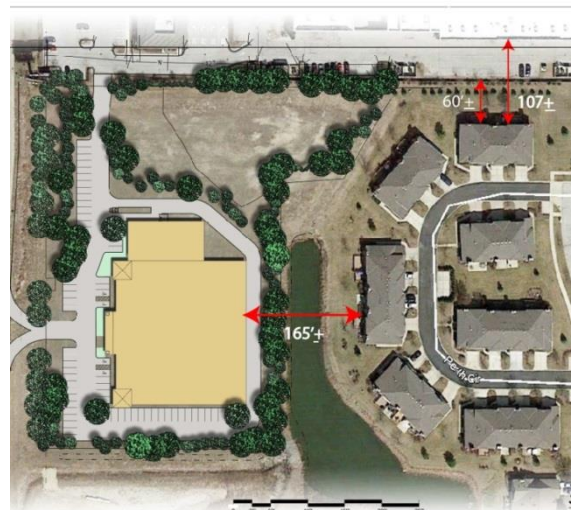
The front (west) façade is comprised almost entirely of brick (92%), with split face veneer and limestone columns flanking the entrance. Per Staff's request the Architect has reduced the amount of EFIS and increased the amount of brick in this location. The side elevations also include a significant amount of brick (71% & 76%) with the brick water table continuing along the same horizontal band as the front façade, and introduces the split face veneer for the top 5.5' to match the same banding as the front façade. The split face veneer will match the color of the EFIS on the front facade. The rear façade continues this same color banding with the brick water table at the bottom of the elevation and the split face veneer at the top of the elevation. The middle area will be colored to match the brick color on the side elevations but will be comprised of a split face veneer. The appearance will be consistent with the looks of the side elevations.



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The Applicant has revised earlier proposals for Spandrel glass and is now providing true window glazing on both tower elements and all windows on the south elevation. The three windows on either side of the entry way are proposed for Spandrel glass, however only the bottom half of the window will be visible. These areas are used for display within the building. The shading from the awnings will limit the ability to determine the type of glazing on these windows.

Roof top HVAC units are proposed at five feet (5') in height. They are located 50' from the east and west edges of the building and approximately 30' from the north end of the building and 39' from the south end of the building. A line of sight study has been provided per Staff request which indicates that the units are not visible from within 1,330' of the west (or front) of the building, from within 135' from



the north side of the building, 200' from the south end of the building and 225' from the rear or east side of the building. The closest townhome to the east is approximately 165' from the rear of the building. Staff supports the proposed location of the HVAC units. As a point of comparison, the commercial center to the north of the townhomes is approximately 107' from the nearest townhome; 60' from the fence.

The trash receptacle will be enclosed on two sides with a 6' brick wall; the third side will be the brick exterior wall of the warehouse. The gates will be a heavy duty metal with wood facing. Details can be found on Sheet A.2.0.

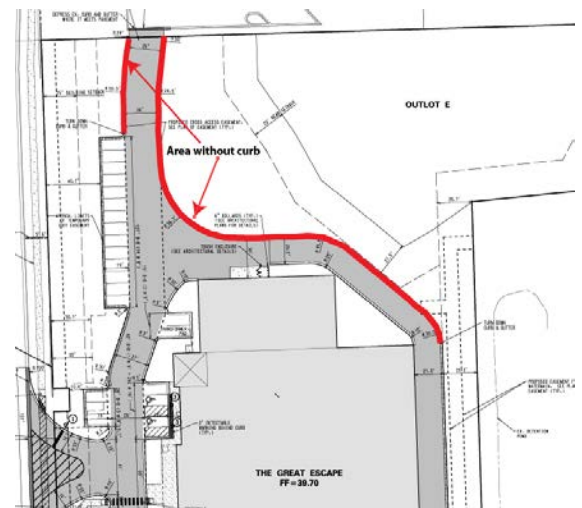
SIGNAGE

The proposed sign indicates individually lit letters, royal blue in color. The plan indicates the sign comprises 40 SF, it therefore meets Village ordinance. A ground mounted sign is indicated on the site plan with a 10' setback, however a sign has not been proposed. The Applicant understands that the sign must meet Village requirements.

STAFF REVIEW: ENGINEERING

The Village Engineer provided a list of concerns to the Applicant. Most of these issues will be resolved through final engineering review; final engineering approval will be required prior to issuance of a Building Permit.

The proposed site plan indicates an area without curb. Curbs are required between vehicular use and landscaped areas. The Applicant has requested that the curb in this area be phased in after they determine if future retail will be developed to the north. Staff does not support this request as the timing for future retail is undetermined and the uncurbed area will be utilized with the proposed development. The drive aisle is visible from LaGrange and access will be provided to the property to the north. Sheet flow drainage may also causes erosion issues along the edge of pavement.



Open Item #1: Areas of the access drive aisle are proposed without curbs.

The Applicant has agreed to provide curbs in all areas of parking and drive aisles.

The Engineer has also raised questions regarding the cross section for the right-in/right-out access at LaGrange Road. Plans indicate this to be striped. Staff is requesting a mountable median (2") that clearly depicts the appropriate turning movements but still allows turning maneuvers for delivery and firetruck vehicles.

Open Item #2: Right-in/Right-out cross section indicates a striped median; Staff is recommending a 2" mountable median.

The Applicant has agreed to construct a 2" mountable median at the access.

STAFF REVIEW: FIRE DEPARTMENT

The Fire Department provided comments to the Applicant regarding Building Life Safety and Fire Protection. Final approval from the Fire Department will be required prior to final approval.

The Applicant has agreed to install gates at the north and south sides of the building to prevent public access to the rear of the building. The gates will be subject to Fire Department approval.

RECOMMENDATION/RECOMMENDED MOTION

If the Plan Commission wishes to take action on the agenda item, the following motion is in the proper format:

“...motion to grant Site Plan Approval for the proposed Great Escape Development, located at 17231 La Grange Road, conditioned upon final landscape approval and approval of the gate by the Fire Department.

LIST OF REVIEWED PLANS

Great Escape
LIST OF SUBMITTED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
C.1	Cover Sheet	Spaceco, Inc.	07/15/14
TS1	Typical Sections and General Notes	Spaceco, Inc.	04/22/15
EX1	Existing Conditions	Spaceco, Inc.	04/22/15
GM1	Geometric Plan	Spaceco, Inc.	04/22/15
GR1	Grading Plan	Spaceco, Inc.	04/22/15
UT1	Utility Plan	Spaceco, Inc.	04/22/15
SE1	Soil Erosion and Sediment Control Plan – 1	Spaceco, Inc.	04/22/15
SE2	Soil Erosion and Sediment Control Plan - 2	Spaceco, Inc.	04/22/15
SE3	Soil Erosion and Sediment Control Plan - 3	Spaceco, Inc.	04/22/15
S1	Specifications	Spaceco, Inc.	04/22/15
D1	Details – 1	Spaceco, Inc.	04/22/15
D2	Details – 2	Spaceco, Inc.	04/22/15
EXH-1	Truck Turn Exhibit – WB - 65	Spaceco, Inc.	04/22/15
EXH-2	Truck Turn Exhibit - Firetruck	Spaceco, Inc.	04/22/15
MWRD	MWRD Drainage Exhibit	Spaceco, Inc.	04/22/15
XS1	Cross Sections – 1	Spaceco, Inc.	04/22/15
XS2	Cross Sections – 2	Spaceco, Inc.	04/22/15
1 of 1	Plat of Easement	Spaceco, Inc.	04/21/15
1 of 1	Plat of Survey	Spaceco, Inc.	04/23/15
L1.1	Phase 1 Planting Plan	GEIS Companies	05/21/15
L1.2	Phase 2 Evergreen Tree Planting	GEIS Companies	05/21/15
L1.1	Phase 1 Planting Plan – Area Calc.	GEIS Companies	02/27/15
A.1.2	Site Plan – Adjacency Plan	GEIS Companies	02/11/15
	Rendered Perspective	GEIS Companies	N/A
A.2.0	Site Signage/Dumpster	GEIS Companies	03/09/15
A.1.2	Elevations	GEIS Companies	03/09/15
A-300	Elevations – Color	GEIS Companies	02/20/15
A.1.2a	RTU Sight Line Study	GEIS Companies	03/09/15
E.1.1	Site Photometric	GEIS Companies	05/21/15
	Lighting Spec Sheet		

JAS Joseph A. Schudt & Associates
M&C Metz & Company
DZA DZA Associates, Inc.

LSI LSI Industries
SPIES SPIES & Associates, Inc
Hubbardton Hubbardton Forge