

# AGENDA FOR SPECIAL MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 28, 2017 – 7:30 P.M. Andrew High School Theater 9001 W. 171<sup>st</sup> Street, Tinley Park, IL 60487

Special Meeting Called to Order Pledge of Allegiance Roll Call Taken Communications

**Approval of Minutes:** Minutes of the June 15, 2017 Regular Meeting

Item #1

<u>PUBLIC HEARING</u>: THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET –SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION WITH SITE PLAN APPROVAL

Consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with Site Plan Approval and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project with associate amenities and clubhouse for the properties generally located west of Magnuson Lane and John Michael Drive.

Good of the Order Receive Comments from the Public Adjourn Meeting

# **ORDER OF PUBLIC HEARING**

- A. Opening of Public Hearing (voice vote)
- B. Swearing in Petitioner, Objectors, and Interested Persons
- C. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- D. Village Staff Presentation
- E. Petitioner Presentation
  - i. Cross Examination
  - ii. Questions by Public Body
- F. Objectors Presentation(s)
  - i. Cross Examination
  - ii. Questions by Public Body
- G. Petitioner Rebuttal (if any)
- H. Final questions by Public Body
- I. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- J. Close or continuation of Public Hearing
- K. Staff presents Findings of Fact
- L. Vote by Roll Call

# PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any
  Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or
  Interested Persons.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.



# MINUTES OF THE PLAN COMMISSION

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

**JUNE 15, 2017** 

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 15, 2017 at 7:30 p.m.

# PLEDGE OF ALLEGIANCE

# ROLL CALL

Plan Commissioners: Mark Moylan

Peter Kroner

Anthony Janowski

Lori Kappel

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw

Kevin Bergthold

Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

# CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission for June 1, 2017 at 7:30 p.m.

# **COMMUNICATIONS**

There were none.

# APPROVAL OF MINUTES

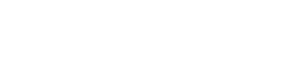
CHAIRMAN MATUSHEK stated the minutes from the June 1, 2017 meeting should be amended on page 13 to state the Petition submitted by Resident #8 should mention the opposition of the Residences of Brookside Glen development on both height and site plan. There are more than 500 signatures opposing the development on this Petition.

COMMISSIONER KRONER stated the minutes from the June 1, 2017 meeting should be amended on page 12 to say that after his statements asking about the Tracy Cross Market Study that was going to be presented to us, it was committed to by Mr. Gregory and Ms. Crowley that the Plan Commission and

Staff would have the Tracy Cross Market Study presented to us no later than June 12, 2017. Those statements were made on behalf of the Petitioner.

Minutes of the June 1, 2017 regular meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to approve the Minutes as amended. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted the continuation of the Public Hearing for the Residences of Brookside Glen. Due to the number of people planning on attending the Public Hearing it has been decided to close the Public Hearing and hold a new meeting on June 28, 2017 at 7:30 p.m. at Andrew High School to accommodate the crowd.



TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 15, 2017 REGULAR MEETING

Item #1: PUBLIC HEARING CONTINUATION: THE RESIDENCE AT BROOKSIDE

GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191ST STREET –

SITE PLAN PPROVAL AND SPECIAL USE PERMIT

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project (a.k.a. The Residences at Brookside Glen) fort the properties generally located west of Magnuson Lane and John Michael Drive.

Present were the following

Plan Commissioners: Mark Moylan

Peter Kroner

Anthony Janowski

Lori Kappel

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw

Kevin Bergthold

Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest(s): None

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to open the Public Hearing Continuation on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER JANOWSKI asked Staff how the decision was made to locate the next Public Hearing at Andrew High School. He asked if using Odyssey Country Club was contemplated since it might be more convenient for the residents.

STEPHANIE KISLER, Planner I, replied the meeting was set up by the Clerk's Office. She stated that it may have had to do with the availability of the space and the cost involved. She added that Staff has already put the Legal Notice in the newspaper per State requirements and that location was included in the notice.

COMMISSIONER KRONER noted the Petitioner has made numerous statements and promises to this Commission. He asked if Staff or any of the other Commissioners received the updated Tracy Cross Market Study that was promised by June 12, 2017. MS. KISLER replied that Staff had not yet received the Market Study. COMMISSIONERS replied that they had not either.

COMMISSIONER KRONER stated once again the Petitioner has failed to live up to an expectation that they committed to this Commission and to the residents of Tinley Park. This is not the first time this has happened and to make a commitment to a public body and entertaining their Petition is inexcusable.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing Continuation on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted that the Plan Commission will hold another Public Hearing for this project on June 28, 2017 at 7:30 p.m. at Andrew High School to accommodate the crowd.



TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 15, 2017 REGULAR MEETING

Item #2: PORTILLO'S DRIVE-THRU MODIFICATION - 15900 HARLEM AVENUE -

SITE PLAN APPROVAL

Consider granting Site Plan Approval to the Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, for a modification to the existing drive-thru lane and related site improvements.

Present were the following

Plan Commissioners: Mark Moylan

Peter Kroner Anthony Janowski Lori Kappel

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw

Kevin Bergthold Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest(s): Jeffrey T. Nance, A.I.A., R.A. Smith National

Adam C. Brown, Facilities & Construction Manager, Portillo's

STEPHANIE KISLER, Planner I, noted Portillo's is looking to expand their drive-thru to allow for an expansion along the north side of the current drive-thru lane. The Applicant proposes widening the north side of the drive-thru lane, adding pavement markings for increased safety, relocation of the existing menu board and speaker, and adding a new presales menu board and adding new landscaping in areas. This is a relatively small scale project and only requires Site Plan Approval from the Plan Commission. We do not require a Public Hearing in this case as there are no Variations proposed. The Plan Commission may elect to take action at this meeting if they feel it is appropriate.

MS. KISLER presented the existing color site plan. She noted that the site is located at the southwest corner of 159<sup>th</sup> Street and Harlem Avenue. The existing drive-thru is one lane wide on the north and east sides and two lanes wide on the west side and has stacking for about 37 cars. Staff and more specifically the Police Department were concerned about the entrance and exit to the drive-thru where vehicles are leaving. The Applicant has agreed to add a stop bar to stop the stacking from being so close to the exit and make dedicated space for turning left and right out of the drive-thru exit. These improvements will increase safety at the exit of the drive-thru. The Applicant will also be removing some of the landscaping in order to expand the north side of the drive-thru; however, the Applicant also will be making landscape improvements in around the north and east sides of the drive-thru lanes.

MS. KISLER stated the site is zoned B-3 PD. The site is bordered by B-3 PD zoning to the west, Orland Park to the north, B-2 PD zoning to the east. The nearest residentially-zoned property is the church to the west.

MS. KISLER noted there are not any open items. The Applicant has complied with any concerns Staff has had through the review process. They will be widening the north portion of the drive-thru lane to accommodate additional stacking/by-pass lane area. They will be adding improvements to landscaping at the site which will beautify a major entrance into the Village of Tinley Park.

COMMISSINER KRONER asked if the 10' lanes were wide enough. MS. KISLER replied there are no regulations for the size of the drive-thru lanes within the Zoning Ordinance.

JEFFREY NANCE, R.A. Smith National, (Civil Engineers for the project) stated the Staff did an excellent job and Portillo's has no objections to make the improvements. Portillo's is excited about this improvement, which will benefit the customers and the employees. He added this will improve the safety of the employees and the landscaping will beautify the site.

COMMISSIONER MOYLAN asked how the stop bar worked. MR. NANCE replied it is painted markings on the pavement.

COMMISSIONER MOYLAN asked how the cars in the lanes will make their orders and pay. MR. NANCE replied there are 6-8 employees out in the drive-thru lane at all times taking orders, payments, and doing directing traffic.

Hearing no further discussion, CHAIRMAN MATUSHEK asked for a motion.

Motion was make by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN, to grant Site Plan Approval to the Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, for the modifications to the existing drive-thru lane at the Portillo's located at 15900 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) in accordance with plans as noted on the List of Reviewed Plans within the Staff Report.

AYES: PLAN COMMISSIONERS Mark Moylan, Peter Kroner, Anthony Janowski, Lori Kappel, and Ed Matushek, Chairman

NAYS: None

The Motion was approved unanimously by Roll Call. CHAIRMAN MATUSHEK declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 15, 2017 REGULAR MEETING

Item # 3: TINLEY PARK DISTRIBUTION CENTER #7 – SOUTHWEST CORNER OF I-80

& RIDGELAND AVENUE - SITE PLAN APPROVAL

Consider granting Site Plan Approval to the Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, for a 295,690 square foot industrial building and related site improvements.

Present were the following

Plan Commissioners: Mark Moylan

Peter Kroner Anthony Janowski Lori Kappel

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw

Kevin Bergthold Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest(s): Gregory Scovitch, Vice President of Development, Hillwood

STEPHANIE KISLER, Planner I, introduced the Tinley Park Distribution Center #7 project and noted that they are requesting Site Plan Approval. This is building #2 within Tinley Park Corporate Center PUD. Tinley Park Corporate Center is located south of I-80 between Oak Park Avenue and Ridgeland Avenue. There is already an existing 915,000 square foot building that was built back in 2008. They are looking to construct the second building on Lot 2 of the subdivision. The building will be 295,690 square feet. It is an industrial spec building, which is a shell with no tenants identified yet. This includes a completely new building, parking, lighting, stormwater retention, public utilities, and landscaping. The site is currently vacant land.

MS. KISLER showed a proposed rendering of the building, which is complementary to the existing building on Lot 1. It is made of precast in different gray tones. MS. KISLER passed out the building materials to the Plan Commissioners for review.

MS. KISLER noted this plan only requires Site Plan Approval from the Plan Commission. We do not require a Public Hearing in this case as there is no Variations proposed. The Plan Commission may elect to take action at this meeting if they deem it appropriate.

MS. KISLER added that the Petitioner would like to start construction next fall with completion mid-2018.

MS. KISLER displayed an image of the existing site, which is currently vacant, with a triangular shaped retention pond on Lot 3. Lot 2 will connect with Lot 1 on the west side of the property. They will share the access point on Prosperi Drive that currently is utilized on Lot 1. They will connect to Ridgeland Avenue.

# MS. KISLER discussed the site history:

- <u>2007</u>: The property was granted rezoning from R-1 to M-1 and a Special Use Permit for a PUD known as the Tinley Park Corporate Center/First Industrial Planned Unit Development. These approvals are found within Ordinance 2007-O-007 (included in the Plan Commission meeting packet).
- 2008: The first building in the PUD is constructed on Lot 1.
- 2012: The first building on Lot 1 is leased to a tenant after sitting vacant for several years. Also, a small parcel (.672± acres) in the northwest corner of the PUD is annexed per Ordinance 2012-O-029. The 2012 Staff Report indicates that this parcel was mistakenly not annexed in the past and had to be annexed in order for the PUD to record their Final Plat of Subdivision. Additionally, the property owner requested formal approval to re-phase the project from one phase to two phases, which requires a Substantial Deviation from the PUD. The Substantial Deviation was put on hold while the Petitioner and Staff worked on an acceptable Escrow Agreement.
- <u>2015</u>: A Substantial Deviation from the PUD is approved as Ordinance 2015-O-044 (included in the Plan Commission meeting packet). This Ordinance allows the PUD to be two phases rather than one.
- <u>2017</u>: The Final Plat of Subdivision is recorded on April 19, 2017. The property changes ownership and plans are submitted for Lot 2 on April 25, 2017.

CHAIRMAN MATUSHEK asked what School District this was. MS. KISLER replied it is Rich Township High School District; the elementary school district is 159 and the secondary school district is Rich 227.

MS. KISLER noted the site is zoned M-1 PD. The site is bordered by M-1 PD zoning to the west, R-6 zoning north of I-80, and unincorporated vacant Cook County land to the east and south.

MS. KISLER highlighted some facts about the proposed plans:

- Total Site Area (Lot 2 and Lot 3): 1,001,749 square feet (23 acres)
- Building Area: 295,690 square feet (6.79 acres)
- Impervious Area: 317,025 square feet (7.28 acres)
- Green Space: 209,638 square feet (4.81 acres / 25.5% of total area)
- Parking: 347 spaces
- Truck Docks: 36 (plus room for 32 future truck docks)
- Trailer Parking: 80 spaces
- Drive-In Doors: 2

COMMISSIONER KRONER asked who would be responsible for the ponds on the property. Previous complaints have been made on the existing building. MS. KISLER replied it would be their responsibility and the Village Landscape Architect would be handling the inspections. There is a landscape maintenance agreement in place for the current ponds and another agreement will be drafted for the new ponds.

MS. KISLER also noted there is a minor deviation in this case. The building is 1.7% smaller than what was originally approved. Because this is such a minor change and it is smaller, there would be no Special Use Permit that would be required. The PUD called for 1.2 million square feet as a whole between the 2

buildings on Lot 1 and Lot 2 and this building will put it over that at 1.210 million square feet. This would be approximately 10,000 square feet over what was originally anticipated, so it would not be reducing the overall size of the PUD even though this particular building is slightly smaller than the original plans.

# MS. KISLER noted the following:

The Applicant must ensure that the conditions of Ordinance 2007-O-007 are met. The current plans do not show "the access drive to Ridgeland Avenue shall provide one inbound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane." The Applicant must revise the plans accordingly prior to receiving a building permit. Because Ridgeland Avenue is a County road, any access will be subject to County review.

- 2. Because this is just a shell, they have not made arrangements for exterior dumpsters.
- 3. Security cameras/gates/fencing was not proposed as part of the construction since tenant(s) have not yet been identified. The Plan Commission may wish to consider if the addition of security features should be a condition for tenant(s) prior to receiving a Certificate of Occupancy.
- 4. HVAC systems have not yet been designed. The Plan Commission may wish to consider requiring that all ground and rooftop HVAC units be adequately screened from view.
- 5. The Applicant did not submit a specific Sign Plan for the project since the tenant is unknown at this time; the plans do indicate possible freestanding sign locations and wall sign locations.
- 6. The Village's Landscape Architect has not given final approval to the proposed Landscape Plan. The Plan Commission may wish to consider the final approval from the Landscape Architect as a condition of Site Plan Approval.

COMMISSIONER MOYLAN asked about public sidewalks. MS. KISLER replied that she discussed this with the Village Engineer and due to the grade change along Ridgeland Avenue it would be very difficult to construct sidewalks along Ridgeland Avenue. The sidewalk would not connect with any existing sidewalk either. Eventually the Village would like to potentially have a bike lane along Ridgeland Avenue.

GREGORY SCOVITCH, Vice President of Development at Hillwood, thanked Staff and the Commission for their consideration and hard work. Hillwood is thrilled to be in Tinley Park. He showed the Commission samples of the materials that will be used.

COMMISSIONER KRONER asked if any of the conditions that were mentioned were a problem. MR. SCOVITCH replied that the rooftop HVAC screening could be considered if the units were visible.

Hearing no further discussion, CHAIRMAN MATUSHEK asked for a Motion.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER KRONER, to grant Site Plan Approval to the Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, for a 295,690 square foot industrial building and related site improvements, including parking, lighting, stormwater detention, public utilities, and landscaping at the property located in the

southwest corner of I-80 and Ridgeland Avenue within the M-1 PD (General Manufacturing, Tinley Park Corporate Center/First Industrial Planned Unit Development) in accordance with plans as noted on the List of Reviewed Plans within the Staff Report.

# ...with the following conditions

- 1. That the plans are revised at building permit stage to show the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane in accordance with Ordinance 2007-0-007, subject to County review.
- 2. That the Petitioner will provide security cameras.
- 3. That all HVAC systems are adequately screened as determined by Staff during building permit review if the HVAC is visible from public right-of-way. If HVAC is not visible from the public right-of-way the screening requirement will be waived.
- 4. The final approval of the Landscape Plan must be given by the Village Landscape Architect prior to release of any building permits.

AYES: PLAN COMMISSIONERS Mark Moylan, Peter Kroner, Anthony Janowski, Lori Kappel, and Ed Matushek, Chairman

NAYS: None

The Motion was approved unanimously by Roll Call. CHAIRMAN MATUSHEK declared the Motion approved.

# RECEIVE COMMENTS FROM THE PUBLIC

No one from the audience wished to speak.

CHAIRMAN MATUSHEK noted a receipt of a letter to the Commissioners from residents of Tinley Park stating concerns and objections on the proposed Residences of Brookside Glen project. The letter is attached.

# GOOD OF THE ORDER:

STEPHANIE KISLER, Planner I, stated earlier this week Staff presented the Text Amendments to the Sign Regulations to the Community Development Committee and they determined that Option B was their preferred selection. She reminded the Commissioners that Option B regulated the panels by requiring the same background color for all panels on the sign but allowed the use of different fonts and font colors.

MS. KISLER also reminded the Commission about the Special Meeting of the Plan Commission on Wednesday, June 28<sup>th</sup> at 7:30 p.m. at Andrew High School for the Public Hearing on the proposed Residences of Brookside Glen project.

# **ADJOURNMENT**

There being no further business, a Motion was made by COMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI, to adjourn the Regular Meeting of the Plan Commission of June 15, 2017 at 8:40 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.

June 15, 2017

To:

Tinley Park Planning Commission

Edward Matushek III (Chairperson)

Mark Moylan

Tim Stanton

Lori Kappel Anthony Janowski

Peter Kroner Kevin Bergthold Ken Shaw John Domina

Paula Wallrich (Staff Liaison)

Dear Tinley Park Planning Commission Members:

I am writing with concerns about the proposed 144-unit rental buildings on land southwest of 191st Street & 80th Avenue. I am urging members to vote AGAINST this very bad idea.

I believe that the building of these units will greatly increase traffic, noise and have an immeasurable impact stress on the area. The proposed widening of 80th is already going to increase traffic into the Brookside Glen subdivision (where I live). One of my greatest concerns is how all this traffic is going to affect those children who walk to school when it comes to crossing streets, those who ride bicycles down 80th Avenue, and residents who use the walking path and have to cross 80th Avenue. All of this will be an increasing hazard

I also believe it is unfair to have my taxes raised to pay for this development. The average tax on homeowners is easily over \$10,000. We didn't move here to have to deal with a huge rental development. We all know that renters do not take care of property with as much care as homeowners. And after the development is completed the developer is on to their next project, leaving the community to deal with all the problems that may arise.

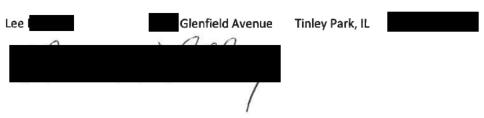
Another concern I have is the number of garbage dumpsters that will be needed to service such a huge residential complex. With so many dumpsters you can be sure that rats and other scavengers will increase to feast on all the garbage, and they will certainly make their way into our neighborhoods. Also, with so many open dumpsters people who do not live there will be inclined to use them, especially with items that the garbage services do not collect or charge extra. They just swing by and dump them. (I experienced this when I lived a few years at the Edgewater Towers apartments in Oak Forest.) Don't think it won't happen. After all, the village just went through this with its recycling center by the public works building. The village had to close it to stop the illegal dumping.

Regarding these being luxury rental apartments...the same rationale was given in Orland Park for the huge rental complex at 143rd & LaGrange Road. They had trouble filling all the units and eventually allowed Section 8 housing.

Speaking of which, I grew up in Blue Island and in early 1970's the city wished to develop vacant land along the Cal-Sag Channel. They allowed a developer to build ten 8-unit apartment buildings on this land. They also said these would be luxury apartments. Within two years the units had to take on Section 8 residents in order to fill all the units. Eventually, all the units became Section 8 housing, deteriorated rapidly and fell into disrepair. Finally in the 1980's the city allowed a new developer to purchase all the building and turn them into condominiums.

Lastly, I believe such a large apartment complex does not fit into the family environment of the Brookside Glen subdivision. I am strongly urging all commission members to vote NO on this proposed development.

Thank you,





# **Applicant**

Andrea Crowley on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture

# **Property Location**

SWC of Magnuson Lane and 191st Street

# **Parcel Size**

7.65 ac

# **Zoning**

R-5 PD

# **PINs**

19-09-11-200-015-0000 19-09-11-200-013-0000

# **Approvals Sought**

Special Use Permit with Site Plan Approval for a Substantial Deviation from a PUD (which includes exceptions from Zoning Ordinance)

# **Project Planners**

Paula J. Wallrich, AICP Interim Community Development Director

Stephanie Kisler, AICP Planner I

# PLAN COMMISSION STAFF REPORT

June 28, 2017

# The Residences at Brookside Glen

Southwest Corner of Magnuson Lane & 191st Street



# **EXECUTIVE SUMMARY**

The Applicant, Andrea T. Crowley, on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, seeks a Special Use Permit with Site Plan Approval for a Substantial Deviation from the approved Brookside Glen Planned Unit Development (PUD). The Applicant proposes to construct two (2) multi-family structures with seventy-two (72) one and two bedroom rental units in each building for a total of 144 units and a 3,495 square foot clubhouse.

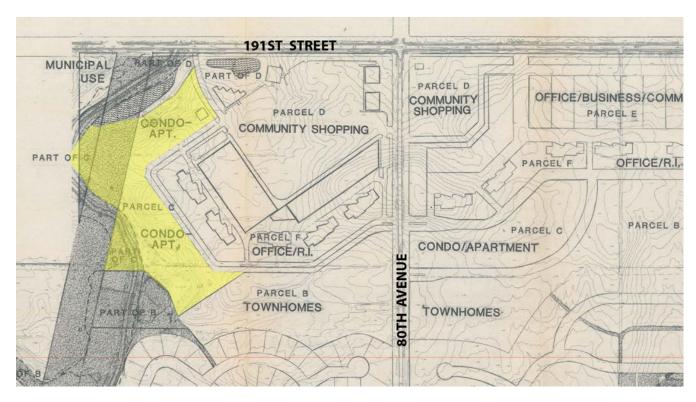
This is the third Staff Report regarding this project. Prior Staff Reports (5/18/2017 and 6/1/2017) can be found on the Village website. The Plan Commission held a workshop for the proposed development on May 18, 2017 and a Public Hearing on June 1, 2017. The Commission requested the Public Hearing be continued to the next meeting to allow for additional public input. Due to concerns regarding the adequacy of seating at the Village Hall, the Public Hearing was re-noticed to allow for a new Public Hearing at a larger venue for June 28, 2017.

The Staff Report will not replicate information previously provided and instead shall highlight the key facts, concerns and resolutions from comments at prior meetings, and analyze required standards for approval related to this project.

# **FACTS**

1. Applicant Request: The issue before the Plan Commission is approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) approved in 1990. For the past 27 years this PUD has evolved; reacting to market demands and economics. See the attached timeline for specific references to approvals and ordinances related to this property. The original PUD of 828 acres provided for a mix of uses as illustrated below. The Annexation Agreement (90-R-002) references this exhibit (Exhibit C) and the proposed location of uses. The subject property (Part of Parcel C) is highlighted in yellow. The Applicant is not requesting a rezoning of the property. The Applicant's request is to deviate from Ordinance 2000-0-006 (Substantial Deviation from the Brookside Glen PUD), which approved nine (9) structures of sixteen (16) dwelling units each for this property (total of 144 units) to instead construct two (2) structures of seventy-two (72) dwelling units (total of 144 units) and a clubhouse with a pool and other various residential amenities.

The zoning on the subject property was established as part of the original Planned Unit Development upon annexation in 1990. The Annexation Agreement references zoning for this area (see 90-R-002). There was no specific development proposal for Parcel C until 1999-2000, when the Developer requested a Substantial Deviation that would diminish the townhome area in exchange for an increase in the number of single family homes and an increase in the building height of the condominiums proposed for Parcel C. The only reference to rezoning in the Substantial Deviation in 2000 was for a portion of the townhome area (R-5) to be rezoned to (R-2) Single-Family Residential.

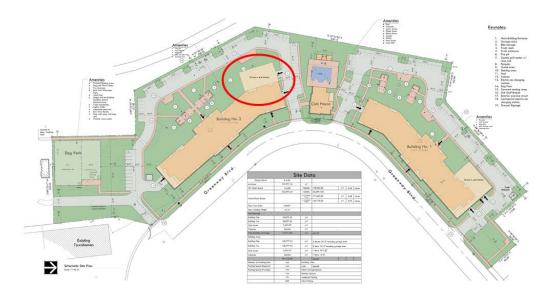


Excerpt of Exhibit C within Resolution 90-R-002 with "Parcel C" Areas Highlighted

2. <u>Understanding Planned Unit Developments.</u> In 1990, the annexation of 828 acres was a significant endeavor for the Village of Tinley Park. To plan for a development of this magnitude, the Village utilized a common master planning technique by annexing the parcel as a PUD. It is important to understand that a PUD inherently provides flexibility in its planning and zoning. The PUD approved in 1990 provided a master plan for the 828 acre property as a guide to its future potential. As stated in Section VII of the Zoning Ordinance, the purpose of a Planned Unit Development is "to facilitate and encourage the construction of imaginative and coordinated developments and to provide relief from the subdivision and zoning requirements which are designed for conventional developments, but which may inhibit innovation of

design and cause undue hardship with regard to developing a parcel of land to its best possible use." When analyzing a development proposal in a PUD the underlying zoning is 'suspended' and the review is guided by the overall intent of the PUD and the standards established for Special Uses (Section X.5.) and Planned Unit Developments (Section VII.C.) Staff has prepared findings utilizing these standards in the section below.

3. <u>Site Plan.</u> At prior meetings concerns have been expressed from residents in the area regarding the Site Plan. Most specifically, there were concerns regarding the adjacency of the outdoor terrace to the existing townhomes. The Applicant has modified the Site Plan and relocated the terrace to the north end of the building.



Comments were also received regarding the location of the dog park. The Applicant has responded to this concern by noting that the dog park will not have any lighting and will therefore close at dusk. The only relocation of the dog park would be to the north end of the parcel where the arboretum is proposed; this is a much smaller area. The Applicant feels this will compromise the quality of this amenity if moved to a smaller location. The parking adjacent to the dog park has been identified as 'land banked' and therefore will not be improved as part of the initial development but will be available if there is a need for additional parking in the future. In addition, the parking has been reoriented so that cars parking near the dog park would not be facing the townhomes.

4. <u>Landscaping.</u> Due to concerns expressed at previous meetings regarding the screening of the dog park, additional landscaping has been provided.



# 5. Exceptions.

a. <u>Building Setback</u>: The proposed buildings are located closer to the street in order to meet the intent of the Urban Design Overlay (UD-1) District, which establishes a <u>maximum</u> front yard setback of twenty feet (20'). It is important to note that the Urban Overlay District is intended "to establish and promote specific design standards concerned with the character and placement of non-residential buildings within the district, including parking and other accessory uses, as well as the role and nature of the spaces between the buildings and the public streets." Even though the UD-1 is referenced for non-residential buildings, the overall character of the attached housing in the PUD respects the intent of this overlay district which creates "development patterns that accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties."

Staff notes that Building 1 has front yard setbacks that ranges from 14' to 24' and Building 2 has front yard setbacks ranging from 22' to 36'. The clubhouse with is one-story in height ranges from 11' to 13'. It is important to consider the scale of the building when determining the most suitable setbacks. Due to the height and scale of the buildings, increased setbacks provide opportunity for additional landscaping and berming against the foundation wall. Additionally, the curvature of the street and the resulting sight lines, along with the curvature of the building façade serve to minimize the scale of the building and provide for a more pedestrian scale to the streetscape. As a point of reference, there are condominiums of similar scale with respect to height located along Brookside Glen Drive and Greenway Boulevard which have setbacks ranging from 24-30'.

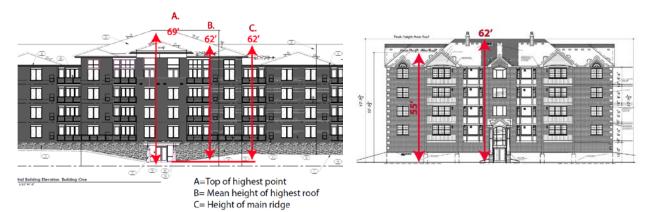
The parcel provides some flexibility with respect to increasing the front yard setbacks; however, not without compromise. The front yard setback for the clubhouse could be increased; however, Staff encouraged the Applicant to minimize the setback to highlight the architecture along the streetscape. Setbacks for each of the residential buildings could also be increased however at the expense of usable green space at the rear of the buildings. Consistent with the intent of the UD-1, which will regulate all of the adjacent future commercial structures, the goal is to create an architecturally-dominate streetscape that is more urban in character.

b. <u>Building Height</u>: The height of the main ridge line of the proposed multi-family structures is 62'± with the peak of the roof of the central entrance features measuring 69'±. However, building height is measured as "the mean height level between eaves and ridge of gable, hip, and gambrel roofs"; therefore, the height of the tallest roof (at the entrance) is considered 62'. For comparison, the height of the main ridge of the condominium units on Brookside Glen Drive and Greenway Boulevard is 62' in height.

The Annexation Agreement (90-0-002) states: "In the portion of the Subject Property zoned R-6 Medium Density Residential District, the maximum building height shall be 3 stories or 40 feet in height provided the appropriate setbacks are applied in accordance with the planned unit development provisions of the Tinley Park Zoning Ordinance." However, the Substantial Deviation (2000-0-006) "provides for an increase in the building height for the proposed condominium units from three to four stories, and each condominium building will have underground parking (at least one parking stall per condominium unit) and elevators." In a subsequent section of the same ordinance it states "to allow an increase in the building height in the condominium portion of the Planned Unit Development (in the R-5 Low Density Residential District of the Planned Unit Development) to allow for four story buildings not to exceed 56 feet in height."

There continues to be confusion as to why this ordinance references the same area as R-5 instead of R-6, but it is also confusing as to how the condominium built as part of Brookside Place are 62' in height. It is possible that the height limitation of 56' is in reference to the residential portion of the structure and does not include the semi-underground garage.

Regardless of how the existing structures were allowed to be built, the last governing ordinance states 56' in height. Therefore, the exception request for the subject property is to construct two (2) residential structures with a maximum height of 62'. It is important to note that Staff recommended the increase in height for the entrance feature to help break up the expanse of the roof as originally proposed.



Height Analysis of Proposed Buildings

Height Analysis of Existing Condo Buildings

c. Both the proposed structure and the existing condos on Greenway Boulevard have exposed foundations for the semi-underground garages. The Applicant has elected to berm the foundation walls at varying heights to mitigate the exposed foundation walls. In addition, extensive foundation landscaping has been provided to soften the look. The Applicant has also agreed to provide climbing landscaping treatments where possible. Providing the undulating landscape along with the partial burial of the ground floor parking areas also allows for increased security and privacy for the first floor units.

# 6. Open Items.

- a. Security: There have been questions raised regarding security cameras. Staff has not received a final security plan from the Applicant. Staff recommends making this a condition of approval.
- b. Property management/maintenance: Concerns were raised regarding the continued maintenance of the property. The Applicant has stated that there will be maintenance personnel available 24/7, although at this time there is no commitment for resident management. The Applicant has stated that there will be a management and leasing office on-site that will be open Monday through Friday from 9am to 5pm.
- c. Number of buildings: There has been discussion regarding the size of the proposed residential buildings and questions as to whether the Applicant has investigated a 3 or 4 building development. The Applicant has stated that several site plan scenarios were investigated at the beginning of the project resulting in a strong correlation between number of structures and the amount of open space and cost of construction. Having two structures rather than 3, 4, or even 9 structures will allow for more open space and amenities for the development. The Applicant has stated that they have prioritized the amount of residential amenities for this project and have proposed what they feel addresses a demand for rental housing with luxury amenities.

# STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS

Section VII.C. of the Zoning Ordinance provides standards and criteria for Planned Unit Developments. Staff provides draft responses for each of these standards below (see bullet points) for the Plan Commission's consideration. The Plan Commission may add or delete from these findings based on testimony and discussion resulting from Public Hearing testimony.

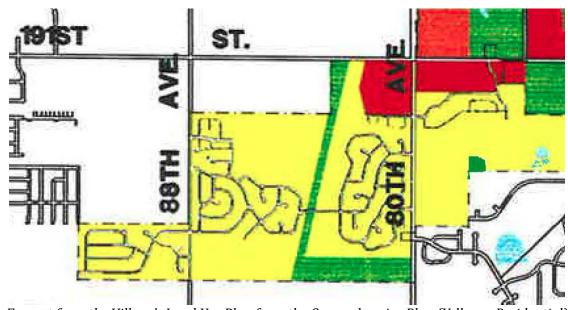
# GENERAL PROVISIONS FOR ALL PLANNED UNIT DEVELOPMENTS:

- 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;
  - The Brookside Glen Planned Unit Development is over 800 acres. The subject site is 7.65 acres and is under single ownership.
  - The Brookside Glen PUD called for condos/apartments in this area according to Exhibit C of Resolution 90-R-002.



Excerpt from Exhibit C of 90-R-002 with "Parcel C" Highlighted

The Village's Comprehensive Plan notes this site as residential.



Excerpt from the Village's Land Use Plan from the Comprehensive Plan (Yellow = Residential)

- b. The Planned Unit 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;
  - The proposed development does not increase the density or total unit count approved in Ordinance 2000-0-006.
  - The subject site is vacant land that was planned for condo/apartments according to Exhibit C of Resolution 90-R-002 (see graphic in General Provision "a" on the previous page).
  - Single-family dwellings (attached and detached) have already been developed in the vicinity.
  - The Applicant has made revisions to their plans in response to concerns from Staff, the Plan Commission, and citizens. Revisions include adding more landscaping to buffer between the existing townhomes, relocating the outdoor terrace on Building 2, and reconfiguring the land banked parking near the dog park so that the parking would not be facing toward the existing townhomes.
  - Vacant land that was planned for commercial uses (Community Shopping and Office/Restricted Industrial) exists to the east of the subject parcel. The proposed development would allow for more people to live in this area since 144 dwelling units would be added, which may spur more development to occur on vacant parcels in the area near 191st Street and 80th Avenue.
  - The Applicant is not requesting an increase from the number of dwelling units that were approved for the condo/apartment portion of the PUD.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
  - The proposed use (144 dwelling units) is consistent with approvals of formerly adopted documents 90-R-002 and 2000-0-006.
  - The Applicant has provided a Market Study (prepared by Tracy Cross & Associates) addressing the viability of the proposed development.
- 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;
  - The proposed development does not increase the density or total unit count approved in Ordinance 2000-0-006.
  - The public improvements and services needed for the Brookside Glen Planned Unit Development were master planned in the early 1990s when the development was initially approved.
  - The remaining public improvements near the site (completion of Magnuson Lane to 191st Street, street lighting, street trees, public sidewalk, stormwater, etc.) must be completed before the proposed development can be occupied.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
  - The Brookside Glen Planned Unit Development has been underway since 1990 and still has vacant parcels to be developed.
  - The project is expected to be completed in one phase.
  - All residential amenities are to be completed prior to issuance of final Certificate of Occupancy.
- f. The street system serving the Planned Unit 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 Unit Development will be adequate to serve the residents or occupants of the proposed development;
  - The proposed development does not increase the density or total unit count approved in Ordinance 2000-0-006.
  - The public streets needed for the Brookside Glen Planned Unit Development were master planned in the early 1990s when the development was initially approved.
  - The proposed development will require the completion of Magnuson Lane and a new connection with 191st Street.

- The proposed development will have two major access points the new intersection of Magnuson Lane and 191st Street and the existing intersection of Greenway Boulevard and 80th Avenue.
- The access points will be shared with the 52 existing townhome units on Brushwood Lane and Enclave Lane and any future development in the southwest corner of 191st Street and 80th Avenue.
- 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;
  - The proposed development includes private amenities for the occupants, private parking areas and drive aisles, and common open space.
  - The Applicant will provide management services 24/7 with a management office on-site open Monday-Friday from 9am-5pm.
- 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 Unit Development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the landowners within the development;
  - The Brookside Glen Planned Unit Development, as amended, noted general development plans for the PUD.
  - Certain conditions are placed on the Special Use Permit approval regulating the operation of the proposed 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 be 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; and
  - The Brookside Glen Planned Unit Development included certain easements, covenants, and financial guarantees.
  - Appropriate financial securities will be provided as required by Village ordinance.
- 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.
  - The Brookside Glen Planned Unit Development included exceptions from the Zoning Ordinance. In the specific case of the areas planned for condo/apartments, the exceptions included the allowable density and the height of the structures.
  - The Applicant requests an exception from the allowable height of the structures and an exception from the required front yard setback.

# **RESIDENTIAL PLANNED UNIT DEVELOPMENTS:**

(It is important to note that these standards are customarily applied for the adoption of a new PUD, not a Substantial Deviation, and therefore some have limited applicability)

a. The density of any Residential Planned Unit Development shall not exceed the density allowed in the district in which the Planned Unit Development is located, except the Plan Commission may recommend, and the Village Board may grant, an increase in the density up to but not more than twenty (20) percent, provided the proposed development provides additional open space and amenities to compensate for the increased density. The Plan Commission, in determining the reasonableness of a proposed increase in the number of dwelling units per acre, shall take into consideration:

- (1) The physical characteristics of the site that may make increased densities appropriate in the particular location;
- (2) The amount, location, and proposed use of common open space;
- (3) The location, design, and type of dwelling units proposed; and
- (4) The provision of unique design features such as golf courses, lakes, swimming pools, underground parking, and other similar features within the Planned Unit Development, which require unusually high development costs and which achieve an especially attractive and stable development. Land within the Planned Unit Development, which is used for open space, may be included as gross area for calculations of density.
  - The Brookside Glen Planned Unit Development approved a certain allowable density (144 dwelling units).
  - The condo/apartment portion of the PUD was approved for 12 du/acre (258 units / 21.5 acres) per Resolution 90-R-002 and then amended in Ordinance 2000-0-006 to allow for 13 du/acre (352 units / 27 acres). Staff notes that it is uncertain whether this is net or gross density, but assumes it is gross density since it is consistent with the gross density requirements of R-5 and R-6 Zoning Districts.
  - The existing Brookside Place condominiums (which were constructed in three phases) have an average density of 18.7 du/acre. This is a net density calculation; without information regarding what area was considered part of the original gross density calculation a comparison is not possible.
  - The proposed development has a density of 18.8 du/acre and includes the remaining 144 units that were approved in 2000 (352 total units approved 208 units constructed in Brookside Place = 144 approved units remaining). This is a net density calculation; without information regarding what area was considered part of the original gross density calculation a comparison is not possible.
  - The Applicant is not requesting an increase from the number of dwelling units that were approved for the condo/apartment portion of the PUD.
  - The Applicant is providing over four (4) acres of open space.
- b. When a Planned Unit Development is proposed in a single-family residential zone, seventy (70) percent of all dwelling units proposed within the zone shall be intended for single-family occupancy. For the purpose of this Section, a townhouse shall be considered as a single-family dwelling;
  - The Brookside Glen Planned Unit Development consists of a majority of single-family dwellings. The only existing multi-family dwellings are the Brookside Place condominiums. Other planned areas included Community Shopping, Office/Restricted Industrial, and parks.
  - The Applicant is not requesting an increase from the number of dwelling units that were approved for the condo/apartment portion of the PUD.
- c. No minimum lot area is required for individual buildings, except that individual lots for single-family detached dwellings, which may be provided within the overall Planned Unit Development, shall not be less than six thousand five hundred (6,500) square feet in area and single-family attached and semi-detached dwelling units not less than three thousand (3,000) square feet of lot area;
  - The Brookside Glen Planned Unit Development would have accounted for this provision.
  - This provision does not state requirements for multi-family structures.
- d. Not more than six (6) dwelling units shall be permitted in a single-family attached building. "Single-Family Attached Building" is defined as a building containing two or more single-family attached dwelling units joined at one or more points by one or more party walls or common facilities not including the walls of an enclosed courtyard or similar area;
  - The Brookside Glen Planned Unit Development would have accounted for this provision.
  - This provision does not state requirements for multi-family structures.
- e. 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;

- The Brookside Glen Planned Unit Development would have accounted for this provision.
- This provision does not state requirements for multi-family structures.
- f. No dwelling unit shall be situated so as to face the rear of another dwelling unit unless adequate landscaping is provided to effectively create a visual separation;
  - The Brookside Glen Planned Unit Development would have accounted for this provision.
  - The proposed development does not situate dwelling units in a manner that faces the front of a dwelling unit toward the rear of another dwelling unit. Landscape buffering and distance between the proposed development and existing residential structures has been provided.
- g. Non-residential or local business-type uses (limited to those permitted in the B-1 Neighborhood Shopping District) may be included as part of a Residential Planned Unit Development when the Plan Commission finds that:
  - (1) Such business uses are beneficial to the overall Residential Planned Unit Development and will not be injurious to adjacent or neighboring properties;
  - (2) Such uses are not available within reasonable proximity of the subject area;
  - (3) Are gauged primarily for the service and convenience of the residents of the subject area; and
  - (4) Are designed as a unit of limited size and made an integral part of the proposed Residential Planned Unit Development.
    - The Brookside Glen Planned Unit Development would have accounted for this provision.
    - This provision does not state requirements for multi-family structures.
- h. Combination of business and multiple-family residential uses in one structure may be permitted in a structure provided that:
  - (1) The business uses are limited to personal services and convenience type uses intended solely for the purpose of serving those residing in the multiple-family complex; and
  - (2) No businesses are permitted on the same floor or above a floor used for residential purposes.
    - The Brookside Glen Planned Unit Development did not call for any mixed-use structures.
    - The proposed development does not include commercial uses under the residential dwellings.
- i. Ten (10) percent of the gross land area of a Planned Unit Development, or a minimum of seven hundred fifty (750) square feet per dwelling unit, whichever is greater, shall be developed for recreational open space; except that in multiple-family areas, the minimum square feet per dwelling unit shall be computed on the basis of two hundred (200) square feet for each efficiency and one (1) bedroom unit, three hundred fifty (350) square feet for each two (2) bedroom units, and five hundred fifty (550) square feet for each three (3) or more bedroom units. When private common open space is provided within a Planned Unit Development, such open space shall not be computed as part of the required minimum lot area, or any required yard, or any other structure. Open spaces proposed for either dedication to the public or common ownership by the residents of the Residential Planned Unit Development shall be retained as open space for park and recreational use for the life of the Planned Unit Development. A variety of open space and recreational areas is encouraged, including children's informal play in close proximity to individual dwelling units according to the concentration of dwellings, formal parks, picnic areas, playgrounds, areas of formal recreational activities such as tennis, swimming, golf, etc.;
  - The Brookside Glen Planned Unit Development master planned over 122 acres of parks and recreation space according to Exhibit C of Resolution 90-R-002.
  - There are 48 one bedroom units and 96 two bedroom units in the proposed plan. Per the standards above, the required open space for the proposed development would be 43,200 square feet (.99 acres). The Applicant is providing over four (4) acres of open space, which is three (3) acres more than this requirement.

- j. Each Residential Planned Unit Development shall provide for the visual and acoustical privacy of each dwelling unit. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, or uses and reduction of noise;
  - The Brookside Glen Planned Unit Development master planned the layout of the development.
  - The Applicant's plans indicate landscaping throughout the site to buffer from other parcels; the landscape plan will meet the intent of the Landscape Ordinance. Sidewalks and a bike trail connection are also shown on the plans. The west side of the buildings will face the ComEd right-of-way.
- k. The pedestrian circulation system and its related walkways shall be insulated as completely as possible from the street system in order to provide separation of pedestrian and vehicular movements. This shall include, when deemed to be necessary by the Plan Commission, pedestrian underpasses or overpasses in the vicinity of schools, playgrounds, local shopping areas, and other neighborhood uses which generate a considerable amount of pedestrian traffic;
  - The Brookside Glen Planned Unit Development master planned the pedestrian layout of the development.
  - The Applicant's plans indicate sidewalks and a bike trail connection that will link with the existing sidewalks and trails.
- I. At least two (2) off-street parking spaces shall be provided for each dwelling unit, except as may be otherwise required. Such parking shall be provided convenient to all dwelling units (not more than three hundred (300) feet from the dwelling unit as measured along the shortest paved route). Driveways, parking areas, walks, and steps shall be well paved, maintained, and lighted for night use. Screening of parking and service areas shall be encouraged through ample use of trees, shrubs, hedges, and screening walls;
  - The Applicant's plans indicate one (1) covered parking space for each unit and one (1) outdoor parking space per unit. Additionally, seventy-two (72) parking spaces are land banked for potential parking needs. The parking ratio is 2.5 spaces per dwelling unit for a total requirement of 360 spaces all of which have been provided on the plans.
- m. Access and circulation shall adequately provide for firefighting equipment, delivery trucks, furniture moving vans, refuse collection, and snow removal;
  - The Brookside Glen Planned Unit Development master planned the layout of the development.
  - The Applicant's plans meet the requirements of the Fire Department and drive aisles allow for other vehicles to safely traverse the site. Trash enclosures are located in areas that are accessible for trash collection.
- n. All Residential Planned Unit Developments shall provide for underground installation of utilities, including telephone and power, in both public and private rights-of-way. Provision shall be made for acceptable design and construction of storm sewer facilities, including water retention areas, grading, gutters, piping, and treatment of turf to handle stormwater, prevent erosion, and formation of dust;
  - The Brookside Glen Planned Unit Development master planned the layout of the development.
  - The proposed development will comply with these provisions.
- o. All buildings within a Residential Planned Unit Development shall be set back not less than twenty-five (25) feet from a public dedicated street, and along the exterior boundaries not adjoining a street, there shall be a minimum setback of forty (40) feet plus one (1) foot for each additional foot that the building increases in height over thirty-five (35) feet;
  - In 2013, the Village adopted an overlay district for certain areas of the Village that called for lesser front yard setbacks (20' maximum front yard setback). The Applicant designed the proposed development to meet the intent of the overlay district but still respect the character of the existing development. The front yard setbacks of the buildings range from 14' to 36'.

- p. A twenty (20) foot buffer including, but not limited to, solid fences, masonry walls, or plant materials, shall be provided so as to constitute the visual screening of all parking areas and outdoor activity areas from adjacent property or rights-of-way at ground level. Where a buffer already exists on the adjacent property line, or where parking areas or similar activity areas adjoin each other on adjacent properties, the buffer requirements may be waived by the Plan Commission; and
  - The Brookside Glen Planned Unit Development master planned the layout of the development.
  - The proposed plans indicate a landscape buffer from adjacent rights-of-way, parking areas, and activity areas.
- q. When the development is to be constructed in stages or units, a sequence of development schedules shall be provided showing the order of construction of each principal functional element of such stages or units, the approximate completion date for each stage or unit, and a cost estimate for all improvements within each stage or unit.
  - The Brookside Glen Planned Unit Development has been constructed in many phases and units.
  - The Applicant intends to construct the proposed development in a single phase.

## STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings below (see bullet points) for the Public Hearing that can be supplemented as a result of testimony and discussion at the Public Hearing.

# X.J.5. Standards:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - The proposed use is consistent with the use and density of the approved PUD (and Substantial Deviation) with 144 multi-family units, however the 144 units are provided in two (2) structures instead of nine (9).
- 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 proposed use increases the amount of green space and distance from existing residential uses from previously approved site plans. As part of the proposed development, ROW improvements for Magnuson Lane will be completed including its intersection with 191st Street, thereby improving circulation and access for existing residential dwellings. Landscape buffers have been designed to screen off-street parking areas. The proposed Site Plan is consistent with the intent of the Urban Overlay District which prioritizes the architecture of the project and minimizes the appearance of parking areas.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - The proposed development is consistent with land use and density approvals in the original PUD.
  - The adjacent vacant property is planned for commercial uses; the addition of residential units may provide incentive for development of these parcels to occur.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - Existing road and utility infrastructure is in place; Right-of-way improvements including sidewalks will be completed as part of the proposed development.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
  - The density has not changed from original approvals.
- 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.
  - Two exceptions are requested with the proposed development: Building height and building setback.
  - Staff has recommended conditions of approval
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

• The subject property has remained vacant since the 1990 adoption of the PUD. The proposed development will increase property tax revenue and has potential to increase the sales tax revenue of commercial uses in the Village.

## RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Applicant, Andrea T. Crowley, on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, for a Substantial Deviation from the Brookside Glen Planned Unit Development to allow for the construction of two (2) four-story multi-family structures with semi-underground parking containing seventy-two (72) units in each building for a total of 144 dwelling units on the subject site and a 3,495 square foot clubhouse, generally located in the southwest corner of Magnuson Lane and 191st Street in the Brookside Glen Planned Unit Development, in accordance with plans as noted on the List of Reviewed Plans within the Staff Report. The Plan Commission also adopts the Standards for a Planned Unit Development and Findings of Fact for a Special Use Permit drafted in the Staff Report and discussed at this meeting."

...with the following exceptions:

- 1. Building Setback: That the setback of the structures can exceed the maximum setback required in the Urban Design Overlay District in accordance with the plans submitted on the List of Reviewed Plans; and
- 2. Building Height: That the maximum building height of the structures can exceed the maximum building height established in Ordinance 2000-0-006 in accordance with the plans submitted on the List of Reviewed Plans.

...The Special Use Permit is recommended with the following conditions:

- 1. That the Applicant provides amenities per the plans;
- 2. Applicant constructing parking spaces identified as "land banked" per Village Board direction;
- 3. Staff approval of a Security Plan;
- 4. Restrict use of dog park hours to daylight hours;
- 5. Staff approval of final landscape plan;
- 6. Staff approval of decorative wall sconces;
- 7. Completion of residential amenities (including clubhouse) prior to final occupancy of the dwelling units in at least one of the residential structures;
- 8. Completion of public improvements (sidewalk, lighting, street trees and intersection improvements at 191st) prior to final occupancy of at least on residential structure; and
- 9. [any conditions that the Commissioners would like to add]

# **ATTACHMENTS**

The following attachments correspond to the proposed project and are included in the Plan Commission Meeting Packet for June 28, 2017:

- 1. Revised Site Plan
- 2. Revised Landscape Plan (with labels)
- 3. Revised Landscape Plan (without labels)
- 4. Market Study Summary by Tracy Cross & Associates, Inc.
- 5. Summary Planning Analysis by Tracy Cross & Associates, Inc.
- 6. Public Comments Response by Tracy Cross & Associates, Inc.
- 7. Plan Commission Minutes from 4/15/1999, 8/5/1999, and 9/16/1999
- 8. Village Board Minutes from 9/7/1999, 9/21/1999, and 2/15/2000
- 9. Revised Brookside Glen PUD Timeline
- 10. Article from Crain's Chicago Business dated June 19, 2017

# **LIST OF REVIEWED PLANS**

	Submitted Sheet Name	Prepared By	Date On Sheet
	Plat of Survey	AS	06/13/2016
A-0.0	Cover Sheet	AS	06/13/2016
	Color Site Plan	AS	06/13/2016
A-1.0	Schematic Site Plan (Color)	AS	06/08/2017
A-1.1	Signage Plan	AS	01/25/2017
A-1.2	Refuse Enclosure Plan & Elevation	AS	01/25/2017
A-1.3	Photometric Site Plan	AS	01/25/2017
A-1.4	Exterior Light Fixture Cut Sheets	AS	01/25/2017
A-2.0	Building Elevation B&W/Color Bldg 1	AS	01/25/2017
A-2.1	Building Elevation B&W/Color Bldg 1		01/25/2017
A-2.2	Building Elevation	AS	06/13/2016
A-2.3	Building Elevation	AS	06/13/2016
A-3.0	Partial Lower Level Bldg 1	AS	01/25/2017
A-3.1	Partial Lower Level Bldg 1	AS	01/25/2017
A-3.2	Partial Lower Level Plan Bldg 1 B&W/Color	AS	01/25/2017
A-3.3	Partial First Floor Plan Bldg 1 B&W/Color	AS	01/25/2017
A-3.4	Unit Floor Plans	AS	01/25/2017
A-3.5	Unit Floor Plans	AS	01/25/2017
A-4.0	Building Elevation Bldg 2	AS	01/25/2017
A-4.1	Building Elevation Bldg 2	AS	01/25/2017
A-4.2	Building Elevation	AS	06/13/2016
A-4.3	Building Elevation	AS	06/13/2016
A-5.0	Partial Lower Level Bldg 2	AS	01/25/2017
A-5.1	Partial Lower Level Bldg 2	AS	01/25/2017
A-5.2	Partial Lower Level Plan Bldg 2 B&W/Color	AS	01/25/2017
A-5.3	Partial First Floor Plan	AS	01/25/2017
A-5.4	Unit Floor Plans	AS	01/25/2017
A-5.5	Unit Floor Plans	AS	01/25/2017
A-6.0	Common Area Details	AS	01/25/2017
A-6.1	Club House Elevation	AS	06/13/2016
A-7.0	Club House Elevations	AS	01/25/2017
A-7.1	Club House Elevations	AS	01/25/2017
A-7.2	Club House Rendering	AS	01/25/2017
A-8.0	Club House Floor Plan	AS	01/25/2017
A-8.9	Site Plan	AS	06/13/2016
L-1	Landscape Plan	EEA	06/21/2017
L-1	Color Landscape Plan	EEA	06/21/2017
	Partial Color Rendering		

AS Architectural Studio, Ltd. EEA Eriksson Engineering Associates, Ltd.



Architectural Studio, Ltd ARCHITECTS + PLANNERS

14421 OAKLEY AVENUE ORLAND PARK, IL 60462 TEL: 708-933-4200 FAX: 708-966-0854 WWW.ARCHSTUDIOLTD.NET Professional Design Firm Lis No. 184.006770 Exp Date: 04/30/2017

KJM Construction Co, Inc. 451 W. Huron Suite 501 Chicago, IL. 60654

PROJECT NAME:

# The Residence at Brookside Glen

Greenway Boulevard Tinley Park, Illinois

PROJECT INFORMATION

PROJECT NO: 2016-005 PROJECT TEAM: ISSUE 06/12/2016 Permit 08/30/2016 revisions review comments 09/13/2016 revised layout with 10/24/2016 Revised layout for typical floor plan 11/18/2016 Revised layouts for review 12/1/2016 sidewalk/ hardscape

revisions 12/6/2016 Resubmittal 1/25/2017 Revised site plan

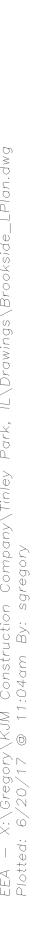
4/4/2017 Resubmittal -revised elevations and floor plan and site 4/20/2017 resubmittal reside elevation, floor plan and site plan 5/18/2017 Revision based on 6/8/2017 Revised site plan base on Village meeting comments

CERTIFICATION SCOTT A. SHALVIS 001-014003 SED ARCH Date signment 04/4/2017 Expired: 11/30/2018

SHEET TITLE Schematic Site Plan

A-1.0

SHEET



CAL KAR

PAN CHE

PAN NOR

PEN ALO

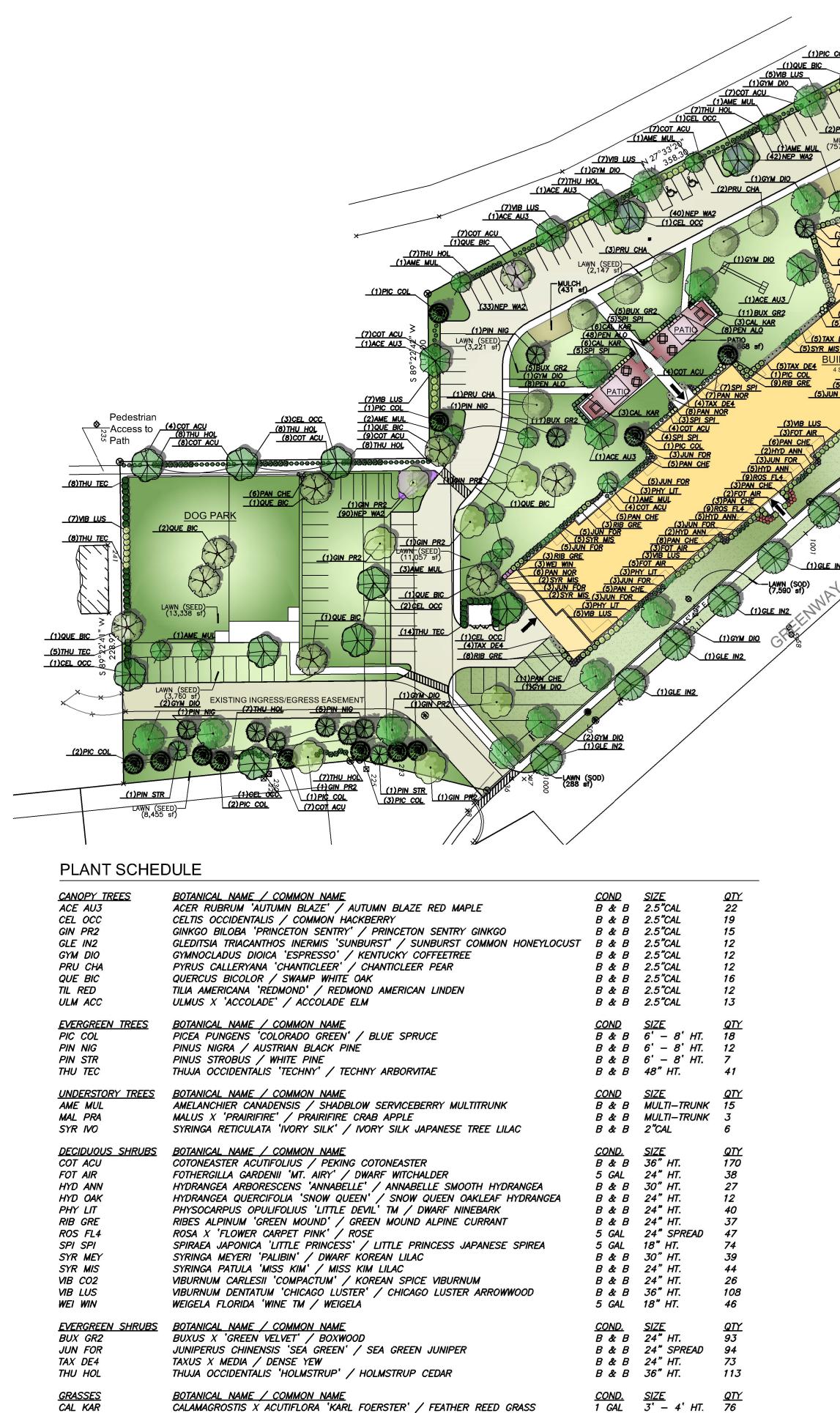
HEM OR2

HOS G25

NEP WA2

RUD FU3

**GROUND COVERS** 



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS

PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS

PANICUM VIRGATUM 'CHEYENNE SKY' / SWITCH GRASS

BOTANICAL NAME / COMMON NAME

HOSTA X 'GOLDEN TIARA' / PLANTAIN LILY

PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS

HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY

NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT

RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM BLACK-EYED SUSAN

1 GAL

COND

CONT.

CONT.

CONT.

CONT.

1 GAL 3' - 4' HT.

1 GAL 3' - 4' HT.

1 GAL 1' - 2' HT. 64

**QUART** 

**QUART** 

**QUART** 

124

193

22

*373* 

37

THE PROPER AUTHORITIES.

REFUSE ANY POOR MATERIAL OR WORKMANSHIP.

19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO

21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE

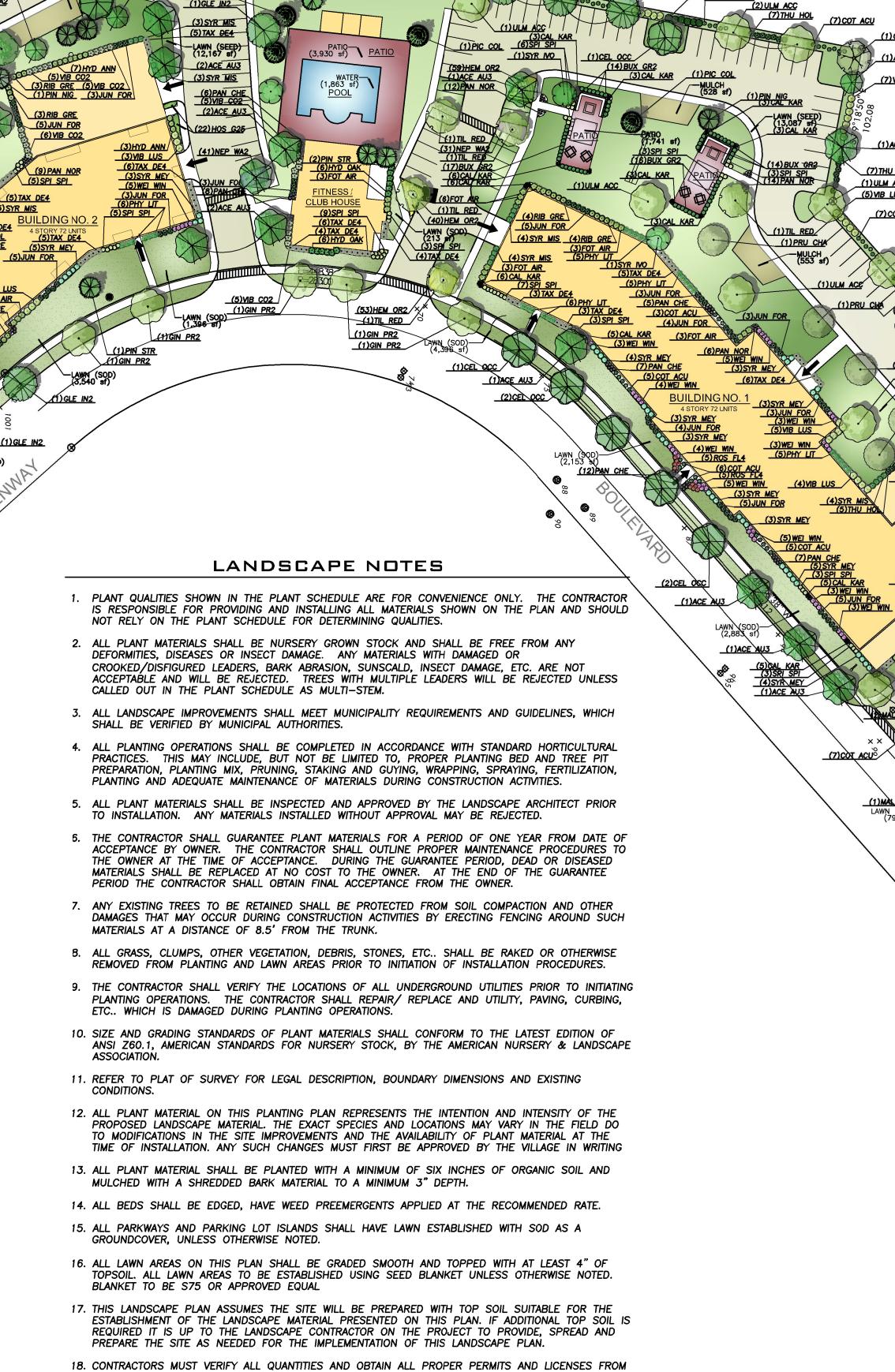
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES

20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.

22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.

62





45 COMMERCE DRIVE, SUITE . GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864

EMAIL INFO@EEA-LTD.COM PROFESSIONAL DESIGN FIRM LICENSE No. 184-003220 EXPIRES: 04/30/2017

Reserved for Seal:

Expiration Date:\_\_

No. Date Description 12/06/16 Village Submittal 1/31/17 Village Submittal 4/27/17 Village Submittal 5/30/17 | Village Submittal 6/21/17 Village Submittal

06/20/16 SSG

0000.00

XXX

PLAN

(3)ACE AU3

LAWN AND PAVEMENT SCHEDULE

LAWN (SEED)

<u>ASPHALT</u>

<u>WATER</u>

LAWN (SOD)

**MULCH** 

113,725 SF

82,433 SF

7,539 SF

1,863 SF

29,153 SF

2,269 SF

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility

locations call: J.U.L.I.E. 1 (800) 892-0123

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016

Sheet Title:

LANDSCAPE

Sheet No:



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

Reserved for Seal:

Expiration Date:\_

No.	Date	Description		
	12/06/16	Village Submittal		
	1/31/17	Village Submittal		
	4/27/17	Village Submittal		
	5/30/17	Village Submittal		
	6/21/17	Village Submittal		

06/20/16 roject No. 0000.00

LANDSCAPE PLAN

L-1



May 31, 2017

Ms. Karli Mayher KJM-Vandenberg Joint Venture 451 W. Huron Street, Suite 501 Chicago, IL 60654

# Dear Ms. Mayher:

At the request of KJM-Vandenberg Joint Venture, Tracy Cross & Associates, Inc. has been retained to assess the strength of the marketplace relative to rental apartment development within the Brookside Glen master-planned community in Tinley Park, Cook County, Illinois. While our full Planning Analysis will be forwarded shortly, this letter provides preliminary conclusions relative to the proposed 144-unit *Residences of Brookside Glen* to be located within a 7.65-acre parcel aligning Magnuson Lane/Greenway Boulevard, immediately south of 191st Street and west of 80th Avenue.



# GEOGRAPHIC DELINEATION: RESIDENCES OF BROOKSIDE GLEN PROPERTY TINLEY PARK, ILLINOIS



Source: KJM-Vandenberg Joint Venture and Microsoft Streets & Trips.

Ms. Karli Mayher KJM-Vandenberg Joint Venture May 31, 2017 Page 2

## **BROOKSIDE GLEN - A PERSPECTIVE**

The subject property consists of a 7.65-acre residual parcel within the larger 828-acre Brookside Glen planned development initially approved in 1990. The subject property was originally planned for a mixture of commercial, office and moderate-density residential development and is within the Urban Design Overlay District. As proposed, Residences of Brookside Glen is consistent with the overall Brookside Glen land use plans.

Residentially, Brookside Glen consists of 1,203 single family detached homes built in phases during the 1996-2017 timeframe. Representing plan portfolios offered by Crana Homes and Malone & Moloney Construction, plan designs primarily reflect ranch and two-story product idioms in a footage range of 2,400 to 3,400 square feet which carry sales prices from the mid-\$300,000s to the low \$400,000s. At the close of the 1st Quarter 2017, a total of 1,174 single family detached homes had been sold. During the 2016-March 2017 period, a total of 14 homes have been sold, translating to a modest average sales rate of 0.9 units per month. Another 500 units representing conventional two-story and master-down townhomes were also introduced in 1997. Plan designs ranged in unit size from 1,871 to 2,600 square feet and carried an average sales price of \$220,000. Brookside Glen Townhomes sold out in 2004, generating an overall sales velocity of 5.8 units per month.





Two midrise condominium developments were also introduced within Brookside Glen and are situated directly east of the subject property. Specifically, Brookside Place consisted of 144 condominiums distributed among nine (9) five-story residential buildings which include one level of enclosed parking at grade. Introduced in 2001, Brookside Place offered an average 1,588 square foot residence which carried a base sales price of \$196,900. This program sold out in June 2005, generating an average sales rate of 2.9 units per month. The 64-unit Brookside East was introduced in March 2005 and generated 1.3 sales monthly at an average base sales price of \$259,900, achieving final sell-out in March 2009.

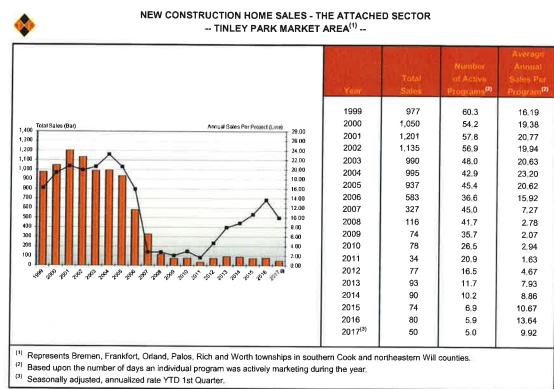


The Environs

Tinley Park and its surrounding southwest suburban area experienced its strongest levels of recent residential development during the 1999-2005 timeframe. For example, in the attached for sale sector alone, this general area averaged 1,041 sales annually during the seven-year timeframe, reflecting construction of numerous townhome and condominium developments (again) including Brookside Glen, along with Odyssey Club, The Pines, West Point Meadows and Millennium Lakes in Tinley Park itself, Founder's Place and Pheasant Run Estates in Frankfort, Eagle Ridge and Long Run Creek in Orland



Park, and Westgate Valley in Palos Heights, among others. However, the implosion of the housing market severely impacted the local residential environment, with annual attached sales dropping to 327 in 2007 and steadily eroding thereafter to a mere 74 units sold in 2009. Sales of new attached units in the general area have remained tepid since 2009, averaging 72 sales annually through the 1st Quarter 2017, or a mere 6.35 sales annually on a per project basis.



Source: Tracy Cross & Associates, Inc.

### THE PROPOSED DEVELOPMENT

As conceptualized, the Residences at Brookside Glen will consist of 144 moderate-density apartments distributed among two (2) buildings, each to include four residential floors over one level of enclosed parking. This translates to an *enclosed parking ratio* of one parking space per residential unit. Each parking level will also include electric car charging stations. Another 144 surface parking spaces oriented to the rear of each building will be provided for additional resident and guest parking, translating to a *more than sufficient* overall parking ratio of 2.0 parking spaces per residential unit. For perspective, among newer construction, moderate density suburban apartment developments, an overall parking ratio of 1.54 parking spaces per residential unit is noted.

As summarized in the following text table, the one, two and two bedroom plus den plan types will range in unit size from 924 to 1,616 square feet. Overall, the conceptualized development will provide 173,708 net leasable square feet with the average unit containing 1,206 square feet of living area, exclusive of balcony or terrace.





### PROPOSED MATRIX: RESIDENCES OF BROOKSIDE GLEN



Source: KJM-Vandenberg Joint Venture Conceptual Plans dated 05/31/2017.

An array of quality interior appointments are envisioned including, at a minimum, laminate plank-style wood flooring in all common areas and kitchens, with carpeted bedrooms, kitchens outfitted with energy-efficient stainless steel appliances and quartz/granite or comparable countertops and/or islands, full-size laundry appliances in each unit, walk-in closets in most master bedrooms, quartz/granite countertop bathroom vanities, ceramic tile bath flooring and shower surround, cable/internet connectivity and some level of in-unit storage. All units will also include a balcony or terrace. Each residential building will provide two (2) elevators as well as secured bicycle storage.

An enhanced level of lifestyle community amenities will also be provided, including but not limited to, a centrally-located clubhouse with outdoor pool and sundeck, a fitness center, multiple lounges, a meeting room, cyber-café and great room with service kitchen. Each building will also feature a landscaped and furnished terrace with grilling stations, a fireside lounge and



pergolas. The Residences of Brookside Glen will provide more than four acres of open space to include a private dog park with defined pet areas, seating, a drinking fountain, and training fixtures, a bike trail connection to an existing trail system, outdoor exercise circuit equipment and an arboretum at the north end of the site which will feature outdoor seating and gathering areas.



### **GENERAL CONCLUSION**

The geographic area from which primary demand support for the Residences of Brookside Glen will emanate consists of a six-township area that include the host Bremen, Orland, Palos, Rich and Worth townships in southwestern Cook County and the adjoining Frankfort Township in northeastern Will County. *Generally* extending south from 87th Street to Steger Road, and west from Western Avenue to Scheer Road, this defined *Tinley Park Market Area* forms a homogeneous component of the southwest suburbs defined by its dependence upon like sources of employment and transportation, socio-economic similarities in demographic and household composition, and the alignment and location of residential developments which will serve as a source of competition, both direct and indirect.



Source: Microsoft Streets & Trips and Tracy Cross & Associates, Inc.

Based upon a preliminary investigation of various factors of influence, the market potential for rental apartment development within the subject property is viewed as *favorable* based upon the overall strength of the suburban region's rental apartment sector, the proposed amenity-enhanced living environment, the expectation measured economic growth during the 2017-2022 forecast period and rental construction requirements in the local marketplace. These factors are summarized as follows:

- From a marketing standpoint, the property is highly visible and accessible, and proximate to established consumer services including grocery, banks, casual eateries, etc. concentrated along 191st Street, Harlem Avenue and LaGrange Road, as well as in downtown Tinley Park itself.
- The subject property is also well-situated relative to regional employment concentrations as well as major transportation systems. Given its orientation one-half mile south of Interstate 80, one mile west of Route 43/Harlem Avenue and two miles east of U.S. 45/LaGrange Road, the proposed development will afford future residents ease of access to satellite employment concentrations via linkage with the I-294/55/88 and I-355 highway systems. Chicago Midway Airport and O'Hare International Airport are within an approximate 30- to 45-minute drive time north, respectively. The property is also 1.3 miles south of METRA's Rock Island/80<sup>th</sup> Avenue

commuter rail station, which is ranked 11<sup>th</sup> among 236 outlying METRA stations region-wide in the number of weekday boardings and alightings. The 80<sup>th</sup> Avenue station is estimated to account for 7.0 percent of total Rock Island Line station boardings (inbound and outbound) or roughly 1,550 daily. These estimates are based on METRA statistics available as of 2014. As summarized in the following text table, there are some 1.76 million *private sector* jobs within a reasonable commuting distance of Tinley Park, representing one-half of total private sector employment in the metro area.



### PRIVATE SECTOR EMPLOYMENT AREAS INCLUDING AND PROXIMATE TO TINLEY PARK 2016

	Total Priva	ate Sector nent 2016
Area	Number of Workers	Percent of Six-County Metro Area
Six-County Chicago Metro Area <sup>(1)</sup>	3,507,834	100.0
Within a 40-Minute Commute of Tinley Park:	1,757,036	50.1
City of Chicago-CBD/Outer Bus Ring	574,217	16.4
City of Chicago-South/Far South/Southwest	221,938	6.3
Cook County	443,332	12.6
South/Southwest Suburban Cook County	326,426	9.3
Village of Tinley Park	12,514	0.4
West Suburban Cook County	116,906	3.3
DuPage County <sup>(2)</sup>	326,202	9.3
Will County	191,347	5.5

Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.
 Includes Burr Ridge, Downers Grove, Elmhurst, Hinsdale, Lisle, Lombard, Naperville, Oak Brook, Oakbrook Terrace, Westmont, and Willowbrook.

Source: Illinois Department of Employment Security: Where Workers Work 2016

Our favorable conclusion also considers anticipated apartment construction requirements in the defined Tinley Park Market Area, which will average 225 units annually during the 2017-2022

forecast period aggregating to a total of 1,125 units over the next five-year period. This annual demand forecast considers stabilization in tenure shifts given the return tighter home purchase requirements, expected renter household growth, replacement demand given the overall age and condition of the market area's existing rental stock, and a 5.0 6.0 percent



ANNUAL RENTAL BUILDING REQUIREMENT SUMMARY: 2017 - 2022
- TINLEY PARK MARKET AREA --

Attilbute	Number
Expected Annual Household Growth	450
Expected Annual Renter Household Growth @ 30.0 Percent of Total <sup>(1)</sup>	135
Annual Vacancy Requirement to Maintain Balance in the Market <sup>(2)</sup>	40
Annual Replacement Demand @ 0,50 Percent of 2017's Rental Inventory	50
Derived Annual Construction Requirement	225

<sup>(1)</sup> Determined by applying the expected percentage of new renter households to the expected number of new household additions from 2017 through 2022.

Source: Tracy Cross & Associates, Inc.

vacancy allowance to maintain market equilibrium.

<sup>(2)</sup> A balanced marketplace generally requires vacancies in the range of 5.0 to 6.0 percent; represents annualized estimate applied to total market area renter households over the five-year forecast period.

Our conclusion also reflects the fact that new rental construction of scale in the Tinley Park Market Area has been quite limited over the last nearly three decades. In Tinley Park, for example, the newest apartment development of scale is Towers of Edgewater Walk, a 112-unit highrise community built in 1990. For additional perspective, the following text table summarizes current conditions among other representative post-1960's-era rental developments of scale in the general Tinley Park area. As shown, despite their age, vacancies among stabilized developments stand at a very tight 1.8 percent, with only 24 of 1,320 stabilized units currently available. Lease rates among these localized competitors currently average \$1,319 monthly for a 933 square foot apartment home or a value ratio of \$1.41 per square foot.



### REPRESENTATIVE APARTMENT DEVELOPMENTS: TINLEY PARK MARKET AREA

	Year	100	Occupied		Vacant		Average	Average	Average Monthly	
	Butty	Number.				100	Plan Sae	Posted Rent		
Address	Rendvated	of Units	Namber	Percent	Number	Percent	(\$q.Ft)	- 1	5/8q	
Oak Forest										
Manchester Court	1968	165	161	97.6	4	2.4	800	\$959	\$1.2	
Rustic Oaks	1993	144	144	100.0	0	0.0	804	\$1,007	\$1,2	
Orland Hills	1 1									
Apartments of Orland	1988-89	252	250	99.2	2	0.8	893	\$1,150	\$1.2	
Orland Park										
Ninety 7 Fifty on the Park	2012	295	281	95.3	14	4.7	930	\$1,704	\$1.8	
Residences of Orland Park Crossing <sup>(1)</sup>	2016	231	200	86.6	31	13_4	1,193	\$2,019	\$1.6	
Palos Hills										
Green Oaks	1975/2000	160	158	98.8	2	1.3	804	\$963	\$1.2	
linley Park										
Edgewater Walk	1978	192	190	99.0	2	1.0	992	\$1,058	\$1.0	
Residences @ 159 Tinley Park(2)	1974/2017	208	156	75.0	52	25.0	790	1,288	1.6	
Towers of Edgewater Walk	1990	112	112	100.0	0	0.0	1,203	1,181	0,9	
Total/Average:	-	1,759	1,652	93.9	107	6.1	933	\$1,319	\$1.4	
Stabilized Developments (3)		1,320	1,296	98.2	24	1.8		744	:#	

<sup>(1)</sup> Development undergoing initial lease-up; absorbing at an overall rate of 13,8 units monthly as of May 2017.

Source: Tracy Cross & Associates, Inc.

As the preceding table also indicates, only two rental developments have been introduced in the marketplace since 1990, both representing transit-oriented, mixed-use developments located in the new town center of neighboring Orland Park. Specifically, the 295-unit *Ninety 7 Fifty on the Park* was introduced in 2012. This community provides a variety of one, two and two bedroom plus den plan types which range in unit size from 746 to 1,512 square feet. This community features quality interior appointments commensurate with new rental development throughout the region as well as an enhanced level of community amenities. Posted base rents, which include one (1) enclosed parking space per unit, currently extend from \$1,470 to \$2,300 and average \$1,704 or \$1.83 per square foot. Ninety 7 Fifty on the Park provides 365 enclosed parking spaces for residents, translating to an overall enclosed parking ratio of 1.24 parking spaces per residential unit. This development achieved stabilization in June 2014 at an overall absorption rate of 14.3 units per month. As of May 2017, a relatively balanced vacancy rate of 4.7 percent is noted.

Similarly, in 2016, the *Residences of Orland Park Crossing* was introduced. This development provides a total of 231 apartments, including 168 apartments in multi-story residential buildings along with 63 two- and three-story townhome rentals. Apartment plan designs extend in unit size



<sup>(2)</sup> Development fully renovated beginning in 2017; current vacancies reflect renovated units to be released shortly.

<sup>(3)</sup> Excludes Residences of Orland Park Crossing and Residences @ 159 Tinley Park.

from 734 to 1,372 square feet, while townhome rentals expand the footage range to 1,994 square feet. Posted base rents for the midrise apartments extend from \$1,415 to \$2,200 and average \$1,762 monthly for a 979 square foot unit. This translates to a value ratio of \$1.80 per square foot. A total of 178 enclosed parking spaces are available for *optional* lease with monthly rates currently extending from \$120 to \$155 monthly based upon location. The midrise apartments provide an enclosed parking ratio of 1.06 parking spaces per residential unit. The townhome apartments, in turn, carry monthly rents extending from \$2,550 to \$2,795 and average \$2,705 monthly *inclusive* of an attached two-car garage (or \$1.53 per square foot). The Residences of Orland Park Crossing are currently absorbing at an overall rate of 13.8 units per month, with 200 units leased as of May 2017. Plan types proposed for the subject development are generally consistent with those available at these two newest rental communities.

Finally, apart from the proposed Residences of Brookside Glen Apartments, there are some 2,632 planned new rental units distributed among ten separate developments in some stage of the planning pipeline in south/southwest suburban areas generally proximate to Tinley Park. Most notable is the 187-unit Boulevard at Central Station development proposed in downtown Tinley Park. It is also quite probable that a number of other south/southwest suburban developments may be announced near term, together with projects that were once planned as for sale re-emerging as rental idioms. Similarly, there are also a number of larger-scale projects on the drawing boards in areas just outside of the market area, concentrated along the I-294, I-355 and I-88 corridors. Nonetheless, it is likely that the marketplace will remain in a balanced condition with vacancies in the range of 5.0 to 6.0 percent through 2022, save for short periods should a number of developments enter the market within six to nine months of one another.

### \*

### RENTAL APARTMENT PROJECTS IN PLANNING<sup>(1):</sup> AREAS GENERALLY PROXIMATE TO TINLEY PARK

Municipality/ Proposed Development	Location	BullderDévilleger	Corrent Status	Number of units
Lockport				
Highland Ridge	Archer Avenue and 143rd Street	Equibase Capital	PP	24
Hidden Lakes (fmr. Fox Hollow)	Betw Bruce and Oak roads, east of Briggs	Serenity Landing, LLC	l cs l	1
TBD	Betw 159th and 163rd streets, east of Gougar	TBD	cs	3
New Lenox	1			
Lincoln Station	Route 30 and Prairie Street	New Lenox Development Co.	FP	2
Village Station	NE corner of Cedar and Laraway roads	Lannert Group	cs l	2
The Crossroads of New Lenox	Summerfield Road, 0.5 miles west of Cedar	TCB Development, Inc.	cs	2
Oak Forest		~		
Gateway Corridor Development	Cicero Avenue and 159th Street	RSC and Associates	PP (On Hold)	1
Richton Park				
Richton Park Town Center	Downtown Richton Park	ТВО	cs	5
Romeoville				
Springs at O'Hara Woods	Normantown Road, east of Brunswick Lane	Continental Properties	cs	2.
Tinley Park		·		
The Boulevard at Central Station	South Street and 174th Street, east of Oak Park	South Street, LLC	FP	1:
	State in the state of our fair	5550, 5050, EEG		,,
			Total (4)	2,63

<sup>(1)</sup> Excludes age and/or income-restricted, service-enhanced, and congregate care senior developments

Source: Tracy Cross & Associates, Inc.



<sup>(2)</sup> As of 5/2017

<sup>(</sup>a) Status key: Concept Stage (CS); Preliminary Plat Approval (PP); Final Plat Approval (FP); Site Improvements started (INF); Permits Issued/under construction (UC).
(4) Excludes developments with unit counts and product idioms yet to be determined.

### **ABSORPTION POTENTIAL**

Given the market dynamics summarized in the preceding paragraphs, and assuming competitive market rents in the range of \$1.60 to \$1.68 per square foot or an average of \$1,955 monthly for a 1,206 square foot residence, the proposed Residences at Brookside Glen Apartments is expected to achieve stabilized occupancies within a market-consistent 15.0 to 18.0 month timeframe from first occupancy.

Again, we are in the process of finalizing a Summary Planning Analysis of the Residences at Brookside Glen which will be forwarded shortly. Please do not hesitate to call should you wish to discuss our preliminary conclusions in greater detail.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

G. Tracy Cross President

GTC/mct

HollyAnn Eageny

Vice President Client Services



### Summary Planning Analysis --- The Residences at Brookside Glen --Tinley Park, Illinois

### **JUNE 2017**

INTRODUCTION

At the request	of KJM-Vandenberg	Joint Venture,	Tracy Cross &	Associates,	Inc. evaluated	the market
and and all formation		and and the That are	Deal. Ocal. Oc		0 '6' 11 - 6	

potential for rental apartment development in Tinley Park, Cook County, Illinois. Specifically focusing upon development of moderate-density rental apartments within a residual 7.65-acre parcel of the Brookside Glen master-planned community, this analysis establishes the following:

	development of	over the r	the depth of the Tinley Park area for moderate-density rental apartment next five years based upon pertinent economic, demographic and residential ich define the marketplace.
	multi-story res environment. property, the p	idential These erforma	the marketability of 144 rental apartments to be distributed between two (2) buildings developed over structured parking within an amenity-enhanced conclusions are based upon factors associated with the location of the nee of competing rental apartment developments and the near term outlook velopment in Tinley Park and its south/southwest suburban environs.
			rategy to competitively position the conceptualized product line relative to tment developments in the marketplace.
			<ul> <li>rental strategies and attendant absorption forecasts over varying urther financial modeling.</li> </ul>
Work I	Plan		ork plan for this assignment involved a series of inter-related research gations as outlined below:
			A field investigation of the subject property and its immediate environs.
			A thorough analysis of various regional factors of influence upon residential demand potentials over the 2017-2022 forecast period, condensing regional projections into an operating perspective of the Tinley Park Primary Market Area, defined as Bremen, Orland, Palos, Rich and Worth townships in southwestern Cook and Frankfort Township in northeastern Will County.

An analysis of socio-economic and segmentation trends including age, income and household composition, as well as growth projections for the defined market area.
A complete evaluation of the overall area's rental apartment marketplace utilizing Cross' proprietary database.
An extensive review of projects under construction and in the planning pipeline to determine their potential competitive impact upon the subject development initiative.

### General Limiting Conditions

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.

### **BROOKSIDE GLEN - A PERSPECTIVE**

The subject property consists of a 7.65-acre residual parcel within the larger 828-acre Brookside Glen planned development initially approved in 1990. Aligning Magnuson Lane/Greenway Boulevard immediately south of 191st Street and west of 80th Avenue, the subject property was originally planned for a mixture of commercial, office and moderate-density residential development and is within the Urban Design Overlay District.





### GEOGRAPHIC DELINEATION: RESIDENCES AT BROOKSIDE GLEN -- TINLEY PARK, ILLINOIS -



Source: KJM-Vandenberg Joint Venture and Microsoft Streets & Trips.

Residentially, Brookside Glen consists of 1,203 single family detached homes built in phases during the 1996-2017 timeframe. Representing plan portfolios offered by Crana Homes and Malone & Moloney Construction, plan designs primarily reflect ranch and two-story product idioms in a footage range of 2,400 to 3,400 square feet which carry sales prices from the mid-\$300,000s to the low \$400,000s. At the close of the 1st Quarter 2017, a total of 1,174 single family detached homes had been sold. During the 2016-March 2017 period, a total of 14 homes have been sold, translating to a modest average sales rate of 0.9 units per month. Another 500 units representing conventional two-story and master-down townhomes were also introduced in 1997. Plan designs ranged in unit size from 1,871 to 2,600 square feet and carried an average sales price of \$220,000. Brookside Glen Townhomes sold out in 2004, generating an overall sales velocity of 5.8 units per month.







Two midrise condominium developments were also introduced within Brookside Glen and are situated

directly east of the subject property. Specifically, *Brookside Place* consisted of 144 condominiums distributed among nine (9) five-story residential buildings which include one level of enclosed parking at grade. Introduced in 2001, Brookside Place offered an average 1,588 square foot residence (excluding screened porches) which carried a base sales price of \$196,900. This program sold out in June 2005, generating an average sales rate of 2.9 units per month. The 64-unit *Brookside East* was introduced in March 2005 and generated 1.3 sales monthly at an average base sales price of \$259,900, achieving final sell-out in March 2009. During the 2015-June 2017 timeframe, 18



condominium units in these two developments have been sold through the brokerage network. These 18 re-sold units carried an average sales price of \$172,352. Also, eight condominium units in these developments are currently listed for rent at an average asking rent of \$1,656 monthly or \$1.01 per square foot.

### The Environs

In addition to the single family, townhome and condominium development areas of Brookside Glen, the immediate area of the subject site includes commercial/retail development and entertainment and recreation venues. For example, the 601,884 square foot Brookside Marketplace retail center is located

east of the subject site at 191st Street and Harlem Avenue. Anchor tenants of this center include Kohl's, Dick's Sporting Goods, Super Target, Home Goods, Old Navy, Petsmart, Pier 1 Imports and Ulta. Outlot developments include Kay Jewelers and a variety casual and fast casual eateries such as



Panera and TGI Friday's. In addition to local merchants found in the downtown district of Tinley Park, additional grocery and daily consumer needs, including Jewel Osco, Walgreen's and Walt's Grocery, are plentiful within three miles of the site, concentrated along 191st Street, Harlem and LaGrange roads.

The subject site is proximate to the Hollywood Casino Amphitheatre, a 12,000-seat outdoor concert venue aligning Harlem Avenue immediately south of 191st Street and is within two miles of the Tinley Park Convention Center, located north of I-80 at Harlem Avenue and 183rd Street.

Major regional transportation systems and thoroughfares serving the general area include Interstates 80 and 57 which link with Interstates 355/55 and 294 approximately 7.5 miles west and east of the site, respectively, along with U.S. 45/LaGrange Road, U.S. 43/Harlem Avenue, U.S. 30/Lincoln Highway and Illinois Route 50/Cicero Avenue. Hence, the proposed development will afford future residents ease of access to employment concentrations throughout the metropolitan region as well as Chicago Midway Airport and O'Hare International Airport, which are within an approximate 30- to 45-minute drive time north. The property is also 1.3 miles south of METRA's Rock Island/80<sup>th</sup> Avenue commuter rail station, which is ranked 11<sup>th</sup> among 236 outlying METRA stations region-wide in the number of weekday boardings and alightings. The 80<sup>th</sup> Avenue Station is estimated to account for 7.0 percent of total Rock Island Line station boardings (inbound and outbound) or roughly 1,550 daily. These estimates are based on



METRA statistics available as of 2014. As summarized in the following text table, there are some 1.76 million *private sector* jobs within a reasonable commuting distance of Tinley Park, representing one-half of total private sector employment in the metro area.



### PRIVATE SECTOR EMPLOYMENT AREAS INCLUDING AND PROXIMATE TO TINLEY PARK 2016

	Total Priva	ate Sector nent 2016
Area	Number of Workers	Percent of Six-County Metro Area
Six-County Chicago Metro Area (1)	3,507,834	100.0
Within a 40-Minute Commute of Tinley Park:	1,757,036	50.1
City of Chicago-CBD/Outer Bus Ring	574,217	16.4
City of Chicago-South/Far South/Southwest	221,938	6.3
Cook County	443,332	12.6
South/Southwest Suburban Cook County	326,426	9.3
Village of Tinley Park	12,514	0.4
West Suburban Cook County	116,906	3.3
DuPage County <sup>(2)</sup>	326,202	9.3
Will County	191,347	5.5

<sup>(1)</sup> Includes Cook, DuPage, Kane, Lake, McHenry, and Will counties in Illinois.

Source: Illinois Department of Employment Security: Where Workers Work 2016

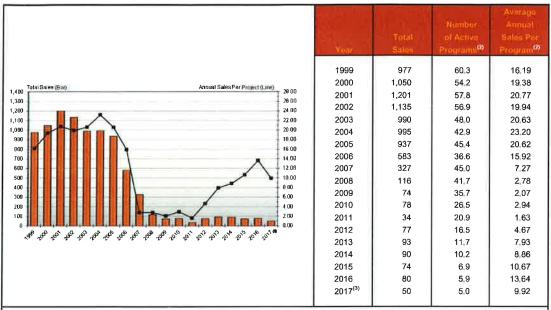
Tinley Park and its surrounding southwest suburban area experienced its strongest levels of recent residential development during the 1999-2005 timeframe. For example, in the attached for sale sector *alone*, this general area averaged 1,041 sales annually during the seven-year timeframe, reflecting construction of numerous townhome and condominium developments (again) including Brookside Glen, along with Odyssey Club, The Pines, West Point Meadows and Millennium Lakes in Tinley Park itself, Founder's Place and Pheasant Run Estates in Frankfort, Eagle Ridge and Long Run Creek in Orland Park, and Westgate Valley in Palos Heights, among others. However, the implosion of the housing market severely impacted the local residential environment, with annual attached sales dropping to 327 in 2007 and steadily eroding thereafter to a mere 74 units sold in 2009. Sales of new attached units in the general area have remained tepid since 2009, averaging 72 sales annually through the 1st Quarter 2017, or a mere 6.35 sales annually on a per project basis.



<sup>(2)</sup> Includes Burr Ridge, Downers Grove, Elmhurst, Hinsdale, Lisle, Lombard, Naperville, Oak Brook, Oakbrook Terrace, Villa Park, Westmont, Willowbrook and Woodridge.



### NEW CONSTRUCTION HOME SALES - THE ATTACHED SECTOR -- TINLEY PARK MARKET AREA<sup>(1)</sup> --



- (1) Represents Bremen, Frankfort, Orland, Palos, Rich and Worth townships in southern Cook and northeastern Will counties.
- <sup>(2)</sup> Based upon the number of days an individual program was actively marketing during the year-
- (3) Seasonally adjusted, annualized rate YTD 1st Quarter.

Source: Tracy Cross & Associates, Inc.

### THE PROPOSED DEVELOPMENT

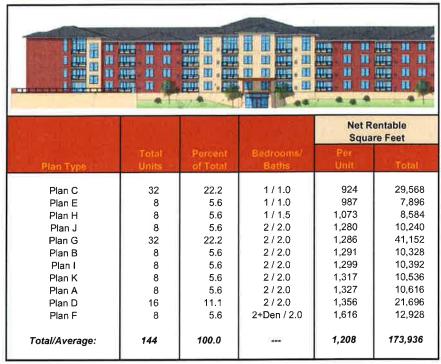
As conceptualized, the Residences at Brookside Glen will consist of 144 moderate-density apartments distributed among two (2) buildings, each to include four residential floors over one level of enclosed parking. This translates to an *enclosed parking ratio* of one parking space per residential unit. Each parking level will also include electric car charging stations. Another 144 surface parking spaces oriented to the rear of each building will be provided for additional resident and guest parking, translating to a *more than sufficient* overall parking ratio of 2.0 parking spaces per residential unit. For perspective, among newer construction, moderate density suburban apartment developments, an overall parking ratio of 1.54 parking spaces per residential unit is noted.

As summarized in the following text table, the one, two and two bedroom plus den plan types will range in unit size from 924 to 1,616 square feet. Overall, the conceptualized development will provide 173,936 net leasable square feet with the average unit containing 1,208 square feet of living area, exclusive of balcony or terrace.





### PROPOSED MATRIX: RESIDENCES AT BROOKSIDE GLEN



Source: KJM-Vandenberg Joint Venture Conceptual Plans dated 05/31/2017.

An array of quality interior appointments are envisioned including, at a minimum, laminate plank-style wood flooring in all common areas and kitchens, carpeted bedrooms, kitchens outfitted with energy-efficient stainless steel appliances and quartz/granite or comparable countertops/islands, full-size laundry appliances in each unit, walk-in closets in most master bedrooms, quartz/granite countertop bathroom vanities, ceramic tile bath flooring and shower surround, cable/internet connectivity and some level of inunit storage. All units will also include a balcony or terrace. Each residential building will provide two (2) elevators as well as secured bicycle storage.

An enhanced level of lifestyle community amenities will also be provided, including but not limited to, a centrally-located clubhouse with outdoor pool and sundeck, a fitness center, multiple lounges, a meeting room, cyber-café and great room with service kitchen. Each building will also feature a landscaped and furnished terrace with grilling stations, a fireside lounge and pergolas. The Residences of Brookside



Glen will provide more than four acres of open space to include a private dog park with defined pet areas, seating, a drinking fountain, and training fixtures, a bike trail connection to an existing trail system, outdoor exercise circuit equipment and an arboretum at the north end of the site which will feature outdoor seating and gathering areas.

As proposed, The Residences of Brookside Glen is consistent with the master Brookside Glen land use plan as well as the Village of Tinley Park's Urban Design Overlay District.



### A BENCHMARK RENTAL STRATEGY

The market potential for rental apartment development within the Brookside Glen property is viewed as *favorable* based upon the overall strength of the suburban region's rental apartment sector, the proposed amenity-enhanced living environment, the expectation of measured economic growth during the 2017-2022 forecast period, and rental construction requirements in the local marketplace. Moreover, from a marketing standpoint, the property is highly visible and accessible and, apart from potential future commercial/retail development within residual parcels aligning Greenway Boulevard, is proximate to established consumer services concentrated along 191st Street, Harlem Avenue and LaGrange Road, as well as in downtown Tinley Park itself.

Despite these strengths, it must be recognized that the intensity of competition in the suburban rental sector, both locally and in south/southwest suburban areas more proximate to established and expanding employment centers will require careful product positioning in order to ensure balanced and *sustainable* occupancy levels. To this end, the following text table summarizes a benchmark rental strategy to competitively position the conceptualized Residences at Brookside Glen in context with newer suburban developments which offer similar environs. As outlined, posted benchmark *base* rents, which are presented in *current 2017 dollars and include corner-unit premiums as well as one (1) enclosed parking space per unit*, extend from \$1,615 to \$2,365 and average \$1,929 monthly. This yields a value ratio of \$1.60 per square foot.



### DEVELOPMENT MATRIX: THE RESIDENCES AT BROOKSIDE GLEN -- TINLEY PARK, ILLINOIS --

Attribute	The Residences at Brookside Glen
Development Concept	144-Unit Midrise Apartment
Development Timeline	2018 - 2019
Plan Size (Sq. Ft.) <sup>(1)</sup> Range	924 - 1.616
Average	1,208
Benchmark Base Rent <sup>(2)</sup>	
Range	\$1,615 - \$2,365
Average	\$1,929
Per Sq. Ft.	\$1.60
Absorption	
First 12 Months	9.0
Thereafter	6.3
Average to Stabilization @ 95%	8.3
Months to Stabilization @ 95%	16.5

Source: KJM-Vandenberg Joint Venture and Tracy Cross & Associates, Inc.

It is important to note that benchmark rents **do not include** incremental revenues which can be derived from application and administrative fees, pet fees, storage locker rental, or other landlord-provided services. With regard to premiums, market consistent incremental fees for consideration include \$50 monthly for a



storage locker and pet fees which generally require a \$350 deposit along with a monthly fee of \$35. It is assumed that the resident will be responsible for all utility services.

Benchmark rents also assume a quality level of interior appointments commensurate with newer suburban apartment development, as well as a heightened level of community amenities as previously defined and further outlined in **Exhibit 1**.

### Absorption Potentials

At benchmark posted base rents, assuming for analytical purposes introduction in 2019 and a continuous construction and leasing cycle, the Residences at

Brookside Glen will generate an overall absorption rate of 8.3 units per month, enabling the 144-unit development to achieve stabilized а occupancy level of 95.0 percent or 137 units occupied within a 16.5month timeframe from first occupancy. This leasing period assumes extensive marketing commence with site



Monthly Absorp	tion
First 12 Months	9.0
Thereafter	6.3
Average for Community	8.3
5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5	
Months to Stabilization	16.5
(137 units @ 95% Occupancy)	

Source: Tracy Cross & Associates, Inc.

improvements and three- to six months of lease reservation marketing prior to initial deliveries. Over the course of lease-up, it may be necessary to offer a nominal discount or lease incentive on select units if the leasing mix appears imbalanced.

The conceptualized apartment development *fully* addresses current and expected future trends in the residential marketplace, while the product matrix is representative of the newest apartment offerings in the suburban region, and is designed to appeal across a broad spectrum of consumer segments ranging from younger professional singles and couples to more mature consumers desirous of a lifestyle environs. As summarized in the following text table, for example, the conceptualized plan types are generally consistent with unit types available among the market area's newer comparable rental developments. It is also anticipated that plan offerings among developments now under construction and/or in the final approval stage will feature similar plan designs.



### BENCHMARK FEATURES AND AMENITIES: THE RESIDENCES AT BROOKSIDE GLEN - TINLEY PARK, ILLINOIS -



Interior Features and Appointments

- Individually Controlled Heat/Air Conditioning
- Internet and Cable Connectivity
- Condominium-Style Finishes
- Laminate Plank Wood Flooring in Kitchen/Living Areas
- Carpeted Bedrooms
- Ceramic Tile Bathroom Flooring
- Walk-In Master Bedroom Closets (most plan styles)
- In-Unit Storage
- Balcony

- Quartz/Granite or Comparable Kitchen Countertops
- European-Style Cabinetry
- Energy Efficient Stainless Steel Appliances
  - Gas Oven/Range
  - Dishwasher
  - Refrigerator
  - Microwave
- Garbage Disposal
- Full-Size Washer and Dryer





- Non-smoking environment.
- Extensive Landscape/Hardscape
- Intercom and Video Security
- Secured Package/Mail Center
- Clubhouse with Coffee Lounge and Meeting Room
- Fitness Center
- Separate Game Room
- Courtyard Terrace with Grill Area and Fireside Lounge
- Outdoor Pool and Sundeck

- Community Common/Open Space (approximately 4.0 acres)
- Arboretum with Seating and Gathering Areas
- Outdoor Exercise Circuit Equipment
- Private Dog Park with Defined Seating, Training Areas and Fountain
- Secured Bicycle Storage
- Tenant Paid Water/Refuse Collection or Resident Billing System
- Individually Metered Gas/Electric/Cable Service
- One (1) Enclosed Parking Space per Unit
- Separate On-Site Leasing and Management Offices

Source: Tracy Cross & Associates, Inc.



### UNIT MIX ANALYSIS: SELECTED NEWER COMPARABLE APARTMENTS -- TINLEY PARK CMA - JUNE 2017 --

		Residences	at Brookside G	len	Select	ed Newer C	omparable Apa	rtments <sup>(1)</sup>	
	Total Units		Plan Sizo (Sq. Ft.)		Total	Units	Plan Size (Sq. Ft.)		
Unit Type	Number	Percent	Range	Average	Number	Percent	Range	Average	
Studio		-			10	0.6	532 - 615	607	
Convertible/JR-1		***		1222	32	2.0	502	502	
One Bedroom	48	33,3	924 - 1,073	959	835	51.8	674 - 953	774	
One Bedroom+Den			===		36	2.2	925 - 952	943	
Two Bedroom	88	61.1	1,280 - 1,356	1,306	604	37.4	971 - 1,517	1,127	
Two Bedroom+Den	8	5.6	1,616	1,616	35	2.2	1,372 - 1,512	1,423	
Three Bedroom		-		***	61	3.8	1,360 - 1,588	1,392	
Three Bedroom+Den			***	1 217	***		-	-775-	
Total/Averages:	144	100.0	924 - 1,616	1,208	1,613	100.0	502 - 1,588	941	

<sup>(1)</sup> Includes Avant at the Arboretum, The Brook on Janes, Ninety 7 Fifty on the Park, The Residences of Orland Park Crossing-Apts, Tapestry and Uptown LaGrange.

Source: Tracy Cross & Associates, Inc.

Appendices A1 and A2 further illustrate the competitive positioning of The Residences at Brookside Glen in both whole dollars and for comparable footage with the market positioning, coupled with the extensive community amenities included in the benchmark rental strategy leading to the forecasted absorption rate.

### MARKET FUNDAMENTALS

The following paragraphs summarize pertinent market dynamics which lend support to the benchmark rental strategy:

The geographic area from which primary demand support for the Residences at Brookside Glen will emanate consists of a six-township area that includes Bremen, Orland, Palos, Rich and Worth townships in southwestern Cook County and the adjoining Frankfort Township in northeastern Will County. Generally extending south from 87th Street to Steger Road, and west from Western Avenue to Scheer Road, this defined Tinley Park Primary Market Area forms a homogeneous component of the south/southwest suburbs defined by its dependence upon like sources employment and transportation, socio-economic similarities in demographic and household composition, and the alignment and location of rental apartment developments which will serve as a source of competition, both direct and indirect.





### GEOGRAPHIC DELINEATION: TINLEY PARK PRIMARY MARKET AREA



Source: Microsoft Streets & Trips and Tracy Cross & Associates, Inc.

Since 2009, economic recovery in the Chicago metropolitan region has generally lagged growth trends noted elsewhere in the Midwest and, for that matter, the nation as a whole. In 2016, for example, the six-county Chicago-Naperville-Arlington Heights Metropolitan Division generated a growth rate of 1.29 percent, adding 55,800 jobs year-over-year. This compares with a 1.74 percent growth rate noted nationwide in 2016. Moreover, while net employment growth remains temperate. a detailed analysis of private sector employment in the region reveals a definitive shift in concentrations of employment, resulting from corporate relocations to the region and/or from suburban campuses to the city of Chicago. As shown in the following text table, for example, private sector employment growth in the metro area during the 2013-2016 timeframe averaged 1.9 percent or 64,524 worker additions annually. During this three-year period, job growth in suburban areas serving Tinley Park also averaged 1.9 percent or 17,910 worker additions yearly. Reflecting in part a concentration of logistics centers aligning the I-55 and I-80 corridors, the lion's share of this localized job growth occurred in Will County, which alone added 6,665 workers yearly. Nonetheless, during the 2013-2016 timeframe, south suburban areas serving Tinley Park represented 27.8 percent of regional private sector growth, down from the 33.5 percent share noted during the previous 2010-2013 period.



### TRENDS IN PRIVATE SECTOR EMPLOYMENT: AREAS INCLUDING AND PROXIMATE TO TINLEY PARK 2000 - 2016

	T	Total Private Sector Employment				Average Annual Change				
Arra	2000	2005	2010	(61)	2016	200=-2005	2005-2010	Avin, airi	2011 : 20	
Six-County Chicago Metro Area <sup>(1)</sup>	3,487,542	3,333,380	3,133,051	3,314,262	3,507,834	-30,832	-40,066	60,404	64,524	
Within a 40-Minute Commute of Tinley Park:	1,705,097	1,608,170	1,532,180	1,651,102	1,757,036	-19,385	-15,198	39,641	35,311	
Chicago-CBD/Outer Business Ring	528,868	483,088	479,199	526,823	574,217	-9,156	-778	15,875	15,798	
Chicago-South/Far South/Southwest	248,139	232,106	206,451	217,129	221,938	-3,207	-5,131	3,559	1,603	
Suburban Cook County	499,353	464,566	409,943	423,771	443,332	-6,957	-10,925	4,609	6,520	
South/Southwest Suburban Cook County	359,147	337,951	302,995	314,568	326,426	-4,239	-6,991	3,858	3,953	
West Suburban Cook County	140,206	126,615	106,948	109,203	116,906	-2,718	-3,933	752	2,568	
DuPage County <sup>(2)</sup>	310,551	294,978	281,093	312,026	326,202	-3,115	-2,777	10,311	4,725	
Will County	118,186	133,432	155,494	171,353	191,347	3,049	4,412	5,286	6,665	

Source: Illinois Department of Employment Security: Where Workers Work 2016

- Recent employment trends have also had a tempering effect upon household growth throughout the region, including areas serving Tinley Park. As detailed in **Exhibit 2**, the 2010 Census revealed that the Tinley Park Primary Market Area averaged the addition of 1,570 households annually during the 2000-2010 timeframe to a base of 204,384. Household growth during the ten-year period moderated from gains witnessed during the 1990s when household additions averaged 2,533 yearly, with the majority of growth occurring during the early 2000s and, particularly, during the 2003-2006 housing boom period when the six township area saw strong levels of primarily family-oriented residential development. During the decade of the 2000s, the village of Tinley Park accounted for 18.5 percent of overall market area household growth, averaging the addition of 290 households yearly to a 2010 household base of 21,486.
- However, estimates derived from the 2010 Census carried forward to 2017 indicate that the Tinley Park Primary Market Area as a whole has been deeply impacted by the most recent recession and a regional for sale housing market which continues to struggle to gain traction. Specifically the market area currently supports an estimated household base of 208,508, representing the annual addition of only 589 households yearly since 2010, with household growth through 2022 projected at 450 yearly. The 2017-2022 projections reconcile the expectation of measured improvement in the regional economy over the forecast period, offset to large degree by tighter lending controls and/or high mortgage interest rates which will hold back potentials in the for sale sector. Constraints upon supply caused by the absence of significant new subdivision development activity are also evident along with restrictive zoning covenants and a regulatory environment that will force product to the higher end of the market in several of the area's constituent municipalities such as Tinley Park itself, Orland Park and Mokena, among others.
- Although tenure distributions favor ownership housing which currently accounts for 80.8 percent of all occupied units, the market area supports a relatively substantial base of renters, estimated at 40,024 households or 19.2 percent. Moreover, despite a lack of substantive apartment construction, renter household additions have accounted for roughly 56.5 percent of total household growth in the six-township market area since 2000, averaging 333 renter households annually and lending support to the proposed rental development initiative. Also consistent with the envisioned lifestyle environs of Residences at Brookside Glen, analysis of household compositions reveals that more than one-half of resident households (117,988 households or 56.6 percent) consist of persons living alone or in two-person arrangements.



### POPULATION, HOUSEHOLDS, TENURE, AND INCOME -- TINLEY PARK PRIMARY MARKET AREA --

Atribule/Year	Tinley Park Primary Worket Area	Village of Tinley Park	AttributerYear	Tinley Park Primary	Vijlage of Tinley Park
Population	ion		Spiodeseholds	spio	
1990 2000 2010 2017 2022	466,618 515,523 548,706 557,463 562,328	37,121 52,172 56,713 58,255 58,910	1990 2000 2010 2017 2022	163,356 188,685 204,384 208,508 210,759	12,678 18,588 21,486 22,163 22,433
Average Annual Change 1990- 2000 2000 - 2010 2010 - 2017 2017 - 2022	4,891 3,318 1,251 973	1,505 454 220 131	Average Annual Change 1990 - 2000 2000 - 2010 2010 - 2017 2017 - 2022	2,533 1,570 589 450	591 290 97 54
2017 Household	ld Tenure		2017 Household Income	old Income	
Total Housing Units	220,942	23,146	Total Households	208,508	22,163
<b>Total Occupied</b> Owner Occupied Percent	<b>208,508</b> 168,484 80.8	<b>22,163</b> 19,124 86.3	Under \$25,000 25,000 - 34,999 35,000 - 49,999 50,000 - 74,999	35,450 16,470 24,686 38,539	2,769 1,422 2,048 4,186
Renter Occupied Percent	40,024 19.2	3,039 13.7	75,000 - 99,999 100,000 and Over	28,621 64,742	4, 100 3,335 8,403
<b>Vacant</b> Percent	<b>12,434</b> 5.6	<b>983</b> 4.2	Median	\$67,935	\$79,921
2017 Household Size	old Size		2017 Travel Time to Work	ne to Work	
<b>Total Population</b> In Group Quarters In Households	<b>557,463</b> 5,408 552,055	<b>58,255</b> 46 58,209	Total Workers Age 16+ Less than 30 Minutes 30 - 44 Minutes 45 - 59 Minutes	<b>251,935</b> 115,764 61,900	<b>29,407</b> 13,165 6,916
Total Households	208,508	22,163	60 or More Minutes	40,370	5,409
Average Persons Per Household	2.65	2.63	Average Minutes to Work	36.0	37.0

Source: U.S. Department of Commerce, Bureau of the Census: Census 2000 and Census 2010 and Nielsen Solution Center



### HOUSEHOLD COMPOSITION: 2017 -- TINLEY PARK PRIMARY MARKET AREA --

Dayler State No.	The second secon	y Park arket Area	Villa Tinley	ge of Park
Attribute	Number	Percent	Number	Percent
Total Households	208,508	100.0	22,163	100.0
1-Person Household	55,383	26.6	5,768	26.0
2-Person Household	62,605	30.0	6,845	30.9
3-Person Household	34,910	16.7	3,709	16.7
4-Person Household	29,238	14.0	3,157	14.2
5-Person Household	15,686	7.5	1,716	7.7
6-Person Household	6,649	3.2	637	2.9
7 or More Person Household	4,037	1.9	331	1.5
Total 1- and 2-Person Households	117,988	56.6	12,613	56.9

Source: U.S. Department of Commerce, Bureau of the Census: Census 2010; and Nielsen Solution Center.

Overall, households in the Tinley Park Primary Market Area earn an estimated 2017 median income of \$67,935. More importantly, as summarized in the following text table and detailed in the Appendix of the report, in the strongest renter and/or lifestyle profile age categories of "Under 35" and "Aged 55 to 64", no less than one-half of market area profile age groups earn at least \$65,000 per annum.



### HOUSEHOLD AGE AND INCOME CHARACTERISTICS: 2017 -- TINLEY PARK PRIMARY MARKET AREA --

0.00			Total Ho	useholds		
	Tinley Pa	rk Primary M	arket Area	Villa	age of Tinley	Park
Attribute	Number	Percent	Modian	Number	Percent	Median
Total Households	208,508	100.0	\$67,935	22,163	100.0	\$79,921
Under 25 Years	3,455	1.7	68,672	258	1.2	38,571
25 - 34 Years	24.881	11.9	65,402	2.765	12.5	78,225
35 - 44 Years	33,893	16.3	83,722	3,774	17.0	97,275
45 - 54 Years	40,165	19.3	88,879	4,310	19.4	106,814
55 - 64 Years	46,591	22.3	80,054	5,111	23.1	96,066
65 - 74 Years	32,897	15.8	56,867	3,405	15.4	59,643
75 - 84 Years	18,350	8.8	34,588	1,731	7.8	37,470
85 Years and Over	8,276	4.0	25,372	809	3.7	25,612
Total Households Under 35 Years	28,336	13.6	\$65,801	3,023	13.6	\$74,841
With Incomes of \$65,000 or More	13,299	46.9	2220	1,717	56.8	
Total Households Aged 55 to 64 Years	46,591	22.3	\$80,054	5,111	23.1	\$96,066
With Incomes of \$65,000 or More	28,017	60.1	56660	3,613	70.7	****

Source: The Nielsen Company: Household Income by Age of Householder and Tracy Cross & Associates, Inc.

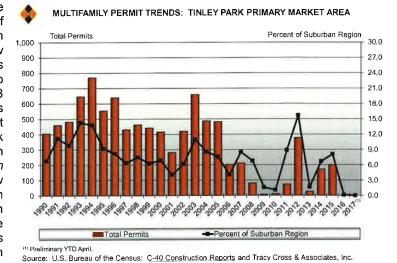
The benchmark rental strategy has been established to enable the proposed Residences at Brookside Glen to align the affordability pattern of household incomes in the marketplace. For example, based upon a typical 30.0 percent housing cost allocation, benchmark rents require annual incomes in the range of \$64,600 to \$96,200, with the overall average standing at roughly



\$78,000. In the Tinley Park Primary Market Area, there are currently an estimated 108,800 households that have incomes of \$65,000 or more, including 41,316 households aged younger than 35 years and/or between 55 and 64, the principal target age groups for lifestyle rental housing. Further, Bureau of Census estimates indicate that by 2022, the number of profile lifestyle market area households earning requisite incomes will reach the 42,542 mark.

- Lending further support to the proposed apartment development initiative, there has been only limited and sporadic new conventional apartment construction in the six-township Tinley Park Primary Market Area over the last three-plus decades. Rather, new apartment development has remained concentrated in Chicago's Central District; in west suburban locales aligning the I-88 corridor; and/or within mixed-use environments found in many of the region's established first- and second-ring and rail line suburban municipalities located at least 15.0 to some 30.0 miles west and/or northwest of Tinley Park. For example, since 1990 and through April 2017, residential building activity in the Tinley Park Primary Market Area averaged 1,698 units annually, distributed between 1,361 single family units (including single address townhomes and duplexes) and a mere 336 in the multifamily sector. As detailed in the Appendix of the report, the strongest recent periods of new residential construction in the market area occurred during the 1999-2005 timeframe when volumes averaged 2,749 annually due in large part to robust single family detached and attached for sale development, fostered by relatively low interest rates, shifts from renter to ownership tenure and, as we now know, extremely lax lending practices during the 2003-2005 housing boom.
- Residential construction volume in the Tinley Park Primary Market Area began to slide in 2006 and precipitously so after 2008. Since 2009, for example, residential building activity has dropped to a yearly average of only 355 units, representing a decline of 87.1 percent from 1999-2005 averages. Virtually all recent residential construction declines can be attributed to erosion in the for sale market as only two apartment communities were introduced in the whole of the market area since 1995. Specifically, in Orland Park, 2012 saw the introduction of the 295-unit Ninety 7 Fifty on the

Park, followed in 2016 by the 231-unit Residences of Orland Park Crossing. ln aggregate, these two new developments apartment added 526 new rental units to the marketplace or a mere 23 units yearly since 1995. As illustrated in the adjacent graphic, the Tinley Park Primary Market Area has, in fact, accounted for less than 8.0 percent of all new multifamily construction in the whole of suburban Chicago since 1990, with the these units majority of representing condominium for sale idioms such as the



aforementioned Brookside Place and Brookside East developed in the late 1990s and early 2000s.

Our favorable conclusion also considers anticipated apartment construction requirements in the defined Tinley Park Primary Market Area will average 225 units annually during the 2017-2022 forecast period, aggregating to a total of 1,125 units over the five-year period. This annual demand forecast considers stabilization in tenure shifts given the return to tighter home purchase requirements, expected renter household growth, replacement demand given the overall age and

condition of the market area's existing rental stock, and a 5.0 to 6.0 percent vacancy allowance to maintain market equilibrium. Given years of pent-up demand and the definitive lack of new rental construction. annual rental demand potentials in the market area could double during any given year if supply were made available and competitive rental rates were maintained.

Attribute	Number
Expected Annual Household Growth	450
Expected Annual Renter Household Growth @ 30,0 Percent of Total <sup>(1)</sup>	135
Annual Vacancy Requirement to Maintain Balance in the Market <sup>(2)</sup>	40
Annual Replacement Demand @ 0,50 Percent of 2017's Rental Inventory	50
Derived Annual Construction Requirement	225

ANNUAL RENTAL BUILDING REQUIREMENT SUMMARY: 2017 - 2022

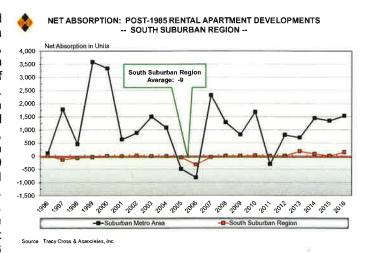
-- TINLEY PARK PRIMARY MARKET AREA --

Source: Tracy Cross & Associates, Inc.

### THE COMPETITIVE APARTMENT MARKET

To reiterate, rental construction of scale in the Tinley Park Primary Market Area has been *quite limited* over the last three-plus decades. In Tinley Park, for example, the *newest* apartment development is *Towers of Edgewater Walk*, a 112-unit highrise built in 1990. The following paragraphs therefore summarize conditions in the regional suburban marketplace as a whole, as well as newer competitive south/southwest apartment developments which inform the benchmark strategy and absorption forecast.

Since 1995 and through 2016, and focusina specifically upon apartments built in 1985 or later, the suburban marketplace as a whole averaged a net absorption of 1,127 rental units annually. Cyclical in nature, absorption levels during this 21-year period peaked in 1999 at 3,583 net units, strong construction reflecting activity during the 1997-1999 timeframe, primarily concentrated in the region's western suburbs. As shown in the adjacent graphic, the South Suburban Region experienced negative net absorption during the 1995-2016



timeframe, the result of a lack of new construction coupled with relatively significant levels of conversion of existing inventory to condominium ownership during the 1997-2007 timeframe.

<sup>(1)</sup> Determined by applying the expected percentage of new renter households to the expected number of new household additions from 2017 through 2022.

<sup>(2)</sup> A balanced marketplace generally requires vacancies in the range of 5,0 to 6,0 percent; represents annualized estimate applied to total market area renter households over the five-year forecast period.

Specifically, no fewer than nine separate rental communities and a collective 667 units were converted to ownership tenure during the ten-year period, including among others, *Scenic Tree* in Palos Hills (325 units), *Evergreen* and *Oak Creek* in Orland Park (108 units), and *Wolf Point* and *Cherry Brook* in Mokena (127 units), along with several smaller-scale communities in Homewood, Oak Lawn and Tinley Park to name but a few. However, as the preceding graphic also illustrates, and largely reflecting the introduction of Ninety 7 Fifty on the Park, along with increased occupancies among existing older developments, PMA net absorption levels spiked in 2013 at 183 units, and have remained elevated, averaging 106 units yearly during the 2012-2016 timeframe. Absorption trends over the last four years are indicative of a level of pent-up demand for new construction alternatives.

For additional perspective, the following text table summarizes current conditions among other representative post-1960's-era rental communities in the general Tinley Park area. As shown, despite their age and lack of contemporary technologies, vacancies among stabilized developments stand at a very tight 1.8 percent, with only 24 of 1,320 stabilized units currently available. For perspective, a balanced market generally requires vacancies in the range of 5.0 to 6.0 percent to allow for movement in the marketplace. Overall, lease rates among these localized competitors currently average \$1,319 monthly for a 933 square foot apartment home or a value ratio of \$1.41 per square foot. Excluding Ninety 7 Fifty on the Park and Residences of Orland Park Crossing, lease rates among the remaining older developments currently average \$1,096 monthly or \$1.24 per square foot.



### REPRESENTATIVE APARTMENT DEVELOPMENTS: IMMEDIATE TINLEY PARK AREA - JUNE 2017

This is the same of the same o	Year	10.7	Occi	pied	Vac	cant	Average	Average	Monthly
Programi	BILLIT	Number					Plan Stro	Poste	d Rent
Address	Renovated	of Units	Number	Percent	Number	Percent	(Sq. Ft.)	5	- Sq Ft
Oak Forest									
Manchester Court	1968	165	161	97.6	4	2.4	800	\$959	\$1.20
Rustic Oaks	1993	144	144	100.0	0	0.0	804	\$1,007	\$1.25
Orland Hills									
Apartments of Orland	1988-89	252	250	99.2	2	0.8	893	\$1,150	\$1,29
Orland Park									
Ninety 7 Fifty on the Park	2012	295	281	95.3	14	4.7	930	\$1,704	\$1.83
Residences of Orland Park Crossing <sup>(1)</sup>	2016	231	200	86.6	31	13.4	1,193	\$2,019	\$1.69
Palos Hills							ľ		
Green Oaks	1975/2000	160	158	98.8	2	1.3	804	\$963	\$1,20
Tinley Park									
Edgewater Walk	1978	192	190	99.0	2	1.0	992	\$1,058	\$1.07
Residences @ 159 Tinley Park(2)	1974/2017	208	156	75,0	52	25.0	790	1,288	1.63
Towers of Edgewater Walk	1990	112	112	100.0	0	0.0	1,203	1,181	0.98
Total/Average:		1,759	1,652	93.9	107	6.1	933	\$1,319	\$1.41
Stabilized Developments (3):		1,320	1,296	98.2	24	1.8	1922	-	194451

<sup>(1)</sup> Development undergoing initial lease-up; absorbing at an overall rate of 13.8 units monthly as of May 2017.

Source: Tracy Cross & Associates, Inc.



<sup>(2)</sup> Development fully renovated beginning in 2017; current vacancies reflect renovated units to be released shortly.

<sup>&</sup>lt;sup>(3)</sup> Excludes Residences of Orland Park Crossing and Residences @ 159 Tinley Park.

As noted, only two rental developments have been introduced in the marketplace since 1990, both representing transit-oriented, mixed-use developments located in the new town center of neighboring Orland Park. Specifically, the 295-unit *Ninety 7 Fifty on the Park* was introduced in

2012. This community provides a variety of one, two and two bedroom plus den plan types which range in unit size from 746 to 1,512 square feet and features quality interior appointments commensurate with new rental development throughout the region, as well as an enhanced level of community amenities. Posted base rents, which include one (1) enclosed parking space per unit, currently extend from \$1,470 to \$2,300 and average \$1,704 or \$1.83 per square foot. Ninety 7 Fifty on the Park provides 365 enclosed parking spaces for residents, translating to an overall enclosed parking ratio of 1.24



parking spaces per residential unit. This development achieved stabilization in June 2014 at an overall absorption rate of 14.3 units per month. As of May 2017, a relatively balanced vacancy rate of 4.7 percent is noted.

☐ Similarly, in 2016, the Residences of Orland Park Crossing was introduced. This development provides a total of 231 apartments, including 168 apartments in multistory residential buildings along with 63 two- and three-story townhome rentals. Apartment plan designs extend in unit size from 734 to 1,372 square feet, while townhome rentals expand the footage range to 1,994 square feet. Posted base rents for the midrise apartments extend from \$1,415 to \$2,200 and average \$1,762 monthly for a 979



square foot unit. This translates to a value ratio of \$1.80 per square foot. A total of 178 enclosed parking spaces are available for *optional* lease with monthly rates currently extending from \$120 to \$155 monthly based upon location. The midrise apartments provide an enclosed parking ratio of 1.06 parking spaces per residential unit. The townhome apartments, in turn, carry monthly rents extending from \$2,550 to \$2,795 and average \$2,705 monthly *inclusive* of an attached two-car garage (or \$1.53 per square foot). The Residences of Orland Park Crossing are currently absorbing at an overall rate of 13.8 units per month, with 200 units leased as of May 2017. Plan types proposed for the subject development are generally consistent with those available at these two newest rental communities.

### Newer South/Southwest Suburban Apartment Development Co

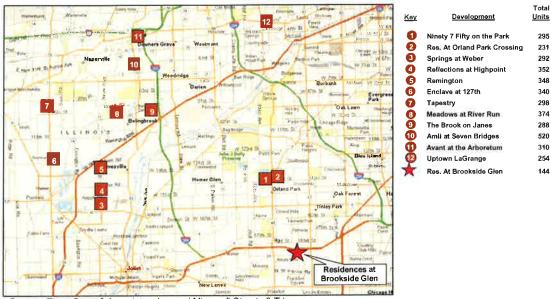
Certainly not all of the newer suburban apartment complexes will be directly or even indirectly competitive with the proposed Residences at Brookside Glen. From a practical standpoint, and considering developments of scale, plan designs, community amenities and/or location, twelve developments, concentrated in areas south of I-88 and west of I-355 and defined as the *Tinley Park Competitive Market Area or CMA*, are viewed as most representative of newer construction alternatives and/or sources of competitive substitution vis-à-vis the Residences at Brookside Glen. Offering a collective 3,902 rental units, these include selected developments in Bolingbrook, LaGrange, Lisle, Naperville, Orland Park, Plainfield, Romeoville and Woodridge. Five of the twelve developments (Uptown LaGrange, Avant at the Arboretum, Ninety 7 Fifty on the Park, Residences of Orland Park Crossing-Flats, and Amli at Seven Bridges) represent elevator-served multi-story residential buildings similar to the proposed development. Of these, all except Avant at the



Arboretum also reflect mixed-use environments proximate to established shopping and daily consumer necessities.



### GEOGRAPHIC ORIENTATION: NEWER APARTMENTS -- TINLEY PARK COMPETITIVE MARKET AREA -



Source: Tracy Cross & Associates, Inc. and Microsoft Streets & Trips.

- As shown in **Exhibit 3**, as of June 2017, overall posted base rents among the twelve newer developments averaged \$1,623 monthly for a 954 square foot apartment. This translates to a value ratio of \$1.70 per square foot. Excluding The Brook on Janes and Uptown LaGrange which opened in late 2016 and early 2017, respectively, current rents among the remaining ten developments stand at \$1,575 monthly or \$1.64 per square foot, reflecting relatively strong posted rent growth of 3.8 percent compared to the \$1.58 per square foot value noted in June 2016. As Exhibit 3 also details, vacancies among the ten *stabilized* developments stand at a tight 3.9 percent with only 112 stabilized units available. This compares with a vacancy factor of 7.9 one year, and is indicative of strained market conditions.
- twelve representative The developments are typically of largerscale, averaging 325 units in size, with eight of the twelve representing new construction alternatives built in the last four years. As summarized in the following text table, eight of the twelve have achieved stabilized occupancies, reflecting an average per project absorption rate of 12.6 units per month respective lease-up during their periods.



### ABSORPTION TRENDS: NEWER APARTMENTS -- TINLEY PARK CMA - JUNE 2017 --

Attribute	Total Tinley Park CMA
Number of Developments	8
Total Units	2,837
Average Development Size	355
Average Monthly Absorption to Stabilization <sup>(1)</sup> As a Percent of Total Units	12.6 3.6

Source: Tracy Cross & Associates, Inc.



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### COMPOSITE SUMMARY: NEWER APARTMENT DEVELOPMENTS -- TINLEY PARK CMA - JUNE 2017 --

Service Services				H. Carl			Ren	Rent Characteristics	tics		Stabiliz	Stabilized Developments <sup>(1)</sup>	ents(1)
						Average		eunl.	June 2017				
	Year	7	Ai Iso	X.	Average	Posted	Average	Average Posted	Average Effective	Effective			
Municipality/ Development	Built Renovated	Number of Units	Number Vacant	Percent Vacant	Unit Size (Sq. Ft.)	June 2016	**	\$189.	\$	\$/Sq. Ft.	Number of Units	Number	Percent Vacant
Totals/Averages	1	3,902	723	18.5	954	\$1,515	\$1,623	\$1.70	\$1,601	\$1.68	2,837	112	3.9
Bolingbrook	ı	662	236	35.6	919	\$1,380	\$1,494	\$1.63	\$1,407	\$1.53	374	7	2.9
The Brook on Janes	2016	288	225	78,1	885	1	1,561	1.76	1,441	1.63	I	ı	1
Meadows at River Run	2000	374	Ξ	2.9	945	1,380	1,442	1.53	1,380	1.46	374	=	2.9
LaGrange	ı	254	201	79.1	961	1	\$2,327	\$2.42	\$2,327	\$2.42	ı	i	1
Uptown LaGrange <sup>(2)</sup>	2017	254	201	79.1	961	1	2,327	2,42	2,327	2.42	ı	i	ļ
Lisle	1	310	12	3.9	936	\$1,606	\$1,688	\$1.80	\$1,646	\$1.76	310	12	3.9
Avant at the Arboretum	2013	310	12	3.9	936	1,606	1,688	1,80	1,646	1.76	310	12	3.9
Naperville	1	298	0	0.0	972	\$1,643	\$1,714	\$1.76	\$1,714	\$1.76	298	0	0.0
Tapestry	2014	298	0	0.0	972	1,643	1,714	1.76	1,714	1.76	298	0	0.0
Orland Park	ı	526	46	8.7	1,045	\$1.785	\$1.842	\$1.76	\$1.824	\$1.74	295	14	4.7
Ninety 7 Fifty on the Park <sup>(2)</sup>	2012	295	4	4.7	930	1,611	1,704	1.83	1,671	1.80	295	. 4	4.7
Res. Of Orland Park Crossing-Apts <sup>(2)</sup>	2016	168	30	17.9	979	1,758	1,762	1.80	1,762	1.80	1		- : 1
Res. Of Orland Park Crossing-THs <sup>(2)</sup>	2016	83	7	3.2	1,763	2,672	2,705	1.53	2,705	1.53	ı	ı	!
Plainfield	ı	340	ĸ	1.5	988	\$1,462	\$1,585	\$1.60	\$1,585	\$1.60	340	'n	75
Enclave at 127th	2012	340	ĸ	7.5	988	1,462	1,585	1.60	1,585	1.60	340	S.	1.5
Romeoville	ı	992	187	18.9	980	\$1,364	\$1,407	\$1.44	\$1,402	\$1.43	700	34	6.9
Reflections at High Point	1997	352	12	3.4	1,003	1,332	1,360	1.36	1,360	1.36	352	12	3.4
Remington	1999	348	22	6.3	950	1,398	1,402	1.48	1,402	1.48	348	22	6.3
Springs at Weber Road	2016	292	153	52.4	286	1,363	1,470	1.49	1,453	1.47	1	ı	I
Woodridge	1	520	36	6.9	921	\$1,635	\$1,564	\$1.70	\$1,564	\$1.70	520	36	6.9
Amli at Seven Bridges	2002	520	36	6.9	921	1,535	1,564	1.70	1,564	1.70	520	36	6.9

(1) Excludes rental programs currently undergoing renovation and/or new programs undergoing initial absorption.
(2) Represents a transit-oriented development (TOD) proximate to METRA.

Source: Tracy Cross & Associates, Inc.

As detailed in the following text table, four of the twelve newer apartment communities are currently undergoing initial lease-up. Overall, the average development is achieving an absorption rate of 11.3 units per month. The modestly lower forecasted absorption rate of 8.3 units per month considers variances in location, project scale, and product offerings. The forecasted absorption rate also balances the expectation that Residences at Brookside Glen will come to market at a time of stabilized and improving employment growth, offset to some degree by intensified levels of competition from not only newer developments throughout the south/southwest suburbs which are arguably better situated relative to concentrations of employment, but also those which today are under construction.



### NEWER DEVELOPMENTS UNDERGOING INITIAL LEASE-UP -- TINLEY PARK CMA - JUNE 2017 --

Development	Municipality	Total Unite	Lessing (Month/Year)	Average Unit Abscrption Per Month Since Opening
Res at Orland Park Crossing-Apts	Orland Park	168	February 2016	9.1
Res at Orland Park Crossing-THs	Orland Park	63	February 2016	4.0
Springs at Weber Road	Romeoville	292	June 2016	17.5
The Brook on Janes	Bolingbrook	288	January 2017	14.0
Uptown LaGrange	LaGrange	254	January 2017	11.8
   Total Units/Average	-	1,065		11.3
Average De	evelopment Size:	213	•••	

Source: Tracy Cross & Associates, Inc.

Excluding the townhome rental program at Residences of Orland Park Crossing, linear regression analysis reveals that posted rents among the twelve newer south/southwest suburban developments currently extend, on average, from \$1,172 for the limited number of JR-1/Convertible apartments offered to highs of \$2,145 for a three bedroom flat. Posted lease rates are exclusive of utilities, premiums and other incremental fees and, for the most part, parking. For comparable

footage, market area posted rents are consistent with benchmark the rental strategy forwarded for the Residences at Brookside Glen as detailed in the Appendix of this report, and also consistent with anticipated rents among developments currently under construction and/or in the final approval



POSTED RENTS BY UNIT TYPE: NEWER APARTMENT FLATS
TINLEY PARK CMA - JUNE 2017

	100		Average	Rent Char	acteristics
Plan Type	Number of Units	Percent of Total	Unit Size (Sq. Ft.)	Average Monthly	SiSq. Ft.
Studio Convertible One Bedroom Flat One Bedroom+Den Flat Two Bedroom 2S Duplex Two Bedroom Flat Two Bedroom+Den Flat Three Bedroom 2S Duplex Three Bedroom Flat	10 96 1,771 56 6 1,620 107 8	0.3 2.5 46.1 1.5 0.2 42.2 2.8 0.2 4.3	607 585 775 935 1,512 1,104 1,255 1,512	\$1,463 1,172 1,432 1,640 2,200 1,728 2,062 2,300 2,145	\$2.41 2.00 1.85 1.75 1.46 1.57 1.64 1.52 1.56
Total / Weighted Average	3,839	100.0	954	\$1,606	\$1.68

Source: Tracy Cross & Associates, Inc.

stage and expected to be marketing in tandem with the proposed development. For added perspective, the benchmark rent strategy also appropriately positions the proposed development



relative to lease rates commanded by older (post-1960) garden apartments in the localized market area where (again) rents currently average \$1.24 per square foot but *well below* developments found north of I-88 in western Cook and DuPage counties where posted rents among newer garden and higher-density rental alternatives hover at the \$1.85 per square foot mark *on average*. At proposed benchmark rents, the Residences at Brookside Glen will also be positioned, appropriately so, \$70 to \$76 per month under Ninety 7 Fifty on the Park and the Residences at Orland Park Crossing on a value basis, with these two communities representing true transit-oriented developments (TOD's).

- **Exhibit 4** summarizes pertinent features and amenity characteristics of five of the newest south/southwest suburban developments. As shown, levels of interior appointments and community amenities are consistent with those proposed for Residences of Brookside Glen, lending further support to the benchmark rental strategy and forecasted absorption rate.
- The benchmark rental strategy and forecasted absorption pace also fully consider potential future competition from developments now under construction and/or in the approval process throughout the Tinley Park Competitive Market Area. As summarized in the following text table, there are some 2,896 planned new rental units distributed among eleven separate developments in some stage of the planning pipeline in south/southwest suburban areas generally proximate to Tinley Park. Most notable is the 187-unit *Boulevard at Central Station* development planned in downtown Tinley Park. It is also quite probable that a number of other south/southwest suburban developments may be announced near term, together with projects that were once planned as for sale re-emerging as rental idioms. Similarly, there are a number of larger-scale projects on the drawing boards in areas beyond the defined PMA and competitive market area, concentrated along the I-294, I-355 and I-88 corridors. Nonetheless, it is likely that the marketplace will remain in a balanced condition with vacancies in the range of 5.0 to 6.0 percent through 2022, save for short periods should a number of developments enter the marketplace within six to nine months of one another.





# DEVELOPMENT PROFILE SUMMARY: NEWER COMPARABLE APARTMENT DEVELOPMENTS -- TINLEY PARK COMPETITIVE MARKET AREA - JUNE 2017 --

Auribote					
Project Name Location Year Built Units Project Type/Number of Floors Average Unit Size Average Rent/5q. Ft.	NINETY 7 FIFTY ON THE PARK ORLAND PARK 2012 285 MIDRISE - 6 FLOORS 930 \$1,704 \$1.83	RES. AT ORLAND PARK CRSG-APTS UPTOWN L 2016 2016 168 22 MIDRISE - 3 FLOORS MIDRISE - 979 \$1,762 \$1,80	UPTOWN LAGRANGE LAGRANGE 2017 254 MIDRISE - 5 FLOORS 92,327 \$2,42	ENCLAVE AT 127TH PLAINFIELD 2012 340 GARDEN - 2 FLOORS \$1,585 \$1,60	THE BROOK ON JANES BOLINGBROOK 2016 288 GARDEN - 3 FLOORS 865 \$1.561
Parking <sup>11)</sup> Structured Assigned/General Shared Car/Charging Station Attached/Detached Garage Carport/Surface Assigned	- / - - / - - / NOT	\$155 / \$120 	\$125 / NA	NA / NA NA / NA \$150-\$200 \$150 NA / NA	NA / NA NA / NA \$175 \$125 NA / NA
Utilities <sup>(12)</sup> Water/Refuse Collection Gas Electric Cable/Satellite	TENANT TENANT TENANT TENANT	TENANT TENANT TENANT TENANT	TENANT \$10 TENANT TENANT	TENANT TENANT TENANT TENANT	TENANT TENANT TENANT TENANT
Premiums <sup>(1)</sup> Floor View	NA \$100	\$25 POND \$100	\$10 - \$150 NA	\$30 \$5 - \$15	VARIES
Other Fees <sup>(1)</sup> Administrative/Application Security Deposit Pet Deposit/Per Rent Storage: Central/sike	\$250 / \$50 NA NA \$367 / \$20 NA / NA	\$600 / \$50 NA \$300' \$20 \$20-\$50 / NCL	\$400 / \$60 NA \$500 / \$35 \$40 / INCL	\$200 / \$75 \$99 \$300 / \$15 NA / NA	\$200 / \$60 NA \$250 / \$25 \$50 / !NCL
		STANDARD FEATURES / COMMUNITY AMENITIES	AMUNITY AMENITIES		
Interior Features <sup>(1)</sup> Flooring: Common/Bedroom Kitchen Counters/Flooring Appliances/Washer-Dryer Bath Counter/Flooring Patio/Balcony	FX WOOD / CRPT GRAN / FX WOOD SS / INCL GRAN / CERM INCL	FX WOOD / CRPT GRAN / FX WOOD SS / INCL GRAN / GERM INCL	FX WOOD / CRPT QUARTZ / FX WOOD SS / INCL GRAN / CERM OPT	FX WOOD / CRPT GRAN / FX WOOD BLACK / INCL GRAN / SGDS OPT	FX WOOD / FX WOOD QUARTZ / FX WOOD SS / INCL QUARTZ / FX WOOD INCL
Community/Building Amenities <sup>(1)</sup> Clubroom/Gourmet Kitchen Fitness Center/Wi-Fi Media Room/Business Center Doorman/Conciege Playground or Sport Court/Game Room Garden or Roof Terrace Fireside Lounge/Grill Area Swimming Pool Pet Park/Grooming Station	INCL / INCL NA / INCL NA / INCL NA / INCL INCL INCL / INCL OUTDOOR INCL / INCL	INCL / INCL INCL / NA INCL / NA NA / NA INCL / INCL INCL / INCL OUTDOOR NA / NA	INCL / INCL INCL / INCL INCL / INCL INC / INCL INCL INCL INCL / INCL OUTDOOR	INCL / INCL INCL / INCL NA / NA NA / NA NA / NA NA / NA NA / NC OUTDOOR	INCL / INCL INCL / INCL NA / INCL NA / NA NA / NA INCL INCL / INCL OUTDOOR INCL / NA
(1) Indicates incremental monthly fee as applicable. (2) Assumes tenant responsible for all utilities as standard unless otherwise indicated. Source: Tracy Cross & Associates, Inc.	indard unless otherwise indicated.				



### RENTAL APARTMENT PROJECTS IN PLANNING<sup>(1):</sup> AREAS GENERALLY PROXIMATE TO TINLEY PARK

Municipality Proposed Development	Location	Builder/Deynloper	Status	Militarite  of Units
Lockport				
Highland Ridge	Archer Avenue and 143rd Street	Equibase Capital	PP	24
Hidden Lakes (fmr. Fox Hollow)	Betw Bruce and Oak roads, east of Briggs	Serenity Landing, LLC	CS	15
The Clearing at Lockport	Farrell Road, 0,5 miles south of 167th Street	Horizon Development	cs	26
TBD	Betw 159th and 163rd streets, east of Gougar	TBD	cs	30
New Lenox				
Lincoln Station	Route 30 and Prairie Street	New Lenox Development Co.	FP	20
Village Station	NE comer of Cedar and Laraway roads	Lannert Group	cs l	28
The Crossroads of New Lenox	Summerfield Road, 0,5 miles west of Cedar	TCB Development, Inc.	cs	2
Oak Forest				
Gateway Corridor Development	Cicero Avenue and 159th Street	RSC and Associates	PP (On Hold)	10
Richton Park				
Richton Park Town Center	Downtown Richton Park	TBD	cs	5
Romeoville				
Springs at O'Hara Woods	Normantown Road, east of Brunswick Lane	Continental Properties	cs	2:
Tinley Park				
The Boulevard at Central Station	South Street and 174th Street, east of Oak Park	South Street, LLC	FP	18
	1		Total (4)	2.89

<sup>(1)</sup> Excludes age and/or income-restricted, service-enhanced, and congregate care senior developments.

Source: Tracy Cross & Associates, Inc.

Finally, the forecasted absorption rate can also be supported by turnover in the Tinley Park Primary Market Area's existing rental stock which, in 2017, is represented by 40,024 households. Of these, an estimated 12,000 will move annually, with at least 50 percent of these mobile households remaining renters, staying in the local area, and thus representing part of the subject development's pool of prospective residents. From an aggregate annual base of new and existing renters, the proposed Residences at Brookside Glen's forecasted overall absorption rate represents only 3.6 percent of the overall market area's annual rental construction and turnover potentials.

### **CLOSING REMARKS**

In closing, our firm has endeavored to present a benchmark strategy which will competitively position the Residences at Brookside Glen in the marketplace and maximize levels of economic return. Further, the positioning of the development is intended to enable the community to not only achieve a reasonable initial absorption, but also to *sustain occupancies* of 95 percent over the long term in what will remain an intensely competitive marketplace.





<sup>(2)</sup> As of 6/2017.

<sup>(3)</sup> Status key: Concept Stage (CS); Preliminary Plat Approval (PP); Final Plat Approval (FP); Site Improvements started (INF); Permits issued/under construction (UC).

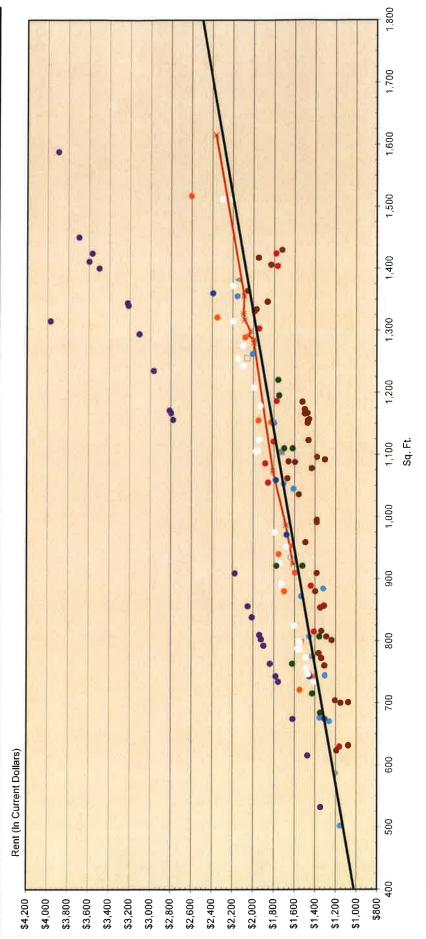
<sup>(4)</sup> Excludes developments with unit counts and product idioms yet to be determined.



### Representative Newer Apartment Developments: Flats (excl. Townhome Styles) Rent/Value Analysis Tinley Park CMA

June 2017





### Municipality

<ul> <li>Studio/Convertible</li> </ul>	<ul> <li>One Bedroom Flat</li> </ul>	One Bedroom+Den Flat	■ Two Bedroom Flat	Two Bedroom+Den Flat	▲ Three Bedroom or Larger Flat
Bolingbrook	LaGrange	• Lisle	Naperville	Orland Park	Plainfield
Romeoville	Woodridge		Market Line		

Rentivalue analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Source: Tracy Cross & Associates, Inc.



## Rent/Value Analysis Representative Newer Apartment Developments: Flats (excl. Townhome Styles) Tinley Park CMA June 2017

						Average Posted	Posted			Vacancy
i	Г				Average	Base Rent	Rent	Average	Variance	Rate/
Plan Size	Average	:	Year Built	Total	Plan Size		Rent per	Market	From	(Monthly
(3q. Pt.)	Market Kent	Development/Location	Renovated	Units	(Sq. Ft.)	Dollars	Sq. Ft.	Rent	Market	Absorption)
400	\$1,019	Uptown LaGrange/LaGrange	2017	254	961	\$2,327	\$2.42	\$1,614	\$+713	(11.8/Mo.)
200	1,125		2016	168	979	1,762	1.80	1,633	+129	(9.1/Mo.)
009	1,231	(1) Ninety 7 Fifty on the Park/Orland Park	2012	295	930	1,704	1.83	1,581	+123	4.7
700	1,337	Avant at the Arboretum/Lisle	2013	310	936	1,688	1.80	1,587	+101	9.6
800	1,443	Tapestry/Naperville	2014	298	972	1,714	1.76	1,625	+89	0.0
006	1,549	(2) Res. at Brookside Glen-Bnch Base	2019	144	1,208	1,929	1.60	1,876	+53	8.3/Mo. Fcst
1,000	1,655	The Brook on Janes/Bolingbrook	2016	288	885	1,561	1.76	1,533	+28	(14.0/Mo.)
1,100	1,761								}	
1,200	1,867	Market	2010	3,839/310	954	1,606	1.68	1,606	0	4.0 / (13.1/Mo.)
1,400		Amli at Seven Bridges/Woodridge	2002	520	921	1.564	1.70	1.571	<b>-</b> 7	o G
1,500	2,185	Enclave at 127th/Plainfield	2012	340	988	1.585	1.60	1.642	-57	
1,600	2,291	Meadows at River Run/Bolingbrook	2000/2016	374	945	1,442	1.53	1,597	-155	2.9
1,700	2,397	Springs at Weber Road/Romeoville	2016	292	286	1,470	1.49	1,641	-171	(17.5/Mo.)
1,800	2,503	Remington/Romeoville	1999/2016	348	950	1,402	1.48	1,602	-200	6.3
		Reflections at Highpoint/Romeoville	1997	352	1.003	1.360	1.36	1,658	-298	3.6
		,								į
1										
		(1) Posted rents include one enclosed parking space per unit valued at \$125 per month	pace per unit va	lued at \$125 p	er month					
Slope: \$1	Slope: \$1.06 per sq. ft.	(2) Benchmark rents include one (1) enclosed parking space per unit.	arking space pe	er unit.						



							2017 Income	come	200					
	Under	Under \$25,000	\$25,000 - 34,999	-34,999	\$35,000 - 49,999	49,999	\$50,000 - 74,999	74,999	\$75,000 - 99,999	686'66	\$100,000 and Over	and Over		
Acie of	Numbered	Percent of Total	M. House	Percent	Mirmhor of	Percent	Mimbered	Percent	A CONTRACTOR	Percent	J	Percent		
Householder	Households	Households	Households	Households	Households	Households	Households	Households	Households	Households	Households	Households	Total	Median
						Tinley Park	Tinley Park Primary Market Area	Area						
15 - 24 Years	1,086	0.52	464	0.22	725	0.35	674	0.32	317	0.15	189	0.09	3,455	\$38,672
25 - 34 Years	3,854	1.85	2,014	26.0	3,388	1.62	5,169	2,48	4,032	1.93	6,424	3.08	24,881	65,402
35 - 44 Years	3,508	1.68	1,901	0.91	3,525	1.69	690'9	2.91	5,571	2.67	13,319	6.39	33,893	83,722
45 - 54 Years	4,230	2.03	1,608	0.77	3,882	1.86	6,951	3.33	6,145	2.95	17,349	8.32	40,165	88,879
55 - 64 Years	6,182	2.96	2,234	1.07	5,138	2.46	8,366	4.01	6,804	3.26	17,867	8.57	46,591	80,054
65 - 74 Years	6,170	2.96	3,863	1.85	4,390	2,11	7,374	3.54	3,969	1.90	7,131	3.42	32,897	26,867
75 - 84 Years	6,335	3.04	2,962	1.42	2,703	1.30	3,029	1.45	1,403	0.67	1,918	0.92	18,350	34,588
85 Years & Over	4,085	1.96	1,424	99.0	935	0.45	206	0.43	380	0.18	545	0.26	8,276	25,372
Tota!	35,450	17.00	16,470	7.90	24,686	11.84	38,539	18.48	28,621	13.73	64,742	31.05	208,508	\$67,935
						Village	Village of Tinley Park							
15 - 24 Years	98	0.39	23	0.10	84	0.38	59	0.13	25	0.11	7	0.05	258	\$38,571
25 - 34 Years	331	1.49	186	0.84	251	1.13	546	2.46	531	2.40	920	4.15	2,765	78,225
35 - 44 Years	284	1.28	171	0.77	232	1.05	287	2.65	688	3.10	1,812	8.18	3,774	97,275
45 - 54 Years	233	1.05	200	0.37	285	1.29	703	3.17	069	3.11	2,318	10.46	4,310	106,814
55 - 64 Years	379	1.71	144	0.65	430	1.94	606	4.10	823	3.71	2,426	10.95	5,111	990'96
65 - 74 Years	523	2.36	330	1.76	425	1.92	945	4.26	413	1.86	402	3.20	3,405	59,643
75 - 84 Years	537	2.42	288	1.30	246	1.11	366	1.65	134	09:0	160	0.72	1,731	37,470
85 Years & Over	396	1.79	139	0.63	95	0.43	101	0.46	31	0.14	47	0.21	808	25,612
Total	2,769	12.49	1,422	6.42	2,048	9.24	4,186	18.89	3,335	15.05	8,403	37.91	22,163	\$79,921

Source: Nielsen Solution Center and Tracy Cross & Associates, Inc.





## HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER: 2022 PROJECTION -- TINLEY PARK PRIMARY MARKET AREA --

							2022 Income	come						
A CAN WANTED	Under	Under \$25,000	\$25,000	\$25,000 - 34,999	\$35,000 - 49,999	- 49,999	\$50,000 - 74,999	74,999	\$75,000 - 99,999	99,999	\$100,000 and Over	and Over		St. Carlot
Age of	Number of	Percent of Total	Number of	Percent of Total	Number of	Percent of Total	Number of	Percent of Total	Number of	Percent of Total	Number of	Percent of Total		
Householder	Households	Mousenoids	Mousenoids	Households	Households	Households	Households	Households	Households	Households	Households	Households	Total	Median
						Tinley Park	Tinley Park Primary Market Area	Area						
15 - 24 Years	1,060	0.50	413	0.20	688	0.33	677	0.32	301	0.14	232	0,11	3,371	\$39,633
25 - 34 Years	3,116	1.48	1,690	0.80	2,916	1.38	4,626	2.19	3,926	1.86	7,105	3.37	23,379	71,441
35 - 44 Years	3,163	1.50	1,721	0.82	3,337	1.58	5,952	2.82	5,717	2.71	15,552	7.38	35,442	90,515
45 - 54 Years	3,427	1.63	1,301	0.62	3,192	1.51	5,726	2.72	5,335	2,53	16,856	8.00	35,837	95,021
55 - 64 Years	5,311	2.52	1,925	0.91	4,576	2.17	7,603	3.61	6,501	3.08	19,315	9.16	45,231	87,308
65 - 74 Years	6,567	3,12	4,235	2.01	4,984	2.36	8,445	4.01	4,774	2.27	9,712	4.61	38,717	925,09
75 - 84 Years	6,739	3.20	3,201	1,52	3,077	1.46	3,487	1.65	1,697	0.81	2,590	1,23	20,791	37,221
85 Years & Over	3,811	1.81	1,376	0.65	912	0.43	878	0.42	385	0.18	629	0:30	7,991	26,341
Tota!	33,194	15.75	15,862	7.53	23,682	11.24	37,394	17.74	28,636	13.59	71,991	34.16	210,759	\$74,473
							Village of Tiplom Day							
						) Integral	of Illiney Fath							
15 - 24 Years	85	0.38	19	0.08	87	0.39	28	0.12	23	0.10	19	0.08	261	\$39,569
25 - 34 Years	251	1.12	159	0.71	193	0.86	434	1.93	501	2.23	926	4.26	2,494	85,479
35 - 44 Years	264	1.18	141	0.63	216	96'0	575	2.56	694	3.09	2,123	9.46	4,013	104,227
45 - 54 Years	184	0.82	25	0.25	231	1.03	550	2.45	995	2.52	2,238	9.98	3,826	116,153
55 - 64 Years	297	1.32	112	0.50	396	1.77	782	3.49	786	3.50	2,638	11.76	5,011	105,283
65 - 74 Years	551	2.46	425	1.89	487	2.17	1,042	4.64	526	2.34	866	4.45	4,029	63,232
75 - 84 Years	265	2.64	319	1.42	299	1.33	415	1.85	175	0.78	228	1.02	2,028	40,167
85 Years & Over	381	1.70	131	0.58	87	0.39	91	0.41	30	0.13	51	0.23	771	25,344
Total	2,605	11.61	1,363	6.08	1,996	8.90	3,917	17.46	3,301	14.71	9,251	41.24	22,433	\$87,79\$

Source: Nielsen Solution Center and Tracy Cross & Associates, Inc.

# TRENDS IN RESIDENTIAL BUILDING PERMITS: TINLEY PARK MARKET AREA 1990 - APRIL 2017

Ц	2
	ζ

	Sub	Suburban Chicago	100		7.	Tinley Park	Tinley Park Market Area					Village of Tinton Dark	Jacob Dark		
			061			un faille	Bally law in					village of	IIIIey raik		
					Percent		Percent		Percent		Percent	13 20	Percent		Percent
SA AN		Single	Multi-		Suburban	Single	Suburban	Multi-	Suburban		Market	Single	Market	Multi-	Market
Year	Total	Family	Family	Total	Area	Family	Area	Family	Area	Total	Area	Family	Area	Family	Area
1990	25,931	20,002	5,929	2,142	6.3	1,737	8.7	405	8.9	299	14.0	214	12.3	85	21.0
1991	22,415	18,294	4,121	2,105	9.4	1,645	9.0	460	11.2	320	15.2	221	13,4	66	21.5
1992	27,354	22,410	4,944	2,490	9.1	2,007	9.0	483	9.8	533	21.4	371	18.5	162	33.5
1993	29,664	25,125	4,539	2,837	9.6	2,190	8.7	647	14.3	472	16.6	276	12.6	196	30.3
1994	31,639	26,051	5,588	3,114	9.8	2,344	9.0	770	13.8	496	15.9	277	11.8	219	28.4
1995	30,020	23,969	6,051	2,565	8,5	2,011	8.4	554	9.2	472	18.4	356	17.7	116	20.9
1996	32,110	24,320	7,790	2,436	7.6	1,796	7.4	640	8.2	639	26.2	461	25.7	178	27.8
1997	28,879	22,188	6,691	1,978	6.8	1,547	7.0	431	6.4	501	25.3	417	27.0	84	19.5
1998	30,813	24,668	6,145	2,323	7.5	1,860	2.5	463	7.5	557	24.0	471	25.3	98	18.6
1999	34,812	27,789	7,023	2,620	2,5	2,178	7.8	442	6.3	889	26.3	588	27.0	100	22.6
2000	32,476	26,475	6,001	2,671	8.2	2,255	8.5	416	6.9	999	24.9	222	25.6	88	21.2
2001	34,970	28,072	868'9	2,620	2.5	2,338	8.3	282	4.1	688	26.3	632	27.0	99	19.9
2002	37,252	30,469	6,783	2,946	7.9	2,526	8.3	420	6,2	743	25.2	909	24.0	138	32.9
2003	37,409	31,402	6,007	3,019	8.1	2,360	7.5	629	11.0	813	26.9	551	23.3	262	39.8
2004	36,905	31,200	5,705	2,916	6.7	2,428	2,8	488	9.6	480	16.5	404	16.6	9/	15.6
2005	38,523	32,181	6,342	2,453	6.4	1,970	6.1	483	9.7	444	18.1	288	14.6	156	32.3
2006	29,149	24,216	4,933	1,734	5.9	1,531	6.3	203	4.1	509	12.1	169	11.0	40	19.7
2007	17,359	14,868	2,491	966	5.7	784	5.3	212	8.5	94	9.4	94	12.0	0	0.0
2008	7,301	6,113	1,188	368	5.0	287	4.7	81	8.9	28	7.6	28	9.8	0	0.0
2009	3,752	3,263	489	66	2.6	9	2.8	80	1.6	D.	5.1	2	2.2	ო	37.5
2010	4,223	3,169	1,054	178	4.2	166	5.2	12	7:	80	4.5	80	4.8	0	0.0
2011	4,048	3,213	835	226	5.6	152	4.7	74	8.9	6	4.0	6	5.9	0	0.0
2012	6/9/9	4,283	2,396	637	9.5	260	6.1	377	15.7	12	1.9	12	4.6	0	0.0
2013	2,069	5,542	1,527	337	4.8	311	5.6	56	1.7	23	6,8	23	7.4	0	0.0
2014	8,500	5,931	2,569	480	9.6	308	5.2	172	6.7	34	7.1	34	11.0	0	0.0
2015	8,366	5,905	2,461	554	9.9	354	0.9	200	6.7	56	4.7	22	6.2	4	2.0
2016	8,508	5,734	2,774	415	9.4	413	7.2	7	0.1	59	7.0	59	2.0	0	0.0
2017 <sup>(1)</sup>	7,170	5,324	1,846	272	3.8	272	5.1	0	0.0	19	7.0	19	2.0	0	0.0
Annual Average															
1990 - 2017	22,261	17,935	4,326	1,698	7.6	1,361	7.6	336	7.8	332	19.6	256	18.8	77	22.8
(1) Apprilation of the Maril 2017	OTV ofcmite	Anril 2017													

(1) Annualized estimate YTD April 2017.

Source: U.S. Department of Commerce, Bureau of the Census, C-40 Construction Reports and Tracy Cross & Associates, Inc.



# RESIDENTIAL MARKET ANALYSIS -- THE RESIDENCES AT BROOKSIDE GLEN -TINLEY PARK, ILLINOIS

TO: Ms. Karli Mayher

KJM-Vandenberg Joint Venture

FROM: Mr. G. Tracy Cross and Ms. HollyAnn Eageny

Tracy Cross & Associates, Inc.

SUBJECT: June 1, 2017 Public Hearing

**DATE:** June 13, 2017

At the request of KJM-Vandenberg Joint Venture, Tracy Cross & Associates, Inc. evaluated the market potential for amenity-enhanced rental apartment development within a 7.65-acre residual parcel of the Brookside Glen master-planned community in Tinley Park, Illinois. Our firm has recently submitted a Planning Analysis addressing the proposed 144-unit community which thoroughly defines market support for the development, establishes a benchmark rental strategy and forecast of absorption. This memorandum is intended as an addendum to our Planning Analysis and specifically addresses market-related concerns expressed during a June 1, 2017 public hearing:

- Questions related to market viability of the development and the benchmark rental rates.
  - As fully detailed in our analysis, there is more than sufficient market support for the proposed development. Specifically, new rental construction requirements in the Tinley Park Primary Market Area, defined as Bremen, Orland, Palos, Rich and Worth townships in southern Cook County and Frankfort Township in northeastern Will County, will average 225 units annually during the 2017-2022 forecast period. This potential aggregates to a total of 1,125 new construction units over the five-year period.
  - There has been only limited and sporadic new rental construction of scale in the Tinley Park area in more than 30 years and vacancies among representative post-1960 developments remain extremely tight, averaging 1.8 percent as of June 2017. This compares with a balanced market condition which requires vacancies in the range of 5.0 to 6.0 percent to allow for movement in the marketplace.

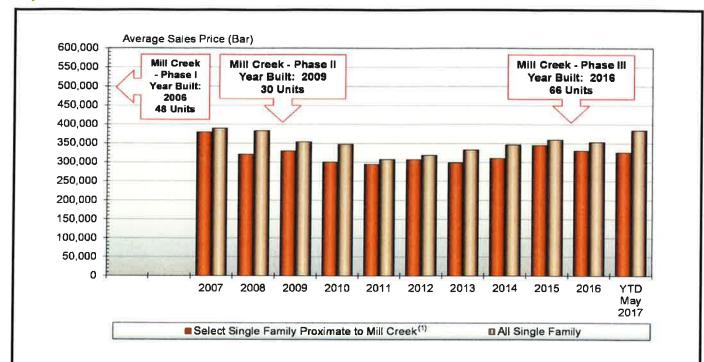
- The benchmark monthly rental rates have been established to competitively position the proposed development in context with comparably-sized new construction alternatives throughout the greater south/southwest suburban area. Specifically, at an average base benchmark rents of \$1,929 monthly, which includes one enclosed parking space per unit, the subject development will carry a modest over-market variance of \$53 monthly, balancing the enhancement of new construction with variances in location and project scale. When consideration is given to the extensive level of community amenities and on-site management to be provided by the proposed development, the benchmark rental rates are also consistent with rents currently being generated by private rentals at Brookside Place and Brookside East, which range from \$1,600 to \$2,000 monthly.
- Questions related to parking allocation.
  - The Residences at Brookside Glen will provide an overall parking ratio of 2.0 parking spaces per residential unit. This compares with the average 1.54 parking spaces per unit noted among new construction, urban-oriented moderate-density suburban apartment developments as of June 2017. The parking allocation also compares favorably to the 1.24 spaces per unit ratio noted at Ninety 7 Fifty on the Park and the 1.37 parking spaces per unit available at Uptown LaGrange, and is consistent with the 2.0 parking spaces per unit at Residences of Orland Park Crossing.
- Statement related to the property value correlation.
  - There is no empirical evidence to support the statement that proximity to quality rental apartments diminishes property value. To address this issue, our firm analyzed closing data abstracted from the Midwest Real Estate Data, focusing upon single family developments most proximate to four larger-scale newer construction rental communities built since 1997. These include the first three phases of apartments (144 of 250 planned units) within the Mill Creek master-planned community in Geneva, the 340-unit Enclave at 127th which adjoins four single family subdivisions in Plainfield and, in Naperville, the 298-unit Tapestry which adjoins the White Eagle County Club community as well as the 318-unit Grand Reserve Apartments, which is adjacent to the West Winds subdivision. For clarity, our analysis isolated solely upon homes which were immediately adjacent to the respective apartment development versus a location elsewhere in the defined subdivision. Exhibits 1 through 4 illustrate that home values in the various communities have reflected trends consistent with the host marketplace and have not been unduly burdened by the proximate rental developments.
- Question related to the proximity of the Sportsman's Club.
  - The Frankfort Sportsman Club, located on the *north* side of 191<sup>st</sup> Street, is a private trap and skeet facility *established in 1947*. Similar to the marketing of all other residential product lines within Brookside Glen, this facility will have *no impact* upon the absorption potential of the proposed development.







### TRENDS IN HOME VALUES: GENEVA, ILLINOIS SELECT SINGLE FAMILY DEVELOPMENTS PROXIMATE TO MILL CREEK APARTMENTS



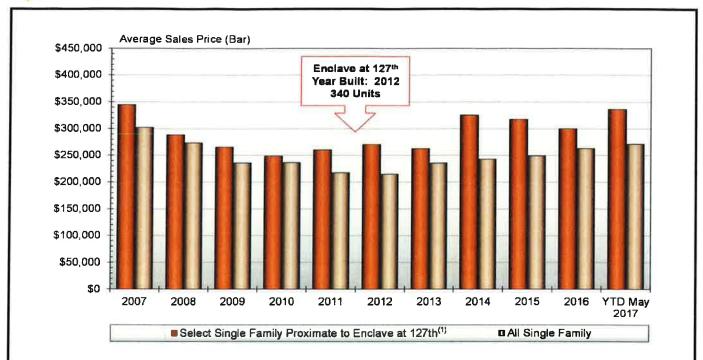
Geneva: Mil	l Creek Apar	tments: Phas	ses I-III <sup>(1)</sup>	Geneva: All Single Family Developments			
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y
2007	19	\$379,410	~==	2007	333	\$389,556	-2000
2008	6	320,917	-15.4	2008	261	382,924	-1.7
2009	9	329,600	+2.7	2009	259	353,591	-7.7
2010	9	300,322	-8.9	2010	286	346,967	-1.9
2011	12	294,450	-2.0	2011	273	307,316	-11.4
2012	14	306,803	+4.2	2012	354	318,185	+3.5
2013	19	298,814	-2.6	2013	444	332,391	+4.5
2014	18	310,293	+3.8	2014	404	346,099	+4.1
2015	16	345,165	+11.2	2015	431	358,908	+3.7
2016	27	330,230	-4.3	2016	481	353,340	-1.6
YTD May 2017	10	326,140	-1.2	YTD May 2017	193	384,271	+8.8
For Period:				For Period:			
2008-2009	15	\$326,127		2008-2009	520	\$368,314	
2015-May 2017	53	333,967	+2.4	2015-May 2017	1,105	360,914	-2.0

<sup>(1)</sup> Includes select areas of Mill Creek planned community most proximate to Mill Creek Apartments; future phases include 250 units.

Apartment market introduction (Phases II and III).



### TRENDS IN HOME VALUES: PLAINFIELD, ILLINOIS SELECT SINGLE FAMILY DEVELOPMENTS PROXIMATE TO ENCLAVE AT 127TH APARTMENTS

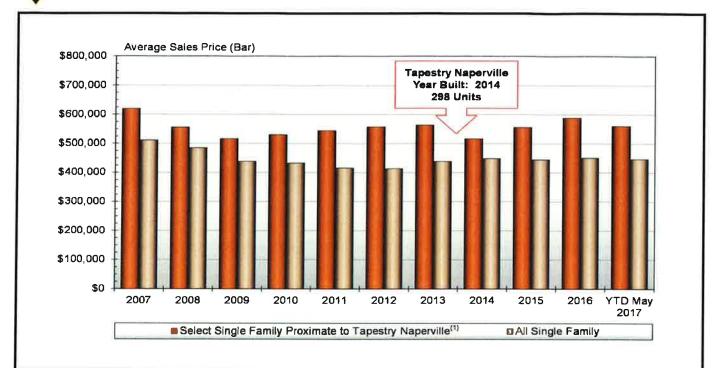


Plainfield:	Enclave at	127th Apartm	ents <sup>(1)</sup>	Plainfield: All Single Family Developments				
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	
2007	10	\$345,089		2007	1,065	\$302,401		
2008	11	288,500	-16.4	2008	876	273,185	-9.7	
2009	7	265,571	-7.9	2009	903	235,883	-13.7	
2010	4	248,250	-6.5	2010	823	236,395	+0.2	
2011	8	260,237	+4.8	2011	913	217,444	-8.0	
2012	7	270,357	+3.9	2012	1,107	214,504	-1.4	
2013	12	262,875	-2.8	2013	1,176	235,506	+9.8	
2014	7	325,537	+23.8	2014	1,186	242,898	+3.1	
2015	14	317,279	-2.5	2015	1,335	249,295	+2.6	
2016	14	299,814	-5.5	2016	1,452	262,719	+5.4	
YTD May 2017	8	337,000	+12.4	YTD May 2017	557	271,399	+3.3	
For Period:				For Period:				
2011-2012	15	\$264,960		2011-2012	2,020	\$215,833		
2015-May 2017	36	314,870	+18.8	2015-May 2017	3,344	258,806	+19.9	

<sup>(1)</sup> Includes select areas of Brighton Lakes, Graver Country Estates, The Ponds and Summerfield developments most proximate to the Springs at 127th Apartments.

Apartment market introduction.

### TRENDS IN HOME VALUES: NAPERVILLE, ILLINOIS SELECT SINGLE FAMILY DEVELOPMENTS PROXIMATE TO TAPESTRY APARTMENTS



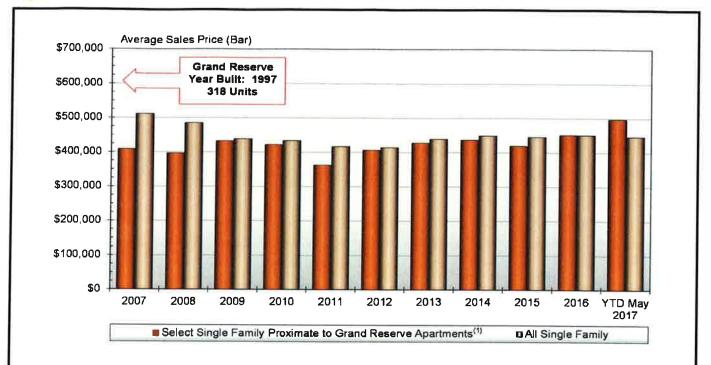
Naper	ville: Tapes	try Naperville	(1)	Naperville: All Single Family Developments				
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	
2007	17	\$619,223		2007	1,457	¢544 524		
2007	7	555,786	-10.2	2007	1,457	\$511,531 485,033	-5.2	
2009	12	517,083	-7.0	2009	1,104	438,523	-5.2 -9.6	
2010	5	530,500	+2.6	2010	1,156	438,523	-9.6 -1.1	
2010	6	544,166	+2.6	2010	1,132	416,406	-3.9	
2012	17	558,268	+2.6	2012	1,486	413,893	-0.6	
2013	15	563,360	+0.9	2012	1,686	439,026	+6.1	
2014	12	516,542	-8.3	2014	1,570	448,517	+2.2	
2015	16	556,187	+7.7	2015	1,771	445,343	-0.7	
2016	13	588,782	+5.9	2016	1,926	450,779	+1.2	
YTD May 2017	6	561,000	-4.7	YTD May 2017	712	446,971	-0.8	
For Period:				For Period:				
2013-2014	27	\$542,552		2013-2014	3,256	\$443,602		
2015-May 2017	35	569,119	+4.9	2015-May 2017	4,409	447,981	+1.0	

<sup>(1)</sup> Includes select areas of White Eagle planned community most proximate to Tapestry Naperville Apartments.

Apartment market introduction.



# TRENDS IN HOME VALUES: NAPERVILLE, ILLINOIS SELECT SINGLE FAMILY DEVELOPMENTS PROXIMATE TO GRAND RESERVE APARTMENTS



Naperville	e: Grand Res	serve Apartm	ents <sup>(1)</sup>	Naperville: All Single Family Developments				
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	
2007	45	<b>*</b> 400 700						
2007	15	\$408,786		2007	1,457	\$511,531		
2008	8	396,500	-3.0	2008	1,156	485,033	-5.2	
2009	5	432,400	+9.1	2009	1,104	438,523	-9.6	
2010	4	421,875	-2.4	2010	1,156	433,501	-1.1	
2011	3	362,500	-14.1	2011	1,132	416,406	-3.9	
2012	16	406,555	+12.2	2012	1,486	413,893	-0.6	
2013	15	428,330	+5.4	2013	1,686	439,026	+6.1	
2014	8	436,437	+1.9	2014	1,570	448,517	+2.2	
2015	14	418,846	-4.0	2015	1,771	445,343	-0.7	
2016	8	451,400	+7.8	2016	1,926	450,779	+1.2	
YTD May 2017	2	497,275	+10.2	YTD May 2017	712	446,971	-0.8	
For Period:				For Period:				
2008-2009	13	\$410,308		2008-2009	2,260	\$462,313	-	
2015-May 2017	24	436,233	+6.3	2015-May 2017	4,409	447,981	-3.1	
<sup>(1)</sup> Includes select	areas of We	st Wind Estate	s developme	ent most proximate	to Grand Res	erve Apartmer	nts.	

### AGENDA FOR MEETING LONG RANGE PLANNING COMMISSION APRIL 15, 1999

Meeting Ca	alled to Order:
Roll Call Ta	aken:
Approval of	f Minutes - April 1, 1999
Communica	ations:
Item #1:	Harbor Tool Building, Lots#11, #12 & #16 in Tinley Crossings Corporate Center, S.W. Corner of 183rd St. & 80th Ave Site Plan Approval (Bob McClellan & Maureen McLeod)
Action:	Consider granting Site Plan Approval for the Harbor Tool Building, located on Lots #11, #12 & #16 in Tinley Crossings Corporate Center, located at the S.W. Corner of 183rd St. & 80th Ave.
Comments:	
Item #2:	Plat of Dedication, Lot #1 in Brookside Glen, Phase 2, (Fire Station #4), 191st St. & Brookside Glen Dr Acceptance (Brian Maher & Maureen McLeod)
Action:	Consider recommending to the Village Board to Accept the Plat of Dedication for Lot #1 in Brookside Glen, Phase 2, for Fire Station #4, located at 191st St. & Brookside Glen Dr.
Comments:	
Item #3:	DeVry Institute of Technology, Lots #8, #9 & #10 in North Creek Business Center, So. of 183rd St. and West of Harlem Ave Site Plan Approval (Dan Riordan & Bob McClellan)
Action:	Consider granting Site Plan Approval for the DeVry Institute of Technology, to be located on Lots #8, #9 & #10 in North Creek Business Center, located South of 183rd St. and West of Harlem Ave.
Comments:	

Item #4:	Heritage Tool Building, Lot #21 in Tinley Crossings Corporate Center, S.W. Corner of 183rd St. & 80th Ave Site Plan Approval (Cal Schipma & Rita Walker)
Action:	Consider granting Site Plan Approval for the Heritage Tool Building located on Lot #21 in Tinley Crossings Corporate Center, located at the S.W. Corner of 183rd St. & 80th Ave.
Comments:	
Item #5:	Caledonia Townhomes, Phase 2, 172nd St. & 94th Ave Preliminary & Final Plat Approval (Rita Walker & Pat Radecky)
Action:	Consider recommending to the Village Board for Preliminary & Final Plat Approval for Caledonia Townhomes, Phase 2, located at 172nd St. & 94th Ave., and authorize the Chairman to Sign the Plat.
Comments:_	
Item #6:	Proposed Townhome Development, 177th St., West of Oak Park Ave Concept Approval (New Item)
Action:	Consider recommending to the Village Board to grant Concept Approval for a 4-Unit Townhome Development located at 177th St., West of Oak Park Ave.
Comments:_	
Item #7:	Substantial Deviation to the Brookside Glen PUD - Rezoning (New Item)
Action:	Consider recommending to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD to Rezone property from R-5 Low Density Residential to R-2 Single Family Residential to allow for the construction of Single Family homes in lieu of Townhomes and to allow for higher density in the Condominium portion of the Development.

Comments:\_\_\_\_

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

The regular meeting was called to order at 7:38, by Acting Chairman, Larry Zielinski, and roll call was taken as follows:

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton -Police Department, Tom Durkin - Planning Director with Arete'

3, Ltd., in Orland Park, Illinois - Petitioner

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

Acting Chairman Larry Zielinski called for approval of the Minutes of the April 1, 1999, Meeting. There were no changes or corrections to the Minutes. A Motion was made by Commissioner Cal Schipma, seconded by Commissioner Brian Maher, to approve the Minutes of the April 1, 1999, Meeting, as presented. Vote by voice call. Motion carried.

ITEM #1: HARBOR TOOL BUILDING, LOTS #11, #12 & #16 IN TINLEY CROSSINGS CORPORATE CENTER, S.W. CORNER OF 183RD ST. & 80TH AVE. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for the Harbor Tool Building, located on Lots #11, #12 & #16 in Tinley Crossings Corporate Center, located at the S.W. Corner of 183rd St. & 80th Ave.

Tom Durkin, Planning Director with Arete' 3, Ltd., in Orland Park, Illinois, was present to request Site Plan Approval for the Harbor Tool Building, which is currently located in Chicago. The Commonwealth Edison right-of-way line is located to the East of the site, and the American Sales Building is located to the West. The building will be approximately 86,000 S.F. in size, 5,000 S.F. of which will be office space, located in the front of the building, while the machine shop will occupy a large open space. They will employ 46 people. The access will be on two points on the South side of the building, and one on the East and West sides, while parking will be located on the South side of the building. The building will be in conformance

with industrial use, and have plenty of opportunity for truck movement. He has spoken with the owners, who are requesting to land bank the additional parking space for future use, if necessary, because the existing parking is sufficient. There is the possibility of adding another 34,000 S.F. of space and still meet the requirements of the Village. As the Landscaping Plan shows, this is a large site of 5.6 acres in size. There will be berming up the front of the building, along 185th St. and along the truck docks and the Eastern portion of the property. This building is fairly typical of what is being built in the North Creek Business Center and Tinley Crossings Corporate Center.

Commissioner Maureen McLeod stated that she feels that this is a large lot, and she would like to see additional landscaping added to the current plan. There was no color rendering of the building available at this time. The Petitioner stated that the property is currently three separate lots, and will have to be resubdivided, and he will bring in the color rendering of the building when they return at that time. They could also add some additional berming to soften the look of the building.

Commander Chuck Montgomery of the Police Department noted that there is sufficient parking lot lighting for safety purposes. Planning Director, Dave Samuelson added that Fire Chief, Ken Dunn, has not yet had a chance to look at the plan.

A Motion was made by Commissioner Maureen McLeod, seconded by Commissioner Rita Walker, to grant Site Plan Approval for the Harbor Tool Building, located on Lots #11, #12 & #16 in Tinley Crossings Corporate Center, located at the S.W. Corner of 183rd St. & 80th Ave., subject to review of the color rendering of the building and additional landscaping being added to the existing Landscaping Plan, if possible.

Vote by roll call as follows: Ayes: Brian Maher, Bob McClellan, Dan Riordan, Cal Schipma, Rita Walker, Acting Chairman Larry Zielinski. Nays: None. Abstain: None.

Vote: 6-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton -Police Department, Developer Eamon Malone, with Malone &

Moloney Builders, in Tinley Park, Illinois - Petitioner

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

ITEM #2: PLAT OF DEDICATION, LOT #1 IN BROOKSIDE GLEN, PHASE

2, (FIRE STATION #4), 191ST ST. & BROOKSIDE GLEN DR. -

ACCEPTANCE

This item is to consider recommending to the Village Board to Accept the Plat of Dedication for Lot #1 in Brookside Glen, Phase 2, for Fire Station #4, located at 191st St. & Brookside Glen Dr.

Developer Eamon Malone was present to request Acceptance of the Plat of Dedication from the Commission. Planning Director, Dave Samuelson, noted that this Plat dedicates Lot #1 in Phase 2 of the Brookside Glen Subdivision as the necessary property for the construction of Fire Station #4. The Developer has granted the Village the property for this placement to make the necessary public improvements and build the Fire Station. This Plat also dedicates the 66' public right-of-way for the necessary extension of Brookside Glen Dr. northward to 191st St., which is dedicated to the Village as a public street.

A Motion was made by Commissioner Maureen McLeod, seconded by Commissioner Brian Maher, to recommend to the Village Board to accept the Plat of Dedication of Lot #1 in Brookside Glen, Phase 2, for Fire Station #4, located at 191st St. and Brookside Glen Dr., and authorize the Chairman to sign the Plat.

Vote by roll call as follows: Ayes: Brian Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita Walker, Acting Chairman, Larry Zielinski. Nays: None. Abstain: None. Vote: 6-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton -

Police Department

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

ITEM #3: DEVRY INSTITUTE OF TECHNOLOGY, LOTS #8, #9 & #10 IN

NORTH CREEK BUSINESS CENTER, SO. OF 183RD ST. AND

WEST OF HARLEM AVE. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for the DeVry Institute of Technology, to be located on Lots #8, #9 & #10 in North Creek Business Center, located South of 183rd St. and West of Harlem Ave.

Acting Chairman Larry Zielinski stated that, at the request of the Developers, this item is being continued to the next Meeting date of May 6, 1999.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton - Police Department, Robert D. Somerville, with R.D.S.

Construction Co., Inc., in Burr Ridge, Illinois - Petitioner

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

ITEM #4: HERITAGE TOOL BUILDING, LOT #21 IN TINLEY CROSSINGS

CORPORATE CENTER, S.W. CORNER OF 183RD ST. & 80TH

AVE. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for the Heritage Tool Building located on Lot #21 in Tinley Crossings Corporate Center, located at the S.W. Corner of 183rd St. & 80th Ave.

Petitioner Robert D. Somerville, with R.D.S. Construction Co., Inc., in Burr Ridge, Illinois, was present to request Site Plan Approval from the Commission. He has met with the Assigned Commissioners, Cal Schipma and Rita Walker, and has revised the Site Plan. Heritage Tool is currently located on Duvan Drive, and they will be moving their entire facility into this new, 81,000 S.F. building, 10,000 S.F. to 15,000 S.F. of which is mezzanine. They will provide parking for approximately 100 cars, and will employ between 85 and 95 people on various shifts. There is room for expansion to the North and West. The office facilities will be two story, with the mezzanine above, and the building will be approximately 28' high. After meeting with the Commissioners, they have expanded their Landscaping Plan to include screening along the residential area on the back side of the building. Parking for employees will be located in the front of the building, and there will be some berming along the Commonwealth Edison right-of-way.

Commissioner Rita Walker stated that Heritage Tool does have a scrap container that they keep outside, and they have agreed to extend the landscaping to screen this area. The scrap is picked up quite frequently. Commissioner Cal Schipma stated that the signage will be reviewed by Village Staff to make sure it conforms to

requirements. Commander Chuck Montgomery stated that the Police Department has no problems with the plan.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Cal Schipma, to grant Site Plan Approval for the Heritage Tool Building, located on Lot #21 in Tinley Crossings Corporate Center, located at the S.W. Corner of 183rd St. & 80th Ave., subject to the additional Landscaping as discussed.

Vote by roll call as follows: Ayes: Brian Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita Walker, Larry Zielinski. Nays: None. Abstain: None.

Vote: 6-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton -Police Department, Engineer George E. Stourton, with George Stourton Co., in Lockport, Illinois, representing Landtech

Consultants, Ltd., in Lockport, Illinois - Petitioner

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

ITEM #5: CALEDONIA TOWNHOMES, PHASE 2, 172ND ST. & 94TH AVE. -

PRELIMINARY & FINAL PLAT APPROVAL

This item is to consider recommending to the Village Board for Preliminary & Final Plat Approval for Caledonia Townhomes, Phase 2, located at 172nd St. & 94th Ave., and authorize the Chairman to Sign the Plat.

Engineer George E. Stourton, with George Stourton Co., in Lockport, Illinois, representing Developers Landtech Consultants, Ltd., in Lockport, Illinois, was present to request Preliminary & Final Plat Approval from the Commission.

Commissioner Rita Walker stated that the Developer is putting in additional streets with this phase of construction, and will develop the existing streets up to 171st St. Planning Director, Dave Samuelson, stated that the Engineer has reviewed and approved the Plat. This is the final phase of construction between 171st St. and just to the North of the Carlyle Ridge Subdivision. They are working with the owners to the South and North of this development to complete the entire area.

Commissioner Cal Schipma noted that there is no certificate regarding wetlands or flood plain areas on this Plat. Mr. Stourton answered that there are not any flood plain areas or wetlands on this parcel, but they would be happy to include the certificate on the Plat. Officer Roger Barton pointed out that Dundee Pl. will only be 25' wide, and will not be a dedicated street, causing the homeowners association to be responsible for the plowing.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Dan Riordan, to recommend to the Village Board to grant Preliminary & Final Plat Approval for Caledonia Townhomes, Phase 2, located at 172nd St. & 94th Ave., subject to the specified corrections being made to the Plat, and authorize the Chairman to Sign the Plat.

Vote by roll call as follows: Ayes: Brian Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita Walker, Acting Chairman Larry Zielinski. Nays: None. Abstain: None.

Vote: 6-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton -Police Department, Developer Joseph Zehner, with Zehner

Construction, Inc., in Lockport, Illinois - Petitioner

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

ITEM #6: PROPOSED TOWNHOME DEVELOPMENT, 177TH ST., WEST

OF OAK PARK AVE. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for a proposed 4-Unit Townhome Development, located at 177th St., West of Oak Park Ave.

Developer Joseph Zehner, with Zehner Construction, Inc., in Lockport, Illinois, presented the plan to the Commission. He is proposing to build a 2 story, 4-Unit Townhome building on 177th St., just West of Oak Park Ave., with the entrances facing 177th St. The building will meet all the Setback requirements, and will require no Variances. Each Unit will be approximately 1,600 S.F. in size, with a two-car, attached garage. They will return with a color rendering of the proposed building, and a Landscaping Plan for the Commission to review. Planning Director, Dave Samuelson, noted that Architect Duane Linden has previously proposed a Townhome building at this same location.

At this time, Acting Chairman Larry Zielinski assigned Commissioners Dan Riordan and Maureen McLeod to work with the Petitioner and report to the Commission.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE APRIL 15, 1999, MEETING

PRESENT: Acting Chairman Larry Zielinski and Commissioners: Brian

Maher, Maureen McLeod, Dan Riordan, Cal Schipma, Rita

Walker

GUESTS: Dave Samuelson - Planning Director, Commander Chuck

Montgomery, Officer Debbie Schmidt and Officer Roger Barton -Police Department, Developer Eamon Malone, with Malone &

Moloney Builders, Inc., in Tinley Park, Illinois - Petitioner

ABSENT: Commissioners: Chairman Ron Bruning, Bob McClellan, and Pat

Radecky

ITEM #7: SUBSTANTIAL DEVIATION TO THE BROOKSIDE GLEN PUD -

REZONING

This item is to consider recommending to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD to Rezone property from R-5 Low Density Residential to R-2 Single Family Residential to allow for the construction of Single Family homes in lieu of Townhomes, and to allow for higher density in the Condominium portion of the Development.

Developer Eamon Malone, with Malone & Moloney Builders, Inc., in Tinley Park, Illinois, presented the plan to the Commission. They would like to convert an area that was originally zoned for Townhomes to Single Family zoning, in order to meet the demand for Single Family homes. Also, in the Condo. area, they would like to change the buildings from three-stories to four, and add an elevator to each building. The two changes will cause an overall drop in density in the entire subdivision. Planning Director, Dave Samuelson, stated that this is a Substantial Deviation to the PUD because an area that was originally zoned for Townhomes is being Rezoned for Single Family homes, and also the PUD spelled out specific numbers of Units. While the density in the Condo. area will go up slightly, they will lose about 74 units in the Townhome area, when it is converted from R-5 to R-2 Zoning. This will require a Public Hearing for Rezoning.

At this time, Acting Chairman, Larry Zielinski, assigned Commissioners Cal Schipma and Rita Walker to work with the Petitioner and report to the Commission. A Motion was made by Commissioner Cal Schipma, seconded by Commissioner Brian Maher to adjourn the meeting at 8:15 p.m. Vote by voice call. Motion carried.

### AGENDA FOR MEETING LONG RANGE PLANNING COMMISSION AUGUST 5, 1999

Public Hearing #1:

Westbourne Meadows Townhomes, S.E. Corner of 179th St. & 94th Ave. - Rezoning Consider recommending to the Village Board for Rezoning Upon Annexation property from R-1 Single Family Residential to B-3 General Business & Commercial & R-5 Low Density Residential to allow for a Townhome Development and Commercial property.

Meeting	Called	to	Order:

Roll Call Taken:

Approval of Minutes: 7-15-99 & 7-22-99

Communications:

Item #1: Westbourne Meadows Townhomes, S.E. Corner of 179th St. &

94th Ave. - Rezoning (Bob McClellan & Dan Riordan)

Action:

Consider recommending to the Village Board for Rezoning Upon Annexation property from R-1 Single Family Residential to B-3 General Business & Commercial and R-5 Low Density Residential to allow for a Townhome Development and Commercial property.

Item #2: Gierczyk's Cornerstone Centre, N.E. Corner of 183rd St. &

Harlem Ave. - Plat of Abrogation (Bob McClellan & Maureen

McLeod)

Action: Consider recommending to the Village Board to Accept the Plat of

Abrogration for Gierczyk's Cornerstone Centre, located at the N.E.

Corner of 183rd St. & Harlem Ave.

Item #3:	Malone & Moloney, Inc., 194th St. & 80th Ave Substantial Deviation to the Brookside Glen PUD (Cal Schipma & Rita Walker)
Action:	Consider recommending to the Village Board to Rezone property from R-5 Low Density Residential to R-2 Single Family Residential to allow for the construction of Single Family homes in lieu of Townhomes and to allow for the Condominium Portion of the Development to increase the building height.
Comments:_	
Item #4:	Lots #9 & #10 in Tinley Crossings Corporate Center, 185th St. & 80th Ave Preliminary & Final Plat Approval (Cal Schipma & Maureen McLeod)
Action:	Consider recommending to the Village Board to grant Preliminary & Final Plat Approval for the Resubdivision of Lots #9 & #10 in Tinley Crossings Corporate Center located at 185th St. & 80th Ave. to allow for buildings to be placed on the property.
Comments:_	
Item #5:	Marathon Gas Station & Convenience Mart, S.E. Corner of 167th St. & Oak Park Ave Concept Approval for a Special Use Permit (New Item)
Action:	Consider recommending to the Village Board to grant Concept Approval for a Special Use Permit for a Marathon Gas Station & Convenience Mart located at the S.E. Corner of 167th St. & Oak Park Ave.
Comments:_	
Item #6:	Morrissey & Sons Townhome Development, N.W. Corner of 171st St. & Marilyn Dr. (Approx. 8200 West) - Rezoning (New Item)
Action:	Consider recommending to the Village Board for Rezoning Upon Annexation property from R-1 Single Family Residential to R-5 PD Low Density Residential Planned Development located at the N.W. Corner of 171st St. & Marilyn Dr. (Approx. 8200 West) to allow for a Townhome Development.

Comments:\_\_\_\_\_

Item #7:	Arby's Roast Beef Restaurant, N.E. Corner of 179th St. & LaGrange Rd Site Plan Approval (New Item)
Action:	Consider granting Site Plan Approval for an Arby's Roast Beef Restaurant to be located at the N.E. Corner of 179th St. & LaGrange Rd.
Comments:	
Item #8:	Arby's Roast Beef Restaurant, S.E. Corner of 183rd St. & North Creek Dr Concept Approval for Rezoning (New Item)
Action:	Consider recommending to the Village Board for Concept Approval for Rezoning property from R-1 Single Family Residential to B-3 General Business & Commercial located at the S.E. Corner of 183rd St. & North Creek Dr. to allow for an Arby's Roast Beef Restaurant on the property.
Comments:_	
Item #9:	Veterinary Clinic, 17236 S. Harlem Ave Concept Approval for a Special Use Permit (New Item)
Action:	Consider recommending to the Village Board to grant Concept Approval for a Special Use Permit to allow for a Veterinary Clinic located at 17236 S. Harlem Ave.
Comments:	

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

A Public Hearing was held on August 5, 1999, by the Long Range Planning Commission to consider recommending to the Village Board for Rezoning Upon Annexation property from R-1 Single Family Residential to B-3 General Business & Commercial & R-5 Low Density Residential to allow for a Townhome Development and Commercial property. The Public Hearing was called to order at 7:30 p.m., by Chairman Ron Bruning, and roll call was taken as follows:

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, George E. Stourton - Landtech Consultants, Ltd. of

Lockport, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

PUBLIC HEARING #1: WESTBOURNE MEADOWS TOWNHOMES, S.E.

CORNER OF 179TH ST. & 94TH AVE. -

REZONING

Petitioner, George Stourton, of Landtech Consultants, Ltd., in Lockport, Illinois, presented the plan to the Commission. They are proposing to build a Townhome Development and Commercial property located at the S.E. Corner of 179th St. & 94th Ave. They plan to develop Townhomes very similar to their Caledonia Townhome Dvelopment on 94th Ave. and 172nd St. The point of access would be from 179th St., with a lot of open space with a gazebo and walkway.

Chairman Ron Bruning asked how far back the development allows for the Commercial property East of 94th Ave. Mr. Stourton answered that there is 195' of lineal distance for future Commercial development possibility. Chairman Bruning then asked how many units are planned for development, and Mr. Stourton said there is planned to be 69 units with a density of slightly under 6 units per acre.

Chairman Bruning asked if anyone wished to address this Public Hearing. Mr. Harry Hagg, a resident at 9231 Greenwood Dr., asked what the Commercial Development will entail, and where it is to be located. Mr. Stourton said there are no Commercial plans at this time, and due to the limited size of the property, it could be doctors offices, or some type of similar development.

Chairman Bruning addressed this issue by explaining that, as part of the Comprehensive Long Range Plan for this area, a certain distance was set aside for future possible Commercial development to the East of 94th Ave. There will be nothing built at this time in the Commercial portion of this development. It has to be annexed to the Village first. Any annexation comes in as R-1 Single Family Residential Zoning District first, by Ordinance, then after annexation, the zoning may be changed to meet the needs of the community. The whole section of LaGrange Rd. has a 300' Setback for a B-3 Commercial Zoning District, which is an agreement made with the School Districts, to help and protect the residents and their tax dollars, so if future development occurs, it would be zoned Commercial and beneficial to the residents.

There is no Commercial building planned for these areas at this time. The Petitioner is not developing a Commercial area. There is a strip mall going up close to this area and another one has also been set aside for a strip mall. The second strip mall may never be built, since the first strip mall has. The 195' Setback does not allow for major buildings, such as a Dominick's, or other regional type use. In the next five to twenty years, the Village may feel something is necessary for the needs of the residents, and it will be available. If we allow for Townhomes, Condominiums or Single Family residences in this area in total, the land will be gone, and there is not that much land left in Tinley Park for future needs in that area. He also noted that this general area was shown in the Comprehensive Plan update as a possible location for Senior housing

Mr. Hagg said part of his concern is that when he built in this area he was informed that the property in question would be developed as a residential use, most likely single family residences. Chairman Bruning asked by whom he was informed of this information, because if he had approached the Village, this has been identified for Commercial zoning for the last twelve years. Mr. Hagg questioned the fact that the agenda reads "Upon Annexation to Rezone the Property from R-1 Single Family to B-3 General Business and Commercial; so he feels at some time it was set aside to be R-1 Single Family Residential. Chairman Bruning said it was set aside as part of the Comprehensive Long Range Plan to be set aside for Commercial zoning.

Planning Director, Dave Samuelson, explained that when any property gets annexed into the Village, it is annexed as R-1 Single Family Residential, which is the largest Single Family Zoning District, as a course of procedure outlined in the Zoning Ordinance. Legally, to Rezone property to a more intense type of zoning classification, whether it be Residential or Commercial, the Village holds a Public Hearing, to hear the residents' opinions and concerns. Mr. Samuelson said Chairman Bruning previously talked about how the Village envisioned possible development in the future in this area.

Chairman Bruning noted that this doesn't mean the property will always be zoned Commercial; it could revert back to Single Family Residential, over a period of time, if it is deemed that Commercial uses will not develop on the property. If a Developer

comes to the Village, and the needs of the area have been addressed, it could revert back. The only thing happening right now, is that the Developer is not building all the way up to 94th Ave.

Janet Heintz, a resident at 9329 Kimmel Ct., asked what Low Density Residential means. Dave Samuelson explained that the R-5 Low Density Residential Zoning District is generally the typical designation assigned for Townhome Developments. Single Family Detached Homes run anywhere in a zoning category from R-1 to R-4. The reason R-5 is referred to as Low Density Residential is because it is essentially for Townhomes, which is the same type of zoning as the Townhomes on Kimmel Ct. The R-5 zoning designation allows for up to a density of 6 Dwelling Units per acre. The Westbourne Meadows proposal is similar to Kimmel Ct., and the Caledonia property they are presently developing at approximately 94th Ave. & 172nd St.

Mary Barnes, a resident at 17847 Greenwood Dr., asked what the cost of the units will be, the square footage, and the style of the proposed Townhomes. Mr. Stourton said they will be similar to their Caledonia Townhomes being built at 172nd St. & 94th Ave. The size of the units will range from 1,800 S.F. to 2,100 S.F., which includes the first and second floor, basement and garage. These homes will be in the same vane as the Caledonia development, with slightly different architecture in some cases. The price range at Caledonia is between \$179,900 and \$219,000, however, these proposed units may be a little more expensive.

Chairman Bruning said the Long Range Planning Commission, in the last four to five years, has tried to maintain that any new development coming in has to be at least as large, or larger, in regard to square footage, and priced comparably, or more so, to the homes surrounding the development. The Commission is very aware of the investment the residents have in their homes, and in no way does the Commission, or the Village, wish to see a development come in that does anything but enhance their neighborhood.

Joan Bruno, a resident at 9213 Greenwood Dr., asked when they plan to start building. Mr. Stourton said this will take eighteen months to two years.

Edward Kozel, a resident at 9341 Kimmel Ct., asked why we would rezone a part of this property Commercial, if there is no plan to build anything commercial at this time, and it was stated this property could possibly revert back to residential. Why not zone it all residential, and eliminate the concerns of the community at this point. Then, if a developer comes in at a later time requesting Commercial zoning, Rezone it Commercial at that time. Chairman Bruning explained that the Comprehensive Long Range Plan, which was adopted by the Village, calls for this land use delineation when this area is Annexed to the Village. The reason for having the plan map out such land uses is to promote well-balanced growth throughout the community.

Mr. Kozel than asked if the Comprehensive Plan concerns the needs of the

community. Chairman Bruning said that is why the Plan was set up this way, because there may be needs in that area in the future. Mr. Kozel said he does not believe that the Developer has no plans to build the Commercial at this time, and asked, again, what the purpose is of zoning this property Commercial, if there are really no plans to develop this. He feels that, regardless of the Comprehensive Plan, if the community voices a concern, why not keep it residential. Chairman Bruning stated that, initially, the Commercial zoning was to be 300' East of 94th Ave., and, through working with the Village, the Developer has brought this land area for future Commercial zoning down to 195' lineally, to allow him to put in the Townhome Development to the East that he wishes to build.

Mr. Kozel then asked that, when there are concerns voiced, and the community does not want the Commercial zoning, what is the next step they have to take to try to prevent it from being rezoned Commercial. Chairman Bruning said that the Long Range Planning Commission is not an acting body, they are a recommending body to The Minutes of this Meeting, regarding the the Village Board in this case. Commission's vote, will be forwarded to the Village Board, and the residents can then go to the Village Board to voice their concerns. Residents are notified, by mail, of any changes happening with regard to Rezoning, or Annexation and Rezoning, of surrounding properties. If Commercial development was to occur on this proposed strip of business zoned area, it would still have to return to the Plan Commission for Site Plan Approval because that is a separate issue. Mr. Kozel than asked when the Commission will make their decision, and was advised by Chairman Bruning this would be done tonight. Mr. Kozel asked when they would receive notice of this item going to the Village Board. Chairman Bruning said that a notice would not be sent after tonight, that the residents should go to the Village Board, when this item is scheduled on their Agenda, if they are unhappy with the decision of this Commission.

Mr. Ron Boffo, a resident at 9325 Kimmel Ct., asked what is the earliest the Commercial area could be developed, and Chairman Bruning explained that a Developer would initially have to see the Planning Director, Dave Samuelson, with a plan to come before the Commission. Mr. Boffo asked if the Commercial area could start before the residential portion of the development, and Chairman Bruning said that it would not. If this is enacted and passed tonight, Mr. Stourton would be one step closer to being on his way to building his Townhomes, and that part has nothing to do with the Commercial area. Mr. Stourton is not developing the Commercial area. Anyone wanting to develop a Commercial property would have to come before the Village.

Planning Director, Dave Samuelson, said it would take at least a couple of months to review plans for a Commercial area. The Petitioner is now about half of the way through the approval process. Mr. Stourton is building Townhomes and dedicating a certain piece of property for future Commercial development. A Commercial developer will in no way pass up the Residential developer in the process at this time, even if they came in tomorrow. Dave Samuelson said he does not know how long this possible commercial development might take, but for the record, he is not aware of

any commercial developer interested in building on this property at this point.

Mr. Boffo than asked what the area West of this property is zoned, and Dave Samuelson said this is an area called Gateway Industrial Park, and is zoned ORI, Office & Restricted Industrial, which is the same as the North Creek Business Center at 183rd St. and Harlem Ave. This type of zoning lends itself to light manufacturing, warehousing and distribution types of uses. It is presently zoned for these uses, and has been zoned that way for 15 to 20 years.

Karen Brooks, a resident at 9304 Kimmel Ct., asked for verification that there would be 69 units, with the drive coming off of 179th Street, and asked how far the drive would be from 94th Ave. Mr. Stourton said the drive will be directly across from the existing drive to the North, for safety and traffic flow purposes. Ms. Brooks said an additional 69 families will be coming out onto 179th St., and she feels this is excessive for that area. Mr. Stourton said that 179th St. will be widened quite a bit. Ms. Brooks said she has a lot of concerns pertaining to the traffic, and would not like to see the increased traffic from the additional homes and a strip mall.. There is already an increase in traffic from the church on 183rd St. Mr. Stourton said there is another outlet planned to connect Southward, by virtue of the street stub on the proposed Townhome plan, but they don't control the properties to the South.

Mary Barnes' concern is the traffic on 179th St., as people use this as a "raceway park", and only occasionally are the police there to monitor speeders. There is no way of enforcing traffic on 179th St., and now there will be an additional 69 units, making the traffic chaotic. Ms. Barnes asked if the Village considers this before they decide to add 69 units. She asked how they plan to take care of the current speeding problem, and address the problem of 69 more units. Chairman Bruning said the Commission can not control the traffic problems, but noted that Commander Montgomery, of the Tinley Park Police Department, is taking notes on these concerns, and is present in the audience. Chairman Bruning said the property from 179th St., all the way to 183rd St., has been designated for residential development, most likely to be built as townhomes, with the 195' lineal strip of land East of 94th Ave. dedicated for future Commercial to serve the increasing needs of an expanding community.

Ms. Barnes said her concern is the speeding traffic, as it is an accident waiting to happen, and if a stop sign could be placed there, people wouldn't speed down there. Now there will be 69 more families with two cars or more coming out onto 179th St. Chairman Bruning said 69 units will not generate many cars coming out onto 179th St. at one time, as determined by traffic studies. People will enter and exit this subdivision at different times of the day.

Dave Samuelson said that the Village is attempting, at this time, to have 183rd St. put through as an East/West connector, which will lower a lot of the problems on 179th St. We are currently working in cooperation with Mokena, Orland Park, State Senators and State Representatives to get this done. Ms. Brooks asked if there is an

anticipated change to the speed limit, which is 35 MPH, and was advised this would not change.

A gentleman living on Kimmel Ct. (corner of 179th St. & 94th Ave.), said that his backyard faces 94th Ave., and as soon as autos stop, they peel out and turn onto 179th St. He asked when the subdivision comes in, if the Village would consider a 4 way stop at this corner of 179th St. & 94th Ave. Commander Montgomery said they will analyze the area for traffic flow, then decide what to do from there. Stop signs could make the situation worse. Dave Samuelson said if traffic is speeding down 179th St., residents should call the Police, at that point, and extra Police patrols can be put out there to monitor the situation, and cut down on this problem.

Commissioner Maureen McLeod said that she has lived on 167th St. for twenty years, and can sympathize with the residents. Commissioner McLeod recommended that they ask Trustee Heffernan to start a traffic survey, to initiate a 4 way stop or monitor with the Police department. Dave Samuelson said if someone could get him, or Commander Montgomery, a letter with their traffic concerns, they can initiate a traffic study to address some of the safety issues.

Chairman Bruning stated that the letters were sent out for the purpose of a Public Hearing to allow persons to speak on items germaine to the subject of Rezoning this property.

Mr. Hagg asked if the area to the East of the Development is annexed into the Village, and how it is zoned. He was advised this is zoned residential, and Mr. Hagg said that this will add a lot more traffic to 179th St. Chairman Bruning said that this has all been laid out a long time ago. There has been a study that by 2007, there will be a lot of development in that area, as the Village continues to grow in a Southwesterly direction.

Brad Brooks, a resident at 9304 Kimmel Ct., asked what the purpose of the Public Hearing is, if the residents can have no real say in the zoning. Chairman Bruning explained that this Public Hearing is to Annex the property to the Village, and change the Zoning from R-1 Single Family Residential, to B-3 General Business & Commercial, for the first 195', and to R-5 Low Density Residential, to allow Mr. Stourton to put in 69 Townhomes. Mr. Stourton has to come back before the Long Range Planning Commission with Site Plans of how the units will look, Landscaping Plans, and other issues. Tonight he is showing a plan on why he wants the zoning changed to develop the Townhomes. Mr. Brooks then asked what the problem would be with leaving the Commercial property residential. Chairman Bruning said that this is the way the Public Hearing was published, and by law, this has to be done 15 days in advance of the Hearing date. There should be a 'yes' or 'no' vote on this item, it can not just be changed. Either there should be a Commercial piece of this property, as it is laid out on the plan, or there should not be this area, at which point there is an opportunity for the Commission to vote against the proposal.

Mr. Hagg said there is a collective voice, that they would like to see this R-5, without the Commercial. Chairman Bruning noted that the Commission must vote either for or against this proposal as it is being brought forward.

Commissioner Dan Riordan said he is hearing a couple of different concerns from the residents present, and he hears a fear of Commercial versus Residential. But, he is also hearing concern of not wanting more Residential because of the increased traffic. Ms. Barnes said that you have to live there and see what is happening. The residents have a lot of money invested in their townhomes and houses and have concerns. Commissioner McLeod asked if the issue is the Townhomes or the traffic. The consensus among the residents present was that the issue is the Commercial zoning.

Mr. Kozel said with Commercial property you will have lights in the parking lot all night, with people coming in and out. He said that he has been informed that it has been proven that the crime rate goes up when there is Commercial property, and he would prefer all Residential rather than Commercial. Mr. Kozel went on to ask what the law is that says this proposal can't be changed in regard to elimination of the Commercial area, and asked if the Commission could cite the law. Chairman Bruning said that he was not able to cite the law at this time. Mr. Kozel said the Commission has said it has been this way for all of these years, but the residents have said they don't want it this way. He feels there is a concern here, and the residents do not want the Commercial. He was concerned that the Commission could not verify the legality of changing the Legal Notice, as published, to eliminate the Commercial zoning. Chairman Bruning said that any published document that requires a Public Hearing is legal, and he can't cite the law.

A Motion was made by Commissioner Dan Riordan, seconded by Commissioner Bill Reidy, to close the Public Hearing at 8:05 p.m. Vote by voice call. Motion was carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

The regular meeting was called to order at 8:06 p.m., by Chairman Ron Bruning, and roll call was taken as follows:

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department and George E. Stourton, Landtech Consultants, Ltd.

of Lockport, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski

Chairman Bruning called for approval of the Minutes of the July 15, 1999, and July 22, 1999, Meetings. There were no changes or corrections to the Minutes. A Motion was made by Commissioner Rita Walker, seconded by Commissioner Maureen McLeod, to approve the Minutes of the July 15, 1999, and July 22, 1999, Meetings as presented. Motion was carried by voice call vote.

## ITEM #1: WESTBOURNE MEADOWS TOWNHOMES, S.E. CORNER OF 179TH ST. & 94TH AVE. - REZONING

This item is to consider recommending to the Village Board for Rezoning Upon Annexation property from R-1 Single Family Residential to B-3 General Business & Commercial and R-5 Low Density Residential to allow for a Townhome Development and Commercial property.

Petitioner, George Stourton, of Landtech Consultants, Ltd., of Lockport, Illinois, was present to request Rezoning from the Commission. The Development would consist of 69 units of Townhomes, very similar to their Caledonia development, on 94th Ave. and 171st St., at a density of 6 Dwelling Units per acre. The point of access would be from 179th St., with a lot of open space with a gazebo and walkway. The units will be 1,800 S.F. to 2,100 S.F, with some architectural changes from the Caledonia Townhomes.

Commissioner Maureen McLeod asked about the proximity of the Townhomes to the Single Family Homes, and Mr. Stourton indicated, on the drawings, where the Commercial and R-5 Zoning is set, as well as the Gallagher & Henry Development. To the South is land with no plan for development, at this point, which is not in the

Village of Tinley Park, and the church property, which is the only area in this part which is in the Village. The property to the South of the church is not in the Village either, but will be annexed eventually.

Commissioner Dan Riordan reported that, conceptually, this development is consistent with what is happening on 94th Ave.

Commissioner Rita Walker said that one of the purposes of having business and Commercial in there is for future development. If we don't set aside a portion, or at least consideration of that, it wouldn't be available in the future. Most businesses don't go in until after people are living in the area, so we are just making room for the possible development of Commercial in that area, to make services available to the citizens.

A Motion was made by Commissioner Dan Riordan, seconded y Commissioner Rita Walker, to recommend to the Village Board for Rezoning Upon Annexation from R-1 Single Family Residential to B-3 General Business & Commercial and R-5 Low Density Residential to allow for a Townhome Development and Commercial property for the property located at the S.E. Corner of 179th St. & 94th Ave.

Vote by roll call as follows: Ayes: Bill Reidy, Dan Riordan, Rita Walker and Chairman Ron Bruning. Nays: Maureen McLeod. Abstain: None.

Vote: 4-1-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Rupen V. Shah, Sr. Project Manager with Gierczyk

Development in Homewood, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski

ITEM #2: CORNERSTONE CENTRE, N.E. CORNER OF 183RD ST. &

HARLEM AVE. - PLAT OF ABROGATION

This item is to consider recommending to the Village Board to Accept the Plat of Abrogation for Cornerstone Centre, located at the N.E. Corner of 183rd St. & Harlem Ave.

Rupen V. Shah, Sr. Project Manager with Gierczyk Development, in Homewood, Illinois, was present to request a Plat of Abrogation to vacate property under a public utility and a grant of easement at Gierczyk's Cornerstone Centre, located at the N.E. Corner of 183rd St. & Harlem Ave. This is a three lot subdivision consisting of offices, a retail center and a bank on the outlot. The area which was designated for detention on the site is no longer needed for this area due to the fact that the Developers have worked out a deal with the Developer to the South, Hartz Construction, to utilize the development's detention to store drainage and overflow for the subject property, as well as retention of some of the Glenswilly Subdivision. During the engineering analysis, the Village Engineer put the retention of this area across the street in the area of the Convention Center. The Developer was approached to buy into the retention area Hartz Construction is providing to the South and has chosen to do so. All of the water will go through the retention pipes under 183rd St. to the main retention Hartz is providing, so that the Developer can put the different utilities in and place, part of the office building and parking lot on the site, as planned.

Chairman Bruning said this will eliminate the retention pond in the area of the Townhomes, and is a much better concept for all parties concerned. Commissioner McLeod stated that she wished to know what building was going to replace the area where the Plat of Abrogation addressed. Mr. Shah stated that he would provide Staff with a copy of the plan showing the area which is to be abrogated, and what will be

placed in this area. Staff then will distribute this to the Commission. The Commission was in agreement that they wished to see this area in relation to the above.

A Motion was made by Commissioner Maureen McLeod, seconded by Commissioner Rita Walker, to recommend to the Village Board to Accept the Plat of Abrogation for Cornerstone Centre, located at the N.E. Corner of 183rd St. & Harlem Ave., and authorize the Chairman to Sign the Plat.

Vote by roll call as follows: Ayes: Maureen McLeod, Bill Reidy, Dan Riordan, Rita Walker and Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 5-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Developer Eamon Malone, of Malone & Moloney

Builders, in Tinley Park, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

ITEM #3: MALONE & MOLONEY, INC., 194TH ST. & 80TH AVE. -

SUBSTANTIAL DEVIATION TO THE BROOKSIDE GLEN PUD

This item is to consider recommending to the Village Board to Rezone property from R-5 Low Density Residential to R-2 Single Family Residential to allow for the construction of Single Family homes in lieu of Townhomes and to allow for the Condominium Portion of the Development to increase the building height.

Developer Eamon Malone, of Malone & Moloney Builders, in Tinley Park, Illinois, was present to request a Substantial Deviation to the Brookside Glen PUD to allow for the development of Single Family homes, and to allow for the Condominium portion of the development to increase the building height, from tree to four stories, with underground parking.

Originally, the Single Family portion of the development consisted of 1,127 lots, and the revised plan is for 1,182 lots, resulting in a gain of 65 Lots. 11 lots were lost to streets and the retention areas. The Townhomes were originally approved for 740 dwelling units, and by eliminating some of this area for the Single Family lots, it will take them down to 527 dwelling units, resulting in a loss of 213 dwelling units. The Condominiums will be 4-story buildings, rather than the approved 3-story buildings, taking up less overall space, with underground parking and elevators.

Commissioner Rita Walker reported that she, and Commissioner Cal Schipma, met with Mr. Malone and Planning Director, Dave Samuelson, and they feel this is a fairly good trade off, with regard to raising the building height on the Condominiums and adding more Single Family detached lots, rather than Multi-Family, which was previously approved for a greater loss in overall density for the entire Subdivision. There is more security with the parking underneath the Condominium buildings. This makes them more marketable and safer. Also, the Village will be gaining Single

Family housing, which we always like to do. This does not interfere with the overall objectivity of the Plan, as it was first approved. The height increase is proposed for the area proposed for Condominiums, backing up mostly to a Townhome area, where people are already living. The Condominiums were always planned to be in this area.

Planning Director, Dave Samuelson, said that, from a Village standpoint, the street layout for the Single Family area is much better, as there are not as many cul-de-sacs as originally proposed, which will be much easier for snow removal for the Village plows, and those types of municipal services, not to mention for people looking for a house in the area. There is a better rate of connection point for the streets. Even from the Condominium development area, the streets are a little bit smoother, without the many hard edges for street angles, making it an overall better plan. The original Plan always had been zoned for Condominiums and Townhomes in the original PUD. Also, the parking underneath the Condominium buildings is generally safer, without the necessity of further outbuildings for remote parking taking up additional greenspace possibilities.

Chairman Ron Bruning stated, for the record, that it is a very fair trade off, which is good for the Village in the long run. Also, for the record, he wishes to state his position of not liking 4-story Condominiums. If this were a new development coming before the Commission, he would not be in favor of this. The fact is, in the trade off, we are getting more Single Family homes, and improved, lower densities. The garages being placed under the Condominium buildings is also favorable. He just does not want to see a trend of allowing 4 and 5 story Condominiums, but he doesn't feel this is setting a precedent, as it is a Deviation to the PUD, not a new development. He is still opposed to new developments with any buildings higher than 3 stories.

Dave Samuelson advised that this item still has to return for a Public Hearing, and for Concept Approval from the Village Board. We need to let the Developer know if he should go ahead with Site Plans and Engineering at this point.

Commissioner Maureen McLeod asked what is the height of the 4-story units, with the underground parking. Mr. Malone said a 4-story building would be approximately 50' high, as opposed to a 3-story being 40'.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Maureen McLeod, to recommend to the Village Board to approve Concept Approval for a Substantial Deviation to the Brookside Glen PUD to allow for 4-story Condominiums and additional Single Family residential lots in lieu of Townhomes.

Vote by roll call as follows: Ayes: Maureen McLeod, Bill Reidy, Dan Riordan, Rita Walker and Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 5-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Tom Durkin, Planning Director with Arete' 3, Ltd.,

of Orland Park, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

ITEM #4: LOTS #9 & #10 IN TINLEY CROSSINGS CORPORATE CENTER,

185TH ST. & 80TH AVE. - PRELIMINARY & FINAL PLAT

**APPROVAL** 

This item is to consider recommending to the Village Board to grant Preliminary & Final Plat Approval for the Resubdivision of Lots #9 & #10 in Tinley Crossings Corporate Center located at 185th St. & 80th Ave. to allow for buildings to be placed on the property.

Tom Durkin, Planning Director, with Arete' 3, Ltd., of Orland Park, Illinois, was present to request Preliminary & Final Plat Approval from the Commission. He is requesting the Re-subdivision of Lots #9 & #10 into three Lots, #9A, #9B & #10. Four or five months ago, a Site Plan was approved for Darwin Realty and Development, which is located on what is shown on lot #9A. At that time, they indicated that they would have to return to the Commission for approval of a Resubdivision of the property. The Darwin Realty property on Lot #9A is a 2.74 acre parcel of property. Lot #9B is a 1.22 acre parcel of property between Lot #9A and Lot #10, which is a 2.88 acre parcel of property. The Developer was able to utilize a little more property for Lot #10, so this lot line has shifted toward what was originally thought to be the flood plain and wetlands located to the North, because it is not within the flood plain now.

Lot #10 is the property that was presented by Carl Vandenberg, for the Trace Ambulance building, to the Plan Commission a few weeks ago. The original line between Lots #9 & #10 shows a 15' Public Utility Grant of Easement. In the event that the development of a building on Lot #10 would be sitting on top of this easement, it will be abrogated. There are no utilities that exist in this easement at present, so future abrogation will not change anything. The only thing being done at this time is the shifting of lot lines, and adding a lot. This would allow for the

development of a 10,000 S.F. to 15,000 S.F. building.

A Motion was made by Commissioner Maureen McLeod, seconded by Commissioner Bill Reidy, to recommend to the Village Board to Grant Preliminary and Final Plat Approval for the Resubdivision of Lots #9 & #10 in Tinley Crossings Corporate Center located at 185th St. & 80th Ave. to allow for buildings to be placed on the property, and authorize the Chairman to Sign the Plat.

Vote by roll call as follows: Ayes: Maureen McLeod, Bill Reidy, Dan Riordan, Rita Walker and Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 5-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police

Department, and Chuck Burn, of Environco - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski

ITEM #5: GAS STATION & CONVENIENCE MART, S.E. CORNER OF

167TH ST. & OAK PARK AVE. - CONCEPT APPROVAL FOR A

SPECIAL USE PERMIT

This item is to consider recommending to the Village Board to grant Concept Approval for a Special Use Permit for a Gas Station & Convenience Mart located at the S.E. Corner of 167th St. & Oak Park Ave.

Chuck Burn, of Environco, presented the plan to the Commission. Mr. Burn reported that his company does all of the environmental work on old gas station sites, and also builds gas stations. A concern has been the underground tanks on the site and their removal. They have made application with the State Fire Marshal to remove the old tanks. The State Fire Marshal has agreed to remove the three 6,000 gallon tanks, and have the manufacturer, Olympia Corning, recertify them and reinstall them underground. New product lines would then be installed.

Mr. Burn then presented a drawing of the building after remodeling. The materials to be used are face brick and drivit, with a new mansard roof, or fascia, with the brand name of the gas station corporate sponsor, which still has to be determined. At this point it is not determined if it will be a Marathon, Mobil, or Phillips station.

Mr. Burn has met with the State Fire Marshal and our Fire Department, who have pretty much agreed with the method of tank removal, recertification and reinstallation of the underground tanks. All of the lines will be double wall pipe. There will be four islands with a canopy. There will be spill containment and overfill valves to be placed on the tanks, so any spillage will go back in the tanks. There will be a monitoring system that will be in the double wall piping, so if there is a leak in any of the piping, pumps or tanks, there will be notification in the monitoring system. The monitoring system will check all of the lines every night. They will have met all of the regulations on the tank and pump installation. The 20' setbacks have been

approved by the State Fire Marshal. They have met all of the State requirements, but they are interested in meeting both the State and local requirements.

Mr. Burn then presented a sketch of the landscaping, showing the placement of the canopy, parking and trash enclosure, as well. The Village indicated there is a new Landscaping Ordinance in the process, and they will meet these requirements. All oil companies have programs to provide funds for image improvements over a period of three years, and part of this is for landscaping. Currently, they are working in Naperville and Palos Park. The Palos Park site is across from Palos Community Hospital, and has intense landscaping going in. The Petitioner then went on to state that, because of the landscaping and redevelopment of the site, the current restaurant business on the property, Just Joe's, most likely will not be able to stay on this site. Also, the service bays will be removed and replaced with a Convenience store on site. It will be a more modern structure and use.

Chairman Bruning explained the process of assigning Commissioners to new items to work with the Developer, to work through issues, and come back for approval. He then assigned Commissioners Rita Walker and Maureen McLeod.

Fire Chief, Ken Dunn, said the State Fire Marshal's Office does have authority for underground storage tanks, but the Tinley Park Fire Department also has the authority for approving the underground tanks. To his knowledge, the only difference in requirements of the State Fire Marshal and the Tinley Park Fire Department is in signage, with additional signs and larger lettering than the State requires. Mr. Burn has discussed the process for the recertifying of the tanks with the Fire Department, and Chief Dunn reported there is no problem with that. Mr. Burn said the State Fire Marshal's office would have someone present to inspect during the installation, and they request the local Fire Department be present as well.

Chairman Bruning asked Mr. Burn if, until future notice, we should strike the word Marathon or continue to use this in the Minutes. Mr. Burn said it is actually Lake Shore Oil Co. that owns the station, and no brand name should be used at this point in time.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Tom Durkin, Planning Director with Arete' 3, Ltd.,

of Orland Park, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

ITEM #6: MORRISSEY & SONS TOWNHOME DEVELOPMENT, N.W.

CORNER OF 171ST ST. & MARILYN DR. (APPROX. 8200 WEST) -

REZONING

This item is to consider recommending to the Village Board for Rezoning Upon Annexation property from R-1 Single Family Residential to R-5 PD Low Density Residential Planned Development, located at the N.W. Corner of 171st St. & Marilyn Dr. (Approx. 8200 West) to allow for a Townhome Development.

Tom Durkin, Planning Director with Arete' 3, Ltd., of Orland Park, Illinois, presented the plan to the Commission. Mr. Morrissey is currently developing the Subdivision called Farmview Estates, on the S.E. Corner of 167th St. & 84th Ave., which is a very successful development. The site presented tonight is an approximately 2 acre piece of property just East of 84<sup>th</sup> Ave., on the North side of 171st St. Marilyn Dr. abuts the Eastern edge of the property, with the Chantilly Subdivision, by Hartz Construction, being located directly to the North and West of the property. Directly East across Marilyn Dr. are Single Family homes. To the South of the property is Park District property, and at the corner is property owned by the Southwest Christian School.

This is a 14-Unit Townhome Development, consisting of two, 5-Unit Townhome buildings directly on the North side of 171st St., and behind them to the North, two, 2-Unit Townhome buildings. These buildings are rear loading, so the garages are in the back, with the fronts of the units being seen from 171st St. There is a 24' Private Drive which accesses all of the units to the rear, and a 70' distance between the two Townhome units to be provided for open space. Detention is provided within the Chantilly Subdivision. When Hartz Construction built the Detention Pond, it was sized for this piece of property, so there is a recapture Mr. Morrissey will have to pay to Hartz Construction for that portion of the pond that is allocated for the 2 acres.

The Developer felt it was safer to access this property off of Marilyn Drive, taking the traffic off of 171st onto Marilyn and into the development, rather than slowing traffic down on 171st St. The gross density base is 7.6 units per acre, and the net density is 9.4 units per acre. The Chantilly Subdivision, directly to the North, has a gross density of 7.44 units per acre, but on a net density it is 9.86 units per acre.

Commissioner Maureen McLeod asked why they don't go with a 4 unit, 4 unit, 2 unit, and 2 unit resulting in a total of 12 total units instead of fourteen. Mr. Durkin said they feel they are going with the densities established in the Chantilly Subdivision.

Chairman Ron Bruning again asked why they couldn't have 4 units, 4 units, 2 units and 2 units, or at least 5 units, 4 units, 2 units and 2 units. He doesn't care what was done in the past, he is not in favor of the density, and would like them to look at this.

Mr. Durkin said they have not finalized the size of the units. They are coming in at 1400 S.F. to 1450 S.F. minimum, to 1800 S.F. per unit. These are quite a bit larger than the Chantilly units. This is unincorporated property and needs to be annexed to the Village. There is a lot of room for buffering and landscaping to the East of the property, which will face the Single Family homes. There is a 25' strip to the East for buffering as well.

Chairman Bruning assigned Commissioners Larry Zielinski and Debbie Blanusha to work with the Petitioner and report to the Commission.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Patrick J. Magner, of Magner-Manalang Architects,

of Oak Park, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

ITEM #7: ARBY'S ROAST BEEF RESTAURANT, N.E. CORNER OF 179TH

ST. & LAGRANGE RD. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for an Arby's Roast Beef Restaurant to be located at the N.E. Corner of 179th St. & LaGrange Rd.

Patrick Magner, of Magner-Manalang Architects, of Oak Park, Illinois, representing Arby's Restaurants, presented the plan to the Commission. They are proposing to construct an Arby's Restaurant on the outlot of the Gierczyk retail development at 179th St. & LaGrange Rd. Chairman Bruning said this location is in the shopping center presently being built at this location. The Arby's site had been intended to be a restaurant with a drive thru, as part of their original plan. Arby's is very interested in the site, which has access off of 179th St., continuing through the drive-up lane and to the parking lot. There is also an access coming off of the Retail Center to the parking lot or the entrance to the drive-up lane. The site is 30,000 S.F., with the proposed building being 2,700 S.F. There is parking for 37 cars, including 2 handicapped spaces, and there is stacking for up to 6 cars at the drive-up. The landscape drawing, which has been submitted as part of the preliminary review, is part of the site itself, along with the landscaping which was previously approved as part of the Gierczyk Development. There is one landscaper working for the entire site, and Arby's will use the same person.

The Petitioner said there had been mention, by Planning Director, Dave Samuelson, of consideration of going with part masonry in the building, and alternative elevations are being sent from the Arby's offices. Chairman Bruning asked Mr. Magner to identify on the site, where the Arby's will be located. It will be set back from 179th St. and LaGrange Rd., in the N.E. corner of the shopping center on the outlot.

Commissioner Dan Riordan asked if there was to be an Always Open Convenience Store with gas pumps in the area. Rupen V. Shah, Sr. Project Manager with Gierczyk Development, in Homewood, Illinois, said the Always Open franchise has gone out of business, and Gierczyk has had to break their lease with them. Gierczyk is in negotiations with someone to take over the land, but it will not be an Always Open.

Commissioner McLeod asked if there are variations to the buildings. Mr. Magner said Arby's is trying to convert their look to a newer image, but they are in the process of buying a lot of old Hardy's Restaurants for similar conversion.

Chairman Bruning assigned Commissioners Dan Riordan and Cal Schipma to work with the Petitioner and report to the Commission.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Patrick J. Magner, of Magner-Manalang Architects,

of Oak Park, Illinois - Petitioner

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

ITEM #8: ARBY'S ROAST BEEF RESTAURANT, S.E. CORNER OF 183RD

ST. & NORTH CREEK DR. - CONCEPT APPROVAL FOR

REZONING

This item is to consider recommending to the Village Board for Concept Approval for Rezoning property from R-1 Single Family Residential to B-3 General Business & Commercial, for the property located at the S.E. Corner of 183rd St. & North Creek Dr. to allow for an Arby's Roast Beef Restaurant on the property.

Chairman Bruning said this location is to the west of Wendy's, where the old, white farmhouse is located on 183rd St.

Patrick Magner, of Magner-Manalang Architects, of Oak Park, Illinois, representing Arby's Restaurants, presented the plan to the Commission. The owner of the property sold off the surrounding land to the North Creek Ventures Group, as annexed to the Village of Tinley Park, but did not annex their house at that time. The site is on the North side of 183rd St., just West of Harlem Ave. They do not know, at this point, what they will have for driveway access. They are proposing two driveways, and are working with IDOT to see what they will be given. There will be access into the site, with drive-up lanes to the rear. The building will be similar to the building proposed at 179th St. & LaGrange Rd., approximately 2700 S.F. in size. The renderings submitted for this site are the same as those presented for the other site, presented earlier this evening. Landscape drawings have not been done at this time, pending the Long Range Planning Commission review.

Chairman Bruning asked if the East end of the property abuts to one of the roads going into North Creek, and asked if they could use one of those for access, because he doubts if they will get two curb cuts onto 183rd St. Dave Samuelson said the East end does abut to the road, and the Petitioner is still working with IDOT for access

on 183rd St. Mr. Magner said at this point there are no engineered drawings to present, as the process is still in the initial stages.

Chairman Bruning assigned Commissioners Dan Riordan and Cal Schipma to work with the Petitioner and report to the Commission.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE AUGUST 5, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Maureen McLeod,

Bill Reidy, Dan Riordan and Rita Walker

GUESTS: Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention

Admin/Fire Chief, Commander Charles Montgomery - Police Department, Deborah Zatkalik, of Network Real Estate Group, Ltd., of Orland Park, Illinois, and Dr. Karen Becker,

Veterinarian, of Orland Park - Petitioners

ABSENT: Commissioners: Debbie Blanusha, Bob McClellan, Cal Schipma

and Larry Zielinski.

ITEM #9: VETERINARY CLINIC, 17236 S. HARLEM AVE. - CONCEPT

APPROVAL FOR A SPECIAL USE PERMIT

This item is to Consider recommending to the Village Board for Concept Approval for a Special Use Permit to allow for a Veterinary Clinic, located at 17236 S. Harlem Ave.

Deborah Zatkalik, of Network Real Estate Group, Ltd., of Orland Park, Illinois, representing Dr. Karen Becker, was present to request Concept Approval for a Special Use Permit to allow for a Veterinary Clinic located at 17236 S. Harlem Ave. This property was previously the Midwest Physician's Center. Ms. Zatkalik submitted a letter from Re/Max Team 2000, who represents the owner of the property, Thomas Thoren, who resides in half of the building, that Dr. Becker has a letter of intent, pending Village approval. As the building was originally built for medical purposes, there is little to no build out, which is an advantage to having Dr. Becker as a lessee.

Planning Director, Dave Samuelson, explained that the reason for the Concept for Special Use for a Veterinary Clinic is, that it is a Special Use in any business zoning district. There is concern by people about what happens in the euthanasia and boarding of animals in most cases, but the Petitioner has stated that she does not board animals on site.

Ms. Zatkalik said there would be no overnight stays. If surgery requires overnight, they will be moved to a 24-hour facility at another location. Most clientele are not domestic animals, so there will be a minimal amount of barking, etc. Care will be given small animals and birds.

The building is just under 2,500 S.F., with the entire building being 5,000 S.F. The owner, Mr. Thoren, utilizes half of the building for his insurance business.

Chairman Bruning asked if Dr. Becker intends to move in this year, and was told that Dr. Becker intends to move in as soon as she possibly can. Ms. Zatkalik said there is no build out, so Dr. Becker can move in as soon as she receives Village approval.

Chairman Bruning assigned Commissioners Bob McClellan and Bill Reidy to work with the Petitioner and report to the Commission.

A Motion was made by Commissioner Dan Riordan, seconded by Commissioner Maureen McLeod, to adjourn the meeting at 8:55 p.m. Vote by voice call. Motion carried.

## AGENDA FOR MEETING LONG RANGE PLANNING COMMISSION SEPTEMBER 16, 1999

Public Hearing #1: Gas Station & Convenience Mart, 16701 S. Oak Park

**Ave. - Special Use Permit -** Consider recommending to the Village Board to grant a Special Use Permit in the B-1 Neighborhood Shopping Zoning District to allow for a Gasoline Service Station and Convenience Food Mart

located at 16701 S. Oak Park Ave.

Public Hearing #2: Malone & Moloney, Inc., 194th St. & 80th Ave. -

Substantial Deviation to the Brookside Glen PUD - Consider recommending to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD in the R-2 PD Single Family Residential Zoning District to allow for the construction of Single Family Homes in lieu of Townhomes and in the R-5 Low Density Residential Zoning District to increase the Building Height in the

Condominium portion of the Development.

Public Hearing #3: Veterinary Clinic, 17236 S. Harlem Ave. - Special Use

**Permit -** Consider recommending to the Village Board to grant a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Veterinary Clinic

to be located at 17236 S. Harlem Ave.

Meeting Called to Order:

Roll Call Taken:

Approval of Minutes: September 2, 1999

Communications: Remind all Petitioners to give the secretary business cards.

Item #1: Gas Station & Convenience Mart, 16701 S. Oak Park Ave.

Special Use Permit (Rita Walker & Maureen McLeod)

Action: Consider recommending to the Village Board to grant a Special Use

Permit in the B-1 Neighborhood Shopping Zoning District to allow for a Gasoline Service Station and Convenience Food Mart located at 16701

S. Oak Park Ave.

Comments:	

Item #2:	Malone & Moloney, Inc., 194th St. & 80th Ave Substantial Deviation to the Brookside Glen PUD (Cal Schipma & Rita Walker)
Action:	Consider recommending to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD in the R-2 PD Zoning District to allow for the Construction of Single Family Homes in lieu of Townhomes, and in the R-5 Zoning District to increase the Building Height in the Condensition position of the Double Research
Comments:	Height in the Condominium portion of the Development.
Item #3:	Veterinary Clinic, 17236 S. Harlem Ave Special Use Permit (Bill Reidy & Bob McClellan)
Action:	Consider recommending to the Village Board to grant a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Veterinary Clinic located at 17236 S. Harlem Ave.
Comments:	
Item #4:	Mansfield Court Townhomes Unit 3, N.E. Corner of 92nd Ave. & 183rd St Preliminary & Final Plat Approval (Rita Walker & Maureen McLeod)
Action:	Consider recommending to the Village Board to grant Preliminary & Final Plat Approval for Mansfield Court Townhomes Unit 3 located at the N.E. Corner of 92nd Ave. & 183rd St. and authorize the Chairman to Sign the Plat.
Comments:_	
Item #5:	Fairfield Glen Unit 1, N.W. Corner of 88th Ave., at 19900 South - Preliminary & Final Plat Approval (Bob McClellan & Rita Walker)
Action:	Consider recommending to the Village Board to grant Preliminary & Final Plat Approval for Unit 1 of the Fairfield Glen Single Family Subdivision, consisting of 53 Lots, located at the N.W. Corner of 88th Ave., at 19900 South, and Authorize the Chairman to Sign the Plat.
Comments:_	

Item #6:	Southpoint #6 Building, Lot #12 in Tinley Crossings Corporate Center - Site Plan Approval (Cal Schipma & Maureen McLeod)
Action:	Consider granting Site Plan Approval for McShane Construction's, 150,000 S.F. Industrial/Warehouse Building, Southpoint #6, to be located on Lot #12 in Tinley Crossings Corporate Center.
Comments:	
Item #7:	Southpoint #3 Building, Lot #8 in Tinley Crossings Corporate Center - Site Plan Approval (Cal Schipma & Maureen McLeod)
Action:	Consider granting Site Plan Approval for McShane Construction's, approximately 90,000 S.F. Office/Warehouse, Multi-Tenant Building, Southpoint #3, to be located on Lot #8 in Tinley Crossings Corporate Center.
Comments:_	
Item #8:	Pro-Tyme Classic Billiards, Business Zoning District - Special Use Permit (Bob McClellan & Bill Reidy)
Action:	Consider recommending to the Village Board to grant a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Billiards Parlor to be located within a Business Zoning District in the Village.
Comments:_	
Item #9:	Christian Life Center, S.W. Corner of 183rd St. & Ridgeland Ave Site Plan Approval (New Item)
Action:	Consider granting Site Plan Approval for an addition to the Christian Life Center Church, located at the S.W. Corner of 183rd St. & Ridgeland Ave.
Comments:_	

Item #10: Westbourne Grove Townhomes, S.E. Corner of 179th St. & 94th Ave. - Site Plan Approval (Bob McClellan & Dan Riordan)

Action:

Consider granting Site Plan Approval for the Residential portion of the Westbourne Grove Townhome Development located at the S.E. Corner of 179th St. & 94th Ave.

Comments:\_\_\_\_

Item #11: Commissioner Reports on Visits to Commissions: EDC, ICC and Main Street

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

A Public Hearing was held on September 16, 1999, by the Long Range Plan Commission to consider recommending to the Village Board to grant a Special Use Permit in the B-1 Neighborhood Shopping Zoning District to allow for a Gasoline Service Station and Convenience Food Mart located at 16701 S. Oak Park Ave. The Public Hearing was called to order at 7:30 p.m., by Chairman Ron Bruning, and roll call was taken as follows:

**PRESENT:** Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, M. C. "Chuck" Byrne with Enviroco, in Lockport, Illinois, representing Property Owner, Jack Busch, of Lake Shore

Petroleum Corp., in Burr Ridge, Illinois - Petitioner

**ABSENT:** Commissioners: Debbie Blanusha and Dan Riordan

PUBLIC HEARING #1: GAS STATION & CONVENIENCE MART, 16701 S. OAK PARK AVE. - SPECIAL USE PERMIT

M. C. "Chuck" Byrne, with Enviroco, in Lockport, Illinois, representing Property Owner, Jack Busch, of Lake Shore Petroleum Corp., in Burr Ridge, Illinois, was present to request a Special Use Permit to operate a gas station on the property located at 16701 S. Oak Park Ave. The property also includes a Hot Dog Stand, called "Just Joe's", which has been doing business there for many years in a trailer. The gas station has been closed for several years now, and will require a Special Use Permit to operate in the B-1 Zoning District. They will bring the existing building up to the standards of the Village, and the underground tanks will be recertified by the EPA and the Fire Marshall's Office. He displayed renderings of the proposed Site Plan and Landscaping Plan, and noted that they will meet the necessary parking requirements, including handicapped spaces. They received Concept Approval for a Special Use Permit from the Long Range Plan Commission at the August 19, 1999, meeting, and subsequently from the Village Board.

He has contacted the owners of the Hot Dog Stand, and proposed that they would

build a new building that would include space for their business, with their own washroom facilities, and write a long-term lease. The lease for Just Joe's has not been drawn up yet, because it is necessary to first receive the Special Use Permit to operate the Gas Station. Otherwise, the purchase of the property will not go through. However, he did speak to the owners of the shopping center regarding their lease rates, and was told that they are running about \$12.00 per Square Foot, which would be agreeable to Lake Shore Petroleum. There will be some parking spaces designated for Just Joe's, per Village requirements, and they have contacted the Management Company for the Shopping Center regarding the use of some parking spaces located on their property.

Chairman Bruning asked if anyone wished to address this Public Hearing. William Filipski and Veronica Stansu, co-owners of Just Joe's Hot Dogs, questioned why Mr. Byrne contacted the Shopping Center's Management Company regarding the use of their parking spaces, without speaking to them first, when they feel it should have been their responsibility. They stated that there is plenty of parking available in the shopping center lot with no restricted spaces, and asked why it is necessary to designate spaces for their business. Mr. Byrne explained that they are required by Village codes to show the required number of handicapped spaces and designated parking on the Site Plan for their own property, disregarding the availability of parking on the Shopping Center property. Ms. Stansu noted that the Shopping Center lot was just repaved and has designated handicapped spaces.

Chairman Bruning explained that this Public Hearing is to decide whether or not to grant a Special Use Permit to operate a Gas Station in the B-1 Zoning District. Whether Just Joe's will be a part of this development, or not, is a separate issue that will have to be worked out privately between the two parties involved. If the Special Use Permit is granted to operate the Gas Station, the Petitioner will be required to come back to this Commission for Site Plan Approval. Details such as the building elevations, parking requirements and landscaping will be worked out at that time.

A Motion was made by Commissioner Cal Schipma, seconded by Commissioner Rita Walker, to close Public Hearing #1 at 7:40 p.m. Vote by voice call. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

A Public Hearing was held on September 16, 1999, by the Long Range Plan Commission to consider recommending to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD in the R-2 PD Single Family Residential Zoning District to allow for the construction of Single Family homes in lieu of Townhomes and in the R-5 Low Density Residential Zoning District to increase the Building Height in the Condominium portion of the Development. The Public Hearing was called to order at 7:41 p.m., by Chairman Ron Bruning, and roll call was taken as follows:

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, Developer Eamon Malone, of Malone & Moloney, Inc., in Tinley Park, Illinois, Developer Frank Bradley, of Crana Homes, Inc., of Tinley Park, Illinois, and Civil Engineer, Ted M. Virgilio, with Branecki-Virgilio & Associates, in Des Plaines.

Illinois - Petitioners

**ABSENT:** Commissioners: Debbie Blanusha and Dan Riordan

PUBLIC HEARING #2: MALONE & MOLONEY, INC., 194TH ST. &

80TH AVE. - SUBSTANTIAL DEVIATION TO

THE BROOKSIDE GLEN PUD

Developer Eamon Malone, of Malone & Moloney, Inc., in Tinley Park, Illinois, Developer Frank Bradley, of Crana Homes, Inc., of Tinley Park, Illinois, and Civil Engineer, Ted M. Virgilio, with Branecki-Virgilio & Associates, in Des Plaines, Illinois, were present to request a Substantial Deviation to the Brookside Glen PUD. This portion of Brookside Glen is bordered on the South by 191st St., on the West by 88th Ave., and on the East by Harlem Ave. It will encompass Single Family, Townhomes, Condominiums, Commercial Shopping, Office & Restricted Industrial, Open Space, Parks and School sites.

They propose to make changes in the Townhome and Condominium areas. The

original plan called for 740 Townhome Units, however, the Village has expressed some concern over that number of Units. Now that development is beginning in that area, the Developers have decided to request that the amount of Townhome Units be reduced to 527 Units, which is a decrease of 213 Units, and instead build 65 Single Family homes on the property. After meeting with Village Staff, they have settled on a plan that proposes that a portion of the Townhome area become Single Family. This would give them a total of 1,192 Single Family Homes and 527 Townhome Units. If this plan is approved, it would mean an overall reduction of 148 Dwelling Units.

The Developers are now considering the Condominium area for development, and have decided on a type of building. He displayed a rendering of the proposed 4-Story, 16-Unit, 56' high building. There would be a total of 22 Buildings, for a total of 352 Dwelling Units. Each building will have an elevator and underground parking located under the building. The plan allows for additional parking spaces for the buildings, as well as more open space. The density with the original plan was about 12 Dwelling Units per acre, and with this proposed plan, the density would be at about 13 Dwelling Units per acre. The total number of Dwelling Units would increase by 94 Units, but when combined with the loss of 148 Townhome Units, this plan has a net loss of 54 Dwelling Units.

Chairman Bruning asked if anyone wished to address this Public Hearing. John Mulligan, a resident at 7911 Richardson Ln., asked if they would be increasing the number of exits from the Subdivision to handle the increased traffic, or would it still just be 191st St. and 80th Ave.? Eamon Malone answered that the roadways will remain the same, however, they have widened the boulevard to allow for more vehicle traffic leading to the main exit on 80th Ave., and they will add another exit onto 191st St.

Wally Copeland, a resident at 7961 Richardson Ln., asked what the height of the 3-Story building was, as opposed to 56' high for 4-Story buildings. Eamon Malone answered that the height of the 3-Story building was 40'.

Mary Ellen Naumczik, a resident at 8602 Meadows Edge Tr., asked if the Wetland area would remain the same, and if the boundaries for the Condo. and Townhome areas would remain the same. Eamon Malone answered that the Wetland area would be untouched, and the boundaries for the Condo. and Townhome areas would be fairly close to the same.

Jim Kapala, a resident at 8130 Edgebrook Ln., asked if the landscaping setbacks would change in regard to the Condo. area. Eamon Malone answered that the open space boundary has remained the same. Mr. Kapala stated that he would like to see more of a buffer, because the closest Condo. building will be only about 55' from his property line.

Mike Levickas, a resident at 8131 Edgebrook Ln., stated that he feels that both Developers have done a fine job, so far, with the whole development, and asked if the grade in the Townhome area would have to be raised to comply with the approved grading plan, because it is a low area. When it rains now, there is quite a lot of water running through the swale, and it comes up into the yards. Eamon Malone answered that the detention area will be enlarged to accommodate the increased usage. The drainage ditch along the walking path already carries quite a bit of water, as it was designed to do.

Roy Mayer, a resident at 7811 Richardson Ln., asked what the starting date for the Condo. area would be. Eamon Malone answered that it would be sometime next year.

Jason Kresesky, a resident at 8544 Meadows Edge Tr., stated that the detention area needs to be enlarged to handle the increase, because the storm drain behind his home can't handle the water as it is now.

Loretta Finnegan, a resident at 7740 Northfield Ln., asked why the Developers are requesting to add a fourth story to the Condo. buildings. Eamon Malone answered that it was decided that they should cut down on the density of the Townhomes, and add Single Family Homes. Adding a fourth story to the Condo. building means that the footprint of the building is smaller, because they go up instead of out. They take up less space, which means that there is more green space around and between the buildings. Also, elevators and underground parking are desirable selling points for Condos.

Lorraine Hermann, a resident at 7805 Richardson Ln., stated that she is opposed to a 4-Story building, and asked what was the motivation for the change. She was not happy about 3-Story buildings, and this will be worse. Eamon Malone answered that the decision was made to cut down on the number of Townhomes that was originally approved and build Single Family Homes in that area. This should not impact the schools in the area, even though Townhomes generally contribute fewer children to the schools than Single Family homes. 4-Story Condo. buildings will mean smaller buildings, allowing for more green space and more space between the buildings, and also elevators and underground parking.

Planning Director, Dave Samuelson, explained that they have discussed this with the Frankfort School District, and, due to the reduction in the number of total Dwelling Units, there shouldn't be a significant change. For census purposes they generally figure 2-1/2 people per household for Townhomes, and 3-1/2 people per household for Single Family homes. When Brookside Glen was originally proposed, in 1989, it was for a Mixed-Use Development, including Single Family, Townhomes, Condos. and Commercial. We are holding this Public Hearing so that the residents can voice their opinions, ask questions and get accurate information about what is being proposed.

Robert Perry, a resident at 7762 Northfield Ln., asked if the buffer between the Townhome and Condo. areas will be increased, and also what the asking price will be for the Condos. Eamon Malone answered that the green space between the two areas will not be increased, because they have to maintain the required setbacks, but it will be heavily landscaped. They have not set the asking price for the Condos, as of yet, but it will be in the range of \$120,000 to \$150,000.

Valarie Ashack, a resident at 8608 Meadows Edge Tr., asked when the parks would be set up. There are a lot of families living in Brookside Glen, but not one park. Eamon Malone noted that they have designated 100 acres overall for parks, and given it to the Frankfort Square Park District to develop. Dave Samuelson stated that the Village will discuss this with the Frankfort Square Park District, and ask them to speed up development of the park property. Commissioner Rita Walker asked if the Developers made donations of money to the Park District, and Eamon Malone answered that they give them land instead.

Rosemary Copeland, a resident at 7961 Richardson Ln., asked whether the parking in the Condo. area would be around the buildings or in the center of the buildings. Eamon Malone answered that the buildings would have parking underneath the buildings, and there will be interior roadways and parking lots. Greenway Blvd. will be continued to access the Condo. area. Mrs. Copeland added that she is opposed to 4-Story buildings, and asked if the number of buildings would be increased. Eamon Malone answered that there will be more, but smaller, buildings.

John DeLuca, a resident at 8654 Brookside Glen Dr., asked where the access points would be for the Condos. and Single Family homes. Eamon Malone answered that there will be a roadway extended to each separate area.

Jamie Boswell, a resident at 8742 Brookside Glen Dr., asked if there are any other Condo. buildings of a similar height in Tinley Park, that they could look at, or will this be the only ones. Chairman Bruning answered that there are similar buildings in The Pines Development, at 183rd St. and Ridgeland Ave.

Gary Smith, a resident at 7934 Richardson Ln., stated that he is also opposed to having 4-Story Condo. buildings so close to his home. Engineer, Ted Virgilio, with Branecki-Virgilio & Associates, in Des Plaines, Illinois, noted that the buildings would be approximately 180' from Mr. Smith's home.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Bill Reidy, to close Public Hearing #2 at 8:16 p.m. Vote by voice call. Motion carried.

TO:

THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM:

THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT:

THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

A Public Hearing was held on September 16, 1999, by the Long Range Plan Commission to consider recommending to the Village Board to grant a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Veterinary Clinic to be located at 17236 S. Harlem Ave.. The Public Hearing was called to order at 8:17 p.m., by Chairman Ron Bruning, and roll call was taken as follows:

PRESENT:

Chairman Ron Bruning and Commissioners: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski

**GUESTS:** 

Dave Seaman - Trustee Liaison, Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, Veterinarian, Karen Becker, of Tinley Park, Illinois, and Deborah Zatkalik, with Network Real Estate Group, Ltd., in Orland Park, Illinois - Petitioners

ABSENT:

Commissioners: Debbie Blanusha and Dan Riordan

**PUBLIC HEARING #3:** 

VETERINARY CLINIC, 17236 S. HARLEM AVE. - SPECIAL USE PERMIT

Veterinarian, Karen Becker, of Tinley Park, Illinois, was present to request a Special Use Permit to open a small animal practice at 17236 S. Harlem Ave. She does work on dogs and cats, however, she specializes in exotic animals and birds. There will be no boarding of animals, or overnight stays at this location. Any animals requiring surgery would be sent to another location. She also offers alternative treatments in her practice, such as acupuncture, which are not widely available in this area.

Chairman Bruning asked if anyone wished to address this Public Hearing. Richard Danciu, a resident at 16707 Tudor Ln., and Pam Juliano, a resident at 17625 Ridgeland Ave., were present to say that they take their pets to Dr. Becker, and that there is a need for the specialized services that she offers in her practice. A Motion was made by Commissioner Bob McClellan, seconded by Commissioner Maureen McLeod, to close Public Hearing #3 at 8:19 p.m. Vote by voice call. Motion carried.

TO:

THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM:

THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT:

THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

The regular meeting was called to order at 8:20 p.m., by Chairman Ron Bruning, and roll call was taken as follows:

PRESENT:

Chairman Ron Bruning and Commissioners: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski

**GUESTS:** 

Dave Seaman - Trustee Liaison, Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, M. C. "Chuck" Byrne with Enviroco, in Lockport, Illinois, representing Property Owner, Jack Busch, of Lake Shore Petroleum Corp., in Burr Ridge, Illinois - Petitioner

ABSENT:

Commissioners: Debbie Blanusha and Dan Riordan

Chairman Bruning called for approval of the Minutes of the September 2, 1999, Meeting. There were no changes or corrections to the Minutes. A Motion was made by Commissioner Rita Walker, seconded by Commissioner Bill Reidy, to approve the Minutes of the September 2, 1999, Meeting as presented. Vote by voice call. Motion carried.

## ITEM #1: GAS STATION & CONVENIENCE MART, 16701 S. OAK PARK AVE. - SPECIAL USE PERMIT

This item is to consider recommending to the Village Board to grant a Special Use Permit in the B-1 Neighborhood Shopping Zoning District to allow for a Gasoline Service Station and Convenience Food Mart located at 16701 S. Oak Park Ave.

M. C. "Chuck" Byrne, with Enviroco, in Lockport, Illinois, representing Property Owner, Jack Busch, of Lake Shore Petroleum Corp., in Burr Ridge, Illinois, wanted to state, for the record, that he discovered that Ace Hardware was parking some of their equipment on the gas station property, and also Patton's Tire & Auto, across the street, was parking cars and trucks on the property, while repaving their lot. He wanted the Commission to know that this was done without their knowledge or permission, and it looked as though they had leased the property out for truck parking. He has asked them both to remove their vehicles at once, and not to park them there in the future.

As to the concern brought up during the Public Hearing by Mr. Filipski and Ms. Stansu, regarding his contacting the management company for the Shopping Center, he would like to clarify that it was done because they will not have the required spaces available for Just Joe's business on their own property. They will need to have an agreement with the Shopping Center to designate some of their spaces for Just Joe's, in the event that they do receive the Special Use Permit to operate the Gas Station.

Commissioner Rita Walker stated that this property has been vacant for a long time, and has become an eyesore. This use will clean up the corner, and make it more appealing for people who drive through the area. They have spoken to the Petitioner about having washrooms available in the building, and also providing tire services for customers. They also suggested that the egress points on both Oak Park Ave. and 167th St. be changed to right turn only exits for safety purposes, due to their close proximity to the intersection.

Commissioner Larry Zielinski noted that the last development that proposed to go into this location had agreed to carry on the old-fashioned street lighting along their property, and suggested that the Petitioner consider doing the same thing.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Maureen McLeod, to recommend to the Village Board to grant a Special Use Permit in the B-1 Neighborhood Shopping Zoning District to allow for a Gasoline Service Station and Convenience Food Mart located at 16701 S. Oak Park Ave.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 7-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, Developer Eamon Malone, of Malone & Moloney, Inc., in Tinley Park, Illinois, Developer Frank Bradley, of Crana Homes, Inc., of Tinley Park, Illinois, and Civil Engineer, Ted M. Virgilio, with Branecki-Virgilio & Associates, in Des Plaines.

Illinois - Petitioners

ABSENT: Commissioners: Debbie Blanusha and Dan Riordan

ITEM #2: MALONE & MOLONEY, INC., 194TH ST. & 80TH AVE. - SUBSTANTIAL DEVIATION TO THE BROOKSIDE GLEN PUD

This item is to consider recommending to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD in the R-2 PD Zoning District to allow for the Construction of Single Family Homes in lieu of Townhomes, and in the R-5 Zoning District to increase the Building Height in the Condominium portion of the Development.

Commissioner Bob McClellan asked what type of sewer would be installed, and Eamon Malone answered that it would be a storm sewer, flared on each end, with a grate on the top. He also suggested that the Developer make every effort to have adequate screening between the different areas.

Chairman Bruning asked Mr. Malone if it would be possible to move the Condo. buildings further away from the Single Family homes, and Mr. Malone answered that it would require a Variance to move the buildings, because they have to meet the minimum required space between the buildings. Chairman Bruning also suggested that the residents call the Frankfort Park District to request that they speed up the development of the park property in Brookside Glen. Commissioner Larry Zielinski suggested that the low area that will be developed as Single Family homes be built up to a higher grade.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Cal Schipma, to recommend to the Village Board to grant a Substantial Deviation to the Brookside Glen PUD in the R-2 PD Zoning District to allow for the Construction of Single Family Homes in lieu of Townhomes, and in the R-5 Zoning District to increase the Building Height in the Condominium portion of the Development to allow 4-Story Buildings, not to exceed 56' in Height, and that engineering be done to alleviate traffic flow problems within the Subdivision.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 7-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, Veterinarian Karen Becker, of Tinley Park, Illinois and Deborah Zatkalik of Network Real Estate Group, Ltd., in

Orland Park, Illinois - Petitioners

ABSENT: Commissioners: Debbie Blanusha and Dan Riordan

ITEM #3: VETERINARY CLINIC, 17236 S. HARLEM AVE. - SPECIAL USE

**PERMIT** 

This item is to consider recommending to the Village Board to grant a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Veterinary Clinic located at 17236 S. Harlem Ave.

Veterinarian Karen Becker was present to request a Special Use Permit from the Commission. She will operate a small animal practice, specializing in exotic animals and birds, with no boarding or overnight stays.

A Motion was made by Commissioner Bill Reidy, seconded by Commissioner Bob McClellan, to recommend to the Village Board to grant a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Veterinary Clinic located at 17236 S. Harlem Ave., subject to the stipulation that there be no boarding or overnight stays.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Bill Reidy, Dan Riordan, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 7-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police

Department,

**ABSENT:** Commissioners: Debbie Blanusha and Dan Riordan

ITEM #4: MANSFIELD COURT TOWNHOMES UNIT 3, N.E. CORNER OF

92ND AVE. & 183RD ST. - PRELIMINARY & FINAL PLAT

**APPROVAL** 

This item is to consider recommending to the Village Board to grant Preliminary & Final Plat Approval for Mansfield Court Townhomes Unit 3, located at the N.E. Corner of 92nd Ave. & 183rd St. and authorize the Chairman to Sign the Plat.

Planning Director, Dave Samuelson, stated that he would be presenting the Plat to the Commission, due to the fact that the Petitioner was unable to attend the Meeting. This Plat consists of one lot, Lot #14, which will contain one, 4-Unit Building. The Developer is planning to Plat one lot at a time, because they would like to have one completed building in order to sell some units over Christmas. There will be 40 Units in total. Commissioner Rita Walker stated that the Plat is consistent with the overall plan.

Chairman Bruning stated that he is not happy with the proposed elevations of the buildings. They look too much like barracks, and he would like to see the Developers do some facade changes, to break up the straight lines of the buildings. Dave Samuelson noted that he would pass along that suggestion to the Developer.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Maureen McLeod, to recommend to the Village Board to grant Preliminary & Final Plat Approval for Lot 14 of Gallagher & Henry's Mansfield Court Townhomes Unit 3, located at the N.E Corner of 92nd Ave. & 183rd St., and authorize the Chairman to Sign the Plat.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 7-0-0. Motion carried.

TO:

THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM:

THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT:

THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT:

Chairman Ron Bruning and Commissioners: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

**GUESTS:** 

Dave Seaman - Trustee Liaison, Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention Admin./Fire Chief. Commander Chuck Montgomery and Officer Roger Barton - Police Department, Hugh McLaughlin, President of Swilly Development.

Inc., in Orland Park, Illinois - Petitioner

ABSENT:

Commissioners: Debbie Blanusha and Dan Riordan

**ITEM #5:** FAIRFIELD GLEN UNIT 1, N.W. CORNER OF 88TH AVE., AT 19900 SOUTH - PRELIMINARY & FINAL PLAT APPROVAL

This item is to consider recommending to the Village Board to grant Preliminary & Final Plat Approval for Unit 1 of the Fairfield Glen Single Family Subdivision, consisting of 53 Lots, located at the N.W. Corner of 88th Ave., at 19900 South, and Authorize the Chairman to Sign the Plat.

Hugh McLaughlin, President of Swilly Development, Inc., in Orland Park, Illinois, was present to request Preliminary & Final Plat Approval from the Commission. He has met with the Assigned Commissioners, Bob McClellan and Rita Walker. This property is located in the lower, left-hand corner of the Brookside Glen Development. They have lost 7 or 8 lots, due to Wetlands, leaving them with a total of 53 lots.

A Motion was made by Commissioner Rita Walker, seconded by Commissioner Bob McClellan, to recommend to the Village Board to grant Preliminary & Final Plat Approval for Unit 1 of Swilly Development's Fairfield Glen Single Family Subdivision. subject to Final Engineering Approval and authorize the Chairman to Sign the Plat.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Abstain: None.

Vote: 7-0-0. Motion carried.

TO:

THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM:

THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT:

THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT:

Chairman Ron Bruning and Commissioners: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

**GUESTS:** 

Dave Seaman - Trustee Liaison, Dave Samuelson - Planning Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, Johnathan C. Malm, Vice President of McShane

Corporation, in Rosemont, Illinois - Petitioner

ABSENT:

Commissioners: Debbie Blanusha and Dan Riordan

ITEM #6:

SOUTHPOINT #3 BUILDING, LOT #8, AND SOUTHPOINT #6 BUILDING, LOT #12, IN TINLEY CROSSINGS CORPORATE CENTER - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for McShane Construction's 115,000 S.F. Southpoint #3 Office/Warehouse Building, on Lot #8 and the 150,000 S.F. Southpoint #6 Industrial/Warehouse Building on Lot #12, in Tinley Crossings Corporate Center.

Jonathan C. Malm, Vice President of McShane Corporation, in Rosemont, Illinois, was present to request Site Plan Approval from the Commission. These lots in Tinley Crossings Corporate Center are bordered by 183rd St., 185th St., 80th Ave. and I-80. McShane Corporation and TCB Development are joint-venturing on these Southpoint buildings. Southpoint #6 is 150,000 S.F. in size, and is an Industrial/Warehouse building, and Southpoint #3 is 115,000 S.F. in size, and is a Multi-Tenant, Office/Warehouse building. They will be visually compatible with the existing buildings, although each will be slightly different in design. They are designed to have from 1 to 4 users, depending on the amount of space required.

Commissioner Cal Schipma stated that he has met with the Petitioners, and saw no problems with the proposed Site Plan. The buildings have enough of a difference so that they can be told apart, and he was pleased to see that the grading plan shows the actual contours for berming. Commissioner Maureen McLeod stated that the buildings are very similar color schemes, and the landscaping is extensive along 183rd St., including berms.

A Motion was made by Commissioner Cal Schipma, seconded by Commissioner Maureen McLeod, to grant Site Plan Approval for McShane Construction's 115,000 S.F. Southpoint #3 Building, on Lot #8 and the 150,000 S.F. Southpoint #6 Building, on Lot #12, in Tinley Crossings Corporate Center.

Vote by roll call as follows: Ayes: Bob McClellan, Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry Zielinski, Chairman Ron Bruning. Nays: None. Abstain: None.

Vote: 7-0-0. Motion carried.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police

Department

ABSENT: Commissioners: Debbie Blanusha and Dan Riordan

ITEM #7: PRO-TYME CLASSIC BILLIARDS, BUSINESS ZONING

DISTRICT - CONCEPT APPROVAL FOR A SPECIAL USE

**PERMIT** 

This item is to consider recommending to the Village Board for Concept Approval for a Special Use Permit in the B-3 General Business & Commercial Zoning District to allow for a Billiards Parlor to be located within a Business Zoning District in the Village.

Chairman Bruning stated that, at the request of the Petitioners, Ed Hiller and Ed Keebler, of Pro-Tyme Classic Billiards, in Orland Park, Illinois, this item will be continued to the October 7, 1999, Meeting date.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan.

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police Department, Architect Anthony Mull, with F B I Buildings, Inc., in Remington, Indiana, and Engineer Robert E. Polk, Sr., with

Farnsworth & Polk, in Naperville, Illinois - Petitioners

ABSENT: Commissioners: Debbie Blanusha and Dan Riordan

ITEM #8: CHRISTIAN LIFE CENTER ADDITION, S.W. CORNER OF 183RD

ST. & RIDGELAND AVE. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for an addition to the Christian Life Center Church, located at the S.W. Corner of 183rd St. & Ridgeland Ave.

Architect Anthony Mull, with F B I Buildings, Inc., in Remington, Indiana, presented the Site Plan to the Commission. They are proposing to build a 650 seat, sanctuary addition, which would have a combination of masonry block & brick exterior, with a front entryway that matches the existing building. They will use a colored block, with a stripe accent and some drivit for contrast. The two-story addition will house the administration office and sanctuary. They will meet the parking requirements and the Landscaping Plan will include berming to screen the residential. They have designed an open space sanctuary with an open truss system above. The building will face Ridgeland Ave.

At this time, Chairman Bruning assigned Commissioners Bill Reidy and Dan Riordan to work with the Petitioner and report to the Commission.

FROM: THE TINLEY PARK LONG RANGE PLAN COMMISSION

SUBJECT: THE MINUTES OF THE SEPTEMBER 16, 1999, MEETING

PRESENT: Chairman Ron Bruning and Commissioners: Bob McClellan,

Maureen McLeod, Bill Reidy, Cal Schipma, Rita Walker, Larry

Zielinski

GUESTS: Dave Seaman - Trustee Liaison, Dave Samuelson - Planning

Director, Ken Dunn - Fire Prevention Admin./Fire Chief, Commander Chuck Montgomery and Officer Roger Barton - Police

Department

ABSENT: Commissioners: Debbie Blanusha and Dan Riordan

ITEM #9: WESTBOURNE GROVE TOWNHOMES, S.E. CORNER OF 179TH

ST. & 94TH AVE. - SITE PLAN APPROVAL

This item is to consider granting Site Plan Approval for the Residential portion of the Westbourne Grove Townhome Development located at the S.E. Corner of 179th St. & 94th Ave.

Chairman Bruning stated that, at the request of the Developer, John Forkan, of Landtech Consultants, Ltd., in Lockport, Illinois, this item will be continued to the October 7, 1999, Meeting date.

A Motion was made by Commissioner Maureen McLeod, seconded by Commissioner Rita Walker, to adjourn the Meeting at 8:55 p.m. Vote by voice call. Motion carried.

## MINUTES OF THE BOARD OF TRUSTEES, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, HELD SEPTEMBER 7, 1999

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on September 7, 1999. President Zabrocki called this meeting to order at 8:02 P.M. with the Pledge of Allegiance. Present and responding to roll call were the following:

Village President:

Edward J. Zabrocki

Village Clerk:

Frank W. German, Jr.

Trustees:

Patrick E. Rea David G. Seaman Matthew J. Heffernan

Brian S. Maher

Absent:

Trustees:

Gregory J. Hannon

Michael H. Bettenhausen

Also Present:

Village Manager: Village Attorney:

David M. Dorgan James P. Bartley

Village Engineer:

Christopher J. King

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to approve the agenda as written or amended for this meeting. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Maher, to accept and place on file, as written, minutes of the regular Board meeting held on August 17, 1999. Vote by voice call: President Zabrocki declared motion carried.

President Zabrocki presented the following consent agenda items:

Request from the Tinley Park Lions Club to conduct a fundraiser (Candy Days) on Friday, October 22, and Saturday, October 23, 1999.

Consider proclaiming October as "Breast Cancer Awareness Month".

Request for a permit to conduct a raffle from the Peoples Animal Welfare Society (PAWS) from October 15, 1999 through December 14, 1999.

Request from St. George Church to conduct a raffle from September 8, 1999 through October 3, 1999.

Request from the Family Outreach Program to conduct a fundraiser (Tag Day) on Saturday, October 16, 1999.

Request for a block party permit for Saturday, September 11, 1999 on Blackhawk between Shabona and Kickapoo from noon to 10:30 P.M. (Tinley Trails).

Request for a block party permit for Sunday, September 19, 1999 on the 9300 block of Kimmel Court from noon to 10:00 P.M. (Amber Meadows).

Consider proclaiming the month of September, 1999 as "United Way Month" in the Village of Tinley Park.

Payment to Robinson Engineering in the amount of \$36,134.33 for construction engineering services performed on the Oak Park Avenue Reconstruction (Project No. STOM-7003(166) to be paid from the Escrow Account.

Payment to Robinson Engineering in the amount of \$8,204.82 for engineering services performed on the Commuter Bike Path (Project Number CMS-7003(038) to be paid from the Capital Improvement and Replacement Fund.

Payment to Robinson Engineering in the amount of \$36,168.98 for engineering services performed on the 183rd Street and Harlem Avenue intersection to be paid from the Capital Improvement and Replacement Fund.

Payment to Robinson Engineering in the amount of \$10,000.00 for engineering services performed on the 1999 MFT Resurfacing Program (Section 99-00000-01-GM) to be paid from the Motor Fuel Tax Fund.

Payment to Robinson Engineering in the amount of \$2,074.00 for engineering services performed on the 171st Street Lighting Program to be paid from the Escrow Account.

Payment of outstanding bills in the amount of \$1,027,834.85 as listed on the Vendor Reports ending August 20, 1999, August 27, 1999, and September 3, 1999.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to approve the consent agenda items. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

At this time State Representative Kevin McCarthy presented a check for \$300,000 to President Zabrocki. This \$300,000 represents State of Illinois Seed Money to be used for sewer improvement projects. These Seed funds will be used for the Sayre Avenue Project where School District 146 is building the new school. Representative McCarthy stated that this money is coming out of State funds not tax dollars.

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to waive first reading and adopt and place on file Resolution Number 99-R-028: A RESOLUTION RECOGNIZING THE TENTH ANNIVERSARY OF THE OPERATION OF THE WORLD MUSIC THEATRE IN TINLEY PARK, ILLINOIS. President Zabrocki stated that this resolution is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll

call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of the Long Range Plan Commission and authorize the Village Attorney to prepare an ordinance granting rezoning upon annexation from R-1 (Single Family Residential) to B-4 Office and Service Business District) and R-5 (Low Density Residential) for the property located at the southeast corner of 179th Street and 94th Avenue, with this authorization constituting first reading. The petitioner, Mr. John Forkan (Westbourne Grove), and Mr. George Stourton of Landtech Consultants, Ltd, were present and provided an overview of the revised plan. The petitioner is requesting to rezone 195 lineal feet east of 94th Avenue for future business use. The remaining land would consist of 69 units of townhomes. The density on this property is less than 6 units per acre. The units will range in size from 1,800 to 2,200 square feet. There will be two points of access in this subdivision - one off 179th Street and the other off 94th Avenue. Mary Finnerty, 9225 West 174th Street, addressed the Board with concerns about the looks of the commercial development on 179th and LaGrange Road. Trustee Seaman assured Ms. Finnerty that the project is not complete and the landscaping is not done. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of the Long Range Plan Commission and grant concept approval for a substantial deviation to the Brookside Glen Planned Unit Development for the property located at 194th Street and 80th Avenue (Malone & Moloney). The petitioner is requesting to rezone the property from R-5 (Low Density Residential) to R-2 (Single Family Residential) to allow for the construction of single family homes in lieu of townhomes, and to allow for the condominium portion of the development to increase in building height from three to four stories. Originally, the single family portion of the development consisted of 1,127 lots and the revised plan is to increase this to 1,182 lots. The townhome portion was originally approved for 740 dwelling units and this number will be reduced to 527 units. The condominium height is proposed to be raised from 3 to 4 stories with underground parking and elevators. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Heffernan, to concur with the recommendation of the Long Range Plan Commission and grant concept approval for rezoning upon annexation for the property located at the southeast corner of 183rd Street and North Creek Drive (Arby's). The petitioner is requesting to rezone property upon annexation from R-1 (Single Family) to B-3 (General Business and Commercial) for the construction of an Arby's Roast Beef Restaurant on the subject property. The surrounding property is zoned B-3 as well. The building plan will be all brick with a drivit fascia similar to other buildings in color along 183rd Street. The monument sign will also have brick facade. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Maher, to concur with the recommendation of the Long Range Plan Commission and grant concept approval for a special use for a Gas Station and Convenience Mart for the property located at the southeast corner of 167th Street and Oak Park Avenue (Mobil). Mr. Chuck Byrne, Enviroco, Midlothian, Illinois was

present to request concept approval for a Special Use to locate a Mobil Gas Station on the subject property. The petitioner is proposing to substantially increase the landscaping on the site where possible. Removal of the service bays and repair of the old gas tanks on site will be performed. Mr. William Filipski, owner of Just Joe's, which is located on the subject property was present and addressed the Board stating that Just Joe's is a historical landmark in Tinley Park. Mr. Bryne is proposing that Just Joe's relocate inside the building (about 400-450 square feet). Mr. Byrne and Mr. Filipski will meet after this Board meeting to discuss the details as outlined by Mr. Byrne. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Heffernan, to concur with the recommendation of the Long Range Plan Commission and grant concept approval for a special use permit for a Veterinary Clinic for the property located at 17236 South Harlem Avenue (Becker). The petitioner, Dr. Karen Becker was present to request a special use permit to operate a Veterinary Clinic on the subject site. There will be no overnight boarding of animals and there is a clause in the lease stating that no kenneling will be allowed. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of the Long Range Plan Commission and authorize the Village Attorney to prepare an ordinance granting a substantial deviation to the Odyssey Club Planned Unit Development located at 191st Street and Ridgeland Avenue (Odyssey). Mr. Anthony DeAngelis, Intercontinental Development, was present to request a substantial deviation to the Odyssey Club PUD to allow for the construction of townhomes in lieu of single family homes. The proposed plan calls for the addition of 55 Greenview units and 116 Fairway units in place of proposed single family lots. The area is surrounded by the golf course and single family homes would not be mixed with the townhomes. The overall total density of the development will be approximately four dwelling units per acre. The petitioner is currently working on the development of a system of walking paths and is also in negotiations with the Frankfort Square Park District for the development of a park in the subdivision. Vote by voice call: President Zabrocki declared motion carried.

At this time, President Zabrocki thanked Trustee Seaman, Village Manger David Dorgan, and staff for working on the 183rd Street extended project for which Governor Ryan has allocated \$27,000,000. A special Board meeting between the Village of Tinley Park and the Village of Orland Park was held earlier this evening. At this meeting the prospective Mayors and Clerks agreed upon and signed an Intergovernmental Cooperative Planning and Boundary, and Cost Sharing Agreement.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to adopt and place on file Ordinance Number 99-O-056: AN ORDINANCE GRANTING VARIATIONS FOR CERTAIN PROPERTY LOCATED AT 16731 NEW ENGLAND AVENUE - OVERSIZED GARAGE #Z-23-99 (LANENGA). This ordinance would allow for a variance to construct an oversized accessory structure to be located on the above mentioned property. This variance allow for 144 square feet in size, 2 feet in height, and a total accessory structure size not to exceed 864 square feet with the following caveats: 1) That the existing garage on the property be removed; 2) That the structure shall not be used for living quarters or business; 3) That the proposed garage shall not

exceed 17 feet in height; and 4) That the garage shall meet all applicable Village codes. President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to adopt and place on file Ordinance Number 99-O-054: AN ORDINANCE GRANTING VARIATION FOR CERTAIN PROPERTY LOCATED AT 7831 ARLINGTON DRIVE (TRAMUTOLA) - FENCE #Z-25-99. This ordinance would allow for a 17 foot variance to the required 25 foot front yard setback to allow for a 5 foot, 50% open picket fence on the subject property. The property is a corner lot with 2 front yard setbacks. The petitioner has trees planted and the fence will be placed behind the trees. President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to place on first reading Ordinance Number 99-O-055 requiring vehicular traffic to stop at certain intersections in the Village of Tinley Park, Cook and Will Counties, Illinois and providing penalties for the violation thereof. At the recommendation of the Police and Fire Departments, this ordinance would provide that stop signs be placed at the following locations: 191st Street and Brookside Glen Drive; 80th Avenue and Brookside Glen Drive (east and west side); 80th Avenue and Greenway Blvd (east and west side); 88th Avenue and Brookside Glen Drive (east side of 88th Avenue); 88th Avenue and Glenshire Drive (both sides); and 80th Avenue and Stonegate Drive. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to set 8:00 P.M., September 21, 1999 as the date for possible annexation of a portion of the Kimberly Heights Subdivision. State law requires notice to affected taxing bodies prior to annexation. A Public Hearing is not required; however, a date still must be provided to the affected taxing bodies. Vote by voice call: President Zabrocki declared motion carried.

Quotes were requested and received by the Assistant Village Manager for the purchase and installation of trees at various locations throughout the Village. The trees to be planted included approximately 90 pine, 20 spruce trees, and 20 pin oaks to be planted throughout the Village. A total of eight quotes were received as follows:

Company	<u>Quote</u>
Luers Tree Farms	\$14,540.00
Landscapes Unlimited	14,950.00
Fawn Landscaping	16,500.00
Jim Melka Landscaping	27,100.00
Reid Landscaping	29,850.00
Bret-Mar Landscape, Inc.	30,250.00
R. Busch & Sons	32,765.00
Kamphuis Landscape	52,780.00

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to concur with the recommendation of the Assistant Village Manager and award the contract for the Village's supplemental tree program to Lures Tree Farms in the amount of \$14,540.00. Vote by roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to set 2:00 P.M. Tuesday, September 28, 1999 as date to receive bids for the purchase of one Directional Boring System for the Public Works Department. This equipment will be used for installing water services and electric lines underneath streets, sidewalks, and driveways without damaging existing improvements. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Maher, seconded by Trustee Rea, to place on first reading Ordinance Number 99-O-057 creating the position of Clerk Matron. This ordinance would create the position of Clerk Matron in the Village of Tinley Park at the request of the Civil Service Commission. The Clerk Matron shall be responsible for routine clerical tasks under the supervision and in accordance with definite instructions. Additionally, the Clerk Matron will perform Matron duties for female prisoners, and must work from midnight to 8:00 a.m. This position was unable to be filled through the normal Civil Service channels due to the Matron duties and hours of work. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to concur with President Zabrocki and accept the resignation of Kim Mathisen as Chairman of the Environmental Commission. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Maher, seconded by Trustee Seaman, to waive first reading, and adopt and place on file Ordinance Number 99-O-058: AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN ITEMS OF PERSONAL PROPERTY OWNED, OR IN THE POSSESSION OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS. This ordinance would allow the Village of Tinley Park to participate in the 11th Annual Joint Municipal Auction which auction shall be held on Saturday, September 25, 1999. The Village of Hazel Crest will host this year's auction at their Public Works facility located at 2751 West 170th Street in Hazel Crest commencing at 8:30 a.m. This auction is sponsored by the South Suburban Mayors and Managers Association. President Zabrocki stated that this Ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Maher, seconded by Trustee Rea, to waive first reading and adopt and place on file Resolution Number 99-R-029: A RESOLUTION AMENDING RESOLUTION 98-R-023 REGARDING THE APPOINTMENT OF AN ALTERNATE DELEGATE TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA). This ordinance would authorize Scott Niehaus, Assistant Village Manager, to replace Judy Bruning, Administrative Secretary, of the Village of Tinley Park as the alternate representative to serve if David M. Dorgan, Delegate, is unable to carry out his aforesaid duties as the representative of the Village to the Intergovernmental Risk Management Agency (IRMA). President Zabrocki stated that this resolution is in its final adoption stage and asked if anyone would care to address the Board.

No one came forward. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

At this time President Zabrocki asked if anyone from the audience would care to address the Board.

Trustee Rea stated that he was in receipt of a Schedule of the 1999 Tax Levy from the Village Treasurer. Possible Public Hearing and first reading will be held at the December 7, 1999 meeting with adoption of the Levy on December 21, 1999.

Mr. Lawrence Peterson, 6840 West 171st Street, addressed the Board with concerns about a Billiard Parlor locating at 171st and Oak Park Avenue. President Zabrocki advised that the Plan Commission and Staff have visited the Orland Park and Alsip facilities and are also in possession of letters of recommendation from both communities. However, the Plan Commission and staff feel that 171st Street and Oak Park Avenue is not conducive to this type of business and are trying to suggest alternate locations for this facility.

Beverly Grein, 7413 West 170th Street, spoke on behalf of several of her neighbors regarding an incident that occurred earlier this evening. She indicated that they were treated extremely crudely by the Police Department. President Zabrocki will meet with the residents after the Board Meeting.

Mr. David Szumigalski, 8024 Alexandria Drive (Meadow Park Estates) addressed the Board on behalf of several residents present, regarding having been promised by Hartz Construction that a park would be located in the Meadow Park estates and have since been informed that these four lots are now to be single family homes. The lots in question were dedicated to the Village by Hartz and designated to be an open area. The Village in turn sought input from the Park District who stated that this area was too small for development of a park. David Dorgan, Village Manager, will work with the homeowners as to the possible development of some green space, to include a tot lot. Motion was made by Trustee Rea, seconded by Trustee Hannon, to accept a petition from these homeowners.

Mr. Wayne Dendler, 8030 Alexandria Drive, also addressed the Board on behalf of the Meadows Park Estates homeowners regarding the need for a park in the subdivision.

Barbara Paulsen, 8113 Justin Court, also addressed the Board on behalf of the Meadows Park Estates homeowners, who has concerns about future negotiations with the Park District. She spoke with Mr. John Curran, Director of Parks and Recreation, who stated that at least 3 acres are needed for park development.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to adjourn to Executive Session to discuss land acquisition. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. President Zabrocki declared motion carried and adjourned to Executive Session at 9:25 P.M.

Motion was made by Trustee Rea, seconded by Trustee Maher to reconvene this meeting. Vote on roll call: Ayes: Rea, Seaman, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried and reconvened this meeting at 9:26 P.M.

Motion was made by Trustee Rea, seconded by Trustee Maher, to adjourn this meeting. Vote by voice call: President Zabrocki declared motion carried and adjourned this meeting at 9:32 P.M.

"PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item".

APPROVED:

EDWARD J. ZABROCKI VILLAGE PRESIDENT

FEST:

FRANK W. GERMAN, JR

VILLAGE CLERK

# MINUTES OF BOARD OF LOCAL IMPROVEMENTS SPECIAL MEETING HELD TUESDAY, SEPTEMBER 21, 1999

This Board of Local Improvements meeting was called to order at 7:57 P.M. The following were present and responding to roll call:

Village President:

Edward J. Zabrocki

Village Clerk:

Frank W. German, Jr.

Trustee:

Patrick E. Rea

Michael H. Bettenhausen

Motion was made by Trustee Bettenhausen, seconded by Trustee Rea to approve the First Resolution for Special Assessment 98-2 - Millennium Lakes Development Sanitary Sewers, Watermains, Storm Sewers and Right-of-Way Improvements. Vote on roll call: Ayes: Trustee Rea, Trustee Bettenhausen, President Zabrocki. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Bettenhausen, to adjourn this meeting. Vote by voice call: President Zabrocki declared motion carried and adjourned this meeting at 7:59 p.m.

APPROVED:

EDWARD J. ZABROCKI

PRESIDENT BOARD OF LOCAL IMPROVEMENTS

ATTEST:

FRANK W. GERMAN, JR.

SECRETARY FOR BOARD OF LOCAL IMPROVEMENTS

### MINUTES OF THE BOARD OF TRUSTEES, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, HELD SEPTEMBER 21, 1999

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on September 21, 1999. President Zabrocki called this meeting to order at 8:02 P.M. with the Pledge of Allegiance. Present and responding to roll call were the following:

Village President:

Edward J. Zabrocki

Village Clerk:

Frank W. German, Jr.

Trustees:

Patrick E. Rea
David G. Seaman
Gregory J. Hannon
Matthew J. Heffernan
Michael H. Bettenhausen

Brian S. Maher

Also Present:

Village Manager:

David M. Dorgan Terrence M. Barnicle

Village Attorney: Village Engineer:

Christopher J. King

Motion was made by Trustee Bettenhausen, seconded by Trustee Rea, to approve the agenda as written or amended for this meeting. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Bettenhausen, to accept and place on file, as written, minutes of the regular Board meeting held on September 7, 1999. Vote by voice call: President Zabrocki declared motion carried.

President Zabrocki presented the following consent agenda items:

Request from the Salvation Army to conduct a fundraiser (Christmas Kettle Program) from Friday, November 19, 1999 through Friday, December 24, 1999.

Request from the Oak Park Avenue Main Street Association to conduct a parade (Halloween Kiddie Parade) on Sunday, October 31, 1999 from Noon to 1:15 p.m. They are requesting that line up begin in the Metra Lot at 173rd and Oak Park Avenue, traveling north along Oak Park Avenue to the V.F.W. Hall.

Request from St. George School to conduct a raffle (Strike It Rich) from Saturday, November 6, 1999 through March 4, 2000.

Payment of Impact Fees in the amount of \$31,843.04 to Lincoln-Way Community High School District 210 to be paid from the Escrow Account.

Payment to Alpha Construction Company in the amount of \$17,706.37 for work completed on the South Street Commuter Parking Lot Expansion to be paid from the Commuter Parking Lot Fund.

Payment to Alpha Construction Company in the amount of \$33,582.41 for work completed on the Consolidated Parking Lot west of Oak Park Avenue to be paid from the Capitol Improvement and Replacement Fund.

Payment to the following vendors for work performed on Fire Station #4: Wigboldy & Sons (excavation) in the amount of \$533.50; Dawn Companies (site utilities) in the amount of \$722.35; Crowley Sheppard (paving) in the amount of \$51,798.19; Piazza Masonry in the amount of \$6,210.80; Frontier Construction (carpentry) in the amount of \$8,616.00; House of Doors (overhead doors) in the amount of \$7,000.00; Midwest Floorcovering (ceramic tile) in the amount of \$2,542.00; Paris Contracting (painting) in the amount of \$3,000.00; J.S.R. Enterprises (plumbing) in the amount of \$10,000.00; Karlson Enterprises (HVAC) in the amount of \$6,271.29; EGF Electrical in the amount of \$46,000.00; and Concept Development Group (general conditions and construction maintenance fee) in the amount of \$32,163.45 to be paid from the Escrow Account.

Payment to Hartz Construction Company in the amount of \$131,519.34 for public improvements performed at Town Pointe to be paid from the 98-1 Special Assessment Fund.

Request from Cub Scout Pack 380 to conduct a Cub Mobile Race on October 2, 1999 from 8:30 a.m. to 11:00 a.m. on Humber Lane going north to end at Raintree.

Payment of outstanding bills in the amount of \$847,949.70 as listed on the Vendor Reports ending September 10, 1999, and September 17, 1999.

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to approve the consent agenda items. Vote on roll call: Ayes: Rea, Seaman, Hannon, Heffernan, Bettenhausen, Maher. Nays: None. President Zabrocki declared motion carried.

At this time a presentation was made by Lenda Hunt, Paratransit Coordinator, South Suburban Mayors and Managers Association. The South Suburban Paratransit Coordination Committee is a group of paratransit service providers working to improve transportation for seniors and people with disabilities by looking at ways to coordinate services. The group is comprised of seniors and people with disabilities. President Zabrocki requested that Ms. Hunt address a letter to his attention, and will turn it over to the Village's Senior Services Commission.

Motion was made by Trustee Heffernan, seconded by Trustee Bettenhausen, to waive first reading and adopt and place on File Resolution Number 99-R-031: A RESOLUTION WELCOMING THE HONORABLE MAYOR BERND LUFT OF BÜDINGEN, GERMANY AND COMMEMORATING THE 10TH ANNIVERSARY OF THE SISTER CITY PROGRAM BETWEEN THE VILLAGE OF TINLEY PARK AND BÜDINGEN, GERMANY. Trustee Heffernan expressed thanks to Trustee Patrick Rea for being instrumental in forming the Sister City Exchange Program. President Zabrocki stated that this resolution is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll

call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to waive first reading and adopt and place on file Resolution Number 99-R-033: A RESOLUTION RECOGNIZING MILLENNIUM ELEMENTARY SCHOOL AND DESIGNATING IT AS PART OF THE VILLAGE AND NATIONAL MILLENNIUM CELEBRATION. President Zabrocki stated that this resolution is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to waive first reading and adopt and place on file Resolution Number 99-R-032: A RESOLUTION RECOGNIZING THE THOUSANDS OF TINLEY PARK VETERANS AND THE HONORARY ESTABLISHMENT OF V.F.W. LANE. President Zabrocki stated that this resolution is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Heffernan, to concur with the recommendation of the Long Range Plan Commission and authorize the Village Attorney to prepare an ordinance granting a variance for the placement of a fence on the property located at 17319 South 68th Court, with this authorization constituting first reading. Karen Becker, 17319 South 68th Court was in attendance and addressed the Board requesting a 23 foot variance along 68th Court and a 25 foot variance along 173rd Place to allow for a 3 foot picket fence on the subject property. This is an older home in an older section of town, to which a 3 foot picket fence in the front yard would be appropriate and would allow them to include their existing tree inside the fenced area. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to concur with the recommendation of the Long Range Plan Commission and authorize the Village Attorney to prepare an ordinance granting a special user permit to allow for a gas station and convenient store for the property located at 16701 South Oak Park Avenue (Mobil), with this authorization constituting first reading. Mr. Chuck Byrne, Enviroco, Midlothian, Illinois was in attendance and addressed the Board requesting a special use permit to construct a Mobil Oil Gas Station/Convenient Store on the subject property. The petitioner is in the process of substantially remodeling the site, fixing the in ground tanks, and adding to the landscaping, where possible. Also, Mr. Byrne stated that a lease has been prepared and delivered to Mr. Filipski of Just Joe's Hog Dogs, but they have had no response from Mr. Filipski at this time. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of the Long Range Plan Commission and authorize the Village Attorney to prepare an ordinance granting a substantial deviation to the Brookside Glen Planned Unit Development for the property located at 80th Avenue and 194th Street (Malone & Moloney), with this authorization constituting first reading. Eamon Malone, Developer, and Ted Virgillio,

Project Manager, were in attendance and addressed the board requesting a substantial deviation to the Brookside Glen PUD in R-2 PD (Single Family Residential) zoning district to allow for the construction of single family homes in lieu of townhomes, and in the R-5 PD (Low Density Residential) zoning district to increase to building heights for the proposed condominium portion from 3 to 4 stories. The overall gross density of the deviation will result in a net loss in density of more than 50 units. The condominium will have underground parking and elevators. At this time, due to the number of residents in the audience, President Zabrocki called for comments from the floor. The following Brookside Glen residents spoke in opposition to the proposed change: Mr. Don Halma, 7957 Richardson Court; Edwin Hoffman, 8027 Enclave Lane; Jim Kopala, 813 Edgebrook Lane; Joe Kohler, 7801 Richardson Lane; Michelle Palumbo, 19306 Brushwood Lane; and Diane Kolash, 7750 Northfield Lane. Trustee Hannon recommended that these buildings be increased to 5 stories and be placed near the commercial area, which would decrease the number of buildings. After extensive discussion, motion was made by Trustee Seaman, seconded by Trustee Rea, to amend the previous motion and refer this item back to the Long Range Plan Commission. Additionally, President Zabrocki asked for the names and address of homeowners who will represent the Brookside Glen residents when this comes again before the Plan Commission. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Heffernan, to concur with the recommendation of the Long Range Plan Commission and prepare an ordinance granting a special use for a Veterinary Clinic for the property located at 17236 South Harlem Avenue (Becker), with this authorization constituting first reading. Karen Becker, 17319 South 68th Court, was present and addressed the Board requesting a special use permit for the operation of a Veterinary Clinic on the subject property. The petitioner will not kennel on site and this is also stated in her lease. The lease is for half of this building which was formerly a physicians office. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to authorize the Mayor and Clerk to sign the preliminary and final plat for the property located at 92nd Avenue and 183rd Street (Mansfield Court Unit 3). This plat would delineate Lot Number 14 in the Mansfield Court Townhome development. This plat includes only one lot. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to authorize the Mayor and Clerk to sign the preliminary and final plat for the property located at 88th Avenue and 19900 South (Fairfield Glen Unit 1). This plat would delineate 53 lots in the Fairfield Glen single family subdivision. This property was formerly part of the Brookside Glen subdivision east of 88th Avenue. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to authorize the Mayor and Clerk to sign a plat of annexation for the property located t 18450 South Ridgeland Avenue (Ronald Paul). This property is being annexed R-1 (Single Family Residential) as are all properties for which uses are undetermined at annexation. This annexation cleans up a small piece adjacent to the Pines which was left un-annexed. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to adopt and place on file Ordinance Number 99-O-061: AN ORDINANCE GRANTING A SUBSTANTIAL DEVIATION FOR THE PROPERTY LOCATED AT 191ST STREET AND RIDGELAND AVENUE (ODYSSEY CLUB). This ordinance would allow a substantial deviation to the Odyssey Club PUD to allow for the construction of townhomes in lieu of single family homes. The plan calls for the addition of 55 Greenview units and 116 Fairway units in place of proposed single family lots. The area is surrounded by the golf course and single family homes would not be mixed with townhomes. The overall total density of the development will be approximately four dwelling units per acre. The petitioner is currently working on the development of a system of walking paths and is also in negotiations for the development of a park site in the subdivision. President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Bettenhausen, seconded by Trustee Hannon, to authorize the Village Attorney to prepare an ordinance annexing certain portions of the Kimberly Heights subdivision, with this authorization constituting first reading. This annexation was not required to be approved by the Long Range Plan Commission due to the fact that there are no rezoning issues. The zoning will remain R-1 (Single Family Residential). A total of 31 parcels that are contiguous to Kimberly Heights School are requesting to be annexed into the Village. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Bettenhausen, seconded by Trustee Rea, to authorize the Mayor and Clerk to enter into an Intergovernmental Contract between the Village of Tinley Park and the Village of Oak Lawn for water improvements. The Village of Tinley Park along with other communities will be joining in the Phase One cost sharing of an additional 60 inch line from the Village of Oak Lawn to the City of Chicago for the purpose of increasing the amount of water which Oak Lawn receives from approximately 50 million gallons to 80 million gallons daily. This is important during hot summer days when Oak Lawn needs to provide more water to the seven communities in the south loop. The Village of Tinley Park's portion of the debt service will be almost entirely paid for by the reduction of the old debt by the addition of Mokena and New Lenox to the water system and will eliminate all but \$9,000 of this debt for all seven communities. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to waive first reading and adopt and place on file Resolution 99-R-030: A RESOLUTION ESTABLISHING FIRE PREVENTION WEEK FOR 1999 IN THE VILLAGE OF TINLEY PARK. Fire Prevention Week 1999 will begin on Sunday, October 3rd through Saturday, October 9th. President Zabrocki stated that this resolution is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to adopt and place on file Ordinance Number 99-O-055: AN ORDINANCE REQUIRING VEHICULAR TRAFFIC TO STOP AT CERTAIN INTERSECTIONS IN THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF. At the recommendation of the Tinley Park Police and Fire Departments, following is a list of intersections where stop signs are to be placed in the Brookside Glen subdivision:

191st Street and Brookside Glen Drive 80th Avenue and Brookside Glen Drive (east and west) 80th Avenue an Greenway Drive (east and west) 88th Avenue and Brookside Glen Drive (east side of 88th Avenue) 88th Avenue and Glenshire Drive (both sides) 80th Avenue and Stonegate Drive

President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Hannon, to place on first reading Ordinance Number 99-O-063 amending Title 7, Chapter 79, of the Tinley Park Municipal Code, prohibiting parking on certain streets in the Village of Tinley Park, Cook and Will Counties, Illinois. A study was done by the Tinley Park Police Department and a recommendation was made to create a "No Parking" zone at the following locations:

North and South sides of 161st Place between Ozark and Whittington Drive Vote by voice call. President Zabrocki declared motion carried

Motion was made by Trustee Maher, seconded by Trustee Seaman, to place on first reading Ordinance Number 99-O-059 regarding the publication of the Treasurer's Annual Report for the 1998/1999 fiscal year. State law requires that the Village Clerk will publish the Treasurer's Report within six (6) months from the end of the Village's fiscal year. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Heffernan, to place on first reading an amendment to the Laurel Motors Incentive Agreement in an amount not to exceed \$650,000 for the inclusion of an additional dealership (Volvo Motors). This amendment allows for Laurel Motors to expand by one additional dealership, that being Volvo Motors. They will be increasing their current facility from 26,000 square feet to 64,000 square feet. This incentive is based on increased sales where the Village would be receiving the first \$75,000 in taxable sales per year. This agreement was reviewed and recommended by the Economic Development Commission; however, a request for an additional \$100,000 to deal with the Commonwealth Edison lines was denied and not included in this incentive. Trustee Hannon voiced opposition to the additional incentive stating they have already received an incentive and already own the property. Vote on roll call: Ayes: Rea, Seaman, Bettenhausen, Heffernan, Maher. Nays: Hannon. President Zabrocki declared motion carried.

Motion was made by Trustee Maher, seconded by Trustee Rea, to adopt and place on file Ordinance Number 99-O-057: AN ORDINANCE CREATING THE POSITION OF CLERK MATRON. This ordinance would create the position of Clerk Matron in the Village of Tinley Park. The Clerk Matron shall be responsible for routine clerical tasks under the supervision and in accordance with definite instruction. The Clerk Matron will perform Matron duties for female prisoners, and must work from midnight to 8:00 a.m. This position was unable to be filled through the normal Civil Service channels due to the Matron duties and the hours of work. President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of President Zabrocki and appoint Pamela Yurko to the position of Clerk Matron. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Bettenhausen, to concur with the recommendation of President Zabrocki and place on first reading Ordinance Number 99-O-062 amending Title 11, Chapter 112, Section 112.22 of the Tinley Park Municipal Code for the addition of one (1) Class A Liquor License. This ordinance would increase the number of Class A Liquor Licenses to 22. This license is anticipated to be issued to Casto's Restaurant located at 168th Street and Oak Park Avenue. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Bettenhausen, to concur with the recommendation of President Zabrocki and appoint Frances Buchan to the Health Services Commission. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Bettenhausen, seconded by Trustee Rea, to concur with the recommendation of the Village Manager and purchase one 2000 Ford/Goshen Coach Pacer II Series 13 Passenger Shuttle Bus from Midwest Transit Equipment Company in the amount of \$34,884.00. Quotes were requested and received by the Administrative Secretary. Nine vendors were asked to send quotes and responses were as follows:

Company	<u>Quote</u>
Midwest Transit Equipment, Inc.	\$34,884.00
Tri State Bus Sales	\$35,436.00
Aerotech Reas Coach Body	No response
Amtran of Illinois, Inc.	No response
Capital Truck Body Company	No response
Erie Vehicle Company	No response
National Bus Parts Mfg.	No response
Navistar International Corp.	No response
Prevost Car	No response

Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to waive first reading and adopt and place on file Ordinance Number 99-O-064: AN ORDINANCE ANNEXING PROPERTY LOCATED AT 18500 SOUTH RIDGELAND AVENUE (RONALD PAUL). This annexation would not require a Public Hearing. This property is being annexed R-1 (Single Family Residential) as are all properties for which uses are undetermined at annexation. This parcel is approximately one (1) acre adjacent to the Pines which was left un-annexed. President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Hannon, to authorize staff to undertake the Volunteer Recognition Plaza project in amount not to exceed \$30,000. The Volunteer Recognition Plaza will be constructed in front of the Village Hall to honor volunteer service to the Village. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

At this time President Zabrocki asked if anyone from the audience would care to address the Board.

Scott Niehaus, Assistant Village Manager, introduced our new Administrative Intern, Frank Velhen. Frank is from Germany and is interning through Governors State University.

Village Manager, David Dorgan, advised the Board that he is in receipt of the Health Insurance renewal which has increased by 11.50%. However, this is the first increase we have experienced over the past six years.

Mr. Robert Petrusek, 8249 West 161st Place expressed frustration regarding the "No Trespassing" signs on the retention pond located behind the Saturn dealership, and he was confronted by residents while playing catch with his son. Mr. Dorgan stated that the senior complex condo association does maintain this pond. However, Mr. Dorgan will meet with Mr. Petrusek after the meeting.

Motion was made by Trustee Rea, seconded by Trustee Hannon, to adjourn this meeting. Vote by voice call: President Zabrocki declared motion carried and adjourned this meeting at 10:01 P.M.

"PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item".

APPROVED: (

EDWARD J. ZABROCKI

Pluach

VILLAGE PRESIDENT

ATTEST:

frank w. German, ji

VILLAGE CLERK

## MINUTES OF THE BOARD OF TRUSTEES, VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, HELD FEBRUARY 15, 2000

The regular meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Municipal Building on February 15, 2000. President Zabrocki called this meeting to order at 8:01 P.M. with the Pledge of Allegiance. Present and responding to roll call were the following:

Village President:

Edward J. Zabrocki

Village Clerk:

Frank W. German, Jr.

Trustees:

Patrick E. Rea

David G. Seaman Gregory J. Hannon

Michael H. Bettenhausen Matthew J. Heffernan

Brian S. Maher

Also Present:

Village Attorney:

Village Engineer:

Village Manager:

Terrence M. Barnicle

Christopher J. King

David M. Dorgan

Motion was made by Trustee Heffernan, seconded by Trustee Hannon, to approve the agenda as written or amended for this meeting. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Heffernan, seconded by Trustee Rea, to accept and place on file, as written, minutes of the Board of Local Improvements and regular Board meeting held on February 1, 2000. Vote by voice call: President Zabrocki declared motion carried.

President Zabrocki presented the following consent agenda items:

Request from the Salvation Army Metropolitan Division to conduct a fundraiser (Donut Tag Days) on Friday, June 2 and Saturday, June 3, 2000.

Payment to Alpha Construction in the amount of \$52,313.89 for work completed on the 1999 Resurfacing and Roadway Repair Program (99-00000-01-GM - Estimate No. 7 - Final) to be paid from the Motor Fuel Tax Fund.

Payment to Hartz Construction in the amount of \$3,391.88 for work completed in the Town Pointe Subdivision to be paid from Special Assessment No. 98-1.

Payment to Hartz Construction in the amount of \$411,698.47 for work completed on the Millennium Lakes Subdivision to be paid from Special Assessment 98-2.

Payment to McShane Construction Corporation in the amount of \$439,744.69 for work completed on the Tinley Park Convention Center in the month of December, 1999 to be paid from the TIF Account.

## **Board of Trustees - Minutes February 15, 2000**

Payment to the following vendors for work performed on Fire Station #4: J. L. Adler Roofing in the amount of \$6,133.90; House of Doors (O.H. Doors) in the amount of \$2,255.00; JSR Enterprises in the amount of \$2,981.62; EGF Electric in the amount of \$700.00; Concept Development Group (General Conditions) in the amount of \$14,415.04; Concept Development Group (C.M. Fee) in the amount of \$970.01 to be paid from the Escrow Account.

Payment in the amount of \$965,991.73 for outstanding bills as listed on the Vendor Approval reports dated February 4, and February 11, 2000.

Motion was made by Trustee Heffernan, seconded by Trustee Bettenhausen, to approve the consent agenda items. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

At this time, Trustee Rea presented President Zabrocki with a special appreciation plaque from the Department of the Army Headquarters, 1st Squadron, 1st U.S. Cavalry (1st Regiment of Dragoons) in Buedingen, Germany as a small token of appreciation on behalf of the Squadron for our support. During Desert Storm, the Village of Tinley Park, in conjunction with our Sister City Program, adopted this Squadron and this past Christmas, the Veterans Commission sent funds to support a Christmas party for the 800 young men and women that are stationed in Büdingen, Germany.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of the Long Range Plan Commission and grant concept approval for rezoning upon annexation from R-1 (Single Family Residential) to R-5 (Low Density Residential) for the property located at the northwest corner of 171st Street and Marilyn Drive (Morrissey Townhomes). Mr. John Morrissey, William Morrissey and Sons Construction, addressed the Board and displayed the plan. They are requesting this rezoning to allow for the placement of twelve (12) townhomes, with extensive landscaping and berming on the subject property. Mr. Morrissey further explained that plans are to construct a mix of ranch style and two story townhome units. There will be approximately 6.56 dwelling units per acre and the units will run approximately \$180,000 to \$190,000. This development will have its entrance off of Marilyn Drive to alleviate the need for the entrance on the more traveled 171st Street. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to concur with the recommendation of the Long Range Plan Commission and grant concept approval for rezoning upon annexation from R-1 (Single Family Residential) to R-2 (Single Family Residential) for the property located at the southwest corner of 179<sup>th</sup> Street and 62<sup>nd</sup> Avenue (Tinley Woods). Mr. Matt Klabisch, Sandalwood Development, addressed the Board and displayed the plan. They are requesting rezoning for four (4) single family detached homes constructed on these proposed lots. Additionally, the developer will improve 62<sup>nd</sup> Avenue. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Seaman, seconded by Trustee Rea, to table at the request of the developer, the adoption of an Ordinance allowing for the rezoning from R-1 (Single Family Residential Zoning) to R-5 (Low Density Residential Zoning District) for the placement of eighteen (18) townhome units. This item will be tabled until the regular Board meeting to be held on March 7, 2000 when receipt of final engineering will be available. Vote by voice call: President Zabrocki declared motion carried.

### **Board of Trustees - Minutes February 15, 2000**

Motion was made by Trustee Seaman, seconded by Trustee Hannon, to adopt and place on file Ordinance Number 2000-O-006: AN ORDINANCE GRANTING A SUBSTANTIAL DEVIATION FOR THE PROPERTY LOCATED AT 194<sup>TH</sup> STREET AND 80<sup>TH</sup> AVENUE (MALONE AND MALONEY). This ordinance would allow for a substantial deviation to the Brookside Glen PUD in R-2 PD (Single Family Residential) zoning district to allow for the construction of single family homes in lieu of townhomes, and in the R-5 PD(Low Density Residential) zoning district to increase the building height for the proposed condominium portion from 3 to 4 stories. The overall gross density of the deviation will result in a net loss in density of more than 50 units. The condominiums will have underground parking and elevators. The Long Range Plan Commission unanimously approved this item. The Chairman of the Planning and Transportation Committee, and Village staff have met several times with the area residents to discuss this matter. Buildings have been shifted and moved further from the existing buildings of the concerned residents. President Zabrocki stated that this ordinance is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Seaman, to remove from the table granting a variation for electronic message board signs for the property located at 18299 South Harlem Avenue (South Holland Bank). Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Hannon, seconded by Trustee Seaman, to re-table granting a variation for electronic message board signs for the property located at 18299 South Harlem Avenue (South Holland Bank). This item will be re-tabled until the regular Board meeting to be held on March 7, 2000 at the request of the developer. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Hannon, to authorize the Mayor and Clerk to sign a contract with Cameros for Design Services/Construction Management for the Tinley Square Improvements Project not to exceed \$32,520.00. This item was previously discussed at the January 18, 2000 Finance and Economic Development Committee meeting. In addition, the Village Board discussed and approved the revised plan for the Tinley Square Project at the Committee of the Whole meeting held on February 8, 2000. As part of the contract, Cameros will prepare all bid specifications, coordinate IDOT review, and provide construction management for the project which will begin in July, 2000. This contract is based on estimated number of hours for construction management not to exceed \$32,520 on the grant portion. Federal funding from the ITEP Program will pay for \$289,000 of this project (80%). Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Rea, seconded by Trustee Hannon, to authorize the Mayor and Clerk to sign a Settlement Agreement with Leesons Cakes, Inc. to authorize the continued issuance of a Business License. This agreement is the result of litigation filed against the Village by Leesons Cakes, Inc. in relation to their request for a business license. In accordance with this agreement, Leesons Cakes, Inc. will be permitted to continue operation in a residential zoning district and be issued the appropriate business license. However, Leesons Cakes, Inc. will not be permitted to expand their current operation or add new equipment to the property. If they do so, this agreement would be null and void. In addition, Leesons Cakes, Inc. is required to comply with all

## **Board of Trustees - Minutes February 15, 2000**

other Sate and Village codes regulating their type of business. Vote by voice call: President Zabrocki declared motion carried.

Motion was made by Trustee Maher, seconded by Trustee Heffernan, to adopt and place on file Resolution Number 2000-R-006: A RESOLUTION ESTABLISHING THE VILLAGE OF TINLEY PARK CHARITABLE PREFERENCE PROGRAM. This resolution would authorize the institution of a Charitable Preference Program which would allow employees to choose the charities they prefer. Contributions would be automatically deducted from payroll checks. President Zabrocki stated that this Resolution is in its final adoption stage and asked if anyone would care to address the Board. No one came forward. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried.

Motion was made by Trustee Maher, seconded by Trustee Rea, to appoint Pat Conroy and Ed Ragula to the Environmental Enhancement Commission. Vote by voice call: President Zabrocki declared motion carried.

At this time, President Zabrocki congratulated Village Clerk Frank German on receiving his MMC (Master Municipal Clerk) certification. Only two people in the State of Illinois have received MMC status.

President Zabrocki asked if anyone from the Board, staff, or audience would care to address to Board.

Trustee Hannon expressed condolences to the Bettenhausen family on the death of Tony Bettenhausen, Jr. and his wife in a plane crash on Monday on behalf of the Board and the entire community. Trustee Bettenhausen thanked the Board and all the residents of Tinley Park that have sent cards and expressed their sympathy to the family.

Trustee Rea discussed the consideration of a special memorial, perhaps a painting, statue, or plaque in honor of Private Henry Hardenburgh, who was a medal of honor reco[oemt, and former resident of Tinley Park. Trustee Rea stated that the Village Board is searching for an appropriate place to honor Private Hardenburgh but a decision has not yet been made.

Mr. Chuck Stanley, Chicago Tribune, who has researched Private Hardenburgh, addressed the Board and provided the outcome of the research he has done on Private Hardenburgh.

Mr. Dennis Kelly, immediate Past Commander of the Sons of Union Veterans of the Civil War, addressed the Board and urged them to provide some type of memorial to Private Hardenburgh.

Mr. Alan R. Loomis, Past Commander-in-Chief of the Sons of the Union Veterans of the Civil War, also addressed the Board and offered any assistance they could provide in obtaining a suitable memorial for Private Hardenburgh.

Mr. Nicholas Cinquepalmi, 8701 Glenberry Lane, addressed the Board with concerns that the ambulance service we now have may not be adequate (the number of ambulances in town and the response times) for the number of people that are moving into Tinley Park, especially in Brookside Glen. President Zabrocki stated that the response times for all ambulance calls must be under 6 minutes and are monitored at all times. Additionally, President Zabrocki stated that the Board will review the contract and perhaps we may need to add an additional ambulance.

## **Board of Trustees - Minutes February 15, 2000**

Julie Buck, Executive Director of the Oak Park Avenue Main Street Association; Mr. Nick Fitzgerald, and Mr. Michael Malone, members of the Irish Parade Committee, addressed the Board and invited President Zabrocki and the entire Village Board to participate in the parade. The parade will be held on Sunday, March 5, 2000.

Motion was made by Trustee Rea, seconded by Trustee Hannon, to adjourn to Executive Session for the purpose of land acquisition. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried and adjourned to Executive Session at 8:46 P.M.

Motion was made by Trustee Rea, seconded by Trustee Hannon, to reconvene this meeting. Vote on roll call: Ayes: Rea, Seaman, Hannon, Bettenhausen, Heffernan, Maher. Nays: None. President Zabrocki declared motion carried and reconvened this meeting at 9:11 P.M.

Motion was made by Trustee Rea, seconded by Trustee Seaman, to adjourn this meeting. Vote by voice call: President Zabrocki declared motion carried and adjourned this meeting at 9:11 P.M.

"PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item".

APPROVED:

EDWARD J. ZABROCK VILLAGE PRESIDENT

ATTEST:

FRANK W. GERMAN, JR

VILLAGE CLERK

## Brookside Glen PUD Timeline In Relation to the Proposed Residences at Brookside Glen Development

#### As of June 23, 2017

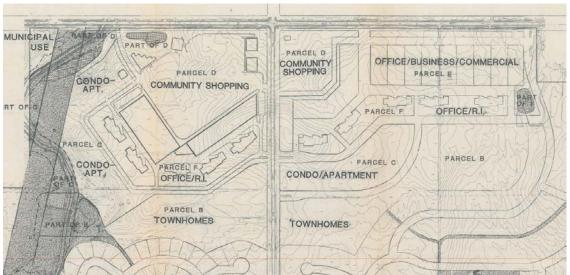
#### Summary of Brookside Glen History:

• 1989: A Pre-Annexation Agreement was adopted as Ordinance 89-O-052. Minutes from the Plan Commission regarding the proposed Brookside Glen Planned Unit Development (PUD) reflect that the "Condo/apartment portion [of the proposed Brookside Glen PUD] is 12 du/acre."

This is important because the area was recognized with potential for either condo or apartments.

• **1990:** The Annexation Agreement (Resolution 90-R-002) was adopted on January 11, 1990. This agreement also accounted for the Special Use Permit for the Brookside Glen Planned Unit Development. This agreement noted "21.5 acres for condominiums under the **R-6 Medium Density Residential District**" and "258 condominiums in the **R-6** zoned portion".





Excerpt from Exhibit C from 90-R-002

This is important because the property may actually be zoned R-6 rather than R-5 as referenced in later documents and on the Zoning Map. This also establishes the entitlement for 21.5 acres of condominiums with 258 units allowed.

Also, the Brookside Glen property was officially annexed under Ordinance 90-O-004 and Ordinance 90-O-005. The first amendment to the Brookside Glen Annexation Agreement was adopted on February 6, 1990 (90-R-004).

Ordinance 90-O-008 was adopted on February 27, 1990 (although the ordinance itself incorrectly states the adoption year as 1989). This ordinance annexed the Brookside Glen property again due to concerns with proper notice for the annexation. Ordinance 90-O-009 officially rezoned the Brookside Glen property following annexation, although the exhibit detailing the rezoning was not attached to the copy of the ordinance.

- 1994: Another amendment to the Brookside Glen Annexation Agreement was approved on October 25, 1994 as Resolution 94-R-030 (labeled in error as 94-O-030). This amendment included changes to some of the standards for the single-family residential lots, updated fees, discussed requirements for dedication of public streets and sidewalks, and discussed water mains and sanitary sewers.
- 1998: A parcel is annexed and added to the Brookside Glen PUD per Ordinance 98-O-018 and Ordinance 98-O-019 on March 17, 1998. A 200' x 209' parcel was annexed and added to the Brookside Glen PUD. The parcel was not available in 1990 when the original PUD was approved. The property that was annexed is located near approximately 19501 88<sup>th</sup> Avenue (currently this is approximately Brookside Glen Drive and 88<sup>th</sup> Avenue).
- 1999: Staff notes that the November 4, 1999 Plan Commission meeting minutes indicate that the New Lenox Pumping Station was considered for a Special Use Permit. The minutes discuss the property as being zoned R-6 PD.

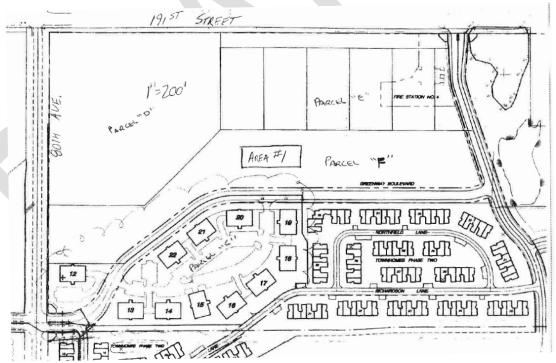
This supports that there might be an error on the Zoning Map. Staff has not found any record of the condominium/apartment portion of the PUD being rezoned from R-6 to R-5 (as shown on the current Zoning Map).

• 2000: A Substantial Deviation to the original Brookside Glen Planned Unit Development was approved on February 15, 2000 as Ordinance 2000-O-006. This Substantial Deviation amended the acreage and dwelling units for single-family, townhomes, and condominiums. The allowable acreage of condominiums increased from 21.5 acres to 27 acres and the allowable number of dwelling units increased from 258 to 352 dwelling units. The Ordinance also allowed for an increase in the allowable building height for the condominium buildings (from three stories to four stories with underground parking). The Substantial Deviation was considered at the Plan Commission meetings on 4/15/1999, 5/6/1999,8/5/1999 and 9/16/1999 and the Village Board meetings on 9/7/1999, 9/21/1999, 1/4/2000, 1/18/2000, 2/1/2000, and 2/15/2000.

Staff notes that this Ordinance may have an error because it states "there will be 16 condominium buildings with 22 units in each building." Plan Commission meeting minutes from September 16, 2000 note "...proposed 4-story, 16-unit, 56' high building. There would be a total of 22 buildings, for a total of 352 dwelling units." Staff believes that the Ordinance should state "there will be 22 condominium buildings with 16 units in each building." Additionally, the Ordinance refers to the condominium portion of the PUD as being zoned R-5 rather than R-6 as indicated in 90-R-002. Staff has not found any record of the condominium portion of the PUD being rezoned from R-6 to R-5. Exhibits were not attached to the Village's copy of the Ordinance; however, Staff located some plans that were included with the paperwork for the 1999 Legal Notice for the Substantial Deviation.



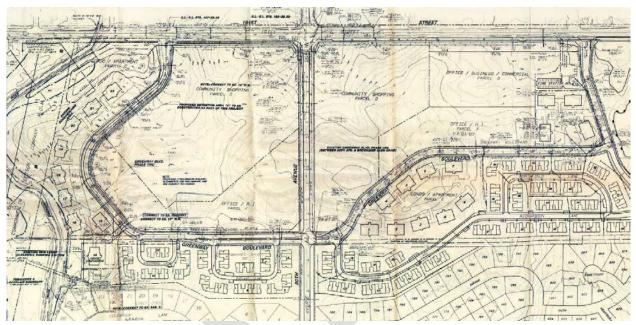
Excerpt from the Site Plan for the Southwest Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue (Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)



Excerpt from the Site Plan for the Southeast Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue (Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)

• 2001: The Plat for Brookside Place Phase I was recorded on January 12, 2001 and included the first seven (7) multi-family buildings (see buildings 1-7 on the image on the following page). The buildings had sixteen (16) units each for a total of one hundred twelve (112) dwelling units. The Plan Commission recommended approval of the Plat on October 5, 2000.

• 2002: The Plat for Brookside Place Phase II was recorded on June 28, 2002 and included two (2) multi-family buildings (see buildings 8-9 on the image on the following page). The buildings had sixteen (16) units each for a total of thirty-two (32) dwelling units. The Plan Commission recommended approval of the Plat on February 21, 2002.



Excerpt from Engineering Plans for Brookside Place (2002)

• 2004: The Plat for Brookside Place Phase III was recorded on August 5, 2004 and included four (4) multifamily buildings (see buildings 10-13 on the image on the next page). The buildings had sixteen (16) units each for a total of sixty-four (64) dwelling units. The Plan Commission recommended approval of the Plat on May 20, 2004.

Staff notes that at this point there are a total of thirteen (13) buildings developed and each building has sixteen (16) dwelling units for a total dwelling unit count of 208. Per Ordinance 2000-O-006 (as intended) the remaining number of buildings allowed on the remainder of the condo/apartment portion of the PUD is nine (9) and the remaining number of dwelling units allowed is one hundred forty-four (144) (see buildings 14-22 on the images on the next page).



Image Showing the Brookside Place Structures

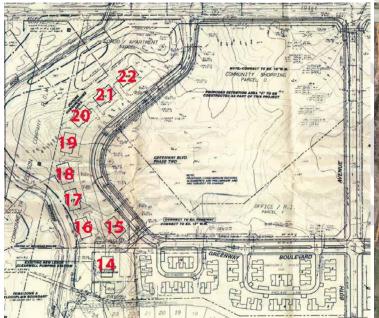
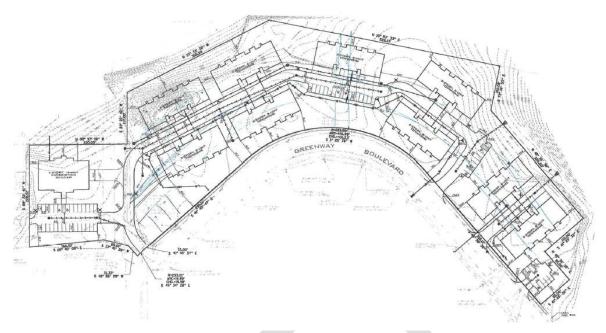


Image Showing Remainder of the Multi-Family Structures as Denoted on the 2002 Engineering Plans



Aerial Image Showing Remainder of the Multi-Family Structures as Denoted on the 2002 Engineering Plans

• 2007: Planning Staff notes that a project called "Brookside Ridge" was proposed in 2007 that called for nine (9) two-story, eight (8) unit townhome-style condominium buildings and one (1) four-story, sixteen (16) unit condominium building. The project had eighty-eight (88) dwelling units. This project would have required a Substantial Deviation from the Brookside Glen PUD due to the change in dwelling type and reduction in number of dwelling units. This project was not approved by the Plan Commission and was not viewed favorably due to concerns about the building orientation and architecture. The project was tabled to a date uncertain at the November 15, 2007 Plan Commission meeting. Staff notes that a letter was sent to the Planning Department from RBT Development, Inc. that indicated that the existing 4-story condominium buildings were 63'6" tall.

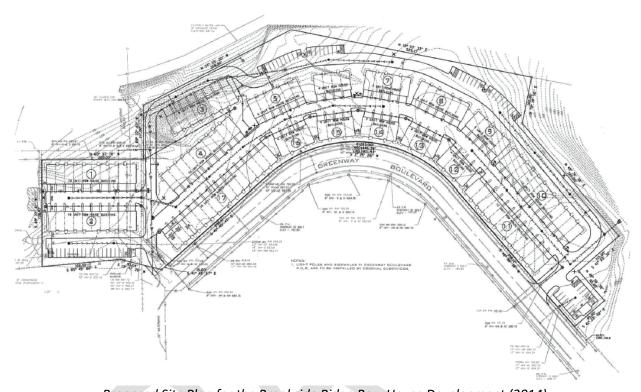


Proposed Site Plan for Brookside Ridge Development (2007)



Rendering of a Proposed Structure within the Brookside Ridge Development (2007)

• 2014: Planning Staff notes that a project was proposed at this site in 2014 that called for up to one hundred, twenty-three (123) three-story single-family attached row houses within a total of seventeen (17) structures. This plan was well-received by the Plan Commission; however, the developer did not proceed with obtaining approvals from the Village due to issues with the location of the pipeline and a proposed row house building.



Proposed Site Plan for the Brookside Ridge Row House Development (2014)

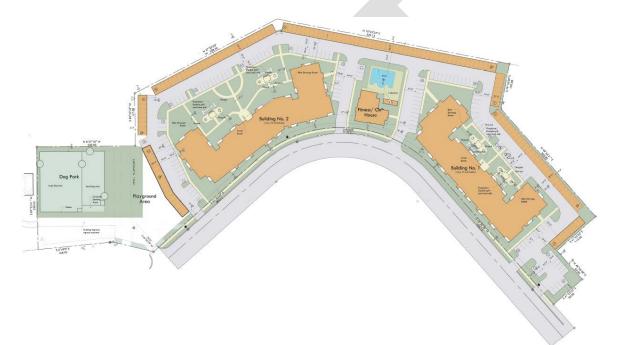


Color Elevation of a Proposed Structure within the Brookside Ridge Row House Development (2014)

• 2016: The Applicant formally submitted a complete application ("The Residences at Brookside Glen") on July 5, 2016 for two (2) four-story, one hundred, forty-four (144) unit multi-family apartment buildings, with surface parking and parking in garages at the rear of the site and an accompanying clubhouse building. Each building had seventy-two (72) units with a mixture of one, two, and three-bedroom layouts. This plan is 18.8 dwelling units per acre but is a different product from what was approved in the Substantial Deviation to the Planned Unit Development (2000-O-006) in 2000.

Staff met with the Applicant to discuss the proposed plans on the following dates:

- February 11, 2016 (pre-application meeting)
- May 11, 2016 (pre-application meeting)
- o May 17, 2016 (pre-application meeting)
- o August 31, 2016
- o September 21, 2016
- o December 13, 2016



Proposed Site Plan from Submittal #1 of the Residences of Brookside Ridge Development (2016)



Partial Rendering of a Proposed Structure from Submittal #1 of the Residences of Brookside Ridge Development (2016)

• 2017: The Applicant submitted revised plans based on Staff's comments. The plans indicate two (2) four-story, one hundred, forty-four (144) unit multi-family apartment buildings and an accompanying clubhouse building. The buildings also include semi-underground parking on the bottom floor and provide one indoor parking space per unit. Each building has seventy-two (72) units with a mixture of one and two-bedroom layouts. There are no longer plans for any three-bedroom units. The Applicant made substantial improvements to the Site Plan with respect to parking, circulation, architecture, roof line, additional green space, and landscaping. The Applicant also added more amenities to the plans. The Applicant made substantial improvements to the architecture of the buildings, including increasing the amount of brick, adding articulation along each façade, raising the building height in key sections of the buildings, offering floor-to-ceiling windows on the top floor, and adding sizeable balconies/terraces/patios to both the private units and as common spaces. The changes to the building height amount to about 64' along the main ridge line and about 71' at the peak of the taller features of the roof.

Staff met with the Applicant to discuss the proposed plans on the following dates:

- o May 11, 2017
- o May 23, 2017

The project was scheduled for the following Plan Commission agendas:

- o May 18, 2017 (Workshop)
- o June 1, 2017 (Public Hearing)
- June 15, 2017 (Continuation/close first Public Hearing)
- June 28, 2017 (Special Meeting new Public Hearing)



Proposed Site Plan from Submittal #10 of the Residences at Brookside Glen Development (2017)



Partial Renderings of a Proposed Structure from Submittal #10 of the Residences at Brookside Glen Development (2017)



Proposed Site Plan from Submittal #15 of the Residences at Brookside Glen Development (2017)

# As suburban apartment rents rise, how high is too high?

#### **BY ALBY GALLUN**

Apartment landlords in the suburbs keep hiking rents, and their buildings are a little emptier as a result.

That's the takeaway from a new batch of data showing suburban apartment rents hit an all-time high in the first quarter while the suburban occupancy rate slipped to its lowest level in more than five years. The figures suggest some renters may be balking at rent increases in a market where landlords have had the upper hand for several years.

The median net suburban apartment rent rose to \$1.44 per square foot in the first quarter, up 3.6 percent from a year earlier,

## "WHAT IT SAYS IS, THE OWNERS ARE TRYING TO PUSH THE RENTS A LITTLE BIT. I THINK THE MARKET SAYS THE RENTS ARE A LITTLE BIT TOO HIGH."

Ron DeVries, Appraisal Research Counselors

according to Appraisal Research Counselors, a Chicago-based consulting firm. Net rents include concessions such as a free rent.

The suburban occupancy rate, meanwhile, was 94.5 percent in

the quarter—not bad, but down from 96.3 percent a year earlier. The occupancy hasn't been that low since 2011.

"What it says is, the owners are trying to push the rents a little bit," says Appraisal Research Vice President Ron DeVries. "I think the market says the rents are a little bit too high."

#### **ROOM TO RISE**

Landlords have been able to hike rents steadily since the recession as the job market, the main driver of demand for apartments, has expanded and more people, especially millennials, have favored renting over buying. A hypothetical 1,000-square-foot apartment in the suburbs

now rents for \$1,440 a month, up 36 percent from \$1,060 in 2009, when rents last bottomed out.

In some cases, demand for apartments increases when young workers move out of their parents' homes and get places of their

own. In others, renters who have been living with roommates feel financially secure enough to cover the extra cost of living alone. If rents get too high, those potential new tenants will just decide



to stay put.

Landlords may take the recent occupancy drop as a signal to back off on rent hikes for the short term, but DeVries doesn't expect suburban rents to drop anytime soon. Demand for apartments remains strong, and supply is rising due to development, but not enough to fuel the kind of competition that leads to rent declines.

DeVries expects that developers will complete about 2,000 apartments in the suburbs this year, down from 2,831 in 2016. That's a lot historically, but the construction is spread over a large geographical area, minimizing its impact on the market overall.

Many landlords are willing to give up some occupancy if they can hike rents enough to maximize property revenue, which is a function of both variables. Market revenue performance, a figure calculated by multiplying occupancy and rent, was still \$1.36 in the suburbs in the first quarter, according to Appraisal Research. The only time it was higher than that was in second-quarter 2016, when it hit \$1.37.

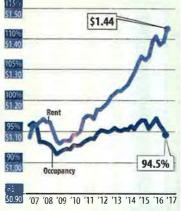
Will County had the highest occupancy rate, 96.7 percent, among the 10 Chicago-area submarkets tracked by Appraisal Research, while the North Shore had the lowest, 92.9 percent. Will

#### NO RENT RELIEF

Suburban apartment rents hit an all-time high in the first quarter, but the occupancy rate fell to its lowest level in more than five years.

#### OCCUPANCY VS. MEDIAN NET RENT\*

Rent per square foot, 1Q 2007 to 1Q 2017



\*Net rent includes concessions such as free rent. Source: Appraisal Research Counselors

County was also the only submarket where the occupancy rate rose from first-quarter 2016.

Rents rose in all the 10 Chicago-area submarkets. South Cook County posted the biggest increase in median net rent, 6.2 percent from first-quarter 2016. The Waukegan/Gurnee submarket pulled up the rear with a 0.7 percent rise.