



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MARCH 19, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 19, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Mark Moylan
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Maureen McLeod
Art Pierce

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 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the March 5, 2015 Plan Commission Meeting were presented for approval. It was noted that on page 11 of the Minutes, the Edenbridge Apartments agenda item was listed as Item #2 for discussion but was actually Item #3. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MAHONEY to approve the Minutes with the correction.

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 19, 2015 MEETING
ITEM #1: EDENBRIDGE APARTMENTS (ED SCHULZ, A&R KATZ, PETITIONER) – 18100 AND 18192 S. 66TH COURT – LANDSCAPE APPROVAL (Commissioners Reidy and Mahoney)

Consider the final landscape plan for Edenbridge Apartments located at 18100 and 18201 S. 66th Court.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Bob McClellan
Mark Moylan
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Maureen McLeod
Art Pierce

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

Guest(s): Darlene Carrero, Property Manager, Edenbridge Apartments

PAULA WALLRICH, Deputy Planning Director, presented the final landscape plan relative to parking lot expansion and related site improvement for the Edenbridge Apartment complex located at 181st Street and 66th Court. MS. WALLRICH reminded Commissioners that the Site Plan was previously approved at the last meeting of the Plan Commission, however, at that time concerns were expressed regarding the proposed landscape plan.

MS. WALLRICH reported that Staff and the Assigned Commissioners made a site visit and also met with the Village Engineer, Village Landscape Architect, and representatives for the Petitioner. As a result, she reported that it was agreed to relocate trees out of the vision triangle on 181st Street, increase the amount of landscaping at the location of the previously proposed Lot “D”, and add canopy trees to the area of the detention pond. Also, due to concerns regarding headlight glare from south Lot “A”, she reported additional plantings will be added to the area between the south “A” lot and the building and between the parking along the private drive and the west side of the building.

MS. WALLRICH also reviewed the following outstanding items that have been resolved:

1. Identify a timeline for phasing the parking lot improvements;
Phase 1, consisting of Lot “A”, both north and south, will begin this construction season with the remaining improvements in Phase 2 completed next year.
2. Insufficient accessible parking spaces;
One (1) additional accessible parking space will be added.
3. Location of snow storage areas;

Snow storage areas that conflict with planting areas or encroach the vision triangle will be removed.

4. Proximity of Parking Lot "D" to outdoor living areas in the north Fulton Commons building;
5. Screening of Parking Lot "D";
Parking Lot "D" has been eliminated from the proposal.
6. Photometrics exceed ordinance limits at west property line;
Lighting will remain, as proposed.
7. Turning radius analysis for fire equipment is required;
A turning radius has been approved by and will be provided to the Fire Department.
8. Engineering approval and payment of fee;
Final engineering approval will be required prior to issuance of a building permit.

DARLENE CARRERO, Property Manager, stated she was pleased with the proposed changes, however, requested any trees being planted not be flowering trees or trees that may drop berries onto residents automobiles. MS. WALLRICH suggested Darlene relay this to the Petitioner's Landscape Architect since he selected the specific type of trees.

There being no further questions or concerns from the Commissioners, COMMISSIONER REIDY made a motion to grant Landscape Plan Approval, consistent with plans dated March 13, 2015.

The Motion was seconded by COMMISSIONER MAHONEY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Mark Moylan, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Maureen McLeod and Art Pierce

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 #2: DAVITA DIALYSIS CENTER (former Eiche Turner property) – 16767 S. 80TH AVENUE – SITE PLAN APPROVAL, RE-SUBDIVISION PLAT APPROVAL, AND VARIATIONS FOR A NEW MEDICAL FACILITY (New Item)

Consider a proposal from Sam Sarbacker of OGA, representing DaVita Dialysis, for Site Plan approval, Re-Subdivision Plat approval and variations including a 65 foot front yard setback variation from the required 125 foot front yard setback to allow the proposed 60 foot front yard setback, a 1.66 acre variation of the 4.0 acre minimum lot area to allow for an existing lot area of 2.34 acres, and a 289.93 foot variation from the 600 foot lot width requirement to allow for an existing lot width of 310.07 feet, for a 6,700 SF medical facility that provides dialysis services. The project will involve the demolition of the Eiche Turner facility located at 16767 S. 80th Avenue, the construction of a new medical building, and site improvements. The property is zoned B-1.

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Maureen McLeod Art Pierce
Village Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guest(s):	Sam Sarbacker, OGA Nikki Bridges, Studio GC Architecture

SAM SARBACKER, Vice President-OGA, a full service developer and real estate company specializing in dialysis projects, appeared on behalf of their client, DaVita Dialysis, who seeks to construct a medical facility that provides dialysis services at the location of the former Eiche Turner building located at 16767 S. 80th Avenue.

MR. SARBACKER explained they will be developer of the facility, and upon completion of the project be the owner of the property providing limited property management services. He explained DaVita Dialysis will be their tenant and operator of the facility. He reported that a contractor for the project has not yet been selected.

MR. SARBACKER stated the existing structure will be demolished and replaced with the brand new 6,600 sq. foot medical facility providing dialysis services. He proceeded to review renderings of the proposed building noting it will be in approximately the same location as the current building with the curb cut also in approximately the same location.

MR. SARBACKER reported the building meets all Village standards in terms of materials. He explained the facility is considered a quiet use with hours from 4:30 a.m.- 7:00 p.m., Monday through Saturday, having a staff of 10 employees. He explained traffic will be light since most patients are dropped off. He proceeded to review the floor plan and site plan.

NIKKI BRIDGES, Architect, displayed and reviewed the proposed materials for the building.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report regarding Site Plan approval, Re-Subdivision Plat approval and Variations for the proposed dialysis center. She reported that the property consists of two (2) parcels totaling 2.34 acres, that were never legally subdivided, most likely since the Eiche Turner property was tax-exempt and the lot configuration was never questioned by the County. With the transfer of ownership to DaVita, MS. WALLRICH reported the Applicant has agreed to consolidate the two (2) lots and will then be placed on the tax roll.

MS. WALLRICH noted the subject property is zoned B-1 and is surrounded by commercial properties zoned R-4 and R-6, and abuts a residential area that is surrounded by a chain link fence. She stated B-1 zoning requires a 125' front yard setback, however, the proposed site plan indicates a 60' front yard setback, thus necessitating the 65' variation. She proceeded to review similar front yard setbacks for the surrounding commercial properties.

MS. WALLRICH explained the Village is requesting a cross access easement in anticipation of the redevelopment of the parcel to the north that will ultimately benefit both properties. Though there are no planned improvements for that parcel at this time, Staff is requesting the cross access be provided, but it will not be improved until such time as the property to the north redevelops.

MS. WALLRICH reported the parking lot will consist of 45 parking spaces, which meets Ordinance requirements, with the amount of accessible spaces exceeding requirements. She stated the parking lot is adequately lit and meets photometric standards. She relayed Staff's concerns regarding the safety of patients and requested a crosswalk be installed and a canopy for the front of the building for which the Applicant has complied.

MS. WALLRICH reviewed the landscape plan. Staff is requesting the trees planned for the cross easement area be relocated to the parking lot interior to provide additional shade and additional evergreen screening across the front of the property. She reported minor concerns were also raised regarding shrub spacing that was not indicated on the landscape plan, and requested the landscape plan be revised to include the spacing information.

MS. WALLRICH stated it was a pleasure working with the Applicant who was very responsive to Staff's concerns and recommendations, including architectural changes to the buildings porte-cochere. She reported the Petitioner had proposed a gabled canopy that did not correlate with the roof lines of the main structure. Following discussion, she reported the Petitioner agreed to having a porte-cochere with a roof line that correlated with the roof line of the building. She also noted that the parapet has been revised, per staff request, to a full parapet. MS. WALLRICH then noted that staff had expressed concern regarding a lack of articulation along the west or street elevation. In response, the Architect provided a metal screen that extends over the lobby/waiting room windows. She also reported that Staff has expressed concerns regarding a lack of awnings over all the windows on the north façade with only two (2) of the four (4) windows east of the porte-cochere having awnings. She is requesting awnings for all four (4) windows for a more complete appearance.

MS. WALLRICH reported the Petitioner has verified that the rooftop HVAC equipment will not be visible from the public right-of-way or at ground level of the adjacent residential properties.

MS. WALLRICH showed the proposed monument sign that consists of blue aluminum with white cut-out lettering spelling out the business name "DaVita Dialysis" noting only the white lettering will be illuminated.

COMMISSIONER MCLELLAN complimented the Applicant on the proposed renderings. He suggested upgrading the light fixtures in the parking lot with more decorative fixtures.

COMMISSIONER REIDY raised concerns regarding the vision triangle being indicated on the landscape plan. MS. WALLRICH agreed to having this formally placed into landscape plans going forward. AMY CONNOLLY, Planning Director, stated that the Police Department customarily reviews the plan to ensure there is clear vision at access points.

COMMISSIONER MAHONEY commented the project will be a definite improvement to the property.

COMMISSIONER MOYLAN inquired if the proposed cross easement will feed into the parking lot to the north. MS. CONNOLLY stated that the easement will not be constructed at this time but will be a dedicated area on the plat for a drive aisle in the future.

CHAIRMAN WALKER complimented the Applicant on a beautiful plan and commented the proposed facility will be a tremendous asset to 80th Avenue.

Due to the completeness of the project and the Applicant agreeing to comply with Staff recommendations, CHAIRMAN WALKER waived a formal Commissioners Workshop. She assigned COMMISSIONER MCLELLAN and COMMISSIONER FICARO to meet with Staff and Applicant prior to the Public Hearing scheduled for April 2, 2015 to ensure any outstanding items were addressed.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCLELLAN to adjourn the regular meeting of the Plan Commission of March 19, 2015 at 8:08 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.