



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

November 21, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on November 21, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Garrett Gray, Chairman
 Curt Fielder – Arrived at 7:16
 James Gaskill
 Tim Stanton
 MaryAnn Aitchison
 Stephen Vick

Absent Plan Commissioner(s): Eduardo Mani
 Lucas Engel
 Angela Gatto

Village Officials and Staff: Paula Wallrich, Planning Manager
 Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for November 21, 2019 at 7:13 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the November 7, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER AITCHISON to approve the minutes as presented. CHAIRMAN GRAY declared the Motion approved by voice call.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 21, 2019 REGULAR MEETING

Item #1 PUBLIC HEARING: LENNY’S FOOD N FUEL 183RD STREET, LLC, 7451 183rd Street

Consider a request to recommend that the Village Board grant Leonard McEnery on behalf of Lenny’s Food N Fuel 183rd Street, LLC (Contract Purchaser) an amendment to the North Creek Business Park Planned Unit Development Ordinance (Ord. 91-O-083) to permit an automobile service (gas) station with a convenience store to be a permitted use on the subject property. Additionally, to grant a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for the property located at 7401 - 7451 183rd Street in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. Site Plan and Final Plat approval will also be considered as well.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Curt Fielder
James Gaskill
MaryAnn Aitchison
Stephen Vick
Tim Stanton

Absent Plan Commissioner(s): Eduardo Mani
Lucas Engel
Angela Gatto

Guests: Leonard McEnery, Petitioner
Lyman Tieman, Attorney
Michael Werthmann, Traffic Consultant, KLOA

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER VICK, to open the Public Hearing for Lenny’s Food N Fuel 183rd Street, LLC. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. The Petitioner, Leonard McEnery on behalf of Lenny’s Food N Fuel, 183rd Street, LLC is seeking an amendment to the existing North Creek Business Park Planned Unit Development, Special Use Permit for a Substantial Deviation from the PUD, Site Plan Approval and Final Plat of Consolidation Approval. The requests would allow for the construction of a new Food N Fuel gas station and convenience store on the property at 7451 183rd Street.

The property is zoned ORI (Office and Restricted Industrial) as part of the North Creek Business Park PUD. The PUD was originally approved and subdivided in 1991 with the ORI base zoning covering the full area with some commercial-oriented

use like hotels, restaurants, and daycares. In 1995, the PUD came back and a portion of the area included in the PUD that was most adjacent to Harlem Avenue was rezoned from the ORI base zoning to a B-3 (General Business) base zoning. Most of the PUD has been developed and includes a mixture of office, light industrial, educational, and commercial uses. This area has the area near I-80, Hollywood Casino Amphitheater Tinley Park Convention Center and a variety of shopping/service establishments. There is one existing gas station on the corner of Harlem and 183rd. All properties surrounding the subject site are in the same North Creek PUD.

This site is also located in the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks with parking in the back, and a more urbanized look. The PUD does not specifically mention automobile or gas stations as permitted uses. They are prohibited under the ORI zoning district, however, with this being in a PUD an amendment is possible to add in automobile/service stations as permitted. There is also Speedway in this area on the southwest corner of 183rd and Harlem in the area zoned B-3.

This is a 3-acre site. The property consists of two vacant parcels and a sliver of a third parcel on the southeast corner of West Creek Drive and 183rd Street. This site was chosen in Will County due to the high traffic counts, I-80 access, and it is one of the last sites available for a gas station. The property located to the east is Hamada of Japan Restaurant and north of the subdivision's retention pond. To the southeast is the site where the new Holiday Inn will be built. The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park PUD.

There will be a 9,100 sq. ft. convenience store building that sells vehicle fuel and typical retail items. There will also be a Dunkin Donuts with a drive-thru, a second food service vendor, and a separate area intended for video gaming. On the exterior, the site includes fueling stations for 18 vehicles and three large trucks. This will be similar to other Gas N Wash stations in the area. Recently there was a station annexed on Harlem Avenue that is a Food N Fuel with a car wash. There is also a Gas N Wash on 191st in Mokena. This proposed station will function similarly without a car wash.

The overall site will include the convenience store building, vehicle fueling area/canopy, truck fueling area/canopy, vehicle parking, a drive-thru lane, walkways, landscaping, a storage shed, and a dumpster enclosure. Additionally, new utilities will be provided to the building, such as water main, sewer lines, and lighting.

Access to the site will be right-in/right-out along 183rd Street. The access will have a raised median and signage as required by Cook County IDOT to ensure the right-in/right-out requirement is being followed. Full-access will still be available through West Creek Drive and North Creek Drive. The subdivision code requires that sidewalks are installed into any new developments that are proposed. The Petitioner will install sidewalks along both 183rd Street and West Creek Drive frontages.

A parking and traffic study was done by KLOA and is included in the packet. There are 68 parking stalls proposed on the site. This site is unique due to the mix of different uses proposed to be incorporated in the convenience store. Some of the demand may include overlapping customers. Someone getting gas may also purchase retail items and/or go to Dunkin Donuts. The proposed plan anticipates a need for 68 parking stalls following typical Zoning code parking requirements based on individual use.

- 34 parking stalls for retail use (1 space per 150 sq. ft.; 5,100 sq. ft. retail space/150 = 34).
- 17 parking stalls for dining/restaurant uses (1 space per 3 seats; 51 seats/3 = 17)
- 5 parking stalls for gaming machines (1 parking space per seat)
- 12 parking spaces for employees (1 parking space per maximum number of employees)

With 68 spaces (65 standard, 3 accessible) supplied based on the proposed plans, the parking requirements would meet the Zoning Code's minimum. Staff believes 68 spaces will be sufficient due to the unique mix of uses on the site.

The drive-thru has availability for ten vehicles. This exceeds the stacking at the majority of other Gas N Wash and Food N Fuel locations that have Dunkin Donuts which typically have eight. The menu board location will be determined.

The east bufferyard was revised to be in full compliance with the landscape code requirements. The north bufferyard shortage was revised to add approximately 14 shrubs and an understory planting. Staff believes the bufferyard and parkway landscaping combination will create an attractive front landscape buffer that exceeds the neighboring property's landscaping.

BUFFERYARD REQUIREMENTS						
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit
North ("C" Bufferyard)	10'	10'	462' (excluding entry aisle)	23 CT	11 CT	-12 CT
				10 US	10 US	- US
				93 SH	64 SH	-29 SH

The interior landscaping shortage is a result of the gas station fueling area being counted as a parking lot. The Plan Commission agreed there was limited ability to expand this landscaping without creating vehicle safety or maintenance issues.

PARKING LOT LANDSCAPING STANDARDS			
Requirement	Provided	Deficit	Comments
15% of parking lot area to be landscaped or 13,390 square feet	3,040 square feet	10,350 square feet	89,289 s.f. of parking lot shown on landscape plan and includes fueling area. Add shrubs to large island in the middle of the site that wraps drive thru / parking.

Mr. Ritter displayed renderings of the structures. The architecture is fairly simple on the building. It will be similar to the other Gas N Fuel stations. The front facade of the convenience store building was revised to include face brick (78.6% of exterior, excluding glazing) along the top of the building where there was previously EIFS with stone around the base (14.2% excluding glazing). The new revision exceeds the Comprehensive Building code's requirement for 75% face brick. This brick will be lighter in tone/color to give some contrast to the front façade. The building will have a red metal coping/cornice around the top of the structure. The two fueling canopies are also proposed to be red in color. All mechanical equipment will be screened by the rooftop parapet. There will be matching enclosures and maintenance shed on site.

There will be shingled canopies on the front facades. These canopies were previously placed over manual changeable copy signs on previous versions of the plan. The manual changeable copy wall signs were removed as they are a prohibited sign type. The signage areas were revised to include additional front façade windows.

All proposed signs meet the code requirements for size, number, and location.

The petitioner has proposed the following signs:

- Four wall signs (including one 15 sq. ft. interior tenant sign)
- Three gas station canopy signs
- Two directional "Trucks" canopy signs
- One Dunkin Donuts drive-thru menu board and clearance bar
- Four drive-thru directional signs (no logos)
- One monument sign 10' ft. tall

The lighting plan for the proposed development complies with the new lighting standards for fixture type, illumination intensity, and light intensity at the property lines.

The Petitioner has provided a Photometric Plan that indicates light spillage of less than one foot candle at the roadway and property lines. All light fixtures are full cut-off and downcast to prevent glare on adjacent properties and roadways.

Special approvals needed are:

PUD Ordinance Amendment

As noted in the Staff Report this will amend the 1991 Ordinance. The proposed amendment adds an “automobile service station with a convenience store to the list of permitted uses but only on the subject property.

Special Use Permit for a Substantial Deviation

As noted in the Staff Report deviations from the Village Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact as required with a Variation. Alternatively Exceptions are looked at in terms of their conformance to their overall PUD’s design and goals.

Below are the specific Exceptions and Deviations being requested as part of the Special Use:

1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback (140.5’ proposed)
 - b. Allow parking in the front yard
 - c. Maximum of one curb cut per site (two proposed)
 - d. Required cross-access to adjacent properties (no cross-access to the south)

2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
 - a. Allow parking in the front and side yards
 - b. Changes to the approved lots as indicated in the Final Plat of Subdivision

Additional cross-access was added to the Plat of Subdivision for a potential future development to the south. Whether this cross-access connection is utilized can be determined through site plan review when that development is proposed.

Final Plat of Resubdivision

The proposed Plat of Subdivision will consolidate two existing lots along 183rd Street. The proposed consolidated lot will also include a small portion (178.27 sq. ft.) of the lot to the south that will make the resulting lot a total of 3 acres in size. Existing drainage and utility easements will remain on the property. Easements for the public sidewalk and cross/access to east and south have been included in the Final Plat.

The last thing that was discussed at the Workshop was the addition of a traffic light on the corner of 183rd St. and either West Creek Drive or North Creek Drive. Staff has talked with the County and the State and it has not been considered due to the traffic count. With the addition of the hotels and the gas station, the Engineer will speak with them again to try and get the traffic light at this location. A study will be done to see if it meets the standards.

CHAIRMAN GRAY asked the Commissioners if they had comments or questions.

COMMISSIONER STANTON noted this a great thing for Tinley Park. All other Commissioners agreed.

CHAIRMAN GRAY inquired about the traffic within the gas station. He noted that it could be difficult with the flow in the interior of the station. There is a busy traffic issue at the Speedway on the corner of 183rd Street and Harlem Avenue. Also, there is an issue with the sidewalk crossing the access.

Michael Werthmann, KLOA Traffic Coordinator replied this area is a lot like the station at Rt.6 and Cedar and there is no problem there. Most people will be entering in the full-access rather than the right-in access. The crosswalk is common to cross the access. Most drivers are aware of the crosswalk. The site lines are clear.

Mr. Ritter noted there will be raised medians in this area and the sites islands and curbing will help the direct traffic flow and slow people down.

CHAIRMAN GRAY asked the Petitioner if he would like to speak.

Lyman Tieman, Attorney noted he believes they have covered everything that was brought up at the Workshop.

CHAIRMAN GRAY asked for comments from the public.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GASKILL, to close the Public Hearing for Lenny's Food N Fuel 183rd Street, LLC. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

Mr. Ritter went through the Standards for Special Use:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass the development of an automobile service (gas) station and convenience store that will service for visitors and residents of the community. The project will be constructed meeting current Village building codes and compliment surrounding businesses and properties.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The 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 because the proposed project will develop land that is currently vacant and provide services for visitors and residents of the community. The site will be well-landscaped and the building will be constructed with quality materials. This proposed use is similar and compatible with existing nearby uses.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed. Landscape buffers and cross-access has been supplied for the vacant property to the south.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;

- *The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Food N Fuel site. Drainage has been accounted for within the existing subdivision pond to the southwest of the proposed site.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- *The proposed plans include site access by utilizing two curb cuts on 183rd Street and West Creek Drive that allow for ingress/egress to the site and efficient site circulation. Cross-access for passenger vehicles is also provided by a cross-access easement to the east through the neighboring property that connects to North Creek Drive. Cross-access is also supplied to the vacant lot to the south for possible future cross-access as well. The site incorporates proposed public and private walkways for safe pedestrian travel to and from the site.*
- 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.
- *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, and the maximum of one curb cut. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The proposed Food N Fuel project will contribute directly to the economic development of the community by providing fuel, retail, and food services to visitors, providing additional jobs, and providing additional property and sales tax revenue where the existing vacant property is generating minimal tax revenue.*

Standards for Site Plan Approval:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will

provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.

- f. That all outdoor trash storage areas are adequately screened.

CHAIRMAN GRAY asked for Motions.

Motion 1 (Site Plan)

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL to recommend the Village Board grant the Petitioner, Lenny’s Food N Fuel 183rd Street LLC, Site Plan Approval to construct an automobile service (gas) station and a 9,100 sq. ft. convenience store building at 7451 183rd Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.
2. Site Plan approval is subject to final engineering review and approval.
3. Site Plan approval is subject to approval of the PUD Ordinance Amendment, Special Use for a Substantial Deviation with the PUD, and Final Plat approval.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call

Motion 2 (PUD/Special Use Ordinance Amendments):

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER AITCHISON to recommend the Village Board amend Section 4-A. in Ordinance 91-O-083 (Special Use for North Creek Business Park PUD) at the request of Lenny’s Food N Fuel 183rd Street LLC to permit an “automobile service (gas) station with a convenience store” as a permitted use on Lot 1 of the North Creek Food N Fuel Resubdivision.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call **Motion 3 (Special Use for Substantial Deviation):**

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER VICK to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance (including reduced front yard setback, parking location and number of curb cuts) to the Petitioner, Lenny’s Food N Fuel 183rd Street LLC, to permit an automobile service (gas) station and a 9,100 sq. ft. convenience store on the property located at 7451 183rd Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following condition:

1. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call

Motion 4 (Final Plat):

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER GASKILL to recommend that the Village Board grant approval to the Petitioner, Lenny's Food N Fuel 183rd Street LLC Final Plat Approval for North Creek Food N Fuel Resubdivision in accordance with the Final Plat submitted and listed herein, subject to the following condition:

1. The Final Plat approval is subject to Final Engineering approval by the Village Engineer.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call.

This will go before the Village Board on December 3, 2019.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 21, 2019 REGULAR MEETING

Item #2 PUBLIC HEARING - MASONRY TEXT AMENDMENTS

Consider recommending that the Village Board approve Text Amendments to Section II.B. (Definitions), Section III.U. (Site Plan Review), Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial uses.

Present were the following:

Plan Commissioners: Garrett Gray, Chairman
Curt Fielder
James Gaskill
MaryAnn Aitchison
Stephen Vick
Tim Stanton

Absent Plan Commissioner(s): Eduardo Mani
Lucas Engel
Angela Gatto

Guests: None

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON, to open the Public Hearing for Masonry Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN GRAY requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. Staff is currently working with a consultant to update the Tinley Park Comprehensive Building Code. As part of the process, certain sections of the Village's Code have been identified that are not typically addressed in a building code. Staff will be updating the building code and will be taking it out of the Building Code and entering it into the Zoning Code.

Staff is supporting the current brick masonry requirements for residential and commercial districts with some minor changes. Staff is recommending a change in the industrial districts that would continue to require masonry construction but not require the use of face brick on buildings larger than 80,000 sq. ft. In addition staff is recommending a change in the protocol for site plan review and is recommending architectural and site design standards to assist in the review of architectural and site plans proposed for non-residential structures.

These amendments will streamline the review process and result in regulations that support economic development rather than function as an encumbrance to industrial growth.

Staff has created standards for site and architectural review to provide for a more consistent review. Along with that staff has addressed some actual percentages of masonry and brick on commercial and industrial districts.

Ms. Wallrich displayed examples of several buildings in the Village that have met the brick requirements noting that commercial development has benefited from the brick requirements.

In reviewing the current masonry or brick requirements for commercial and industrial buildings staff reviewed the construction requirements of neighboring communities. Many of these communities are providing waivers of their brick requirements.

Community	Exterior Building Material Requirements by Building Type	
	Commercial	Industrial
Tinley Park	<ul style="list-style-type: none"> 1-3,000 SF: 100% face brick 3,001-40,000 SF: 75% face brick, 25% other masonry 40,001-80,000 SF: 60% face brick, 40% other masonry 80,001+ SF: 25% face brick, 75% other masonry 	
Mokena	<ul style="list-style-type: none"> 100% masonry and glass 	<ul style="list-style-type: none"> 100% of front elevation must be masonry and glass 75% of all other elevations must be masonry and glass
New Lenox	<ul style="list-style-type: none"> Architectural precast concrete (exposed aggregate, acid etched, polished, honed, thin brick, stone veneer); or Solid masonry (face brick, stone, exposed aggregate) on front and sides. Rear elevations can be common brick. 	<ul style="list-style-type: none"> The total surface area of the front elevation shall be constructed of solid finish veneer, masonry or glass.
Orland Park	<ul style="list-style-type: none"> Design Guidelines, does require brick from ground level to tops of windows 	<ul style="list-style-type: none"> Design Guidelines, does require brick from ground level to tops of windows
Lockport	<ul style="list-style-type: none"> Design Guidelines with levels of classes of materials which require % of brick 	<ul style="list-style-type: none"> Design Guidelines with levels of classes of materials.
Plainfield	<ul style="list-style-type: none"> Design guidelines encourage utility brick, sandstone, native stone or glass; concrete block, split face block, pre-cast 	<ul style="list-style-type: none"> Design guidelines require masonry materials including pre-cast concrete panels, split face block. No brick required.

	panels or EFIS are discouraged.	
--	---------------------------------	--

Ms. Wallrich proceeded to outline the proposed text amendments:

1. Delete Section 305 Masonry from the Comprehensive Building Code;
2. Amend Section II.B. (Definitions) to include a definition for “Masonry”;
3. Amend Section III.U.(Site Plan Review) to include architectural review; provide architectural and site design standards;
4. Amend Section V. C. 4. (Elevations and Facades) to include masonry requirements for single-family detached, single-family attached, townhomes and all single-family semi-detached dwellings;
5. Amend Section V.C.7. (General Requirements/All Business & Commercial Districts) to include masonry requirements for all commercial districts including the Office and Restricted Industrial District and multi-family dwellings; and
6. Amend Section V.C.10. (Site Development Standards for Industrial Uses) to include masonry requirements for all industrial districts.

Ms. Wallrich provided an explanation of each amendment as outlined in the staff report and summarized as follows:

1. Delete Section 305 Masonry from the Comprehensive Building Code which will improve efficiencies and provide for a more comprehensive and consistent review of development.
2. Ms. Wallrich provided a recommended no definition for “Masonry”. The proposed amendment explicitly defines what can be included under this definition which includes brick, stone and pre-cast masonry walls.
3. Amend Section III.U. (Site Plan Review) to include architectural review utilizing architectural and site design standards. Reviews will be completed by staff unless it includes a zoning request which will then trigger a Plan Commission review. The architectural and site design standards will help guide the review and allow for more consistent enforcement of the masonry requirements and provide assurances of quality architecture as outlined in the architectural standards.
4. The proposed amendment for Section V. C. 4. (Elevations and Facades) will remain substantially the same except for the addition of “townhomes” that are not addressed in the current code. Multi-family structures of 3 or more units are regulated as a non-residential structure and will be included in Section V.C.7. for purposes of regulating masonry requirements.
5. The proposed amendment for Section V.C.7. (General Requirements/All Business & Commercial Districts) will include masonry requirements for all commercial districts including Office and Restricted Industrial District and multi-family dwellings.

Ms. Wallrich noted that the majority of the hotels in the village are located in the ORI districts and have been required to be constructed with brick since 2007 (with the exception of WoodSpring as discussed above). Areas such as the North Creek (south of 183rd at West Creek Drive) and Hickory Creek (south of 183rd at 76th Ave.) Planned Unit Developments are zoned ORI with few vacant lots left for construction. She noted that the largest area available for development that is zoned ORI is along 191st street at 80th Avenue, Rte. 45 north of I-80 and the Tinley Park Mental Health Center. Since these areas will most likely develop with professional offices or hotels, staff is recommending they be regulated similarly to commercial districts which require the majority of these structures to be constructed of brick. The size of the building impacts the amount of brick required and provides for the use of alternate masonry materials to comprise portions of the building not required to be constructed of brick. It also

provides for the use of alternate building materials to be used as accents. She noted that the use of design standards will assist in ensuring quality construction.

Ms. Wallrich went on to explain that the current Section V.C.7. (*General Regulations/All Business/Commercial Districts*) will remain generally intact with some minor changes for structures greater than 80,000 sq. ft.; instead of requiring 25% brick the amendment allows a choice of brick or decorative stone. Staff is recommending the current regulations for structures less than 40,000 remain as currently written with the addition of allowing the use of stone as a percentage of brick required.

She presented the following table which provides a comparison between existing and proposed masonry requirements.

B-1, B-2, B-3, B-4, B-5 & ORI ZONING DISTRICTS			
SIZE	EXISTING	PROPOSED*	Impact
≤ 3,000 SF	100 % Face Brick	100% Face Brick (Decorative stone allowed for 30% of the brick requirement)	None- but provides flexibility with brick
3,001 – 40,000 SF	75% Face Brick, 25% other masonry (not defined)	75% Face Brick (Decorative stone allowed for 25% of the brick requirement), 25% other masonry as defined	None- but provides flexibility with brick with the use of stone and defines “other masonry”
40,001 – 80,000 SF	60% face brick, 40% other masonry (not defined)	60% face brick, (Decorative stone allowed for 20% of the brick requirement), 40% other masonry as defined.	None- but provides flexibility with brick with the use of stone and defines “other masonry”
≥ 80,000 SF	25% Face Brick, 75% other masonry (not defined)	25% Face Brick or decorative stone, 75% other masonry (not defined)	Less restrictive .No longer requires brick but does require 25% decorative stone in lieu of brick, defines “other masonry”

**15% of any one façade may use alternate building materials as defined in Section V.C.7.G. as architectural treatments, decorations or architectural accents*

Ms. Wallrich outlined the proposed text amendments which were included in the staff report. She also noted that these regulations will pertain to multi-family structures as well. She added that certain alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than 15% of any façade. A list of the approved materials were included in the staff report. She noted a list of prohibited materials and the need for any additions to conform to the building materials used for the existing structure. If there is difficulty in matching the existing material, then the architectural design of the addition must provide an attractive transition to a new material that is consistent with current building material requirements.

6. Ms. Wallrich proceeded to discuss the recommended amendments to Section V.C.10. (Site Development Standards for Industrial Uses). She reviewed the current regulations and recommended the masonry requirements be incorporated into Section V. (*Supplementary District Regulations*) which provide General Regulations for Industrial Uses (Section V.C.10.). She noted that the current section references the “Industrial and Commercial

Commission” which no longer exists and therefore all references to this Commission has been deleted; sections duplicating Subdivision Regulations have also been deleted.

Ms. Wallrich discussed that the M-1 (General Manufacturing) districts are primarily located south of 183rd Street west of 80th Avenue (Tinley Crossings PUD, Mercury Business Center and Northstar Business Center) and south of I-80 east of Oak Park Avenue and north of Prosperi Drive and the Hollywood Casino Music Center (First Industrial Realty PUD). She noted that the MU-1 (Mixed-Use DuVan Drive Overlay) district is located east of Harlem Avenue north of the Metra tracks. There are a few in-fill developments or redevelopment opportunities but there are limited large scale development opportunities in these districts. Despite the limited development opportunities, the industry standard for these types of uses, especially with structures greater than 40,000 sq. ft. does not require brick as currently required by the Building Code. The proposed amendments lessen the brick requirement for buildings greater than 10,000 sq. ft. but less than 40,000 sq. ft. by only requiring 50% of each façade as face brick or decorative stone. For structures greater than 40,001 sq. ft. but less than 80,000 sq. ft. the proposed amendment reduces the requirement from a 60% brick requirement to 25% brick or decorative stone but on the front façade only. The remaining facades are required to be masonry as defined but not brick. The masonry definition includes pre-cast concrete tilt up construction which represents the majority of the village’s current industrial building inventory as well as what our neighboring communities require. Structures greater than 80,001 sq. ft. in size are no longer required to have brick but are still required to be masonry as defined.

Ms. Wallrich then presented the following table which provides a comparison between existing and proposed masonry requirements. The breakdown of building sizes has been revised to add masonry requirements for structures of “3,001– 10,000 sq. ft. “and “10,001– 40,000 SF”.

M-1 & MU-1 Districts			
SIZE	EXISTING	PROPOSED*	Impact
≤3,000 SF	100 % Face Brick	100% Face Brick (Decorative stone allowed for 30%)	None- but provides flexibility with brick
3,001 – 10,000 SF	75% Face Brick, 25% other masonry (not defined)	75% Face Brick (Decorative stone allowed for 25% of the required brick area) , 25% other masonry as defined	None- but provides flexibility with brick with the use of stone and defines “other masonry”
10,001 – 40,000 SF	75% Face Brick, 25% other masonry (not defined)	50% Face Brick or decorative stone- Balance of 50% masonry as defined	Less restrictive –No longer requires 50% brick; allows choice of 50% brick or decorative stone, defines “other masonry”
40,001 -80,000 SF	60% face brick, 40% other masonry(not defined)	25% Face Brick or decorative stone on front façade only. Remaining facades masonry as defined.	Less restrictive - No longer requires brick; allows choice of 25% brick or decorative stone on front façade , defines “other masonry”

≤ 80,001 SF	25% Face Brick, 75% other masonry (not defined)	No brick required, 100% approved masonry (defined)	Less restrictive- no brick required.
-------------	---	--	--------------------------------------

**15% of any one façade may use alternate building materials as defined in Section V.C.7.G. as architectural treatments, decorations or architectural accents*

The proposed text amendments and additions are identified in the staff report. In addition to the new regulations related to the amount of brick required the proposed amendments provide for alternate building materials that may be used for architectural treatments, decorations or architectural accents on the structure provided they do not constitute more than 15% of any façade; a list of prohibited materials was also presented and outlined in the staff report. Consistent with the amendments for commercial districts, Ms. Wallrich discussed how additions must conform to the building materials used for the existing structure. If there is difficulty in matching the existing material, then the architectural design of the addition must provide an attractive transition to a new material that is consistent with current building material requirements.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER STANTON noted this is very thorough. All the Commissioners agreed.

CHAIRMAN GRAY noted he liked the idea of breaking up the 10,001 sq. ft. hopefully this will entice some businesses to come to the Village to set up shop. He also liked the fact that all the building materials are identified in the architectural review. Well Done

CHAIRMAN GRAY asked for comments from the public. There were none.

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER AITCHISON, to open the Public Hearing for Masonry Text Amendments. The Motion was approved by voice call. CHAIRMAN GRAY declared the Motion approved.

CHAIRMAN GRAY asked for Motions.

Motion 1

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER VICK to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definition:

MASONRY: *Brick, stone, or architectural/decorative concrete block (split face, fluted or smooth). Tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed where brick is required. Pre-cast concrete wall panels are included in this definition provided the structure includes architectural interest through the use of approved alternate building materials, use of alternate colors or scoring patterns as outlined in the Architectural and Site Design Standards.*

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call.

Motion 2

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to recommend the Village Board amend Section III.U. (Site Plan Review) to include architectural review; provide architectural and site design standards as as outlined in the 11.21.2019 staff report.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call.

Motion 3

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER FIELDER to recommend the Village Board amend Section V. C. 4. (Elevations and Facades) to include masonry requirements for single-family detached, single-family attached, townhomes and all single-family semi-detached dwellings as outlined in the 11.21.2019 staff report.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call.

Motion 4

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend the Village Board amend Section V.C.7. (General Requirements/All Business & Commercial Districts) to include masonry requirements for all commercial districts including Office and Restricted Industrial District and multi-family dwellings as outlined in the 11.21.2019 staff report.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call.

Motion 5

A Motion was made by COMMISSIONER FIELDER, seconded by COMMISSIONER STANTON to recommend the Village Board amend Section V.C.10. (Site Development Standards for Industrial Uses) to include masonry requirements for all industrial districts as outlined in the 11.21.2019 staff report.

AYES: STANTON, FIELDER, GASKILL, AITCHISON, VICK & CHAIRMAN GRAY

NAYS: NONE

CHAIRMAN GRAY declared the Motion unanimously approved by Roll Call.

This will be heard at the Village Board on December 3, 2019.

GOOD OF THE ORDER:

1. Paula is working on the Plaza – Budget crunch and value engineering prior to going out to bid.
2. Magnuson Apartments (191st Street) – A Permit has been submitted for Foundation only and is being reviewed.
3. The Boulevard/South Street work is in progress with the foundation being installed.
4. There is a lot of hotel interest out on Route 45. Submittal has been presented and being reviewed by staff now.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER GASKILL, seconded by PLAN COMMISSIONER FIELDER to adjourn the Regular Meeting of the Plan Commission of November 21, 2019 at 8:26 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.