



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

**December 2, 2021**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on December 2, 2021.

**CALL TO ORDER** – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for December 2, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Frank Loscuito  
Eduardo Mani  
Ken Shaw  
Kurt Truxal

Absent Plan Commissioners: None

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: Sergio Gonzalez, Resident, 16050 76<sup>th</sup> Ave  
Daniel Salgado, Resident, 7608 161<sup>st</sup> Street  
Jim Truesdell, DR Horton  
Bruce Mellen, DR Horton  
Steve Bauer, DR Horton

**COMMUNICATIONS –**

There were no communications from Village Staff.

**APPROVAL OF MINUTES** - Minutes of the November 18, 2021 Regular Meeting of the Plan Commission were presented for approval. CHAIRMAN GRAY requested a correction on Page 3 which should read “*motion was made by Commissioner Shaw, seconded by Commissioner Loscuito. Chairman Gray requested...*” A motion was made by COMMISSIONER LOSCUITO to approve the minutes as corrected. The motion was seconded by COMMISSIONER GASKILL to approve the November 18, 2021 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE DECEMBER 2, 2021 REGULAR MEETING**  
**ITEM #1 PUBLIC HEARING – 16050 76<sup>TH</sup> AVENUE, GONZALEZ – CORNER FENCE VARIATION**

Consider recommending that the Village Board grant Sergio Gonzalez (property owner) a Variance from Section III.J. of the Zoning Code (Fence Regulations) at the property located at 16050 76th Avenue in the R-4 Single Family Residential zoning district. This Variance would permit the Petitioner to install a six-foot (6') high privacy style fence to encroach twenty-five feet (25') into the required secondary front yard and located on the property line.

Present Plan Commissioners: Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Frank Loscuito  
Eduardo Mani  
Ken Shaw  
Kurt Truxal

Absent Plan Commissioners: None

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: Sergio Gonzalez

Members of the Public: Daniel Salgado, 7608 161<sup>st</sup> Street

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. She noted the Petitioner is present to answer any questions.

The Petitioner, Sergio Gonzalez, was sworn in. He requested that he extend his fence to provide more room for his kids. He noted that he knows the code's requirements regarding the property line. He noted his request will be about 50 feet plus another 20 feet to the sidewalk. He commented that when he bought the property, he was not aware that he owned all the land. He thought his land was all the way to the sidewalk. He wondered how he could get that area since he maintains and uses it.

CHAIRMAN GRAY asked the Commissioners for any comments.

COMMISSIONER GASKILL had no questions. He noted the marked-up drawing answered his questions.

COMMISSIONER LOSCUITO had no issues. It is a unique property being on the corner. He understands the purpose is to give the family more secure space.

COMMISSIONER TRUXAL asked if the existing fence that would be inside the proposed fence would be removed.

The Petitioner Sergio Gonzalez responded yes. He would like to have the tree fenced inside the property.

COMMISSIONER TRUXAL asked if there was a new gate between the house and the new fence, and if it would match.

Petitioner Sergio Gonzales responded yes.

COMMISSIONER SHAW asked if the proposal for the fence to be on the property line. He wanted to make sure it would be in or on the property line.

Dan Ritter, Planning Manager, responded it would be in the property, not technically on the property line. Usually fences are installed about 3 inches within.

COMMISSIONER SHAW noted he was familiar with the property and doesn't see any line of sight issues. The request seems straightforward, reasonable, and logical. He noted that in the recent years the Village has deeded properties over to owners. In this case, he cannot imagine any reason for the Village to retain it.

Dan Ritter responded that perhaps when the area was developed there could have been plans for another home on the land, with the street running normal, and when they would have needed detention that perhaps the boulevard could have been made for the detention. Regarding the use of the land, he noted he brought it up to Public Works staff who had noted there's not much of a public use there, and the Village would possibly be open to it. Typically, it would fall on the property owner to draw up the plat to make the request. The lots would have to be consolidated. He noted that we could do a formal request to the Village Board prior to the owner paying for a survey.

COMMISSIONER MANI concurred with the other Commissioners.

COMMISSIONER GATTO believed it was fine due to the distance.

CHAIRMAN GRAY noted this site is unique with no obstruction of visibility, and it improves the property. He noted the drawing speaks volumes to help the Commission understand the situation. He had no issues with this request. He asked if there was anyone from the public wishing to speak.

Daniel Salgado was sworn in. His wife and him have lived in Tinley Park for 30 years just west of the Gonzalez's home. During his time, he has seen neighbors come and go. He wanted to speak for the Gonzalez family. He noted they moved in about two years ago, and they are good people. He commented they are just trying to make their back yard bigger and provide more privacy. He noted they thought they owned the portion of the right of way and asked if there was a way to obtain that land.

Dan Ritter commented that while not relevant to the Variation, there is a process they might be able to obtain it. However, they have to hire and pay for the Plat that would move the land from the right-of-way and consolidate with their lot. With the land dedication the Petitioner would not be able to do anything with the property in regards to structures because it would still be the front yard. He also noted that the Petitioner would need to pay more taxes on that land. The Petitioner commented that he thought that if he had more land then perhaps it would be worth more.

CHAIRMAN GRAY requested a motion to close the public hearing. Motion made by COMMISSIONER SHAW, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked for the standards.

Lori Kosmatka provided the standards.

There was one motion for this item.

Motion 1-:

COMMISSIONER LOSCUITO made a motion to recommend that the Village Board grant a 25-foot Variation to the Petitioner, Sergio Gonzalez, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a six-foot-high privacy fence encroaching 25 feet into the required secondary front yard, where a fence encroachment is not permitted at 16050 76th Avenue in the R-4 PD (Single-Family Residential, Brementowne Estates PUD) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the December 2, 2021 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY asked staff what the next step will be.

Dan Ritter responded it will go to the Village Board in one meeting on December 21<sup>st</sup>. The meeting time is typically 6:30pm. He noted Lori Kosmatka would follow-up with the petitioner on the details for that meeting.

CHAIRMAN GRAY noted to the Petitioner to return for the Village Board meeting December 21<sup>st</sup>.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE DECEMBER 2, 2021 REGULAR MEETING**

**ITEM #2 WORKSHOP – OAK RIDGE SUBDIVISION, DR HORTON – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, REZONING, VARIATION, AND RESOLUTION FOR PRELIMINARY PLAT**

Consider recommending that the Village Board grant the Petitioner, DR Horton Inc – Midwest, a Special Use Permit for Preliminary Planned Unit Development (PUD) Approval, rezoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential), and Variation for recreational open space for the Oak Ridge Subdivision on property located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. Preliminary Plat and Preliminary Site Plan Approval are also requested as part of the development approval.

Present Plan Commissioners: Chairman Garrett Gray  
James Gaskill  
Angela Gatto  
Frank Loscuito  
Eduardo Mani  
Ken Shaw  
Kurt Truxal

Absent Plan Commissioners: None

Village Officials and Staff: Dan Ritter, Planning Manager  
Lori Kosmatka, Associate Planner

Petitioners: Jim Truesdell, DR Horton  
Bruce Mellen, DR Horton  
Steve Bauer, DR Horton

Members of the Public: None

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Dan Ritter, Planning Manager, summarized the Staff Report for the Commission. He noted this is a workshop discussion and the public hearing would be December 16<sup>th</sup>. He reviewed the PUD and approval process. DR Horton is a well-known builder and the largest in the country. The proposal is for 81 single family homes and 162 townhomes on a former light industrial/office redevelopment. This site was Panduit's original headquarters. After moving to their new HQ off of I-80, Panduit kept the neighboring property for its innovation center. Panduit is the owner of the majority of property and DR Horton is the contract purchaser. A portion of the former parking lot was developed as the Freedom Pond, which takes stormwater from this property and the downtown. The pond helps the downtown development happen since the downtown land doesn't need to be dedicated to detention. It seemed this site would likely eventually be residential due to the location (near Tinley Park High School, forest preserve, and the downtown/metra). The property is currently zoned ORI which fit Panduit's use at the time (in the 1950s) but isn't desirable to commercial developers now. He reviewed the zoning adjacent to the property. The property is proposed to be rezoned from ORI to R-5. The thought is that zoning this as one lot and putting a PUD over it helps the developer design with flexibility. R-5 allows for single-family and townhomes as proposed. Alternatively, it could break out the districts into R-5 (townhomes) and R-4 (detached single-family), but some of the detached single-family lots vary in size. R-5 made more sense. He noted the open space includes a 3-acre park to be dedicated to the park district. The details dedicating it to the district will be finalized later but they have generally agreed they would take the park

subject to final design details. The park will benefit residents outside the development as well as those in it. There is another acre of private open space privately controlled by the association, which are less park-like but function more like walkways. Open items include review of housing types and have a schedule from the Petitioner. The Petitioner provided a market study and can describe it. They are asking for a preliminary PUD and will have to come back for final. This consideration now helps provide the general layout. He noted PUDs can provide extra allowances and restrictions from the Village Zoning Ordinance. He reviewed the exceptions. This included the masonry requirements. Most of the fronts proposed are 2 ½ story in the front and 3 stories in the back.

CHAIRMAN GRAY asked if the grade is really that different here or if there was a walk-out.

Dan Ritter responded that the Petitioner could discuss the engineering and that it may changed based on the unit.

CHAIRMAN GRAY asked if the houses have basements or if they are slab on grade.

Dan Ritter responded no, they are slab but have basements as an option. The townhomes don't have basements.

COMMISSIONER GATTO asked if the homes on Oak Park Avenue have backs without brick.

Dan Ritter responded that here they are not showing any brick on the back and only partially on the sides, whereas Union Square does have brick wrapping the sides and back for the entire first floor. Here, they made a request because the back is so garage dominant anyways. If brick were done there, it would be going up in columns, which can be difficult to do in a tight space. He noted the units are positioned so the backs face each other. They function as driveway areas which are not very visible. Another request is on the side where brick is knee wall height and required to go to the first full floor. The sides of the townhomes are fairly visible, unlike the backs. The remaining exception request is for the maximum lot coverage to be increased from 35% to 40%. Allowing 40% provides some flexibility for home additions and sheds. The ranch model does have the most lot coverage.

Staff and the petitioner have agreed upon a number of restrictions that would help control some negatives of the increased R-5 density as outlined in the staff report. The petitioner would be asking for a small variation on open space since they provide 3.93 acres of open space and require 4.17 by PUD standards. They may be able to remove a lot or count some other space. It is also worth noting there is the adjacent Freedom Pond to the south and large forest preserves to the east.

Cook County is working on upgrades and improvements to Ridgeland Avenue, 175<sup>th</sup> Street, and a small part of Oak Forest Avenue. The improvements include added lanes, curbs, utility upgrades, a multi-use path, and more. The work would be completed by the county and jurisdiction would then transfer to Tinley Park once the work to bring the roads to our standards is completed. The Oak Ridge access points are coordinated with the improvements. One access point is on Oak Forest Avenue that starts as the end of a new "tapper" that will be on the road. Two other accesses will be on Ridgeland Avenue in the townhomes area. Staff is recommending a Special Service Area (SSA) be established in the event the associations do not complete their responsibilities in the development. The village can then complete the work and recoup the costs from the residents who should be paying into that association and whose property benefits from those improvements.

Sidewalks will exist throughout the development. However, Cook County is already planning on installing a multi-use path in the area. However, that work adjacent to the development is a requirement, so staff has recommended a cash-in-lieu option. The estimated required work is \$82,279. That would be paid instead of doing sidewalks along Oak Forest Ave and Ridgeland Ave. The village Engineer can then use that money for any additional work needed to tie in the new subdivision. This avoids coordination issues with DR Horton, the county, and the village. The landscape, architecture, parking, and signage sections of the staff report were also summarized and are listed in the staff report in detail.

The Petitioner, Jim Trusdell, a zoning and entitlements consultant for DR Horton introduced himself. He also introduced Bruce Mellen, land developer manager, and Steve Bauer, the entitlements manager. DR Horton has been the largest homebuilder in the nation for the last 19 years. They do a variety of for-sale housing products, and are actively selling in over 20 Chicagoland community. DR Horton has the background, knowledge, and financial ability. He calculated 6.3 acres for open space, which includes a 3-acre park, a landscaped courtyard, walking trails, and seating areas. The proposed single-family homes are both ranch and two stories. There are options for porches. There

are also anti-monotony elements with varying siding colors, window locations, and rooflines and substituting brick/stone on the fronts. DR Horton proposes establishing an anti-monotony specification in the PUD for elevations and exterior colors. They also propose enhancing the appearance of the subdivision by identifying key lots (the highly visible lots) and requiring an upgraded front elevation with a full width porch, a window on the corner side of the home, and a foundation landscape package. He noted the townhome elevations have been enhanced and won't have a garage heavy appearance. CHAIRMAN GRAY noted the window was near the exterior finished grade, and asked if that was a partial level. He explained that it would be graded up to the front of the building so when people walk up to the front, you enter between two floors. The garage and flex room would be located downward. The living, kitchen, and bedrooms would be upward.

Dan Ritter noted the grading would be by design. The developer of the existing townhomes on Oak Park Ave would have preferred to do this type of split option if given the option to do it again. It avoids walking in and having to go up a full flight of stairs to get to the living space.

The Petitioner noted this would be a more inviting entrance. He discussed the sides of the townhomes. More brick would appear as the grade goes down. They added band boards to separate the floors and break it up. They provided an awning over the window. The front included brick being carried further upward. He asked for consideration on the rear of the building. He discussed parking, and did not have issues on other projects for guest parking. Issues may happen if there's a one car garage with driveway, but in this case, there is a flex room for storage and a 2 car garage. 4 spaces are provided per unit which exceeds the parking requirement. An exhibit was provided showing 42 on-street parking spaces.

CHAIRMAN GRAY asked if there was a similar townhome configuration nearby in Illinois to show how the site functions. He agreed 4 spaces per unit seemed ample, but certain big events in snowy weather might be an issue. He asked what the type of residents are in those cases (young families with kids, etc.).

The Petitioner offered to provide a list for the public hearing. They would expect to have younger professional residents in their 30s or 40s without many kids, or else older residents in some cases. The single-family homes would be geared toward older families and empty nesters. DR Horton would like to attract a variety of markets in this development which helps sell and finish the subdivision more quickly. He discussed the 40% lot coverage which would help take care of future additions. All but one of the homes can meet the 35% lot coverage. The largest ranch came to 36.7%. For the most part this would be within the code. He discussed open space. Required open space would be 4.2 acres, public open space at 3.9 acres, and common open space at 2.4 acres with a total of 6.3 acres, exceeding the requirement by 2.1 acres. He noted the buffer along Oak Forest Avenue is visual buffered open space, but not active recreation space. He also noted the single family lots to the south are about 25 feet deeper so that the land would not be an outlot. There are several courtyards in the townhome area, which the Petitioner believes is usable common space. The line of three green spaces going to Ridgeland Avenue will access the triangular open space east of the townhomes. He noted there is also an existing large forest preserve property near the development.

Dan Ritter noted some of the proposed space may count as open space, but probably not the rear of the southern single-family homes.

CHAIRMAN GRAY asked the Commissioners for comments.

COMMISSIONER GATTO did not see a problem with the parking. Her concern lies with the fence material. She is OK with the elevation and the brick. She felt it would look funny if there was more brick on the sides. She asked if the single-family homes would have an option for basements. Mr. Trusell responded yes.

Dan Ritter noted that the Petitioner preferred them not to be required, but rather as an option.

COMMISSIONER GATTO noted some residents may prefer to have basements for storage. She noted she'd like to see the fence material be the same as used for Brookside Glen. That material has seemed to sustain itself over time.

CHAIRMAN GRAY noted that there was a comment about Commissioner Truxal's concern of salt damage in the winter. He was curious if the other Commissioners had similar insights.

COMMISSIONER MANI concurred with Commissioner Gatto. He is pleased to see this area developed. He feels the fencing should be a more durable material without much maintenance.

The Petitioner stated he will look at fence options.

CHAIRMAN GRAY suggested the Petitioner look into an alternative as you look at costs.

Dan Ritter noted that material availability might not be consistent, depending on the supply chain.

COMMISSIONER SHAW noted he is agnostic about the fence. He just wants it to be quality material and construction whether it is wood or PVC. He is not overly concerned with the parking. He feels the Village parking requirements may be overblown to begin with. He prefers not to base it on an extreme exception like the Superbowl. Additional impervious surface is expensive to maintain. He appreciates the efforts on the open space. He noted the path to downtown is a good comprehensive approach. He is interested in the connection from the single-family homes to the Freedom Pond. He figures they would likely walk down the street in the middle of the townhome development. People do not always walk along the path you design. They more often take the shorter path. He also expressed concern about walkability to the high school. He noted this is not an age marketed development. He asked if there would be an home owners association for the townhomes and single family homes.

The Petitioner noted he would need to look further in to this, but that there will probably have two associations, a master association to look after items like buffer yards, and a townhome association to take care of the buildings and their common areas.

COMMISSIONER SHAW noted that the townhomes and single-family owners have different ownerships and interest. He asked if there would be any covenants on fencing.

The Petitioner noted they typically restrict single family fencing to be a specific type such as board-on-board.

COMMISSIONER SHAW asked if there would be association requirements that would be restricted by the Village.

Dan Ritter responded the Village can adopt the covenants as proposed. This would be an exhibit of the PUD. He could see there being two associations in this case. If the association decides they don't want a requirement anymore, they could come back to request that.

COMMISSIONER SHAW noted ordinarily a townhome association would not have a fence restriction.

The Petitioner noted that a fence restriction typically that would be in single family homes.

COMMISSIONER SHAW noted that residents sometimes come in asking for a fence variation. He prefers this issue being avoided.

He asked if this is outside the Legacy District, but is in the TIF.

The Petitioner responded yes.

Dan Ritter noted this is in a TIF district. TIF districts usually have commercial developments. He noted there was a recent public comment on this. This is unique because you are pausing the increment on the property tax values, yet children can be produced. They do not think there are many in this development. However, if the school districts can prove that there are new students, the Village could rebate them a portion for the instructional costs. This is built into the TIF law. He noted the school district already approved the plan showing this development as residential.

COMMISSIONER SHAW noted this is adjacent to the Legacy District, and the townhomes and the single-family homes have a standard setback, whereas the Union Square townhomes on Oak Park Avenue have a reduced setback.

Dan Ritter responded yes, and clarified the Union Square townhomes are about 5 to 10 feet setback.

COMMISSIONER SHAW noted that's intentional because that's the feel wanted there. He wondered if a reduced setback would make sense here.

Dan Ritter noted this was considered, but this is a more traditional suburban development rather than Oak Park Avenue. The Petitioner came in fronting the homes to Ridgeland. Ridgeland functions differently than Oak Park Avenue.

COMMISSIONER SHAW noted that as Ridgeland gets redeveloped, reducing the setback could slow the traffic. The 25-foot setback is traditional. He concurred with the other Commissioners on the reduced brick on the sides. He felt it visually made sense. If it complied with code it might feel overwhelming. He liked the gable on the side window. He felt the sides could look even better if treated with the same variety as in the front elevation. He suggested a bump out or garden window. He noted some of the Village's older neighborhoods built in the 40s have these features.

COMMISSIONER GASKILL had no comments.

COMMISSIONER LOSCUITO felt it was a good-looking project and improves land in the area. He liked that it creates walkability. He noted the ABC property excluded from the development is zoned ORI. He asked if there are any height restrictions there. He noted that property is an eyesore.

Dan Ritter responded yes. The ORI allows 4 to 5 story buildings. It would be difficult to develop that property with a building of that size though. DR Horton has been a good partner in this project and looked into that area.

COMMISSIONER LOSCUITO noted there is a park abutting that property and it would be difficult to have a fence there.

Dan Ritter noted it ultimately would be up to the park district. He has given the park district control to design the park.

COMMISSIONER TRUXAL liked the 15-foot side setback between the homes. He agreed with the other Commissioners on the masonry. He liked the sidewalks to downtown. He had a concern with the vinyl siding, and wanted to know if Hardie Board was considered. It seems like there is a lot. He also noted the vinyl extending to the ground could get damaged. He would like masonry added there. He felt the cul-de-sacs had a small radius and thought the garbage and snow plows might have difficulty accessing there. Garbage truck drivers might have issues with this on a frequent basis. Otherwise this is a nice development.

Dan Ritter noted the top cul-de-sac would be removed if the ABC property were developed. He noted that the Village Public Works and Fire did not see an issue with the one in the northeast corner. Originally that one was a boulevard, which was problematic with snow and maintenance. A garbage truck might need to reverse backwards.

The Petitioner noted this is a typical cul-de-sac and should function similarly to others in the Village.

Dan Ritter noted that if you did not have this size of cul-de-sac then there would be nearly no lot frontage. This was difficult to layout. If you move one element, it affects another element. We could talk with Waste Management to see if they had any specific issues.

CHAIRMAN GRAY believed the brick looked nice on the sides. The anti-monotony is a nice and attractive aspect. He had concerns with the cul-de-sac by the ABC property where the sidewalk is right along the property line. It seems like there is no landscape buffering.

Dan Ritter responded it would dead-end there. You could do a crosswalk or connect them, but hopefully this issue is temporary.

The Petitioner asked if a sidewalk is necessary around the temporary bulb.

CHAIRMAN GRAY noted it is frustrated to have gaps in sidewalks. He felt it was a good idea to have a dedicated walkway to Freedom Pond. He liked the green areas with or without the 4.2 acres. He felt it looked nice either way.

He didn't know about the materials, but asked it to be durable and long-lasting against wear-and-tear so maintenance is minimized. He felt the project is a great addition to the community. It fits nicely to the surrounding properties and the overall plan of Tinley Park. He asked if the Commissioners had any other comments. Hearing none, he thanked the Petitioner. He asked if staff needed to go over any of the open items.

Dan Ritter responded that staff had enough feedback. Staff will work with the Petitioner.

CHAIRMAN GRAY asked if anyone from the Petitioner's team wanted to speak.

Mr. Mellen responded they should have the revised preliminary engineering to match the site plan in the next day or two. They will also have the plat updated. The Petitioner noted he appreciated the consideration.

CHAIRMAN GRAY noted the public hearing will occur December 16<sup>th</sup>.

### **GOOD OF THE ORDER –**

Dan Ritter noted Christmas activities downtown are beginning, including the upcoming tree-lighting. Floor & Décor is undergoing work of building and site improvements. The design will tie together the area better with the Hobby Lobby, Menards, and Brixmor developments. Smoothie King and the two Starbucks locations are close to getting permits and working with MWRD to get final approvals to start. Crana Homes Duplexes and Loyola were approved by Village Board. Loyola has had challenges with MWRD and engineering and not planning major work until spring. Community Development's open Management Analyst position was posted. The position would involve a variety of department tasks including research and administrative to help the department.

Online Plan Commissioner training was recently provided. He asked for feedback from the three commissioners who had attended. COMMISSIONER LOSCUITO commented he felt it was very useful. CHAIRMAN GRAY also noted there were many participants from different areas of Illinois. Dan Ritter commented that the online option for this training makes attendance easier and hopes it will be something offered annually. COMMISSIONER SHAW asked about Pete's Fresh Market. Dan Ritter responded that project is unique and they are working with MWRD to clear the last few hurdles with stormwater. They are close to starting site work for the new building.

**COMMENTS FROM THE PUBLIC** – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

### **CLOSE MEETING -**

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER TRUXAL to adjourn the December 2, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 9:25 P.M.

# PLANNING & ZONING COMMISSION STAFF REPORT

December 2, 2021 – Public Hearing

## Petitioner

Sergio Gonzalez  
(Property Owner)

## Property Location

16050 76<sup>th</sup> Avenue

## PIN

27-24-105-034-0000

## Zoning

Bremontowne Estates  
PUD  
R-4 Zoning District

## Approvals Sought

Variation

## Gonzalez – Corner Lot Fence Setback Variation

16050 76<sup>th</sup> Avenue



## EXECUTIVE SUMMARY

The Petitioner, Sergio Gonzalez, is seeking a 25-foot fence setback Variation from Section III.J. (Fence Regulations) of the Zoning Ordinance to permit a six-foot-high privacy-style cedar fence encroaching 25 feet into the required secondary front yard, where a fence encroachment is not permitted at 16050 76<sup>th</sup> Avenue in the R-4 (Single-Family Residential) zoning district.

The Petitioner has requested the setback Variation to provide outdoor space and security for his family on their corner property. The corner property has a unique placement in relation to the neighboring property. The subject property is located immediately west of 76<sup>th</sup> Avenue's transition from a single two-way roadway to a boulevard. This unique situation creates a large right-of-way area between the east property line of the secondary front yard and the west side of the 76<sup>th</sup> Avenue sidewalk, extending up to 69 feet. Additionally the neighboring property has an existing and legal fence that is adjacent to the Petitioner's front yard.

Secondary front yard fences are required to be located at the building setback line of 25 feet in the R-4 zoning district if it is a privacy fence. The proposed fence will not cause visibility concerns from intersections or private driveways, nor set an unnecessary precedent because of this lot's unique siting.

## Project Planner

Lori Kosmatka  
Associate Planner

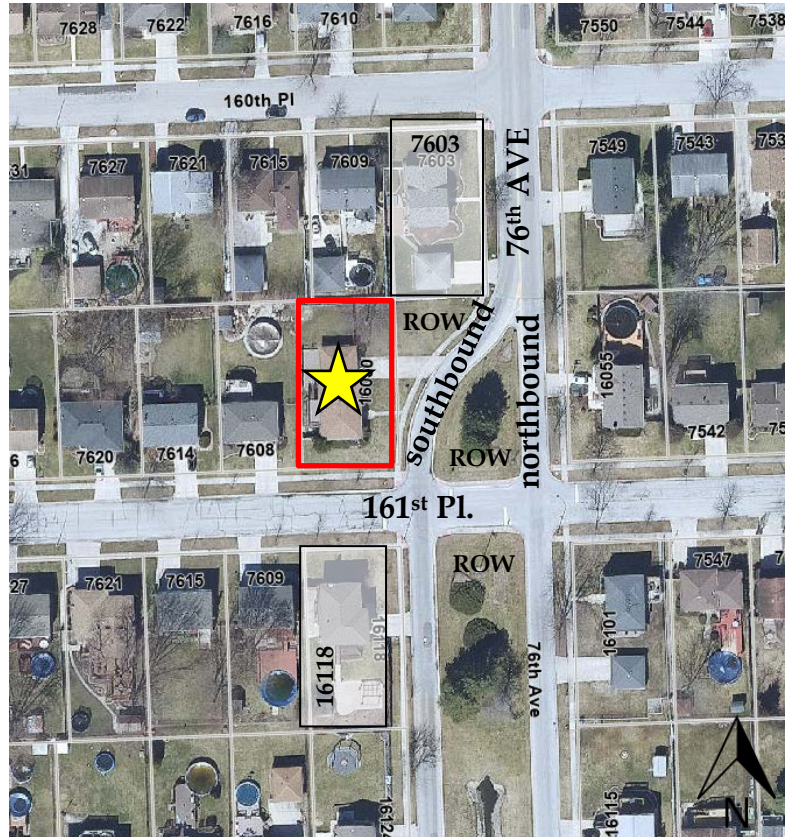
## EXISTING SITE & HISTORY

The subject property is located in the Brementowne Estates Subdivision on the northwest corner of 76<sup>th</sup> Avenue and 161<sup>st</sup> Street. The lot is approximately 8842 sq. ft., with 70.74 feet primary frontage on 161<sup>st</sup> Street, and 125 feet secondary frontage on 76<sup>th</sup> Avenue. The home is oriented toward 76<sup>th</sup> Avenue.

The property is uniquely situated due to the roadway alignment of 76<sup>th</sup> Avenue traffic, which splits into a boulevard beginning east of the subject property. The home is oriented along the secondary front yard on 76<sup>th</sup> Avenue, and abuts a large roughly triangular right-of-way lawn due to the curvature of the southbound roadway of 76<sup>th</sup> Avenue. As a result, the right-of-way lawn extensively sets back the subject property from the sidewalk and southbound roadway. The home's east property line along 76<sup>th</sup> Avenue is approximately aligned with the west property line of the neighboring home to the north along 76<sup>th</sup> Avenue (7603 160<sup>th</sup> Place).

The property currently has an existing brown wood 6' tall privacy closed-style fence that is situated alongside the home's 25' building setbacks on 76<sup>th</sup> Avenue (secondary frontage) and on 161<sup>st</sup> Place (primary frontage).

Recently, in October 2021, the owner added a concrete driveway extension to the north of driveway. The extension is 7' wide, with lengths of 35' at the north end and 40' at the south end meeting diagonally. This improvement is not yet reflected in the aerial image or plat of survey, but is hand-drawn in on the plat of survey.



Location Map 16050 76th Ave



Looking along beginning of 76<sup>th</sup> Ave. southbound boulevard roadway (Subject property to the right)

## ZONING & NEARBY LAND USES

The subject property is a corner lot within the R-4 Zoning District and part of the Brementowne Estates Planned Unit Development (PUD), which was annexed into the Village in 1971 (Ordinance 71-O-026). All properties surrounding the subject property are within the PUD and have underlying zoning in the R-4 single-family residential zoning district. The subject property's area is 8842 sq. ft., with a lot width of 70.74 feet primary frontage along 161<sup>st</sup> Street. The lot area and lot width are less than the minimum zoning requirements which require 75 feet of corner lot width and 10,000 sq. ft. of corner lot area in the R-4 zoning district. However, the property was developed as part of the Brementowne Estates PUD. It is typical for PUDs to establish unique lot size requirements that do not fall within the underlying zoning district requirements.



*Zoning Map*

The Zoning Ordinance requires primary and secondary yard setbacks of 25 feet each within the R-4 zoning district. Fences are not permitted in these setbacks, however, open style fences with a maximum of 5 feet in height can encroach up to 10 feet into the required secondary front yard setback in the R-4 District.

The subject property is located immediately west of 76<sup>th</sup> Avenue's transition from a traditional two-way roadway to a boulevard. As a result, there is a large right-of-way lawn adjacent to the property, and the next property to the north along 76<sup>th</sup> Avenue (7603 160<sup>th</sup> Place) is located diagonally northeast of the subject property. The home at 7603 160<sup>th</sup> Place has an existing white plastic 6' tall privacy closed-style fence extending 45' along its width, approximately 24' from the west edge of the sidewalk. Thus the 45' of the neighbor's fence corresponds with the right-of-way established immediately east of the subject property.

Across 161<sup>st</sup> Place to the south, the corner lot home at 16118 76<sup>th</sup> Avenue has a nonconforming six-foot tall privacy closed-style fence located approximately seven feet from the west edge of the sidewalk. The home south of this at 16124 76<sup>th</sup> Avenue has a 5-foot-tall open-style fence aligning with the 16118 76<sup>th</sup> Avenue fencing. Further south, 16142 and 16150 76<sup>th</sup> Avenue have 5-foot-tall open-style fences approximately one foot from the sidewalk.



*Looking east from subject property's boundary showing extensive right-of-way lawn and neighbor 7603 160th Pl.'s white fence*



*Existing fence approximately 7 feet from west edge of sidewalk at 16118 76th Ave (south of subject property as shown in the background)*

## VARIATION REQUEST

The Petitioner is requesting a Variation from the Zoning Code to construct two connecting right-angle runs (totaling 50 lineal feet) of a new six-foot-high privacy closed-style cedar fence. The first run of 25 lineal feet will be along the eastern property line along 76<sup>th</sup> Avenue, encroaching the full 25 feet into the secondary front yard setback. The second run of 25 lineal feet will be two feet north of the new concrete driveway extension, and continue west at a right angle connecting to the existing fencing and gate located along the 25' building setback line.



*Sample of Proposed Fence by Petitioner*

The Petitioner has requested the setback Variation to provide outdoor space and security for his family on their corner property. The Petitioner claims the property currently enclosed to the northwest is small and has water stagnation issues. The Petitioner also notes concerns for safety. There is no stop sign on 76<sup>th</sup> Avenue at the intersection in front of the home. The Petitioner notes that vehicles often exceed the speed limit on this southbound roadway, separated from oncoming traffic via a boulevard. The Petitioner also noted a recent incident where a vehicle veered into his front yard.

The Petitioner has also pointed out the unique siting where his property has a large right-of-way lawn extending up to 69 feet. The Petitioner's diagonal neighbor to the north (7603 160<sup>th</sup> Pl.) has a permitted fence along 76<sup>th</sup> Avenue extending 45 feet beyond his proposed fence.

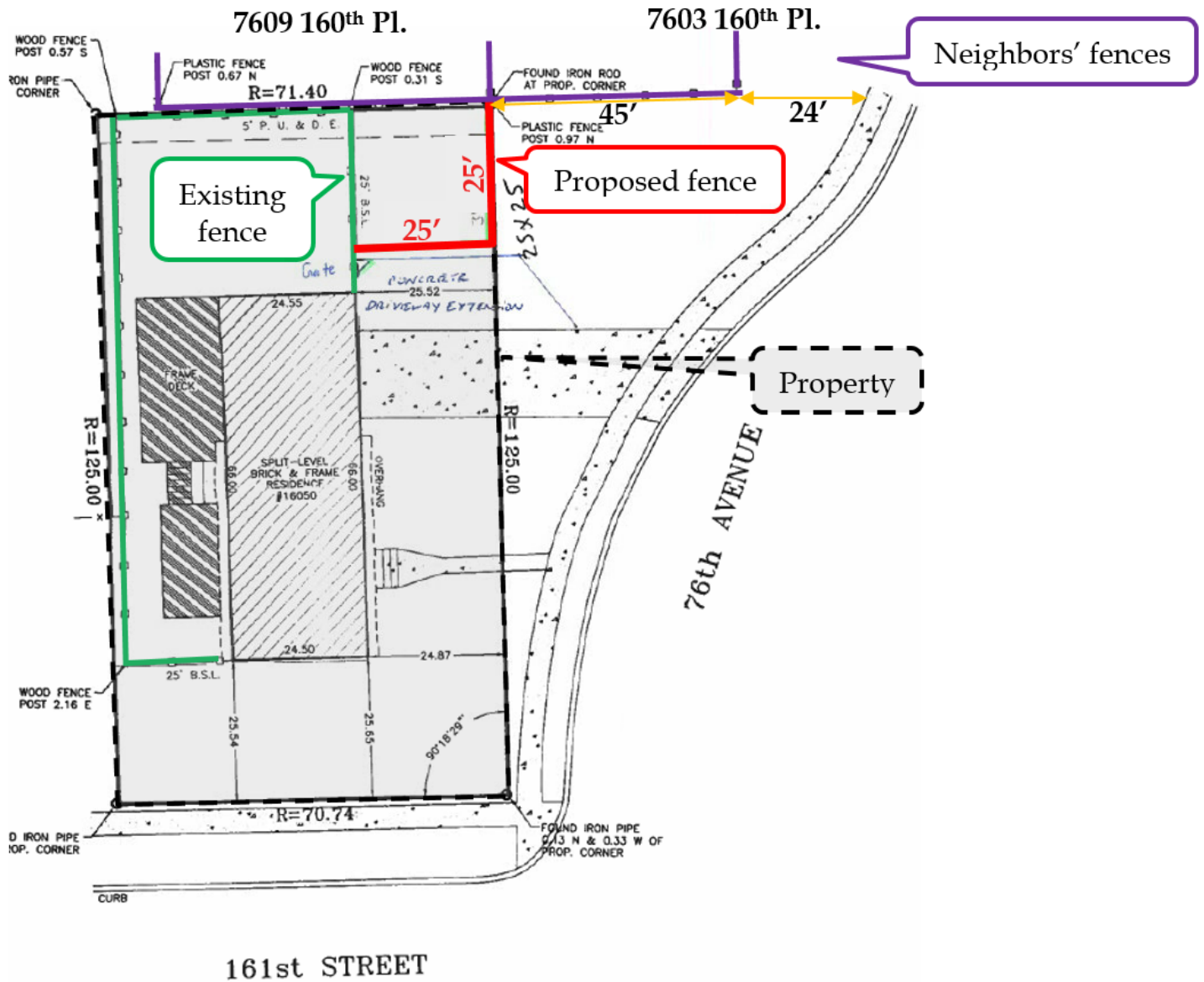
Staff notes that due to neighbor's fence, the proposed fence location would not be positioned out of line. Additionally, due to the unique siting, the proposed fence location will not obstruct traffic visibility. The Village's code requirement typically requires a 30-foot visibility triangle; the requested location meets this requirement. The analysis showed no concerns of vehicles or pedestrian visibility due to its right-of-way lawn setback.



*Looking North: Approximate fence location in red; Neighbor's fence extends 45' east and is set back 24' from west edge of sidewalk*



*Looking Northwest at area of proposed encroachment; Owner's existing brown wood fence is at 25' secondary front yard setback line*



Proposed Fence Location (Marked up Plat of Survey)

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.  
***The proposed fence location creates a more useful property that is similar in location to the neighboring fencing to the north and northeast. The proposed fence location is consistent with the neighboring adjacent fencing location, and does not result in any visual sightline issues.***
2. The plight of the owner is due to unique circumstances.  
***The property is uniquely sited at the beginning of a roadway separation for a boulevard. It abuts a large roughly triangular right-of-way lawn due to the curvature of the southbound roadway of 76<sup>th</sup> Avenue. As a result, the right-of-way lawn extensively sets back the subject property from the sidewalk and southbound roadway.***
3. The Variation, if granted, will not alter the essential character of the locality.  
***The proposed fence location would not be positioned out of line due to the large right-of-way lawn and location of neighboring fencing.***
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

## MOTION TO CONSIDER

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If the Plan Commission wishes to act, an appropriate wording of the motions would read:

**“...make a motion to recommend that the Village Board grant a 25-foot Variation to the Petitioner, Sergio Gonzalez, from Section III.J. (Fence Regulations) of the Zoning Ordinance, to permit a six-foot-high privacy fence encroaching 25 feet into the required secondary front yard, where a fence encroachment is not permitted at 16050 76<sup>th</sup> Avenue in the R-4 PD (Single-Family Residential, Brementowne Estates PUD) Zoning District, consistent with the Submitted Plans and adopt Findings of Fact as proposed by Village Staff in the December 2, 2021 Staff Report.”**

*[any conditions that the Commissioners would like to add]*

# PLAN COMMISSION STAFF REPORT

December 2, 2021 - Workshop

## Oak Ridge Subdivision (DR Horton)

SEC Ridgeland Ave. & Oak Park Ave

### Petitioner

DR Horton Inc - Midwest

### Property Location

SEC Ridgeland Ave. &  
Oak Park Ave

### PINs

28-29-200-030-0000

28-29-200-036-0000

28-29-300-041-0000

### Zoning

Current: ORI (Office and  
Restricted Industrial)

Proposed: R-5 (Low  
Density Residential)

### Approvals Sought

- Special Use for a Preliminary PUD
- Preliminary Plat Approval
- Rezoning
- Variation
- Site Plan Approval

### Project Planner

Daniel Ritter, AICP  
Planning Manager



## EXECUTIVE SUMMARY

The Petitioner, DR Horton Inc - Midwest, is a national home builder and developer proposing to develop a ±39.19 acres of vacant land for Oak Ridge Subdivision. The location of the development would be on a portion of the former Panduit Headquarters property located on the southeast corner of Ridgeland Avenue and Oak Forest Avenue. The development would include 162 attached single-family townhomes and 81 detached single-family homes. The Petitioner is requesting a Special Use for Preliminary PUD Approval, Rezoning, Variations, Preliminary Plat Approval, and Site Plan Approval.

The proposal would change the underlying zoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential). The area surrounding the development has transitioned significantly since its original development in the 1950-60s. The subject site is largely surrounded by residential uses without easy access to state highways or expressways. Panduit maintains a research facility on a portion of the site (and relocated its corporate offices to 80<sup>th</sup> Avenue/I-80 in Tinley Park in 2010). The Legacy TIF Redevelopment plan adopted in 2016, recognized the Panduit site and former ABC Supply Co. properties would be occupied for residential uses due to the poor location for commercial development but close location to the train station, downtown, and schools. The Planned Unit Development would allow for some exceptions to the zoning ordinance required to allow for the development. Additionally, variations are required from the PUD regulations in Section XII of the Zoning Ordinance to allow for reduced building setbacks and open recreational space.

## EXISTING SITE & HISTORY

The ±60-acre area on the east side of Ridgeland Avenue between Oak Forest Avenue and 175<sup>th</sup> Street has been the principal location of Panduit International Headquarters since 1955 until 2010 when they built a new international headquarters building off of 80<sup>th</sup> Avenue and Interstate I-80. Panduit retained their innovation center research facility on 20-acres at the subject site but demolished the majority of their existing manufacturing/office space. Following the move, Panduit donated an 8-acre portion of the land at the northeast corner of Ridgeland Avenue and 175<sup>th</sup> Street to the Village of Tinley Park for the development of a regional pond called Freedom Pond. The pond accepts stormwater from certain downtown redevelopment projects and prevents the need for expensive individual onsite detention facilities which hinders positive redevelopment opportunities. The pond also functions as a small naturalized park area with a multi-use path and elevated pier overlook.

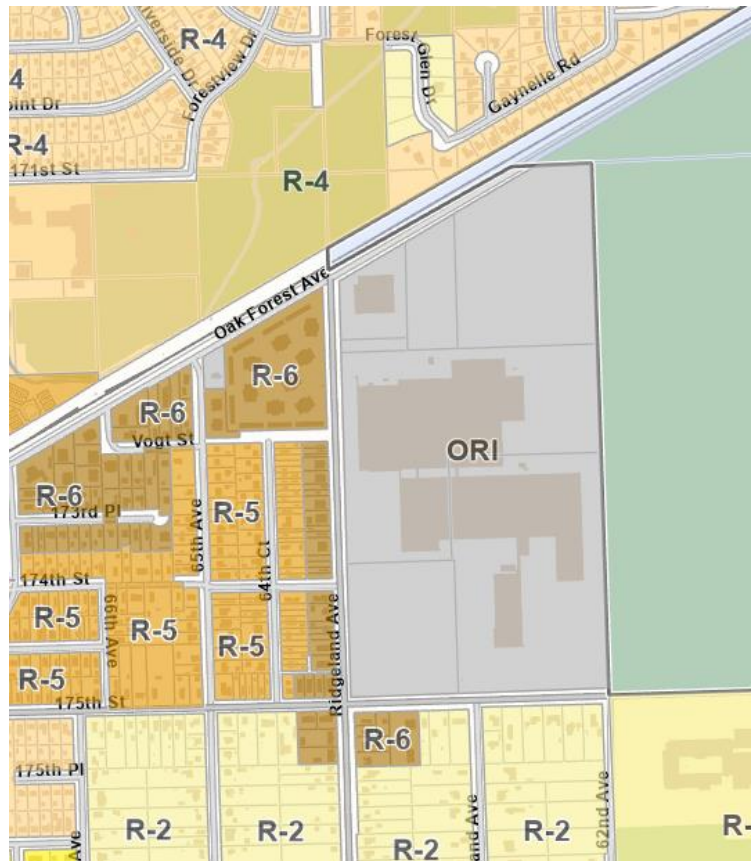
Panduit has looked for redevelopment partners for the remaining portion of their property. The area is surrounded by residential uses and has limited roadway and interstate access. Additionally, Cook County commercial tax rates also make a new commercial development further unlikely. Panduit approached the Village about residential uses, which was seen as reasonable based upon the surrounding land uses, and desirability for housing near the downtown and schools. Any changes to the zoning would be based on a specific development proposal.



## ZONING & NEARBY LAND USES

The subject property is currently zoned ORI (Office and Restricted Industrial). Surrounding zoning and uses include:

- West: The property to the west includes the former ABC Supply Co. building which is vacant and zoned ORI. Across Ridgeland Avenue includes a mix of multi-family residential properties zoned R-6 (Medium Density Residential).
- North: To the north of the property is Oak Forest Avenue and the Metra Rock Island Line Train tracks. North of that is a forest/park area owned by the Tinley Park Park District and zoned R-4.
- East: To the east is unincorporated property owned by the Cook County Forest Preserve district (zoned P-1, Public Land District).
- South: To the south is the Panduit Innovation Center, zoned ORI.



### Rezoning

The Petitioner's concept is to construct a residential development with a mixture of single-family detached and townhomes. Due to the location and market price point, the detached homes were desired to have smaller lots. The Petitioner had a few options including requesting two different zoning districts for each portion of the development. However, the allowances for lot development and uses in the R-5 (Low-Density Residential) seemed to meet their intent for both developments closely and brought the simplest approach to the zoning. The zoning also seems like a proper transition with both single-family zoning districts (R-1, R-2, R-3, and R-4), medium-density zoning (R-6) nearby, and remaining nearby commercial/office zoning (ORI).

While R-5 zoning allows for a variety of uses depending on lot sizes, the PUD requirements ensure that townhomes, duplexes, or two-family units cannot be proposed within the detach single-family portion of the subject development in the future.

The Petitioner has requested a single residential zoning district of R-5 that will encompass two development areas: attached single-family (townhomes) and detached single-family homes. A Special Use for a Planned Unit Development (PUD) is requested to encompass the development. The PUD allows for some controls to be put in place for the overall subdivision concept but also allows for some flexibility in the planning and zoning for the developer. PUD's and zoning flexibility are common among infill and redevelopment sites with limited development area. The site is attractive to residential uses because it is within walking distance of the downtown, parks, forest preserve, and schools (most notably Tinley Park High School less than a half mile away). While it has remained zoned ORI, the anticipation of residential uses has been expected due to the advantages listed above, but also the difficult access/visibility of commercial and the high commercial tax rates within Cook County and Bremen Township.

District	Minimum Lot Requirements					Minimum Yards and Setbacks <i>(feet)</i>				Maximum Building Height (feet)	Maximum Floor Area Ratio
	Interior Lots		Corner Lots		Lot Area per D.U. (square feet)	Front Yard	Side Yards <sup>2</sup>		Rear Yard		
	Lot Area (square feet)	Lot Width (feet)	Lot Area (square feet)	Lot Width (feet)			One	Total of Two			
R-1 Single-Family Residential	20,000	100	25,000	125	20,000	40	15	30	40	40	0.3
R-2 Single-Family Residential	13,000	90	16,250	115	13,000	30	10	20	35	40	0.4
R-3 Single-Family Residential	10,000	75	12,500	95	10,000	25	8	16	30	35	0.4
R-4 Single-Family Residential	8,000	60	10,000	75	8,000	25	7.5	15	30	35	0.5
R-5 Low Density Residential <sup>1</sup>											
Single-Family Detached	7,500	60	7,500	60	7,500	25	5	10	30	35	0.5
Single-Family Attached	5 acres	30	5 acres	30	3,000	25	0	0	30	35	0.7
Single-Family Semi-Detached		40		40	4,000	25	10	10	30	35	0.7
Two-Family	7,500	60	7,500	60	3,750	25	5	15	30	35	0.7

**Open Item #1: Review the long-term suitability of the proposed R-5 zoning district for the development of the subject property utilizing the LaSalle Standards.**

## PROPOSED USE

The subdivision provides for 81 detached single-family homes and 162 attached single-family townhomes. The mix of the development types was originally questioned by staff in regards to market demand in the area as well as the specific demand for the townhome products proposed.

### SITE DATA

LAND USE	UNITS	AREA (sq. ft)	AREA (Ac)
SINGLE-FAMILY HOMES	81	770,426	17.69
TOWNHOMES	162	422,459	9.70
R.O.W.	-	343,092	7.88
PUBLIC OPEN SPACE	-	171,214	3.93
<b>TOTAL</b>	<b>243</b>	<b>1,707,191</b>	<b>39.19</b>

DR Horton believed based on their experience in the area that the townhome product will be very successful. They also believe in the detached product and have built in flexibility into the different models including two-story and ranch-style homes with two and three car garage options. They believe the mix of housing proposed along with the land planning, is the best combination that will sell quickest at this location. A professional market study was completed before they pursued this site and is supplied as part of their submittal package.

**Open Item #2: Review the proposed uses and mix of housing types.**

A prior schedule was supplied in 2018 when DR Horton first expressed interest. However, there were delays due to a required environmental study and then the COVID-19 pandemic. Staff is requesting a revised schedule for development including anticipated sales data and completion date.

**Open Item #3: Petitioner to supply a revised development schedule with anticipated start and completion dates.**

## PRELIMINARY PUD & SITE PLAN APPROVALS

### Special Use for a PUD

The Special Use is being requested so that the PUD allows some additional control of the development for the Village in the future but also provides flexibility in the zoning regulations that are sometimes difficult to adhere to on infill development projects.

There are various approval levels that bring different review processes and entitlements with PUDs. Most often, PUD changes are minor and they can go straight to final approval. However, in bigger and multi-phased development "Conceptual" and "Preliminary" approvals are important. By spreading out the review into different levels, the level of detail becomes clearer. This is a benefit to the Plan Commission and Village Board to better understand the specific PUD's proposal and purpose. It also benefits the developer by having them only spend time and money developing plans they need. Preliminary and Final approvals including a public hearing and a recommendation will then be forwarded from the Plan Commission to the Village Board of Trustees for final action.

In the request by DR Horton on this project, conceptual approval was not requested because they are looking for some specific assurances on zoning, so they have increased the level of detail in their submittal to make it a preliminary review/approval. The Preliminary CC&Rs (Covenants, Conditions, and Restrictions) and plans will all be exhibits of the approved ordinance and the final plans, plats, and CC&R's will need to be in substantial conformance with them. Preliminary approval essentially gives them the ability to do what they are proposing as long as final plans are substantially in conformance with the plans and proposal. They will need to come back for final PUD and Plat approvals, however, those are usually just a formality once final engineering and architectural design plans are completed for a certain phase of the project. The Petitioner has shown a conceptual layout of the former ABC Supply Co. parcel for site and roadway planning purposes but that site is not under their control and no formal review or approval of those plans are being sought at this time.

***Open Item #4: Review the request for establishment of a PUD approval for the development.***

**Exceptions Requested**

Any items that don't meet the Zoning Ordinance are considered "Exceptions" instead of Variations and are covered by the PUD approval. While it is not necessary to call out all Exceptions shown in the Plans, staff often outlines these so that the Commission and Village Board understand what flexibility is being given to the development through the PUD process. The requested exceptions are as follows:

- First-Floor Rear Brick on Townhomes – Brick has not been shown on the rear of the townhomes. The Petitioner has noted a waiver on the rear of the structures makes sense because there is not much material on the first-floor with it being predominately garage doors. Brick does generally look more attractive than all siding, but can become a maintenance issue and would largely not be noticed on these rear elevations.



***Open Item #5: Discuss requested exception to allow the townhomes to have no first-floor masonry on the rear elevations.***

- First-Floor Side Brick on Townhomes – Brick is not proposed up to the first full ground floor (only up to the partial first-floor). The masonry requirements require brick to the top of the first full floor and the townhomes will be designed to have half of the first-floor sides below street grade. The requirement for first-floor brick has been upheld on all recent residential developments in the Village, including townhomes developments. Staff has noted that the side elevations on the townhomes will all be highly visible from public and private roadways or from adjacent building fronts. Additionally, the brick will align with the vertical level of brick on the front elevations and will create a better transition rather than stopping brick at a corner. The Petitioner has noted there is a high cost to the brick and prefers to only have it up to the partial first floor.



***Open Item #6: Discuss requested exception to allow the townhomes to have only partial first-floor masonry on the side elevations or requiring them to have it up to the top of the first full floor.***

- Detached Single Family Lot Coverage - A lot coverage of up to 40% on all lots is proposed as opposed to a maximum of 35%. Only one model is expected to exceed the maximum lot coverage (and only on some lots). However, the size of some homes would prevent and restrict many homeowners from constructing future additions or accessory structures (sheds, pools, pergolas, etc.) on their lots. The slight increase will give some built-in flexibility to these future homeowners.

***Open Item #7: Discuss allowance for increased lot coverage allowance of 40% for all single-family detached lots to allow for development of the largest ranch model and flexibility for future resident changes.***

#### **PUD Restrictions Proposed**

In addition to Exceptions from the Zoning Ordinance, PUDs can conversely have additional restrictions and requirements. Most detached single-family neighborhoods are in R-1 to R-4 zoning districts, so most of these are to help clarify certain reoccurring issues and control any negative consequences of slightly denser single-family home development. Some of these “restrictions” are already requirements but have been added to the list for clarity purposes. The current list of additional restrictions is listed below.

- a) The detached single-family home portion of the development is only permitted to have detached single-family homes and does not permit attached single-family, semi-detach single-family, or two-family residences typically permitted in R-5 zoning.
- b) A minimum combined side yard setback of 15’ between two neighboring principal structures is required, as opposed to the R-5 requirements of 5’ minimum side yard setback and minimum 10’ combined between structures.
- c) Public right-of-way aprons and private driveways shall be limited to a width of 22’ for two-car garages and 28’ for three-car garages. These widths shall include any “flares” at the roadway.
- d) No detached garages shall be permitted within the development.
- e) Attached garages shall not be permitted to be converted to living space.
- f) Any single-family home additions shall be constructed of matching masonry on the first floor, including sunrooms and three-season rooms.
- g) Townhomes shall not be permitted any future building/structure additions including sunrooms, three-season rooms, etc.
- h) Only detached single-family home and townhome elevations approved with the original PUD shall be constructed. Any other elevations shall require approval of a substantial deviation.
- i) The association shall be required to enter into a parking enforcement agreement with the Village to allow

- Police enforcement of parking and traffic violations on any private roadways.
- j) Parking restrictions on all private streets shall be the same as public streets and limited to one side of the roadway to allow for fire department and emergency response access.
  - k) A minimum of 50% of the front yard for single-family homes shall be pervious surface (landscaping, turf, etc.)

***Open Item #8: Discuss proposed additional restrictions to be listed in the PUD.***

**Variation – Open Space**

To request a PUD, certain “conditions” are required to be met. Some are specific to all PUDs and others are specific to commercial, residential, or mixed-use developments. If these are not complied with, they would require a Variation be requested for that requirement to indicate why it cannot be complied with or how it may be being offset. For example, the most common PUD request has historically been the requirement that all PUDs be a minimum of 5 acres, which many infill sites are not. However, other requirements may also become difficult to comply with on infill and development sites due to the limited land flexibility and financial feasibility of redevelopment properties.

In order to request a PUD, the Petitioner requests one variation for total park/recreational open space within the development. Recreational open spaces are required at a total of 10% of land area or 750 sq. ft. per dwelling, whichever is greater. The preference is for land to be dedicated to the Park District and open to the general public since an association-maintained park is costly for residents and difficult to restrict public access to. Eventually most become poorly maintained or even eventually removed due to liability and insurance costs. However, land can be under common association ownership if planned properly and meets the requirements of open recreational space. On the subject property, it results in the requirement of 4.17 acres of recreational open space.

The proposed site includes the proposed dedication of a 3-acre park in the center of the development. The Petitioner has been working with the Park District and they have indicated their willingness to accept the public park, subject to their design requirements. Other small open space areas will remain under the association’s common ownership and function more as small open areas for people or dogs but do not meet the needs or goals of the Park District to accept as a public dedication. An addition .93 acres of open space will be controlled by the townhome association for their private use. The areas will be open and have a use for pets or relaxation. There is a total of 3.93 acres of open space, short of the PUD requirement by .24 acres. The Petitioner has noted that the site layout and economics of the site restrict the ability to add additional open space. They have noted they are adjacent to a large forest preserve and Freedom Pond that provides additional recreational amenities and open space nearby to help offset the small difference.

***Open Item #9: Discuss the requested Variation for a reduction in open recreational space as it relates to the Standards for a Variation.***

**SITE PLAN**

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**Cook County – Ridgeland Ave, 175<sup>th</sup> Street, Oak Forest Avenue Improvements**

The county in conjunction with the Village’s Public Works department, is planning improvements to Ridgeland Avenue along with portions of 175<sup>th</sup> Street and Oak Forest Avenue. Improvements will include roadway reconstruction, installation of curb/gutter, drainage improvements, installation of a multi-use path, and installation of turn lanes. The plans for this work have driven some of the roadway planning along with decisions related to sidewalk and roadway requirements. The plan has been for the Village to accept 175<sup>th</sup> Street and Ridgeland Avenue once fully reconstructed. Oak Forest Avenue would remain under Cook County Jurisdiction since it is not proposed to be fully reconstructed to Village standards at this time.

### **Overall Layout**

The overall site plan is indicated below showing the development of the townhomes and detached single-family areas. Subdivision access is proposed with one full access point along Oak Forest Avenue and two full access points on Ridgeland Avenue. These locations were located at specific points on Ridgeland Avenue to align with existing access points on the west side of the roadway. The access point on Oak Forest Avenue was designed in conjunction with the Cook County improvements to the intersection that would taper the lane from the intersection. The access point was placed after the proposed taper would end. All access points and major streets would be publicly dedicated roads (only a few roadways in the townhomes area will remain private and owned by the association).

After access points were established, the geometry of the lots after are driven by the location of a centralized park and the creation of natural separation between the detached homes and townhome areas. There are a few "eyebrow" extensions that are not typically preferred but there are few alternative options that wouldn't create lots with very little width, odd shapes, or unutilized "leftover" space. Additionally, there is not adjacent land able to be developed, so roadway layouts were limited.



### Single Family Setbacks

The R-5 Zoning District is denser than many single-family residential only neighborhoods. The density allows for some flexibility within the development to fit in a number of lots that making it financially feasible. However, the reductions are fairly minor between the R-4 and R-5 zoning districts. The most noticeable difference would be the reduction of the side yard setbacks from 7.5' minimum in the R-4 to 5 feet in the R-5 district.

The concern would be with two two-story homes next to each other and only 10' away, this could begin to look very dense and "tight". However, the lots have many different

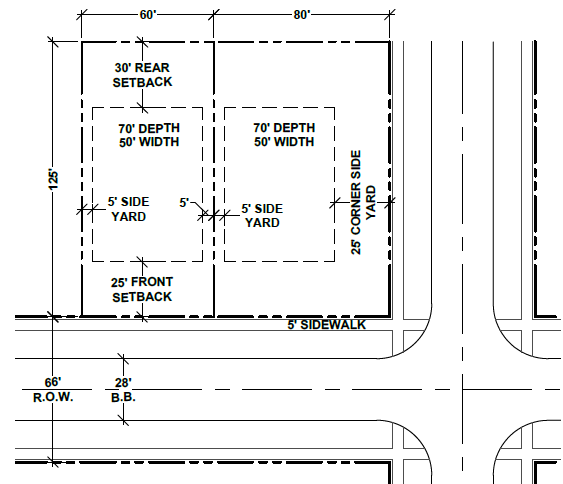
#### MINIMUM SINGLE-FAMILY HOME DESIGN STANDARDS

##### REGULAR LOT (60'x125' Typ.)

FRONT YARD	= 25'
SIDE YARD	= 5'
REAR YARD	= 30'

##### CORNER (80'x125' Typ.)

FRONT YARD	= 25'
SIDE YARD	= 5'
STREET SIDE YARD	= 25'
REAR YARD	= 30'



#### TYPICAL SINGLE FAMILY HOME DESIGN STANDARDS

widths and the models chosen have differing widths and well. Most models would result in at least 7.5' side yard setbacks. However, the option to have a three-car garage would be prevented on some of the smaller width lots. To avoid these concerns, they are proposing a minimum principal structure setback of 15'. This would result in a similar appearance from the streetscape as the R-4 district's minimum setbacks. To limit the amount of parkway streetscape that is paved and allow for on-street parking spaces, driveway widths have also been limited due to the decreased lot widths.

### Townhome Setbacks

The townhomes have met the setback requirements outlined in the residential PUD requirements. Section VII.C.2.p, (Residential Planned Unit Development Standards) *"When single-family attached dwellings are proposed within a Residential Planned Unit Development, the front or rear facade of a dwelling unit shall not be less than sixty (60) feet from the front or rear facade of another dwelling unit. The unattached side face of a single-family attached building shall not be less than twenty (20) feet from the side face of another such building and not less than forty (40) feet from the front or rear face of another such building or unit;"*

Private roads are utilized in the townhome portion of the development but are primarily areas that function as a driveway with garages facing them, rather than a tradition roadway. These roads would be under the maintenance of the townhome association but to ensure speeding or traffic is not a concern, would be required to be policed and have limited parking. The association is required to have a traffic enforcement agreement with the Village to avoid those issues.

#### MINIMUM REAR-LOADED TOWNHOME DESIGN STANDARDS

##### MINIMUM SETBACKS

FRONT YARD	= 25'
CORNER SIDE YARD	= 15'
BUILDING FRONT YARD TO PERIMETER	= 25'
SIDE YARD	= 20'

##### BUILDING SEPARATIONS

FRONT TO FRONT	= 60'
FRONT TO SIDE	= 40'
SIDE TO SIDE	= 20'
SIDE TO REAR	= 40'
REAR TO REAR	= 50'
GARAGE TO GARAGE	= 60'

**Open Item #10: Review the proposed site plans, setbacks, and overall subdivision design.**

### Special Service Area (SSA)

A dormant SSA is recommended to be established by the developer and required to be in place for all future property owners. The intent is to ensure that the associations maintain all common areas as proposed within the PUD. If an association is dissolved or fails to maintain certain requirements like landscape buffers, fences, private roadways, private utilities, open space, etc. the Village can activate the SSA to pay for the associated costs for the development. This protects the Village's general fund from being utilized to maintain areas that primarily benefit only a small group

of residents and designed to be paid for by a future association. This is a recommended condition of the Preliminary PUD approval that it be established prior to final approval or any site permits.

**Open Item #11: Review staff's proposed requirement for establishment of an SSA over the development.**

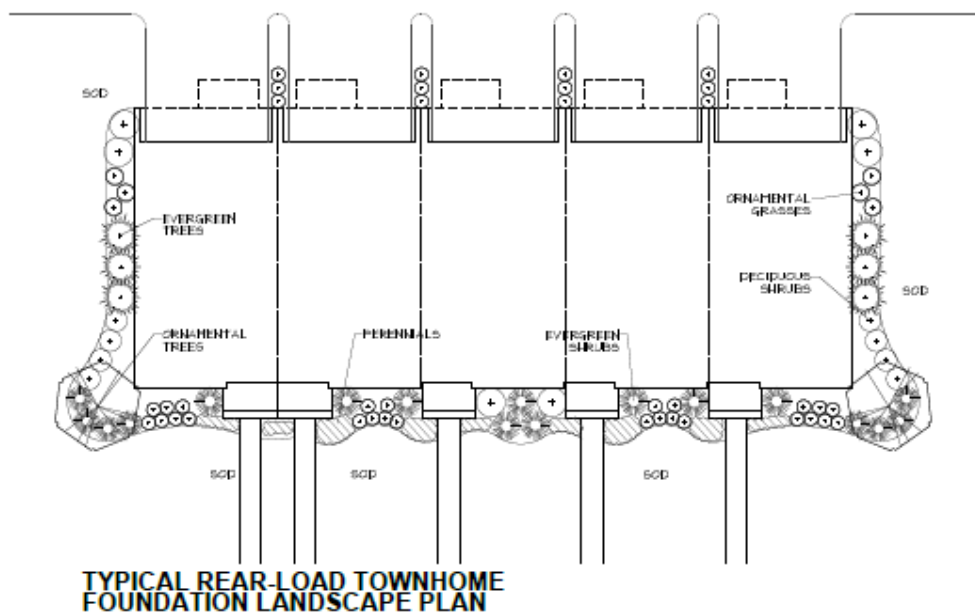
### **Sidewalks**

Sidewalks are proposed on all new internal public streets. The development is also required to install sidewalks on any adjacent public streets or rights-of-way. However, the Village and county are already working towards plans to install a multi-use path along Ridgeland Avenue. Additionally, there will be some changes to Oak Forest Avenue, which currently has swales, and the utilities in the area. To avoid installing sidewalks in a manner not in the long-term interest of the area. Village Planning and public works staff has suggested a cash-in-lieu payment for the required sidewalks that can be used by the public works department in the best way possible for the area. The goal is to hopefully connect the subdivision down Oak Forest Avenue (adjacent to the former ABC Supply Co. property) to make walking to the downtown easier. The Village Engineer has estimated a cost of \$82,279 for the required sidewalks that would be required to be paid prior to the issuance of any site permits.

### **LANDSCAPE**

A landscape buffer is proposed along the entire perimeter to serve as a buffer to roadways and adjacent uses (see attached landscape plan). This buffer ranges in depth from 15' at its narrowest to 30' at its widest. This is in addition to the residential structure setbacks for the detached homes and townhomes. The landscape buffer along the perimeter of the property mostly meets the bufferyard requirements. The reductions have largely been shrub plantings that serve little purpose in buffering views. Shrubs have been proposed in the townhome area through and around the entrances to the subdivision to make an attractive entrance. The landscape plans are part of the attached documents to this staff report.

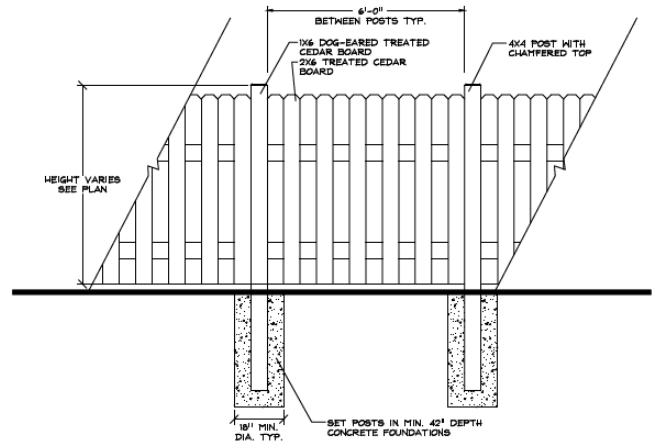
The bufferyard along the single-family homes is proposed to be owned and maintained by the homeowners since it is for their primary benefit. That was a recommendation by staff as opposed to the alternative of having them in a separate outlot area. In that situation, the area could be fenced in and become a difficult alley area to maintain. Additionally, the costs would be bared by all of the detached single-family home residents for the benefit of only the homes that are adjacent to the Panduit site.



**Open Item #12: Review proposed landscape plan including buffers.**

Additionally, 6' high privacy fencing has been proposed to be installed along the Panduit property as well as the homes that back up to Oak Forest Avenue. The fence will ensure residents have a buffered view from the commercial use from the beginning. However, future maintenance will be on the individual homeowners. The fence along Oak Forest Avenue is proposed to be maintained by the HOA since its purpose is to provide a uniform appearance along the roadway instead of having different heights, styles, and colors.

**Open Item #13: Review the proposed fence design and locations.**



**6' BOARD ON BOARD FENCE DETAIL**

## ARCHITECTURE

### Single Family Home Design

A few different models have been proposed for the detached single-family homes. All detached homes will have first floor brick or stone masonry products as required by the code. There are both two-story and ranch style homes. Options include a variety of exterior materials, colors, window styles, and other bonus options. There are options to add a full porch and to add three-car garages on a few of the models. The specific models and options are largely left to the purchaser. However, DR Horton has a set of anti-monotony standards in place that will be adopted with the PUD to ensure models and colors are varied throughout.

Staff suggested creating some varying designs on the front elevations, particularly with three-car garage models. The main concern was that these models and elevations would be dominated by the garage door. Staff suggested some of the following changes that would provide for a more attractive streetscape design:

- a. Varying siding colors
- b. Substituting brick/stone on the front facades.
- c. Offering varying window options.
- d. Changing roof lines to be less bulky/massed from the front elevation.
- e. Offering varying garage door options (include windows).
- f. Offering a gable option on the porch roofs.

A few changes were made to add some premium features as a standard on these models, but ultimately, they are looking for flexibility to market different options and models. Additionally, some of their models are standardized across their developments for efficiency purposes in design and construction. The Petitioner can better review these models at the workshop meeting. Color renderings were given for a few of the model types as well to better understand how they will look.



***Open Item #14: Review the varying single-family home model options, provide and suggestions for additions, removals, or changes.***

#### Key Lots

Certain “Key Lots” have been indicated by the developer. These lots will be some of the most visible lots due to their locations on corners or being in line with roadways. The developer has noted these lots would get some upgraded design options that would benefit the overall appearance and feel of the subdivision. Revised plans with the new layout will need to be supplied, along with the details on the model upgrades prior to the public hearing.

***Open Item #15: Petitioner to revise key lot exhibit to new layout and clearly indicate specific details or permanent “upgrades” are proposed on these lots.***

#### Townhomes

Similar to other townhomes developments, the design of the townhomes will be consistent across all buildings. Brick has been brought up vertically in a number of areas along with varying entrance styles to give it an appealing appearance. Brick has only been proposed on the partial first floor on the side elevations, requiring a request for an Exception as part of the PUD. Staff has noted this requirement can be met and that the brick will carry around the sides of the townhome better if brought up to the top of the first full floor (second story in the house).





PARKING

Parking in single-family neighborhoods is traditionally not a problem as there is sufficient driveway and garage spaces for homeowners to park. There is usually on-street parking availability for any parties or events residents may occasionally have. However, with a slightly denser development, there are concerns that if driveway expanded over time to the allowable 30’ maximum width, that many on-street parking spaces would be eliminated due to the increase in driveway widths at the road. Additional controls over the widths have been put in place to limit 2-car driveways to 20’ maximum and 3-care driveways to 26’ maximum.

The townhome area creates a different challenge due to an increase in density and limited on-street parking opportunities. Staff has raised concerns about the need for some off-street guest parking areas within the development. However, the Petitioner has noted they believe that the onsite spaces (2 garage and 2 driveway) along with surrounding public roadway on-street parking will be sufficient even if it is not immediately adjacent to some units. They provided a parking exhibit to show where parking availability is located for the townhomes.



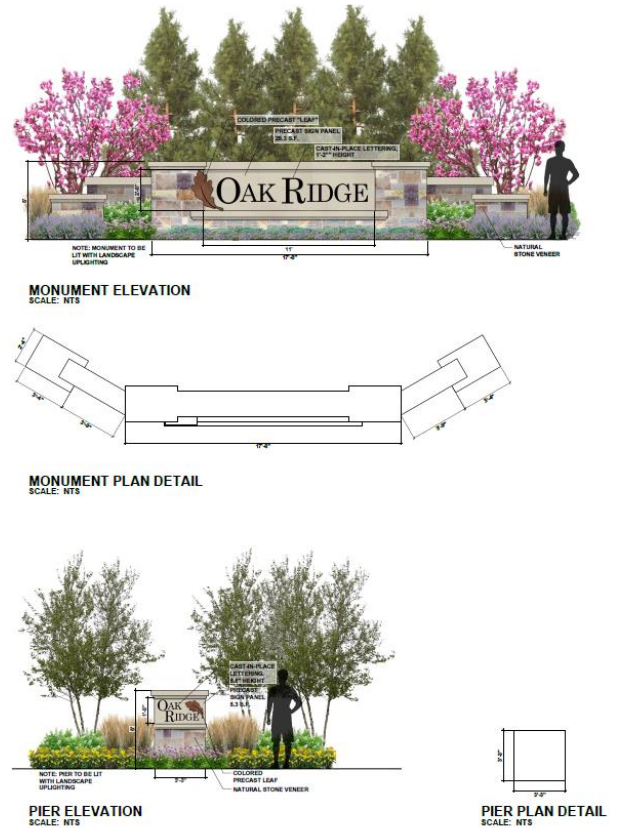
PARKING	REQUIRED	PROPOSED
GARAGE	-	320 (2 PER UNIT)
DRIVEWAY	-	320 (2 PER UNIT)
GUEST PARKING	-	2
ON-STREET PARKING	-	29
TOTAL	480 (3:1)	671 (4.2:1)

**Open Item #16: Discuss proposed parking, including no dedicated off-street parking for guests in the townhome area.**

## SIGNAGE

Details on the location of signage has not yet been determined yet due to some changes to the site plan layout. The specific locations will be supplied prior to the Public Hearing. All signage shall be located on association owned property. This may require a separate lot for the signage be created in the detached single-family area, as opposed to an easement on a private lot.

**Open Item #17: Petitioner to submit revised signage plans and revised preliminary plat showing separate sign lots.**



## ENGINEERING

Publicly dedicated roadways include typical canopy trees, street lights, and traffic control signage. The proposed design generally shows it is compliant with the Village's standard details. Specifics of the roadway design will be reviewed with final engineering and final approval. It is recommended that a condition clarifying that final engineering approval is required for the site and all public right-of-way details.

**Open Item #18: Petitioner to supply revised Preliminary engineering plans prior to the Public Hearing. All plans are subject to final engineering review and approval, which will be submitted with the Final PUD approval in the future.**

## PRELIMINARY PLAT APPROVAL

Unlike the Final Plat, the Preliminary Plat does not formally create any lots of record. However, this plat shows likely dimensions of the proposed residential lots and outlots and gives the developer the right to move forward with the subdivision. The final plat will need to be in substantial conformance with this preliminary plat but requires additional information like signature blocks, exact property lines, and easement locations. A preliminary plat stops short of being final because final engineering usually has not been completed and minor changes may still be required. The Petitioner will return for Final Plat and PUD approval once final engineering has been completed. Due to some site layout changes the preliminary plat requires revision prior to the public hearing.

**Open Item #19: Petitioner to supply revised Preliminary Plat prior to the Public Hearing.**

## SUMMARY OF OPEN ITEMS

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Staff identified the following open items for discussion at the workshop:

1. Review the long-term suitability of the proposed R-5 zoning district for the development of the subject property utilizing the LaSalle Standards.
2. Review the proposed uses and mix of housing types.
3. Petitioner to supply a revised development schedule with anticipated start and completion dates.
4. Review the request for establishment of a PUD approval for the development.
5. Discuss requested exception to allow the townhomes to have no first-floor masonry on the rear elevations.
6. Discuss requested exception to allow the townhomes to have only partial first-floor masonry on the side elevations or requiring them to have it up to the top of the first full floor.
7. Discuss allowance for increased lot coverage allowance of 40% for all single-family detached lots to allow for development of the largest ranch model and flexibility for future resident changes.
8. Discuss proposed additional restrictions to be listed in the PUD.
9. Discuss the requested Variation for a reduction in open recreational space as it relates to the Standards for a Variation.
10. Review the proposed site plans, setbacks, and overall subdivision design.
11. Review staff's proposed requirement for establishment of an SSA over the development.
12. Review proposed landscape plan including buffers.
13. Review the proposed fence design and locations.
14. Review the varying single-family home model options, provide and suggestions for additions, removals, or changes.
15. Petitioner to revise key lot exhibit to new layout and clearly indicate specific details or permanent "upgrades" are proposed on these lots.
16. Discuss proposed parking, including no dedicated off-street parking for guests in the townhome area.
17. Petitioner to submit revised signage plans and revised preliminary plat showing separate sign lots.
18. Petitioner to supply revised Preliminary engineering plans prior to the Public Hearing. All plans are subject to final engineering review and approval, which will be submitted with the Final PUD approval in the future.
19. Petitioner to supply revised Preliminary Plat prior to the Public Hearing.

## STANDARDS FOR REZONING APPROVAL

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The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. The existing uses and zoning of nearby property;
- b. The extent to which property values are diminished by the particular zoning;
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
- e. The suitability of the property for the zoned purpose;
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
- g. The public need for the proposed use; and
- h. The thoroughness with which the municipality has planned and zoned its land use.

## STANDARDS FOR A SPECIAL USE

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Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission’s review in the next Staff Report.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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;
- 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;
- 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;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- 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;
- 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 Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

## STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

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Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

- a. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
- b. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- f. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
- h. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.
- i. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

## STANDARDS FOR A VARIATION

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Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for these Standards within the next Staff

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

## STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required, but all standards shall be considered to have been met upon review from the Plan Commission.

### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

## RECOMMENDATION

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Following a successful workshop, proceed to a Public Hearing at the December 16, 2021 Plan Commission meeting.

**LIST OF REVIEWED PLANS – WORKSHOP (To Be Revised With Final Dates At Public Hearing)**

Submitted Sheet Name		Prepared By	Date On Sheet
	Project Narrative		
	Plat of Topography		
	Alta Survey		
	Preliminary Site Plan		
	Preliminary Zoning Analysis Table		
	Preliminary Landscape Plan		
	Photometric Exhibit		
	Preliminary Engineering Plans		
	Preliminary Signage Plans		
	Single Family Detached Model Elevations (B&W)		
	Single Family Detached Elevation Select Color Renderings		
	Townhome Elevations and Renderings		
	Preliminary Plat of Subdivision		
	Traffic Study		
	Monotony Plan for Single Family Detached		
	Subdivision Specifications		
	Key Lot Exhibit		
	Estimated Child Generation		
	Market Study		
	Parking Exhibit		