



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

May 7, 2020

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 7, 2020 at 7:00 p.m.

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 May 7, 2020. Chairman Gray called the meeting to order at 7:00 p.m.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10 and Executive Order 2020-18, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. Specifically, the Governor's Office: (1) suspends the requirement in Section 2.01 that "members of a public body must be physically present," and (2) suspend the limitations in Section 7 on when remote participation is allowed. Chairman Gray confirmed Commissioners and Staff were able to communicate. All replied affirmative. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Mary Aitchison (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Angela Gatto (Participated electronically)
Tim Stanton (Participated electronically)
Lucas Engel (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)

Absent Plan Commissioners: None

Village Officials and Staff: Paula Wallrich, Interim Community Development Director (Participated electronically)
Dan Ritter, Senior Planner (Participated electronically)
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for May 7, 2020 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the April 16, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL to approve the minutes as presented.

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON, GASKILL, WEST, VICK and CHAIRMAN GRAY.

NAY:

None.

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 MAY 7, 2020 REGULAR MEETING

ITEM #1 WORKSHOP/PUBLIC HEARING: THOMAS CACHEY (Contract Purchaser), 7050-7068 171st STREET
Consider recommending that the Village Board grant Thomas Cachey (Contract Purchaser) a Special Use Permit for a second floor apartment and Variations from the Zoning Code for the property located at 7050-7068 171st Street in the B-3 (General Business & Commercial) zoning district. Site Plan Approval and a Final Plat Approval will also be reviewed with this item.

Plan Commissioners present: Chairman Garrett Gray (Participated electronically)
Mary Aitchison (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Angela Gatto (Participated electronically)
Tim Stanton (Participated electronically)
Lucas Engel (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)

Plan Commissioners absent: NONE

Guests: Thomas Cachey (Participated electronically)

Dan Ritter, Senior Planner presented the Staff Report. The workshop and public hearing for this item have been combined due to the scheduling effects of the ongoing COVID-19 situation.

The Petitioner, Thomas Cachey is proposing to redevelop the former Sports Station property located at 7050-7068 171st Street. The proposed redevelopment would require Site Plan Approval, Variations, Final Plat Approval, and a Special Use Permit for a second-floor apartment. The proposed project includes the demolition of an approximately 9,060 sq. ft. deteriorating section of the existing building. The remaining 12,045 sq. ft. building will be redeveloped as a multi-tenant building with façade renovations and site upgrades that include a new façade, additional parking, improved landscaping, added curbing, new walkways, and stormwater/drainage improvements. Additionally, an 800 sq. ft. second-floor apartment is proposed to be constructed to assist in managing the property tax burden.

Redevelopment of aging commercial development can be difficult to design in compliance with current code requirements due to various technical, physical, and economic constraints. The original portion of the building appears to have been constructed on the site before 1938 for use by the adjacent farm. Since that time, there were several additions to the building with varying construction styles. The property has most recently operated as The Sports Station and a County Foods grocery store. The building has been vacant since 2014 when The Sports Station closed. The structure has deteriorated internally and externally since that time.

To the north of this property is the Midlothian Creek. It runs through the property as well, so there is some floodplain located on the property that will require certain review and approval from MWRD and FEMA. The engineers have been working through that to make sure it will meet all the requirements.

The property is zoned B-3, General Business & Commercial. The property to the west is Olympic Star Family Restaurant and to the east is Antico Academy Child Care is also zoned B-3. To the south, across 171st Street, are properties zoned R-6, Medium-Density Residential, Town & Country Villas/Condos and B-4, Office & Service Business, Maher Funeral Home. To the north of the property and Midlothian Creek are multi-family buildings in the R-6, Medium-Density Residential zoning district.

There are a number of non-conforming aspects to this site due to the age of the site and being developed with a number of different zoning codes. This project will bring the existing site closer compliance to the existing codes with consideration of Variations for portions of where compliance is not feasible.

The proposed use is to redevelop the building as a multi-tenant retail and service center. The first floor will be approximately 12,000 sq. ft. of commercial space, including demolishing a part of the building that is currently there. The driver of this project for the Petitioner is the Chi Central & Café, which is a non-profit they are looking to develop in this building. Chi's mission is focused on supporting personal mental and physical health. There will also be other tenants in the building. The north side of the building is expected to be a restaurant and space between that that can be either one tenant or up to three tenants.

The project proposes the addition of an 800 sq. ft. one-bedroom apartment on the second floor with a separate entrance at the front of the building. The apartment allows for the site to be classified as a mixed-use property and lower the overall tax rate.

The apartment does require a Special Use. This special use allowance has existed in the B-1, B-2, and B-3 districts since 2005 to allow for apartments to be located above or in the rear of a principal use. This is to align with better planning trends. The mix of surrounding uses and the site layout is important to consider when evaluating the request for mixed uses to ensure noise, pollution, smells, glare, or other nuisances won't affect the proposed residential unit. The proposed apartment has a separate entrance and is located over the non-profit space, which will limit any noise or smell transfer between the units.

The next item is a Final Plat of Subdivision/Consolidation, which will consolidate the two existing lots resulting in a single lot that is 1.20 acres in size. Existing drainage and utility easements will remain on the property. There will also be a cross-access easement recorded with the plat to the west with the Olympic Star property, and it will be included in the Final Plat of Subdivision. Cross-access circulation between the properties existed during the original development, but was divided at some point in the past. The future establishment of cross-access will allow for a more safe and convenient circulation on both sites for customers, delivery trucks, and emergency vehicles.

Mr. Ritter identified the requested Variations:

Overall Zoning

1. Exterior Masonry (Existing, Improved Condition) – A Variation from Section V.C.7.F. and Section V.C.7.G. of the Zoning Ordinance to permit the proposed façade renovations to utilize non-masonry materials (fiber cement board and EIFs) above the 15% maximum amount per façade and permit the exterior to utilize no face brick; approval will be based upon the proposed elevations.
2. Parking (Existing, Improved Condition) – A 22 parking stall Variation from Section VIII.A.10. of the Zoning Ordinance to permit 60 parking stalls instead of the required minimum of 82 stalls for the proposed commercial building. The proposal includes a reduction of the existing floor area and the addition of 16 total parking stalls.
3. Front Yard Parking (Existing, Improved Condition) – A Variation from Section VIII.7. of the Zoning Ordinance to permit parking stalls to be located in a required front yard.
4. Front Yard Structure Setback (Existing) – A 5.5-foot Variation from Section V.B. Schedule II (District Regulations) of the Zoning Ordinance to permit a 19.5-foot front yard building setback, instead of the required minimum of 25 feet.
5. Public Sidewalk (Existing) – A Variation from Section F.2. of the Subdivision and Development Code to permit the development without installation of a public sidewalk along the public street frontage.
6. Freestanding Sign Setback (Existing, Improved Condition) – A nine-foot Variation from Section IX.D.2.c. of the Zoning Ordinance to permit a freestanding sign to be setback one foot instead of the required minimum of ten feet.

Mr. Ritter displayed drawings of the existing and proposed site plan. The existing building is just over 21,000 square feet. The proposed site plan includes a 12,045 sq. ft. multi-tenant building, vehicle parking, walkways, landscaping, patio seating areas, and a dumpster enclosure. They will be demolishing close to 9,000 sq. ft. The existing building will be reduced in square feet. This will be done to resolve two issues existing on the site. First, the existing building portion being torn down has structural issues that have to be repaired, and it is costly. The other issue is a lack of parking on the site that will be expanded with the addition space.

Access to the site will primarily be through the curb cuts on 171st Street. The eastern curb cut functions as a two-way entrance and exit to the site. The western curb cut is a one-way exit and will be signed as such with a “do not enter” sign visible from 171st Street. The layout has been done so there is room for parkway landscaping, curbing, and angle parking stalls. This was also done so that there is no loss of parking stalls, which are valuable on the site, and still get an attractive appearance on the property.

Typically, a sidewalk would require installation; however, a sidewalk does not exist on the north side of 171st Street between Oak Park Avenue and Harlem Avenue. The subject site and the north side of 171st Street lack the proper right-of-way width to install a public sidewalk, and there are no immediate plans to construct a sidewalk at that location. Eliminating the sidewalk also allows for additional green space thereby decreasing stormwater flow in an area that is already taxed with considerable impervious pavement.

The existing dumpster enclosure is proposed to be redesigned, and they are changing how to enter and curbing to redirect garbage trucks and any emergency vehicles that need to access the site. Because there is currently no cross-access with the Olympic Star property, it has been designed as a temporary alternative to allow for large trucks.

Engineering has a number of outstanding comments and revisions on the preliminary/final engineering plans that will be addressed prior to building permit submittal. Staff is recommending that the site plan approval be conditioned upon final engineering review and approval by the Village Engineer and MWRD. The Petitioner has addressed some of these concerns but will finalize the plans with the permit.

The Petitioner is requesting a front yard setback Variation for the principal building that is currently located 19.5 ft from the property line instead of the required minimum of 25 ft. It is not economically or structurally feasible for the project to demolish a portion of the building. There are no immediate staff concerns with the setback since the proposal sufficiently improves site circulation and the overall appearance of the property.

There is limited space to add landscaping on this existing redevelopment site. The aim is to dress up the front and put landscaping where it is possible. The goal is to improve the site, while allowing the project to be economically feasible and meet the intent of the ordinance. Any additional landscaping will result in a loss of parking, which is critical for the success of the project. The Petitioner has prioritized the placement of attractive landscaping in areas not utilized for parking or site circulation.

Specific species of shrubs were chosen due to their ability to survive in confined areas, are salt-tolerant, do not create visibility concerns, and will fit under overhead utility lines. While there are bufferyard and interior parking lot landscape waivers, the Petitioner’s proposal significantly improves the site compared to its current condition.

Mr. Ritter displayed a drawing of the proposed architecture. The Petitioner has done a great job of modernizing the appearance. He is working with an existing structure and choosing materials that will work easier and give it a modern look. The proposed materials include metal, fiber cement panels, cedar engineered siding, and metal cladding. The materials were chosen for their modern appearance and their flexibility for installation over the existing structure that is primarily cinder block and painted brick. Stone veneer has also been added to the base of the building and vertical pillars.

Façade appearances are important to the overall community. The Village’s exterior masonry requirements have been designed to maintain high-quality and attractive developments. However, the Petitioner found complying with the masonry requirements is not consistent with their proposed modern design aesthetic. The proposed appearance and materials are proposed to balanced long-term quality with the limitations of the existing structure. Brick and masonry have been maintained along the west and north sides where it can be salvaged and repainted. Siding is not a typical material for commercial façades due to durability and appearance concerns; however, the specific siding utilized on the primary façades was chosen due to its durability and less maintenance than traditional lap siding.

The rooftop mechanical equipment is proposed to be screened from roadways and neighboring properties. The proposed parapet and apartment screen views from the south and southwest. The existing vegetation along the creek provides natural screening from the south. The HVAC units are not visible from the east due to the profile of the existing roof. The only location where the units are visible is from the west; however, the apartment, Olympic Star building, and setting back the rooftop unit locations may be sufficient to screen visibility. Staff has recommended a condition that clarifies that the mechanical equipment visibility will be reviewed as part of the building permit.

The wall signs will be tenant-specific and comply with zoning code requirements, including their vertical and horizontal alignment on the façade. Wall signs will be located on the canopy extensions or on the parapet, depending on the specific tenant layouts.

The current ground sign is in poor condition and is located in the public right-of-way. The Petitioner has proposed a new monument-style sign that is more attractive and inviting for the new development. A setback Variation is being requested for the freestanding sign due to the established sign setbacks for most commercial properties in the area. Compliance with the ten-foot setback makes the sign less visible and may require the removal of a parking stall. The ground sign is important due to the building layout and lack of roadway frontage for most tenants. Other aspects of the freestanding sign, such as sign face area, LED message center display, height, and materials will comply with the zoning code requirements.

The zoning code requires one parking stall per 150 sq. ft. of retail and personal service establishments, which is also the requirement used for multi-tenant buildings. The existing site is approximately 21,100 sq. ft. in size and has 44 parking stalls. Based on the zoning code, there is currently a shortage of 98 parking stalls. However, the proposed site plan improves that situation considerably, by adding 16 parking stalls for a total of 60 stalls and reducing the commercial floor area to approximately 12,000 sq. ft. The zoning code requirements for the current proposal includes 80 stalls for the commercial area and two stalls for the new residential apartment. The total shortage is 22 based on the zoning code requirements. While this is not the preferred situation, parking availability has been maximized on the site, and there is no land to expand parking and limited shared parking opportunities. A cross-parking agreement with neighboring Olympic Star may help and while the Petitioner is looking in that, they do not plan on proposing it at this time.

	Existing	Proposed
Parking Total	44	60
Building Size (Sq. Ft.)	~21,000	~12,000 & 1br Apartment
Parking Required	140	82
Parking Difference	(-98)	(-22)

Lighting on the property is proposed exclusively by building lighting. Due to the fixture locations on the building, the parking lot lighting levels fall below minimum levels in some areas. However, it is expected that the proposed building lights and existing residual light from the street and neighboring properties will effectively light the site. All building fixtures are downcast with full-cutoff in compliance with the lighting ordinance to prevent glare from surrounding properties and roadways. An existing sag light pole attached to a ComEd pole will be removed as part of the project.

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

COMMISSIONER MANI noted he liked the proposed redevelopment of the site and thanked the Petitioner for taking on this development and it will be an asset to the Village

COMMISSIONER STANTON noted he agrees 1000% with COMMISSIONER MANI and as a lifelong resident of Tinley Park he loves it and he is sure the neighbors will love it. The parking and landscaping can be worked out and are improvements. Will security cameras be considered?

COMMISSIONER GATTO agrees with the other COMMISSIONERS and she thinks this will be a great project and she is glad someone took on the redevelopment of this property.

COMMISSIONER VICK agrees this is a great project.

COMMISSIONER GASKILL agrees this is a great plan

CHAIRMAN GRAY noted he agrees with this being a great improvement. The architecture rendering is very nice. The curb cuts are good and will be a plus safety-wise with no cars backing out onto 171st Street. Hopefully Olympic Star is open to working with the Petitioner regarding the cross-access and maybe even cross-parking.

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to open the public hearing of Thomas Cachey, 7050-7068 171st Street.

AYE: All Commissioners participated electronically

COMMISSIONERS, AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST, VICK and CHAIRMAN GRAY.

NAY: None

CHAIRMAN GRAY declared the motion approved by voice vote.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The 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 asked the Commissioners if they had comments or questions.

No further comments.

CHAIRMAN GRAY invited the Petitioner Thomas Cachey to comment.

Mr. Thomas Cachey thanked Paula Wallrich, Interim Community Development Director and Dan Ritter, Senior Planner for all their help in putting this together. There has been a lot of work put in and he tried to accommodate everything. We are planning on being an owner-occupier and good neighbors.

CHAIRMAN GRAY asked for comments from the public.

There was none.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER VICK to close the public hearing of Thomas Cachey, 7050-7068 171st Street.

AYE: All Commissioners participated electronically

COMMISSIONERS, AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved by voice call.

Mr. Ritter noted the Standards for Special Use as follows:

- 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 addition of a residential unit on the building poses no risk to the general public.***
- 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 addition of a residential unit on the building is expected to be complementary to the surrounding and proposed commercial 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 site and building are existing, and the area is already developed with few vacant properties. A residential unit and mixed-use building are expected to be an improvement and can encourage similar redevelopment on other sites.***
- 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, roads, and drainage facilities. Site drainage is expected to be improved with the proposed plans by reducing existing off-site drainage and ponding issues.***
- 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 indicate access to the site from 171st Street. The proposed right-of-way and curb-cut changes greatly improve the site circulation and safety. Cross-access is also supplied to the lot to the west for a future cross-access connection as well.***
- 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 Zoning Ordinance and Village regulations except for certain Variations applied herein related to the redevelopment of an existing building and site. These Variations are consistent with other properties in the area, and the intent of the regulations is 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 redevelopment project of an existing vacant and blighted property will contribute directly to the economic development of the community by providing retail, food, and personal services. The project will also provide additional jobs, as well as additional property and sales tax revenue, where the existing vacant property is generating minimal tax revenue.***

Mr. Ritter noted the Standards for Variation as follows:

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 property is a redevelopment site with limited ability to expand the size, dimensions, and setbacks of the existing building and layout. The Variations allow the fairly small and limited sized lot to be reasonably developed with commercial uses permitted in the zoning district. Variations have been reduced or eliminated where physically and economically feasible.***
2. The plight of the owner is due to unique circumstances.
 - ***The small property is existing and was developed under previous zoning codes. Existing non-conformities offer a challenging situation for the redevelopment to remain technically and economically feasible.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The lot Variations will be similar to other properties that were previously developed in the area in regards to the parking location, building setbacks, and sign setbacks. Exterior building materials in the area vary greatly, and the redevelopment is expected to improve the area's appearance.***
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:
 - 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;
 - The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

- 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
- 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

Mr. Ritter noted the Standards for Site Plan and Architecture Approval as follows:

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlets, they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.

- j. **Trash Enclosures:** Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

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.

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.

MOTION 1 (Site Plan)

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to recommend that the Village Board grant the Petitioner, Thomas Cachey, Site Plan Approval to redevelop the multi-tenant building and site at 7050-7068 171st Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to approval of the Special Use, Variations, and Final Plat by the Village Board.
- 2. Site Plan Approval is subject to review of mechanical equipment screening to ensure they are not visible from the public right-of-way or unfavorable to neighboring properties.
- 3. Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer and any applicable outside agencies.”

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON, GASKILL, WEST, VICK and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

MOTION 2 (Variations):

A motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL to recommend that the Village Board grant the Variations as listed in the May 7, 2020 Staff Report to the Petitioner, Thomas Cachey, at the property located at 7050-7068

171st Street in the B-3 (General Business & Commercial) 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.

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON, GASKILL, WEST, VICK and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

MOTION 3 (Special Use):

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to recommend that the Village Board grant a Special Use Permit to the Petitioner, Thomas Cachey, to permit a residential unit to be located above a principal commercial use on the property located at 7050-7068 171st Street in the B-3 (General Business & Commercial) 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.

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON, GASKILL, WEST, VICK and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

MOTION 4 (Final Plat):

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER VICK to recommend that the Village Board grant approval to the Petitioner, Thomas Cachey, Final Plat of Subdivision Approval for 7050-7068 171st Street Consolidation 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 Plan approval by the Village Engineer.”

AYE:

COMMISSIONERS ENGEL, MANI, STANTON, GATTO, AITCHISON, GASKILL, WEST, VICK and CHAIRMAN GRAY

NAY:

None.

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board for approval on Tuesday, May 19, 2020.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 7, 2020 REGULAR MEETING

ITEM #2 WORKSHOP/PUBLIC HEARING: Text Amendment - Temporary Uses

Consider recommending that the Village Board consider a proposed text amendment to the Tinley Park Zoning Ordinance clarifying Section V.C.11 (Temporary Uses). The purpose of this amendment is to allow for warehouse/distribution uses in a B-3 (General Business and Commercial District) with certain conditions.

Plan Commissioners present:

Chairman Garrett Gray (Participated electronically)
Mary Aitchison (Participated electronically)
Eduardo Mani (Participated electronically)
James Gaskill (Participated electronically)
Angela Gatto (Participated electronically)
Tim Stanton (Participated electronically)
Lucas Engel (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)

Plan Commissioners absent: None

Guests: None

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to open the public hearing of Text Amendment - Temporary Uses

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved by voice vote.

CHAIRMAN GRAY noted anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation.

The 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.

Paula Wallrich, Interim Community Development Director, presented the Staff Report for the Zoning Code Text Amendment – Temporary Use for Warehouse/Distribution Uses. Due to the recent purchase of the former K-Mart by Pete's Fresh Market at 16300 Harlem Avenue it became apparent through negotiations and discussions with them, that they have immediate needs on the site. They have presented a conceptual development proposal that includes new construction of a 74,000 sq. ft. grocery store and 43,000 sq. ft. retailer. They also proposed to redevelop the former K-Mart store to provide an additional +33,000 sq. ft. of retail space and +158,400 sq. ft. of accessory warehouse/distribution space.

Due to COVID-19, Pete's Fresh Market has experienced increased demand for warehouse space at their existing warehouse facilities. Currently, their warehouses contain some non-grocery related items such as fixtures and equipment for their stores. They have requested to use the vacant K-Mart store to temporarily relocate these items to make room for more grocery related items in their existing

warehouse facilities. They have also stated that during this time of COVID-19 they have been presented with purchasing opportunities for items of necessity that have been difficult to keep stocked in their stores. According to the current Ordinance there is no mechanism to address this. The proposal will require an amendment to the existing Park Place Planned Unit Development, to add one more temporary use to provide for warehousing distribution.

Traditionally you will see this use in the M-1 and MU-1 zoning districts. The former K-mart site is zoned B-3 and is a Planned Unit Development. Any consideration of permanent, non-permitted uses on this site will require a substantial deviation of the PUD with a full submittal and refinement of the ultimate development proposal for the site. This could take up to a year to complete. Due to the urgency of the request, Staff has been requested to provide for this use to be considered as a temporary use. Due to the COVID-19 pandemic, it has created a unique circumstance for the community. While Pete's Fresh Market has requested this use due to their operational needs, there may be similar requests for stockpiling or warehousing of goods in the future. Natural disasters, fires, or major interior renovations could require a retailer to request warehousing space on a temporary basis.

Due to the size requirements and ancillary truck traffic associated with warehouse/distribution uses, staff is recommending this temporary use be confined to B-3 districts only. There are several existing retail facilities in B-3 districts that currently warehouse their products and experience daily truck delivery. This zoning district is designed to accommodate more intense types of commercial uses. Retailers such as Sam's Club, Target, Menards, and grocery stores typically maintain an inventory of their products on-site and have daily semi-trailer deliveries.

Staff is also recommending that no greater than 50,000 sq. ft. be devoted to this temporary use and that adequate site access is provided to accommodate anticipated traffic. This will limit any impact from truck traffic related to the temporary warehouse/distribution use. In addition, a six-month term is recommended as a condition of the temporary use, with the opportunity for one extension, for a total of no more than 12 months for the temporary use.

Temporary use permits are applied for through the Community Development Department. Currently, the Zoning Code references the "Building and Planning Department" in Section V.C.11. As part of this text amendment, staff is also recommending a simple clerical change to the current organizational structure, which is "Community Development Department (CD)." After review of the Temporary Use Permit by the CD department, the permit is then sent to the Village Board for approval. The Village Board may require that certain conditions relating to the public health, safety, or general welfare be complied with before the issuance of a Temporary Use Permit.

Staff Proposes the following text amendments:

(Section V.C.)

II. Temporary Uses: ~~Upon application to the Building and Planning Community Development Department's review and recommendations by the Zoning Administrator and issuance of a permit therefore, in accordance with Section X.L. (Temporary Use Permits) therefore, the following uses may be operated as temporary uses:~~

H. Warehouse/Distribution uses, as defined in Section II.B. (Definitions), with the exception of any wholesale use, in the B-3 (General Business and Commercial District), provided that the space used for warehouse/distribution is no greater in size than 50,000 sq. ft.; that adequate delivery truck access and circulation are provided; and the permit is valid for no greater than six months, with the ability to allow for one six month extension, resulting in no greater than one year for the requested use.

CHAIRMAN GRAY asked the Commissioners if they had additional comments.

CHAIRMAN GRAY noted he thought this was a good idea and like the 6 month term with one extension.

CHAIRMAN GRAY asked if there were any comments from the public.
There were none.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER ENGEL to close the public hearing of Text Amendment - Temporary Uses

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved by voice call.

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to recommend that the Village Board approve Text Amendments to Section V.C.11. (Temporary Uses) of the Village of Tinley Park Zoning Ordinance, as indicated in the Staff Report dated May 7, 2020. The proposed Text Amendment will provide for temporary warehouse/distribution uses in B-3 (General Business and Commercial District) zoning districts with conditions.”

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved by roll call.

This item will go to the Village Board for approval on Tuesday, May 19, 2020.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER VICK, seconded by PLAN COMMISSIONER ENGEL to adjourn the Regular Meeting of the Plan Commission of May 7, 2020 at 8:12 p.m. The Motion was unanimously approved by voice call.

All Commissioners participated electronically.

AYE:

COMMISSIONERS AITCHISON, MANI, GASKILL, GATTO, STANTON, ENGEL, WEST, VICK and CHAIRMAN GRAY.

NAY:

None

CHAIRMAN GRAY declared the motion approved by voice call.

PLAN COMMISSION CHAIRMAN GRAY declared the meeting adjourned.