



## MINUTES OF THE PLAN COMMISSION

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

**MAY 21, 2015**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 21, 2015 at 7:30 p.m.

#### **ROLL CALL**

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

Absent Plan Commissioner(s): Tom Mahoney

Village Officials and Staff: Amy Connolly, Planning Director  
Paula Wallrich, Deputy Planning Director  
Stephanie Kisler, Planner

#### **CALL TO ORDER**

Plan Commission Chairman Walker called to the meeting to order at 7:31 p.m.

#### **APPROVAL OF MINUTES**

Minutes of the May 7, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER PIERCE 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 MAY 21, 2015 MEETING**  
**ITEM #1: PUBLIC HEARING**  
**BRIXMOR OUTLOT – 15917 S. HARLEM AVENUE – SITE PLAN APPROVAL AND A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT**

Consider a proposal from Mr. Jeff Slavish, Brixmor Property Group, for 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 and Landscape 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 Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Tom Mahoney
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner
Guest(s):	Hank Zuwala, DZA Associates

CHAIRMAN WALKER opened the Public Hearing at 7:32 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Public 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 notices also being sent to surrounding property owners.

HANK ZUWALA, Architect, reviewed plans to redevelop the north end of Tinley Park Plaza. He showed a photograph of the site and surrounding properties as it exists today then presented an image of the proposed redevelopment explaining the northern end 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.

MR. ZUWALA proceeded to review the site plan noting dimensions that outline some of the amendments to the PUD they are requesting with respect to drive aisles and the landscape buffer along Harlem Avenue. He explained the reason for modification of the PUD is to align the driveway with the Tinley Square development to the north. He reported

increasing the width of the entrance/exit drive that will allow for two (2) full lanes in and two (2) full lanes out of the center. He confirmed all landscape islands are now in conformance with Village requirements.

MR. ZUWALA reviewed the various elevations for the building explaining the building will have a more urban appearance by using different brick colors and introducing some EIFS for the corner tower elements. He noted the rear of the shopping center (east elevation) duplicates the same brick color elements along the Harlem Avenue side of the building. In order to articulate the differences between storefronts and sign band, he indicated the masonry will be projected in several different dimensions. Per recommendations of Staff, there are now 4-sided parapets around the building. He explained the south and north tenant spaces are designed for restaurant uses that will have outdoor dining and will include a patio area with landscaping and a fence.

Since the proposed signage does not meet regulations for the PUD or current zoning, MR. ZUWALA reported coming to terms with Staff for an amendment to the sign regulations for this outlot building.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She again thanked the Brixmor Development team for their cooperation in recent meetings. She reported the Applicant worked with Staff in reducing the sixteen (16) exceptions to seven (7) exceptions ranging from aisle width, bufferyard width, landscape island width and photometrics. She stated that all landscape islands conform with Village code and now there are only three (3) areas of exceptions to Village Code needing Plan Commission approval including aisle width, photometrics and bufferyards..

MS. WALLRICH reviewed the site plan. She stated she is working with the Applicant's attorney on protecting the cross-access from Tinley Square by recording it on the plat. She noted the east parking lot where there were previous issues with bufferyards and landscape islands that have been resolved and now meet requirements. Due to configuration and width limitations of this parking lot, Staff is requesting any exceptions for aisle width be approved by the Plan Commission as part of the PUD amendment. She noted the extensive improvements and increase in green space to the south parking lot, Harlem Avenue bufferyard and entryway boulevard. She stated the sidewalk easement is being worked through with the Applicant's attorney and will be completed prior to occupancy. In order to align the drive aisle with the Tinley Square development to the north, Staff is also requesting Plan Commission approval for a exception to Village Code for the drive aisle width as part of the PUD amendment.

Since the Applicant agreed to move the building to the south and east, MS. WALLRICH noted the increased green space in the front of the building along Harlem Avenue and the outside dining area. She reported the overall parking ratio will change only slightly and the Applicant will ensure parking meets tenant demands.

Regarding lighting, MS. WALLRICH reported the existing lighting will match the existing light poles in the plaza and will be painted white. While photometrics exceed standards at the property line, Staff is not concerned since it is reduced to appropriate levels near the road edge at Harlem Avenue. Staff is recommending Plan Commission approve the photometris as part of the PUD amendment.

As previously stated, all Landscape Ordinance requirements have been met except for the west bufferyard, and though it is not as wide as required by the ordinance, it is significantly improved with the addition of additional planting including evergreens, ornamental grass and perennials and the increased width at the southern end of the bufferyard. She recommended the bufferyard deviation from the Landscape Ordinance be approved as part of the PUD amendment.

MS. WALLRICH reported there was a special sign regulation written specifically for this PUD due to the inline stores substantial setback from Harlem Avenue. She stated both Staff and Applicant have agreed to an amendment to the regulations that now addresses a four-sided building and is requesting approval of the sign regulation amendment by the Plan Commission.

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

COMMISSIONER FICARO complimented Staff on their efforts and thanked the Applicant for working cooperatively with Staff in resolving areas of concern.

CHAIRMAN WALKER proceeded to review the following Findings of Fact:

Special Use Permit

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed Brixmor Development located at 15917 S. Harlem Avenue.

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

Exceptions to the Zoning Ordinance requirements within this PUD include:

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

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

1. Recording of a cross access easement with Tinley Square;
2. Recording of a public sidewalk easement; and,

3. Final approval of Fire Lane agreement between the Tinley Park Fire Department and the Applicant.

The Motion was seconded by COMMISSIONER MCLEOD.

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

NAY: None

ABSENT: Plan Commissioner Tom Mahoney

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

A motion was made by COMMISSIONER FICARO, seconded by COMMISSIONER MCCLELLAN to close the Public Hearing. 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 21, 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 Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Tom Mahoney
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner
Guest(s):	Greg Seifert, Geis Companies

GREG SEIFERT, Design Development Architect representing The Great Escape, discussed 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.

MR. SEIFERT reviewed the open items identified by the Engineering Department that recommended the installation of curbing along the north portion of the site, and revising the right in-right out in the entrance drive off of LaGrange Road from striping to a two inch (2") mountable, raised median. He stated they are acceptable to both recommendations.

MR. SEIFERT identified issues raised as a result of the last Plan Commission meeting including increased lighting along the front side of the building. He stated four (4) light poles have been added along the front side of the building along LaGrange Road and modification of the reflectors in two (2) of the wall fixtures along the front face of the building that will also provide additional lighting.

Per the suggestion of the Fire Department, MR. SEIFERT reported gates will be installed along the northwest and southwest corner of the fire lane in the rear of the building to prevent vehicular traffic along the rear of the building. He reported the Fire Department has also allowed a reduction of the fire lane from 21 feet to 16 feet that will provide an additional 5feet of level ground for landscaping along the east side. He stated the evergreens originally proposed were dwarf trees and the landscape plan has been modified to include faster growing, taller, more mature evergreen trees.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She stated several items of concern expressed by residents of the surrounding Caledonia Townhomes were addressed at a the assigned Commissioner meeting with Staff. COMMISSIONER REIDY and COMMISSIONER PIERCE were the assigned Commissioners..

MS. WALLRICH proceeded to review the site location that is comprised of two (2) parcels stating this development only involves the west parcel with the other parcel not being developable at this time due to zoning issues and a designated wetland area. She noted the closest townhome to the development is 165'.

Since the Applicant did not want a fire lane at the rear of the building as part of the development, MS. WALLRICH reported the Fire Department agreed to reduce the width of the fire lane from 21' to 16' which will result in an extra five feet (5') for landscaping. Due to security concerns expressed by the Townhome residents, the Fire Department also agreed to allow the installation of two (2) gates to prevent vehicular traffic accessing the rear of the building.

MS. WALLRICH reviewed the revised landscape plan noting the previous evergreen trees were dwarf pine and spruce trees that have now been replaced with larger evergreen trees, with some growing up to 50-60'. Oak trees and flowering trees will be placed at the top of the grade to allow maximum screening for the rear of the building.

MS. WALLRICH reported lighting concerns that arose at the last meeting by the Commissioners. She confirmed that four (4) new light poles will be installed in the parking areas along LaGrange Road.

Using elevation drawings, MS. WALLRICH stated the Applicant has cooperated with Staff on the buildings architectural design and proposed materials, noting it exceeds the masonry requirement. She reported that the use of Spandrel glass will be limited to three (3) windows on each side of the front entryway that will be used for display wall units, with only the bottom portion being visible due to awnings.

MS. WALLRICH reported the HVAC units will be located at the top of the building with a line of sight study having been conducted showing the distance which the HVAC units are visible. Staff feels they are well screened given the distances.

In conclusion, MS. WALLRICH reported the open items have been addressed and agreed to by the Applicant including the entire site being curbed, and a 2" mountable median for the right-in/right-out on LaGrange Road.

COMMISSIONER REIDY confirmed a discussion was held with regard to items applying only to the Plan Commission. He discussed the concerns expressed by nearby residents regarding the pond and was assured by the Village Engineer that the pond meets design requirements. He thanked residents for their input.

COMMISSIONER PIERCE confirmed that comments from residents were discussed. He believes the additional landscape will be thick and lush with trees and act as a natural buffer.

COMMISSIONER MCLEOD inquired about fencing being installed in addition to the landscape as requested by members of the townhome association at the last meeting. MS. WALLRICH stated the Ordinance calls for a bufferyard with either a fence or landscape with a preference for landscaping. She reported this was discussed at the Commissioners meeting due to safety and security concerns expressed by nearby residents, however, with the installation of the gates, there was no longer a security issue.

COMMISSIONER MCCLELLAN compared the existing development to the north stating the north development was substantially closer than this proposed development. MS. WALLRICH confirmed that the development to the north is 60' from the fence and 107' from the nearest townhome compared to 165' for the proposed Great Escape building. He believes with the natural barrier of the pond plus the additional landscape, will address the homeowner's concerns for anyone attempting to access the development from the nearby townhomes.



COMMISSIONER FICARO reported no issues with the site plan. He noted the concerns raised by residents at the last meeting were requested to be submitted in written form. MS. WALLRICH stated she had not received anything in writing to-date. She reported speaking with the manager of the Townhome Association offering to arrange a meeting between residents and the Village Engineer, if they elected.

Though this was not a formal public hearing, CHAIRMAN WALKER opened discussion to those in attendance from the Townhome Association.

ROBERT KATZ, 9443 Perth Circle, Vice-President of Caledonia Townhome Association, presented a powerpoint slide presentation. He stated the residents' main concern is safety with many of the residents being senior citizens. He commented with this development being on a major highway there is a greater potential for vandalism, trespassing, home invasion and burglary. He stated a fence would provide additional protection in addition to the proposed gates. He believes the proposed landscaping will take years to fill in in order to have any effectiveness. He again requested installation of a fence, matching with and connecting to the development to the north. He believes precedence has been established including Lawn Funeral Home and Park Hills strip mall that have both fencing and landscape.

COMMISSIONER MOYLAN inquired if there is a fence requirement for in the Village code.

CHAIRMAN WALKER stated the developer typically has to install either a fence or landscaping, dependent on density.

COMMISSIONER REIDY stated the purpose of fencing in the Code is for screening, not for safety or security. He explained a variety of uses such as liquor stores, sandwich shops, restaurants that are much more intense and more heavily utilized have a different set of risk factors than the proposed Great Escape store. He also addressed the other developments along LaGrange Road including AlphaMed and Pronger Smith Clinic there is no fence and where access can be gained.

COMMISSIONER PIERCE agreed with COMMISSIONER REIDY stating that as assigned commissioners, they looked at all options and he believes the additional five (5') made available from reduction of the fire lane being used for additional landscaping will provide additional screening, and also provide better aesthetics for both The Great Escape and for the nearby residents. He agreed a fence in that area would not serve a security purpose.

COMMISSIONER MCLEOD agreed with the aesthetics of the landscape in the rear of the building but stated she was supportive of a fence.

CHAIRMAN WALKER noted the Police Department also reviewed the proposed development and any concerns of safety would have been presented.

ANDY ZAHARA, 9444 Perth Circle, apologized for not having anything submitted in written form to the Plan Commission.

COMMISSIONER PIERCE made a Motion to grant Site Plan Approval for the proposed Great Escape Development, located at 17231 LaGrange Road, conditioned upon final landscape approval and approval of the gate design by the Fire Department. The MOTION was seconded by COMMISSIONER REIDY.

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

NAY: None

ABSENT: Plan Commissioner Tom Mahoney

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 PIERCE seconded by COMMISSIONER MOYLAN to adjourn the regular meeting of the Plan Commission of May 21, 2015 at 8:37 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.