



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

FEBRUARY 15, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on February 15, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Garrett Gray
Peter Kroner
John Curran
Eduardo Mani

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Chuck Augustyniak
Angela Gatto

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

Guest(s): Bryant Scarborough, Small Projects Director, ROGERS ELECTRIC, (by phone)

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for February 15, 2018 at 7:04 p.m.

COMMUNICATIONS

None at this time.

APPROVAL OF MINUTES

Minutes of the February 1, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER CURRAN, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW 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 FEBRUARY 15, 2018 REGULAR MEETING

ITEM #1 BANK OF AMERICA – 16301 HARLEM AVENUE SITE PLAN AND MINOR DEVIATION APPROVAL Consider approval of Site Plan and Minor Deviation in the Maple Grove Planned Unit Development, an amendment of the Bremontowne PUD.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Garrett Gray
Peter Kroner
John Curran
Eduardo Mani

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Chuck Augustyniak
Angela Gatto

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Barbara Bennett, Commission Secretary

Guest(s): Bryant Scarborough, Small Projects Director, ROGERS ELECTRIC, (by phone)

PAULA WALLRICH Community Development Director explained due to the consequence of the *Automated Teller Machine Security Act*, (Illinois State Statute (205 ILCS 695/1)) which regulates lighting for ATM's, the bank is required to increase lighting levels at their ATM sites for the protection of their patrons. Compliance with the State Regulations would result in excessive light spillage onto adjacent right-of-ways for Harlem Avenue and 163rd Street and the removal of existing vegetation north and west of the ATM area. To meet this requirement it is necessary to have a 50' clearance all around the ATM's area. The bank has elected to erect an open style fence along the north boundary of the ATM stations to make sure it acts as an encumbrance to any possible offender. Fences are not allowed in a front yard of commercially zoned property, therefore an Exception to the Village Zoning Ordinance is required. This is considered a Minor Deviation of the PUD, therefore it only requires Plan Commission review.

MS. WALLRICH explained the zoning in this area is B-4 PUD adopted in 1989. The Applicant is proposing to construct a 6' fence in the front yard approximately 31' from their north property line on 163rd St. Fences are not allowed in the front yard in Commercial Districts; they must meet the 50' front yard setback. In the PUD, any variance from code is considered an Exception rather than a Variation and this is considered a Minor Deviation. In this case there is also a Site Plan approval, which allows staff to discuss such things as landscaping.

MS. WALLRICH displayed graphics of the proposed location of the fence which is a 6' open style black aluminum fence (Echelon Majestic by Ameristar). As part of the security upgrades the Bank will be trimming some of the existing vegetation around the ATM area to allow for better views on and off the site. All the shrubbery has to be kept at a level of 36". Staff has asked for additional landscaping under the fence. Street trees are required to be planted every 25' along public Right-Of-Ways so two (2) additional trees will need to be planted along 163rd Street to meet code requirements.

MS. WALLRICH explained additional light has been installed per a previous permit. With the construction of a 6' fence in the proposed location, there is no need to extend the required light levels beyond the fence. The lighting levels on the public Right-of-way meet the village performance standards.

Staff has identified this Summary of Open Items:

Open Item #1: The Plan Commission may consider a Minor Deviation to allow a 6' fence in the front yard of a commercially zoned property in the Maple Grove Center PUD.

Open Item #2: Condition approval on erecting a 6' Echelon Majestic, by Ameristar black aluminum fence.

Open Item #3: Plant two additional street trees along 163rd Street, 25' apart

Staff has identified Standards for Site Plan Approval:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
The proposed use is a Permitted Use in the District
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The proposal is for a 6' open style fence which does not impact adjacent land uses and complies with the intent of lighting and landscaping standards
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The proposed fence does not alter existing vehicular circulation patterns and provides increased security for bank patrons.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The proposed site improvements are intended to increase the safety of the patrons using the ATMS
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
Existing landscaping will remain but will be trimmed to maximize visibility, additional landscaping will be installed to soften the lines of the fence; additional street trees will be planted to meet code requirements.
- f. That all outdoor trash storage areas are adequately screened.
The existing trash is adequately screened

CHAIRMAN SHAW asked the Petitioner, Mr. Scarborough if he had anything to add.

BRYANT SCARBOROUGH thanked Staff and the Commission and noted he felt all facts presented were accurate and noted they are agreeable to add trees as necessary.

COMMISSIONER KRONER asked the size of the trees that will be planted in the parkway. He also asked how the fence length was determined. MS. WALLRICH replied that usually the tree size required is 2 1/2" caliper. COMMISSIONER KRONER noted the existing trees were older and larger. MS. WALLRICH noted 3" caliper could be required.

MR. SCARBOROUGH replied that would be acceptable and the length of the fence was designed to give a 15 seconds head start for someone to run and it is a 50' radius from the ATM.

CHAIRMAN SHAW clarified the trigger for looking at this is due to the security compliance that is necessary for the bank. The bank was not non-compliant with any Village Ordinance.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN to grant the Petitioner, Lin R. Rogers, Lin R Rogers Electrical Contractor on behalf of Bank of America, Site Plan approval, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, for site improvements for the Bank of America located at 16301 Harlem Avenue. These improvements are considered a minor deviation from the approved Maple Grove PUD, an amendment to the Brementowne PUD, and have met the Site Plan Standards as outlined in Section III.T.2. of the Zoning Ordinance.

This approval includes the following exception:

- to allow for a 6' open style fence in the front yard with related landscaping improvements

With the following conditions:

- Erect a 6' Echelon Majestic, by Ameristar black aluminum fence.
- Installation of two (2) additional street trees of 3" caliper along 163rd Street.

AYES: PLAN COMMISSIONERS GRAY, MANI, KRONER, CURRAN, AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion approved.

GOOD OF THE ORDER

PAULA WALLRICH, Interim Community Development Director noted:

1. Currently doing site visits for new software with 4 interviews next week.
2. Blackstone Loft – (Bremen Cash Store property) Finalizing incentive issues.
3. Lenny's – working on annexation.
4. Working on boundary issues on Oak Park Avenue
5. Text Amendments to Legacy Code
6. Staff working on hiring 2 positions. An offer has been accepted for Planning Manager. Senior Planner add closed on February 5, we will be interviewing shortly.
7. CHAIRMAN SHAW complimented the Webinar on the Tinley Park Mental Health Center. He will be interested in hearing more about it as it proceeds.

COMMENTS FROM THE PUBLIC

None at this time.

ADJOURNMENT

There being no further business, a Motion was made by PLAN COMMISSIONER GRAY, seconded by PLAN COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of February 15, 2018 at 7:42 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.