



## 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 171<sup>st</sup> 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 171<sup>st</sup> 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 171<sup>st</sup> 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 171<sup>st</sup> 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.