



## MINUTES OF THE PLAN COMMISSION

### VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

**APRIL 16, 2015**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 16, 2015 at 7:30 p.m.

#### **ROLL CALL**

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

Absent Plan Commissioners: Art Pierce

Village Staff and Officials: Greg Hannon, Trustee  
Amy Connolly, Planning Director  
Stephanie Kisler, Planner  
Paula Wallrich, Deputy Planning Director  
Debra Kotas, Commission Secretary

#### **CALL TO ORDER**

Plan Commission Chairman Walker called to the meeting to order at 7:34 p.m.

#### **APPROVAL OF MINUTES**

Minutes of the April 2, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCCLELLAN 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 APRIL 16, 2015 MEETING**

**PUBLIC**

**HEARING #1: E&B LIQUORS (formerly Family Video Store) – 16948 OAK PARK AVENUE – SITE PLAN APPROVAL AND SPECIAL USE PERMITS FOR A PACKAGE LIQUOR STORE AND A MIXED-USE BUILDING**

Consider a proposal from Pravin (Paul) Patel of E&B Liquors for Site Plan approval and Special Use Permits to create a package liquor store and add one residential apartment to create a mixed-use building. The project will include the renovation of an existing building at 16948 Oak Park Avenue and will be completed in two phases with phase one being a façade improvement and phase two involving demolition of a portion of the building to create the required parking at the rear and related site improvements, along with construction of a residential unit within the building. The property is zoned NG (Neighborhood General) within the Village’s 2009 Legacy Code.

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Art Pierce
Village Staff and Officials:	Greg Hannon, Trustee Amy Connolly, Planning Director Stephanie Kisler, Planner Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Pravin (Paul) Patel, Applicant Jeevan Singh, Architect

CHAIRMAN WALKER opened the Public Hearing at 7:35 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 properties within 250’ of the proposed project.

PRAVIN PATEL, Applicant, reviewed his plan to relocate his business, E&B Liquors, from the current location at 6760 North Street (near the Oak Park Avenue train station) to 16948 Oak Park Avenue. Since last meeting, he stated several items have been resolved including changes to the exterior façade from four (4) sections to three (3) sections, also noting that he recently completed his application for a façade grant with the Main Street Commission.

JEEVAN SINGH, Architect, provided a sample of the brick to be used on the façade that he believes will blend in with the neighborhood. He stated there will be parking spaces for fifteen (15) vehicles at the rear of the property once Phase II is completed. He also reviewed the landscape plans for both the front and rear areas. He reported a structural engineer has been retained to assist in the demolition of the rear of the building.

STEPHANIE KISLER, Planner, presented the Staff report regarding Site Plan Approval and Special Use Permits to operate a package liquor store and construct one (1) residential apartment to create a mixed-use building at 16948 Oak Park Avenue, located within the Legacy District, on the site of a former video store which has been vacant for many years. She reported the liquor store will occupy approximately two-thirds (2/3) of the store with a yet undetermined tenant occupying the remaining one-third (1/3) of the space.

MS. KISLER reviewed prior renderings of the building showing the outside façade in four-column sections. Per Staff recommendations, the Applicant agreed to revise the front façade to show three sections due to the interior layout of the space and for signage purposes. She showed photographs of the front of the building with its current façade and renderings of the proposed façade noting the improvements will help this space blend in with the businesses directly adjacent by using similar color palettes and building materials. She then reviewed renderings for the rear façade stating the Applicant has provided options for materials ranging from a darker brick and a mixture of darker/lighter brick.

MS. KISLER reviewed the Phasing Plan noting that Phase I will begin as soon as possible and will encompass the build-out of the liquor store and tenant space, façade improvements, curb improvements, and planters to provide greenery. She reported a cross-parking/cross-access agreement is in place with the property to the south to ensure temporary parking until completion of Phase II that will consist of demolition of the half of the rear portion of the building in order to create a mixed-use building with one (1) residential apartment for tax purposes. Upon completion of Phase II, she reported a rear parking area will be created for a total of twenty-three (23) parking spaces on the site in addition to three (3) bike stalls, landscape improvements, and an alleyway dedication per the Legacy Plan.

With regards to signage and lighting, MS. KISLER reported the Applicant has agreed to move the gooseneck lighting upward to create a more defined area for a sign band for the liquor store and the other tenant space. She stated that Staff and the Applicant agreed to compromise with having non-illuminated signage only illuminated via the gooseneck lighting; however, concerns were expressed by the Applicant regarding the signage being visible on days when it is gloomy or darker outside. She discussed other options including using solar powered energy source.

MS. KISLER noted Police Department concerns regarding the need for added security cameras and lighting due to the nature of the business, to which the Applicant has agreed. She reported other Staff Review comments will be addressed at the building permit stage.

In conclusion, MS. KISLER summarized the previously open items from the last Plan Commission meeting and their respective resolutions with the exception of selection of materials for the rear façade and the non-illuminated signage.

ASSIGNED COMMISSIONER FICARO presented the Plan Commission Work Session Report. He stated it was a pleasure to work with MR. PATEL noting that all open items were resolved during the work session. He reported the Applicant has expressed a desire to change the name of his business from E&B Liquors. He also noted that the Applicant would like to have tastings within the establishment. ASSIGNED COMMISSIONER MAHONEY concurred with COMMISSIONER FICARO'S comments stating compromises were made without controversy.

CHAIRMAN WALKER opened the Hearing to questions or comments from the Public Body:

JOE ONTIVEROS, 16917 New England Avenue, stated the wetland area to the rear of the building is behind his rear yard. He expressed concerns regarding an excess of water being placed in that area with the demolition of a portion of the building and added parking. He inquired if the alleyway will have lighting. He also expressed concerns regarding

patrons leaving the liquor store being intoxicated and encroaching upon his backyard.

MS. KISLER reported the alleyway is consistent with the Village's Legacy Plan in order to provide more rear parking and eliminate front yard parking. She reported the Petitioner is required to submit a lighting plan to ensure there will be no excessive light spillage onto surrounding properties. She explained the wetland area will be cleaned up; however, the trees and shrubs will remain and the wetland area will remain vacant of structures. She clarified that the site improvements proposed were only for the portion of the property east of the alley and generally within the current footprint of the building.

RAY WOLLEK, 16951 New England Avenue, expressed concerns regarding the rear of the liquor store becoming a potential loitering area. He also expressed concerns regarding possible traffic in the alleyway and from the rear parking area. He further stated he is opposed to the project.

AMY CONNOLLY, Planning Director, further explained the parcel to the north of the subject property has a garage that stops the alleyway from proceeding further north beyond MR. PATEL'S property, stating the current owner has no immediate plans for relocating. She stated there is no added impervious surface but the area is being improved with additional landscaping also noting the very large bufferyard between the building and alleyway and the adjacent homes. She further stated that the Village Engineer will ensure that the site will not spill stormwater off of their property. She further explained that the rear parking area will be mostly used by employees and residents of the apartment with the majority of patrons parking near the front door of the business. MS. KISLER added that the area will also be monitored by security cameras as requested by the Police Department.

There being no further questions or comments from the Public Body, CHAIRMAN WALKER opened the Hearing to questions or comments from the Commissioners:

COMMISSIONER MCLELLAN complimented the Applicant on reducing the front façade from four sections to three sections. He commented that he does not believe drinking will become an issue at the business and will be addressed by the Police Department should this occur. He stated the business will be a welcome improvement to the location.

COMMISSIONER MOYLAN inquired if tobacco will be sold at the store. MR. PATEL reported that cigarettes will be sold but will be kept behind the store's counter.

COMMISSIONER FICARO inquired as to the liquor store's hours of operation. MR. PATEL stated the store will be open from 10:00 a.m.-10:00 p.m. Sunday through Thursday and 10:00 a.m.-11:00 p.m. Friday and Saturday.

CHAIRMAN WALKER requested input from the other Commissioners regarding their choice for building materials and colors for the rear façade choosing either the darker red brick or the mixture of dark/brick. A consensus was reached to proceed with the darker red brick. Following discussion, it was also agreed to proceed with only gooseneck lighting to illuminate the signage.

There being no further questions or comments from the Commissioners, COMMISSIONER MAHONEY made a motion to grant Site Plan Approval and a Parking Waiver to the Applicant, Pravin (Paul) Patel, for the property located at 16948 Oak Park Avenue for the proposed Phase I and Phase II improvements for a mixed-use building including: a façade improvement, demolition of a portion of the building, addition of a residential unit, cross-access/alley dedication and improvements, and construction of a rear parking lot, landscaping, and related site improvements.

Additionally, the Plan Commission recommends that the Village Board grant, to Pravin (Paul) Patel at 16948 Oak Park 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 for:

1. A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and
2. A Special Use Permit for converting a stand-alone commercial building into a mixed-use building by

constructing a residential unit within the NG (Neighborhood General) Legacy District.  
The Plan Commission recommends the Special Use Permits with the following conditions:

1. A minimum of three (3) bike stalls must be installed per the requirements of the Legacy Code;
2. The gooseneck lighting on the front façade must be moved upward so that the lighting will illuminate signage placed between the gooseneck lighting and the awning;
3. Tenants of the building are prohibited from using signage with illumination (other than the illumination from the goose neck lighting above) unless the gooseneck lighting is removed;
4. The Applicant will install adequate lighting (in compliance with Section 3.I. of the Legacy Code) and security measures to ensure the safety of employees, customers, and resident(s) of the building; and
5. There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by Change of Use or Change of Owner, expansion or redevelopment, new parking improvements may be required;
6. The parking arrangement for Phase I is formalized through officially recorded cross-access and cross- parking agreements;
7. The parking waiver expires (and is no longer necessary) at the completion of Phase II of the project when adequate parking has been constructed within the site;
8. That the liquor store cannot receive a Certificate of Occupancy until the façade improvement (Phase I) has been completed.
9. A twenty foot (20') wide alley dedication must be formalized and dedicated to the Village prior to occupancy of the residential unit at the completion of Phase II of the project;
10. The residential unit cannot receive a Certificate of Occupancy until all Phase II improvements are completed.

The Motion was seconded by COMMISSIONER FICARO.

COMMISSIONERS FICARO and MAHONEY proceeded to recite the Findings of Fact pertaining to the Special Use Permit for Operation of a Package Liquor Store:

**1. Special Use Permit for Operation of a Package Liquor Store**

- 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 operation of a package liquor store will not negatively impact the locality. By allowing a liquor store at this location, the building will no longer be vacant and the property will be improved in two phases. Overall, the area will be improved and two new businesses will be able to occupy the tenant spaces within the building.

- 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 substantially diminish and impair property values within the neighborhood.

The current building has been vacant for over seven (7) years. The improvements proposed for the liquor store will provide a significant enhancement to the building and along Oak Park Avenue.

- 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 existing block is already developed commercially and has adequate commercial parking. This use will not change the normal and orderly development or improvement of surrounding property. In fact, the new owner proposes to demolish (in Phase II) a portion of the building and dedicate a 20' alleyway, which will

contribute to the future development of the entire block.

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

The property is served by shared parking to the south and in Phase II, will be creating a new on-site parking facility. Additionally, the property owner will dedicate a 20 foot alleyway, as required by the Legacy Code, in order to improve access to the block and parking facilities.

- 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.

Ingress and egress to the property will not change from what is already provided. In Phase II, an alleyway will be dedicated which will improve ingress and egress to the rear of the building.

- 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.

All regulations on the Legacy Code and the Village Zoning Ordinance will be met with this proposal. A liquor license will be granted by the Village's Liquor Commissioner.

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

The existing building has been vacant for over 7 years and has been an eyesore along Oak Park Avenue. The proposed use will fill up at least half of the commercial space and a facade improvement is planned that will create lasting value to the building. We believe that this Special Use will add to the commercial offerings along Oak Park Avenue and increase the amount of local shopping that may occur.

**2. Special Use Permit for Conversion of a Stand-Alone Commercial Building into a Mixed-Use Building by Constructing a Residential Unit**

- 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 residential unit is a Phase II improvement that will be completed along with demolishing portions of the existing building, dedicating a 20' alleyway, and creating additional parking to the rear of the building. These are improvements to the safety and general welfare of the public and of businesses along Oak Park Avenue.

- 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 substantially diminish and impair property values within the neighborhood.

The current building has been vacant for over 7 years. Adding a residential unit will increase the value of the property because the property will be eligible for the Cook County Class 7 tax break, which provides property owners with tax breaks if there is a rentable residential unit within the building. We also believe that the addition of a residential unit along Oak Park Avenue will positively contribute to the building of a neighborhood retail market, which improves the value of property along Oak Park Avenue.

- 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 existing block is already developed commercially and has adequate commercial parking. This use will not change the normal and orderly development or improvement of surrounding property. In fact, the new owner proposes to demolish (in Phase II) a portion of the building and dedicate a 20' alleyway, which will contribute to the future development of the entire block. The addition of the residential unit only requires one parking space per unit and this will be provided at the rear of the property.

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

The property is served by shared parking to the south during Phase I and in Phase II will be creating a new on-site parking at the rear of the building. Additionally, the property owner will dedicate a 20' alleyway, as required by the Legacy Code, in order to improve access to the block and parking lot.

- 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.

Ingress and egress to the property will not change from what is already provided. In Phase II, an alleyway will be dedicated which will improve ingress and egress to the rear of the building.

- 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 residential unit will meet minimum unit sizes as set forth in the Zoning Ordinance and there will be no other variations from the Village Codes.

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

The existing building has been vacant for over seven years and has been an eyesore along Oak Park Avenue. The proposed use will fill up at least half of the commercial space, add a rentable residential unit, and a facade improvement is planned that will create lasting value to the building. We believe that this Special Use will add to the commercial offerings along Oak Park Avenue and increase the amount of local shopping that may occur.

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

NAY: None

ABSENT: Plan Commissioner Art Pierce

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

A motion was made by COMMISSIONER MAHONEY, seconded by COMMISSIONER MCLEOD to close the Public Hearing at 8:23 p.m. 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 APRIL 16, 2015 MEETING**  
**ITEM #2: EDWARD GREGORY – PLAT OF EASEMENT – 6500 166<sup>TH</sup> STREET**

Consider granting approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress/egress to be placed on residential property located at 6500 166<sup>th</sup> Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166<sup>th</sup> Street (Parcel Identification Number 28-19-402-085-0000).

Present were the following:

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

Absent Plan Commissioners: Art Pierce

Village Staff and Officials: Greg Hannon, Trustee  
Amy Connolly, Planning Director  
Stephanie Kisler, Planner  
Paula Wallrich, Deputy Planning Director  
Debra Kotas, Commission Secretary

Guest(s): Warren Opperman, Joseph A. Schudt & Associates

WARREN OPPERMAN, representing the Owner/Applicant, Edward Gregory, presented a request for a Plat of Easement on the east edge of a property located at 6500 166<sup>th</sup> Street that consists of two (2) separate parcels, Parcel “A” and Parcel “B”. He stated that Mr. Gregory plans to place the property for sale and would like the easement granted for the east edge of Parcel B for ingress, egress, public utilities, and drainage should the parcels be sold separately.

STEPHANIE KISLER, Planner, presented the Staff report. She reported the Applicant wishes to ensure that Parcel A is able to be accessed from 166<sup>th</sup> Street. She stressed that creating this easement would not allow for a flag lot or a non-conforming lot.

CHAIRMAN WALKER clarified that Lot B can then be developed with the easement for the intent and benefit of the property owner of Parcel A. AMY CONNOLLY, Planning Director, confirmed that this easement will only benefit Parcel A and will also ensure that either parcel cannot be split to create a cul-de-sac or flag lot. MR. OPPERMAN stated this language will also be placed on the Plat.

COMMISSIONER MAHONEY inquired if there are currently any utilities within the easement. MR. OPPERMAN stated he believes there is sanitary sewer with possible gas and electric.



There being no further questions or comments from the Commissioners, COMMISSIONER MCLEOD made a motion to recommend that the Village Board grant approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress/egress to be placed on residential property located at 6500 166<sup>th</sup> Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166<sup>th</sup> Street with Parcel Identification Number 28-19-402-085-0000.

The Motion was seconded by COMMISSIONER REIDY.

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

NAY: None

ABSENT: Plan Commissioner 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 APRIL 16, 2015 MEETING**

**ITEM #3: BRIXMOR OUTLOT – 15917 S. HARLEM – SITE PLAN APPROVAL AND A SPECIAL USE PERMIT 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 Permit for a Substantial Deviation from the approved Tinley Park Plaza Planned Unit Development 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 Ficarò Tom Mahoney Bob McClellan Maureen McLeod Mark Moylan Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Art Pierce
Village Officials and Staff:	Greg Hannon, Trustee Amy Connolly, Planning Director Stephanie Kisler, Planner Paula Wallrich, Deputy Planning Director Debra Kotas, Commission Secretary
Guest(s):	Jeff Slavish, Brixmor Development Hank Zuwała, DZA Associates Daniel Jutzi, Brixmor Development Brad Ratajczak, Brixmor Development

JEFF SLAVISH, Project Manager for Brixmor Development, presented an overview of the plan thus far to create an outlot development for Tinley Park Plaza that is currently an asphalt plaza with minimal landscaping stating the development will enhance both the shopping center and community. He indicated the project's architect, civil engineer, leasing agent and vice-president of construction were also in attendance to answer any questions, provide clarification, or any further explanation needed.

HANK ZUWALA, Architect, reported working with Staff to develop a site plan and providing architecture that meets Village ordinances and PUD standards/criteria. He reviewed an aerial photograph of the existing site. He explained plans are to demolish the northern end of the building (formerly the Outriggers restaurant) in order to enlarge the parking field for patrons, then subsequently develop 9,100 square feet of multi-tenant retail space. He reported two (2)

restaurant tenants have already expressed interest in the parcel, however, concerns have been expressed regarding limited parking. He explained the additional parking is necessary due patrons of the Tinley Square development to the north occupying some of the subject parking area.

MR. ZUWALA proceeded to review landscape plans. He showed a photograph showing the minimal amount of landscaping as the site exists today. He reported a landscape buffer will be added along the west property line to align with the bufferyard established at the Tinley Square development. The proposal includes increasing the amount of landscape buffers and interior landscape islands. He referenced the Staff Report that indicates some of the islands do not meet Ordinance requirements, however, he stressed their priority is to provide adequate parking for their tenants.

CHAIRMAN WALKER expressed concern regarding the significant amount of open items. She explained the importance of the Village's Landscape Ordinance. She explained granting variances sets a precedent for future developments.

MR. ZUWALA stated they could meet the ten-foot (10') landscape islands, however, this would sacrifice vital parking spaces which is a critical component. He explained there is a parking area to the east, behind the development, that could have a 10' island, however, this would sacrifice the four-foot (4') sidewalk that currently exists believing the sidewalk is more necessary.

COMMISSIONER FICARO explained the intent of landscape plan to have sufficient landscape to enhance the appearance of the property. He suggested moving landscape footage from another area in order to comply with the Ordinance.

COMMISSIONER MAHONEY requested MR. ZUWALA indicate the number of parking spaces that would be sacrificed in order to meet the requirements. MR. ZUWALA noted a minimum of seven (7) spaces will be lost just with addition of the landscape islands.

Concerns were also expressed regarding the amount of open items in addition to landscaping including, parking, circulation, signage, and HVAC. MR. ZUWALA reported progress has been made with Staff regarding signage, however, no end result.

COMMISSIONER MCLELLAN explained this is an opportunity to refresh and enhance an older shopping center stating this location is a main entryway into the Village, therefore, the Plan Commission would be reluctant to relax any standards. He stated it is incumbent upon the Applicant to meet Village standards and ordinances, which he believes are non-negotiable.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She complimented MR. ZUWALA on a beautiful building stating the proposed project is a perfect opportunity for rejuvenation of the shopping center. She reported the initial meeting with the Applicant began positively and many compromises were made during the meeting. She explained the purpose of the Staff Report is to identify all items that do not meet code and bring them to the attention of the Plan Commission. Until this evening, she was not aware of the critical parking concerns. She believes compromises can be made by both parties that will meet the integrity of the ordinances, having the flexibility of the PUD.

MS. WALLRICH proceeded to identify the critical items identified in the Staff Report including site plan, building architecture noting the lack of a full parapet being a point of contention, and signage.

MR. ZUWALA showed a rendering of the proposed building noting its urban concept with varying parapet heights, canopies, plane changes so it is not a flat façade, and varied brick colors noting that facebrick will be the primary building material.

COMMISSIONER MCLEOD stressed the importance of the parapets and tower elements commenting the proposed building has no architectural interest.

Due to the significant amount of open items at this time, CHAIRMAN WALKER suggested Staff further work with the Applicant before holding a Workshop.

COMMISSIONER MAHONEY made a Motion to table this item until there is a more workable plan. The Motion was seconded by COMMISSIONER FICARO.

#### **OTHER BUSINESS**

CHAIRMAN WALKER referred to a communication from the Fire Department regarding their "Run For Your Life" 5K safety run on May 3, 2015 and for further information visit [www.TinleyPark.org/Fire](http://www.TinleyPark.org/Fire).

CHAIRMAN WALKER requested if there are any Commissioners not interested in reappointment for next year please advise her as soon as possible. She also requested Commissioners who are unable to attend upcoming scheduled meetings notify her and MS. CONNOLLY via email.

TRUSTEE GREG HANNON announced this would be his last Plan Commission meeting thanking the Plan Commission for their time and efforts. CHAIRMAN WALKER thanked him for his service and commented he will be missed. MS. CONNOLLY expressed Staff's gratitude for his guidance and support.

#### **ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER MCLEOD seconded by COMMISSIONER MAHONEY to adjourn the regular meeting of the Plan Commission of April 16, 2015 at 9:18 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.