



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MARCH 5, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 5, 2015 at 7:32 p.m.

ROLL CALL

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Bob McClellan

Village Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the February 19, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCLEOD to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. 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 MARCH 5, 2015 MEETING

PUBLIC

HEARING: MAHER FUNERAL HOME (JOHN MAHER, PETITIONER) – 17101 71ST AVENUE – SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT, FRONT YARD SETBACK VARIATION, AND SITE PLAN APPROVAL FOR A FUNERAL HOME

Consider a proposal from John Maher, representing Maher Funeral Home, for a Special Use Permit for an accessory one-bedroom apartment, front yard setback variation for an architectural wall, and Site Plan Approval for a funeral home to be located at 17101 71st Avenue. The property is the former Tinley Park Public Library and will be remodeled for use as a funeral home. The subject property is zoned B-4 PD (Office and Service Business) and R-4 (Single Family Residential) and is located within the Town and Country Villas subdivision.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Bob McClellan

Village Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Debra Kotas, Commission Secretary

Guest(s): John Maher, Petitioner/Owner
Philip Maher, Petitioner/Owner
Dave TeBrake, Miller Architects

CHAIRMAN WALKER opened the Public Hearing at 7:33 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements with notice also being sent to nearby residents.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report regarding the Petitioner's request for a Special Use Permit, Setback Variation and Site Plan Approval for a funeral home on the site of the former Tinley Park Public Library located at 17101 71st Avenue. She reported the site was re-zoned in 2005 to B-4 (Office and Service Business) for which a funeral home is an allowable use, however, a Special Use Permit must be obtained for the one-bedroom accessory apartment being proposed on the east side of the building. She noted the building has a basement, however, the Petitioner has no planned use for this area.

MS. WALLRICH discussed the proposed architectural wall for the entrance at the southwest corner of the building commenting this wall will enhance and modernize the existing building, however, there will be a minor projection of the wall by twenty-two feet (22') into the required fifty-foot (50') front yard thus requiring a Variation.

MS. WALLRICH reported the existing parking lot will remain in its current configuration but will be resurfaced and restriped. She also reported that wheel stops will be added on the south end to protect the landscaped areas and also along the north end to protect the drop off area. She added that additional landscaping will be added to the parking lot islands to prevent vehicles from trespassing across the islands.

MS. WALLRICH stated the bufferyard on the east side of the site was an area of concern noting a 4-5' grade change between the residences to the east and the proposed funeral home structure. She reported there is an existing chain link fence, however, the Petitioner has agreed to install a 6' PVC fence in this area to ensure adequate screening of the loading area and trash enclosure. She explained a masonry enclosure would not be possible due to the location of utility lines. She added that additional large plantings, including evergreen plantings, have been proposed for the east bufferyard, in addition to the existing trees, in order to provide additional screening from headlight glare in the parking lot.

With regards to lighting, MS. WALLRICH reported only three (3) of the five (5) lightpoles on the property will be used stating the two (2) lights mounted on the Com Ed poles on the east property line will be removed, thus mitigating any light spillage onto the adjacent residential properties. She stated that new light fixtures are being installed on the 3 remaining lightpoles and that these lights will only be operating on days when there are funeral services and will be turned off by 11:00 p.m.

MS. WALLRICH reviewed a drawing showing the new stone veneer being added to the north side of the building in order to provide adequate privacy for the chapels. Due to previous concerns regarding a darker-shaded Spandrel glass, she reported the Petitioner has agreed to using a lighter gray-toned Spandrel glass. A cut sheet for the Spandrel glass was presented by the Petitioner.

MS. WALLRICH reported the existing rooftop HVAC equipment will be removed and replaced with new, smaller equipment measuring 4'9", and the existing metal louvered screen measuring 5'2" will be used thus screening the equipment from any visibility.

MS. WALLRICH confirmed the monument sign will only have the name of the funeral home, *Maheer Funeral Home*, and not the name of the funeral director, as previously proposed.

Due to a history of flooding problems, MS. WALLRICH reported the Petitioner has agreed to provide in-situ lining of the service lines. She added the sidewalks in the area will be inspected once weather permits.

Upon conclusion of the Staff report, CHAIRMAN WALKER opened the Public Hearing to comments or questions from the Public Body.

DAN BULOW, 7010 171st Street, proposed a question regarding signage and lighting on the signage. MS. WALLRICH reported there will no other lit signage on the site except for a monument sign that will be spot lit. She added a flagpole is also being installed adjacent to the monument sign that will be uplit. She confirmed there will be very little lighting on the front façade of the building and the new soffit will contain canned downlighting. She also noted that there will be metal lettering affixed to the architectural wall but that sign will not be lit.

CATHY YORK, 17146 70th Avenue, inquired if the two (2) lights being removed from the east side of the site will be replaced. MS. WALLRICH stated they will not be replaced with only three (3) lightpoles remaining on the property.

RENEE ENGLER, 17140 70th Avenue, expressed concerns regarding weeds on her own property since it abuts the east side of the site and inquired if these were being removed. The Petitioner stated weeds will be removed from the funeral home property and will be maintained. MS. WALLRICH stated that it is not the responsibility of the Petitioner to eradicate the weeds from private property and recommended the two parties discuss the issue.

CHAIRMAN WALKER opened the Public Hearing to comments and questions from the Plan Commissioners.

COMMISSIONER FICARO complimented Staff on their thorough presentation. As one of the Assigned Commissioners, he added that the Petitioner was very accommodating with all requests. As the other Assigned Commissioner, COMMISSIONER MCLEOD reiterated his comments.

CHAIRMAN WALKER complimented the Petitioner on a well done plan for this property in the Village.

There being no further questions or comments from Commissioners, COMMISSIONER FICARO proceeded to review the following Findings of Fact and respective responses with regards to the Special Use Permit and Variation:

Special Use Permit:

A Special Use Permit to allow for a one-bedroom apartment within a funeral home as a similar and compatible use in the B-4 Office and Service Business Zoning District.

- 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 Applicant is proposing to provide significant landscaping as a buffer along all property edges, additional evergreen screening along the east property line, and a new PVC fence to screen the loading area and trash enclosure which will protect neighboring residents from any impacts related to the one- bedroom apartment and the use of this apartment to provide 24-hour mortuary service to the community;
 - The Applicant is resurfacing the parking lot and providing additional landscaping within the landscape islands to offset any impact of the parking lot, such as the heat island effect or noise from the parking lot;
 - New lighting will be installed in the parking lot and two lights will be removed from the east property line to minimize off-site glare;
 - A Photometric Plan has been submitted indicating that all lighting will meet the Performance Standards of the Village Zoning Ordinance;
 - Parking lot lights will only be turned on when funeral services are held and will be shut off by 11:00 p.m. and this condition will become a condition of the Special Use Permit;
 - Sewer service lines will be lined to minimize infiltration and leakage from aging pipes; and
 - The tenant will provide staff services for the funeral business and as an employee of the funeral home will provide additional care and security for the facility.
- 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 Applicant proposes to significantly improve the façade, landscaping, and parking lot for the subject site, which vacant and somewhat deteriorating for over ten years;
 - The Applicant is bringing the building and site up to current Village Codes in a manner reasonably practical;
 - We believe that the improvements proposed by the Applicant and nature of the funeral home/mortuary service/apartment for mortuary service use is compatible within a Single-Family Residential neighborhood as the use is quiet and funerals are typically held at hours that are not in conflict with high traffic in the neighborhood;
 - The surrounding land uses are residential in nature and therefore the proposed one-bedroom apartment is

consistent with the surrounding uses;

- The Applicant is proposing to provide significant landscaping as a buffer along all property edges, additional evergreen screening along the east property line, and a new PVC fence to screen the loading area and trash enclosure which will protect neighboring residents from any impacts related to the one- bedroom apartment and the use of this apartment, which is being established to provide 24 hour mortuary service;
 - The Applicant will line existing sewer lines to minimize any potential impact from aging sewer lines;
 - New lighting will be installed in the parking lot and two lights will be removed from the east property line to minimize off-site glare; and
 - Parking lot lights will only be turned on when funeral services are held and will be shut off by 11:00 p.m.
- 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 subject property and surrounding area are fully developed with public streets and sidewalks. With the proposed improvements to the building, landscaping, and parking lot, the neighborhood will realize a positive improvement to the area;
 - The previous use was a public library which was a traffic-intensive use. The proposed use is less traffic-intensive, as it is a one-bedroom apartment within a funeral home, and will not disrupt the development and improvement of the surrounding property;
 - The public sidewalks will be inspected and any areas of disrepair will be reconstructed to Village standards;
 - The in-situ lining of the service lines will eliminate infiltration and leakage from the service lines to and from the site.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- The Applicant proposes to meet all Village engineering requirements, including utilities and public sidewalks;
 - The Applicant will be in-situ lining service lines to eliminate inflow and infiltration issues and improve the existing clay pipe services to the building.
- 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 Applicant will utilize existing curb cuts as previously used by the Tinley Park Public Library; and
 - The proposed one-bedroom unit will generate negligible additional traffic.
- 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 Applicant is requesting a Variation from the Village's setback requirements; however, the Applicant does meet all of the remaining Village codes and regulations, as relating to the development of the site.
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- This project as a whole contributes directly to the economic development of the community in that the property has been vacant for over ten years and the prior use was tax exempt. The granting of a special use for a one-bedroom apartment has an indirect economic benefit in that the provision of a on-site employee supports the use of the building and will assist in its success. The one-bedroom apartment will qualify the site

to receive special Cook County property tax incentives, which will further improve the likelihood of success for the business. The proposed project will improve the assessed value of the property and, thus, creates economic improvement for the Village as a whole.

Variation:

A twenty-eight foot (28') Variation to the required fifty foot (50') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) to allow for a twenty-two foot (22') front yard setback along 71st Avenue to accommodate a new architectural wall.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - The existing building is legal non-conforming with respect to its front yard setback on 71st Avenue. The site was rezoned in 2004 from a residential zoning district to the current B-4 Zoning District. As a result of the rezoning, the properties setback created a legal non-conformity;
 - The proposed architectural wall will encroach the front yard to the same degree as the existing building eave. The architectural wall is needed to modernize the structure with respect to architectural appeal and create a new appearance that is different from the very institutional public library appearance; and
 - There is also a need for this proposed wall to tie in the new architectural elements proposed for the front of the façade. The front elevation (facing 171st Street) requires a new brick façade to screen the areas of the building used for funeral viewings and ceremonies from the public right of way. As a result of this front screening need, architectural connections must be made between the front elevation façade and the architectural experience at the front door of the building, which is where this proposed architectural wall will be placed. This proposed wall makes a modern architectural connection between the new window treatments and the new front brick wall to the primary entrance to the building.
2. The plight of the owner is due to unique circumstances. This request is very unique for several reasons:
 - The building is legally non-conforming with respect to the front yard setback, created by a rezoning in 2004;
 - The building has been vacant for over 10 years;
 - The building is converting between a former public library (public use) to funeral home use (commercial use);
 - It is imperative that the property owner improve the front façade to screen the interior uses of the building from the public and, as a result of that unique need, architectural elements need to be added to the building that produce a consistent look throughout the site.
3. The Variation, if granted, will not alter the essential character of the locality. The granting of this Variation will not alter the essential character of the area for the following reasons:
 - The proposed architectural wall meets the encroachment of the existing building eaves. It does not create a more extensive encroachment than currently exists;
 - The proposed wall is an architectural enhancement to the building, which is need of improvement;
 - Across the street from the proposed encroachment is a multiple-family apartment building that will not be impacted by the proposed architectural wall; and
 - The proposed architectural wall will add architectural interest and value to the property and will not detract negatively from the neighborhood.
4. Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the Applicant have been established by evidence.

- a. The particular physical surroundings, shape, or topographical condition of the specific property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;
 - The hardship of the owner is the difficulty of changing a building that was designed to be a public library into a funeral home. A funeral home requires private areas for viewing and ceremonies that should be shielded from view by the public. The subject building is a modern, open building with significant fenestration as its primary architectural feature. The funeral home use requires a change to these architectural features, particularly the erection of brick walls where large windows once dominated. Additionally, to connect the new brick walls with other areas of the building, architectural features, such as this proposed wall, are necessary to produce a cohesive appearance and architectural experience.
- b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - While there are likely other buildings within the B-4 Zoning District that require improvements and may need to use architectural walls to create a better appearance, it is unlikely that any other property will have been a former public building with the space to place such a feature. Additionally, we would request that any other property meet the existing building line, such being proposed by the Applicant.
- c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The need for this wall is about architectural integrity and visual consistency and does not involve making money out of the property. The wall will hold a sign, but the sign will be at an elevation consistent with the Zoning Ordinance.
- d. The alleged hardship was not created by the owner of the property, or by a previous owner;
 - The hardship was created by a need to create a new façade for the building due to the proposed use and connect that new façade to other areas of the building.
- e. The granting of the Variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;
 - The Variation will not be detrimental or injurious because it extends into the setback to the same extent as the existing building. The existing building does not currently create any detriment or injury to the public welfare or neighborhood.
- f. The proposed Variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.
 - The project was reviewed by the Building Department, Fire Department, Police Department, Public Works Department, and Village Engineer, who did not find that the Variation would create any public safety danger. The extension of this decorative wall will not impact traffic counts or make the property more flammable. A consistent and attractive façade for this building will increase and improve property values within the neighborhood and by allowing these improvements a vacant building is being adaptively reused.

There being no further questions or comments regarding the Findings of Fact, COMMISSIONER MCLEOD made a motion to grant Site Plan Approval for the proposed redevelopment of the former Tinley Park Public Library at 17101 71st Avenue to a funeral home and mortuary, for use by Maher Funeral Home.

Additionally, we recommend the Village Board grant the Applicant, Maher Funeral Home at 17101 71st Avenue, the following approvals and adopt Findings of Fact submitted by the Applicant and Findings of Fact made by Village Staff and the Plan Commission at this meeting, specifically:

1. A Special Use Permit to allow for a 1-bedroom apartment within a funeral home as similar and compatible use in the B-4 Office and Service Business Zoning District; and,
2. A twenty-eight foot (28') Variation to the required fifty foot (50') front yard setback requirement (Section V.B. Schedule II-Schedule of District Regulations) to allow for a twenty-two foot (22') front yard setback along 71st Avenue to accommodate a new architectural wall.

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

1. In order to protect the residential character of the neighborhood, during the times when the parking lot lighting is needed, the lights will be turned on during funeral services and the lights will be off at other times. When there are funeral services the lights will be turned off no later than 11:00 p.m. and no earlier than 6:30 a.m.;
2. The clay sanitary sewer service lines will be lined "in-situ" as approved by the Village Engineer.

The Motion was seconded by COMMISSIONER FICARO.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Bob McClellan

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER PIERCE, seconded by COMMISSIONER MAHONEY to close the Public Hearing at 8:18 p.m. THE MOTION WAS APPROVED by voice call. PLAN COMMISSION CHAIRMAN 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 MARCH 5, 2015 MEETING

ITEM #2: BROOKSIDE GLEN SOUTH, FIRST ADDITION (MALONE & MALONEY, PETITIONERS) – SOUTH OF FAIRFIELD LAND & SILVERSIDE DRIVE – FINAL PLAT OF SUBDIVISION APPROVAL
(New Item)
Consider granting Final Plat of Subdivision Approval for Brookside Glen South, First Addition Subdivision, located south of the intersection of Fairfield Lane and SilverSide Drive. This proposes sixty (60) single-family residences zoned R2-PD (Brookside Glen Resident Subdivision PUD).

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Bob McClellan

Village Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Debra Kotas, Commission Secretary

Guest(s): Eamon Malone, Malone & Maloney
Ted Virgilio, Consulting Civil Engineer

AMY CONNOLLY, Planning Director, presented the Staff report regarding final Plat of Subdivision approval for Brookside Glen South First Addition Subdivision. She reported the preliminary Plat of Subdivision was approved in 2006, however, the project was deferred due to the economic recession.

TED VIRGILIO, Consulting Civil Engineer, reviewed the Final Plat that consists of sixty (60) single-family resident lots, and an open space/detention area. He noted the property is located close to two (2) District #161 schools, Hilda Walker Middle School to the east and Dr. Julian Rogus elementary school to the west. and a Commonwealth Edison Right-Of-Way to the east separating the open space/detention area from the lots. He added that this Final Plat of Subdivision is almost identical to the Preliminary Plat previously approved by the Village in 2006, including the number of lots, street orientation, lot sizes and sewer/water main.

There being no questions from Plan Commissioners, COMMISSIONER PIERCE made a motion to recommend approval for the Final Planned Unit Development Plat created by Gremely and Biederman with a revision date of 02/25/15 for the Brookside Glen South, First Addition Subdivision, which proposes sixty (60) Single Family Residences and is zoned R-2PD Single Family Residential within Brookside Glen Planned Unit Development. We furthermore certify that the Final Plat is in conformance with the Zoning Regulations of the PUD and in agreement with the approved Preliminary Plat dated 02/14/06 and forward a copy of our findings to the Tinley Park Village Board.

The Motion was seconded by COMMISSIONER MOYLAN.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Bob McClellan

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. 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 MARCH 5, 2015 MEETING

ITEM #3: EDENBRIDGE APARTMENTS (ED SCHULZ, A&R KATZ, PETITIONER) – 18100 AND 18192 S. 66TH COURT – MINOR CHANGES TO THE PLANNED UNIT DEVELOPMENT INCLUDING SITE PLAN APPROVAL FOR A PARKING LOT EXPANSION AND LANDSCAPE IMPROVMENTS
(New Item)

Consider a proposal from Edenbridge Apartments for minor changes to the existing Planned Unit Development (Edenbridge PUD) including a parking lot expansion and related site and landscape improvements to facilitate the parking lot expansion. The properties included in the renovations are generally located at 18100 and 18201 S. 66th Court. The Petitioner requests approval to add 83 additional parking spaces for the purpose of serving residents of the Senior-targeted apartment complex. The subject property is zoned R6-PD (Medium Density Residential, Planned Unit Development).

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Bob McClellan

Village Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Debra Kotas, Commission Secretary

Guest(s): Gadi Cohen, Co-Owner
Darlene Carrero, Property Manager
Ray Sikkema, Engineer, Webster, McGrath & Ahlberg Ltd.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report regarding parking lot expansion and related site improvement for the Edenbridge Apartment Complex located at 181st Street and 66th Court that consists of three (3) sections of housing: Fulton Commons, Garden Apartments and Townhomes, originally constructed in 1973. She stated that since the proposed changes reflect only a minor PUD change, a public hearing is not required, however, Staff is requesting review and approval by the Plan Commission for the parking lot improvements due to the impact on stormwater flow, traffic and landscaping.

MS. WALLRICH reported that due to a change in age demographics of the Fulton Commons Complex, the need for additional parking has increased. Per lease provisions for the complex. MS. WALLRICH reported there is currently a

shortage of 111 parking spaces, however, with the improvements the shortage will be reduced to 28 spaces, equating to a 75% reduction in the shortage.

MS. WALLRICH proceeded to review the four (4) planned phases of the project stating Phase 1, involving the Fulton Commons "A" parking lot, has the utmost urgency due to an extreme shortage of parking spaces for that section of housing. She explained the reconfiguration of this parking lot will provide better circulation within the lot and also provide an additional thirty-seven (37) parking spaces; twenty-eight (28) in the south lot and nine (9) in the north lot. She noted the two parking lots will be connected with a Grasscrete paving system that will provide permeability for stormwater and strong enough support for emergency fire equipment that may need access through the parking lots.

After reviewing all Phases being proposed, MS. WALLRICH explained Area "D" located in the northeast corner of the Fulton Common building is an area of concern. She reported the Applicant has proposed an additional twelve (12) parking spaces for this area, however, Staff is concerned regarding the proximity of this parking lot to the north and east facades of the building noting stating the parking lot is only 7.5' from the dwelling.

In addition to the above concerns regarding Area "D", MS. WALLRICH discussed the following open items that need to be addressed:

1. No formal timeline has been identified for completion of the project;
2. Insufficient accessible parking spaces;
3. Location of snow storage areas;
4. Screening of Parking Lot "D";
5. Photometrics exceed ordinance limits at west property line;
6. Turning radius analysis for fire equipment is required;
7. Engineering approval and payment of fee.

GADI COHEN, Edenbridge Co-owner, explained the parking lot improvements will begin to address the increased parking needs for his tenants and help him remain competitive in the senior housing marketplace.

After concerns expressed by Staff, he has agreed to abandon plans for Area "D" of the Fulton Commons lot due to its close proximity to the apartment building. He stated the plan is to complete the larger Phase I portion of the project this year with completion of the smaller remaining phases next year. He added his engineer will accommodate the accessible parking spaces required. He also agreed to any landscaping deemed necessary by the Village.

MS. WALLRICH reported photometric readings meet Ordinance requirements except on the west side of the property where the light shed is 5' off the property line. MS. CONNOLLY added the light poles and light fixtures are changing and reflect onto an adjacent parking lot not any residential housing. MS. WALLRICH added the light shed is minimal and additional evergreen plantings in this area should also mitigate any additional light shed.

COMMISSIONER MOYLAN commented that despite the proposed improvements, a parking space shortage will still exist.

COMMISSIONER REIDY expressed concerns regarding vehicles parking in the fire lane on the private drive thus making it impassable for fire equipment. He inquired if tenants are required to have a permit.

DARLENE CARRERO, Property Manager, reported a shortage of parking has always existed because the plan did not provide each resident a parking space due to the age of residents being 65 years and older and not necessarily driving. She reported the complex contains 309 units with 330 available parking spaces; she noted that tenants have assigned parking.

CHAIRMAN WALKER suggested an agreement be made with the Police Department to ticket those parked illegally.

COMMISSIONER PIERCE expressed concerns regarding the need for compensatory storage with the increase of impervious surface and the lack of landscaping with the significant amount of asphalt. AMY CONNOLLY, Planning Director, reported the plan meets Metropolitan Water Reclamation District (MWRD) standards for compensatory storage. She also noted that MWRD does not give credit against required storage for permeable pavements, therefore there is little incentive for a property owner to use these expensive products.

RAY SIKKEMA, Engineer, stated landscaping islands are planned, however, added more landscaping islands would reduce the number of parking spaces.

MS. WALLRICH reported the landscape plan has been reviewed and revised to include the landscaped islands, evergreen trees on the west side of the property, landscaping along the detention basin, and additional landscaping along 181st Street. MS. CONNOLLY added that the Village Landscape Architect has reviewed the landscape plan that contains the spirit and intent of the Landscape Ordinance..

MR. SIKKEMA emphasized the plan meets all Village requirements and no variances are being requested and it is providing a benefit to both the property and community. He stressed the need to proceed since they are on the “grandfathered” list with the MWRD and a permit needs to be obtained by May 1, 2015. He requested this not be postponed or delayed.

A lengthy discussion ensued regarding the landscape plan. COMMISSIONER REIDY stated he was not comfortable voting for approval of this project at this time. MS. CONNOLLY reminded members that this project represents only a minor deviation to the PUD and was brought before the Plan Commission as a courtesy.

CHAIRMAN WALKER assigned COMMISSIONER REIDY and COMMISSIONER MAHONEY to work with Staff and the Petitioner regarding a landscape plan and to bring a revised Landscape Plan back to the Plan Commission for approval.

Due to the need to proceed with Site Plan approval to meet MWRD deadlines, COMMISSIONER FICARO made a motion to grant Site Plan Approval, contingent upon resolution of open items to the satisfaction of Village Staff, to Edenbridge LLC for a minor deviation to the existing Edenbridge Planned Unit Development that includes the construction of a parking lot expansion (consistent with plans dated 02/18/15) and related site improvement including engineering and lighting and a landscape plan to be approved by the Plan Commission.

The Motion was seconded by COMMISSIONER MCLEOD.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Bob McClellan

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of March 5, 2015 at 9:29 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.