

# PLAN COMMISSION

August 20, 2015

**Applicant**

FR/Cal I-80 Tinley Park, LLC – represented by Dan Shapiro

**Property Location**

South of I-80 between Oak Park Avenue and Ridgeland/  
18801 S. Oak Park Avenue  
& 18604 S. Ridgeland Ave

**Parcel Size**

3,943,096 (90.315 acres)

**Zoning**

M1 – PUD (First Industrial Realty Trust PUD)

**Approval Sought**

To recommend that the Village Board grant a Special Use (Substantial Deviation) to the existing PUD to allow for a rephrasing of improvements and an amendment to the Final PUD Plat to correct a scrivener’s error.

**Requested Action**

Assign Commissioners to meet with the petitioners in a work session.

**Tinley Park Corporate Center, formerly First Industrial**  
South of I-80 between Oak Park Avenue and Ridgeland



LOCATION MAP

**PROJECT DESCRIPTION**

The Tinley Park Corporate Center appeared before the Plan Commission in 2007 for a rezoning from R-1 to M1-PUD and site plan approval. The 915,000 s.f. building at 18801 S. Oak Park Avenue (Lot 1) was built in 2008. Soon after, economic conditions changed and the leasing of the building was not accomplished until 2012. As a result of the economic climate, the property owner has opted to wait to build the proposed 300,000 s.f. building and the related public and private improvements at 18604 S. Ridgeland Avenue (Lot 2).

The Village Plan Commission held a public hearing on August 16, 2012 to consider a Special Use (Substantial Deviation) to the existing PUD to allow a rephrasing of improvements. The Plan Commission voted in favor of the Special Use and recommended approval to the Village Board.

Once the project reached the Village Board phase in 2012, the project stalled because the Village and the owner could not agree on a method of security for the remaining public improvements in Phase II. The Village requires a letter of credit and the owner was not able, due to their unique structure, to secure a letter of credit.

The project is reappearing before you now because the Village and the owner have come to resolution on the security issue – which will be resolved by an

## PROJECT STATS

### Proposed Phase I Improvements

- Prosperi Drive built and dedicated
- Lot 1 building and parking lot
- Street lights
- Landscape
- Sign
- Storm water retention/detention
- Cross parking and cross access agreements
- Water and sewers

### Proposed Phase II improvements

- Lot 2 building and parking lot
- Road connection to Ridgeland
- Water and sewers
- Lot 2 landscape

escrow and an escrow agreement, which is being drafted by the attorneys at this point.

Many of the public and private improvements for both lots 1 and 2 have been completed by the developer, including storm water detention/retention and landscape. **The developer wishes to postpone some improvements to Lot 2 to a future point in time when they can sell or lease the property at 18604 Ridgeland (Lot 2).** This change in phasing constitutes a major deviation from the PUD in the form of a special use-amendment to the existing PUD because the original PUD anticipated that the two building and all improvements would be completed in one phase. The Village's Engineer and Public Works Department have agreed to the rephrasing of the project and the postponing of certain improvements and the developer is currently working on punch-list items to close out all the public improvements required for Lot 1 (18801 S. Oak Park Avenue).

Once the property owner wishes to build the 300,000 building and commence in implementing Phase II, the project will be required to appear before the Plan Commission for site plan approval and will need to meet all the conditions as spelled out in the amendment to the PUD.

### EXISTING ZONING

The site is located within the M-1 PUD First Industrial Realty Trust Planned Unit Development.

The property is designated as Office and Restricted Industrial on the Village's Comprehensive Land Use Plan.

The 900,000 s.f. building is currently occupied by M-Block, which is a distribution company that does light manufacturing and distribution of beverage pods for the Keurig-type coffee makers (single-cup coffee makers).

### SUMMARY

Petitioner requests the following:

1. Re-phasing the project from one phase to two phases (requires major deviation/special use/amendment to the PUD); and
2. New final PUD plat in order to include a .672 acre piece that was unincorporated in the original PUD plat. This un-incorporated piece was Annexed into Tinley Park by the Village Board in 2012.

## **OPEN ITEMS**

Staff has identified a few one open item to discuss with the petitioner and resolve prior to the public hearing.

**Naturalized detention areas** have suffered somewhat during this long period of negotiation over the phasing. Currently, the detention basins are not being managed for establishment of native plant materials and are now compromised with invasive species and reeds. We would require the petitioner to put together a management plan for the detention areas and hire a consultant to re-establish the natural areas as they were originally planned.

The Landscape Architect reports:

### **Main Invasive Species Issues**

- Cattails. There are cattails taking over the emergent areas on both basins. Cattail is an aggressive native that was not something they planted. Ideally, it would have been controlled throughout the establishment period and beyond. Google earth images show it has really started to establish in the last 2 years.
- Phragmites- In the NE corner of the south basin, there is a huge patch that is right along the border of the project area. If the Phrag has not already reached the project area, then it is as close as it can possibly be and it will probably be in there this season.
- Cottonwood seedlings- It has clearly been a couple years since these were controlled, as many of them are now 12' high or taller. Those would have definitely been controlled during the establishment period.
- Teasel & thistles- these are much more prevalent in the south basin but are present in both, sometimes in large patches.
- Sweetclover- mostly a concern in the south basin, there is a ton of it.

### **Native establishment**

- North basin- it's actually very good in terms of native establishment. This area is just in need of some invasive control before the weeds in there get a better foothold.
- South basin- from the road, there is not a lot of desirable native species coverage visible in this area at all, it is overrun with invasive plant material and undesirable, aggressive natives (cattails).

There is also a list of punch list items that the Village Engineer has provided to the consulting engineer for this project. They punch list items are mostly completed for Phase I items. Phase II items would not be completed until the development of the 2nd building. Public improvements under Phase II would be accepted by the Village Engineer and secured by the escrow account and agreement.

## **RECOMMENDATION**

Staff recommends that we do not assign commissioners to this project, but continue to work through the escrow and escrow agreement with the attorneys. Additionally, we will direct the improvement of the detention basins through our Village Landscape Architect. We feel confident that we can hold a public hearing on the Special Use and recommend approval of the final plat at our next meeting.

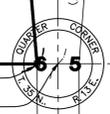
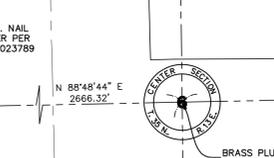
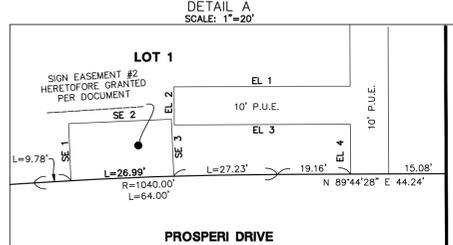
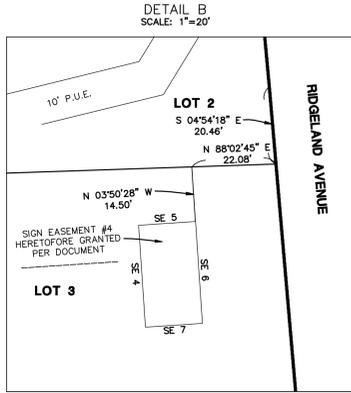
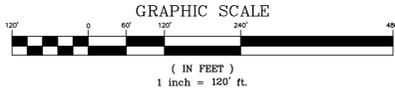


# FINAL PLAT OF SUBDIVISION OF TINLEY PARK CORPORATE CENTER

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

THIS SURVEY PREPARED FOR:  
ERNIE REINSTEIN  
3000 LAKESIDE DRIVE, SUITE 1055  
BANNOCKBURN, ILLINOIS 60015

SEND TAX BILL TO:  
FR/CAL I-80 TINLEY PARK, LLC  
P.O. BOX 638  
ADDISON, TEXAS 75001-0638



SIGN EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SE 1	N 02°25'31" W	15.07'
SE 2	N 87°31'22" E	26.99'
SE 3	S 02°25'31" E	15.06'
SE 4	N 03°50'28" W	26.99'
SE 5	N 86°12'39" E	14.98'
SE 6	S 03°50'28" E	26.99'
SE 7	S 86°12'39" W	14.98'

UTILITY EASEMENT LINE TABLE

EASEMENT LINE	BEARING	LENGTH
EL1	N 89°45'37" E	46.21'
EL2	N 00°14'23" W	10.00'
EL3	N 89°45'37" E	46.21'
EL4	S 00°51'14" E	13.19'
EL5	S 02°25'31" E	101.51'
EL6	S 00°15'14" E	42.91'
EL7	S 89°41'20" W	45.97'
EL8	N 00°18'40" W	10.00'
EL9	S 89°41'20" W	45.96'
EL10	N 18°46'29" E	7.88'
EL11	N 13°56'06" W	66.61'
EL12	N 89°41'20" E	78.54'
EL13	N 31°09'06" E	25.46'
EL14	N 76°09'06" E	18.55'
EL15	N 31°09'06" E	25.46'
EL16	N 76°09'06" E	12.89'
EL17	N 89°55'42" E	34.06'
EL18	N 43°09'06" E	48.93'
EL19	S 43°09'06" E	50.30'
EL20	S 89°55'42" W	35.92'
EL21	S 13°56'06" E	40.84'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 22°55'04" W	80.00'
L2	N 89°44'28" E	44.24'
L3	S 89°44'28" W	44.24'
L4	N 00°07'45" W	22.32'
L5	N 72°25'38" E	25.75'
L6	N 36°42'47" E	40.39'
L7	N 56°31'09" E	43.21'
L8	N 00°41'03" W	44.97'
L9	N 03°47'06" W	47.56'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	440.00'	69.89'	N 71°37'57" E	69.81'
C2	360.00'	139.98'	S 78°13'17" W	139.10'

DATE	REVISION	COMMENTS

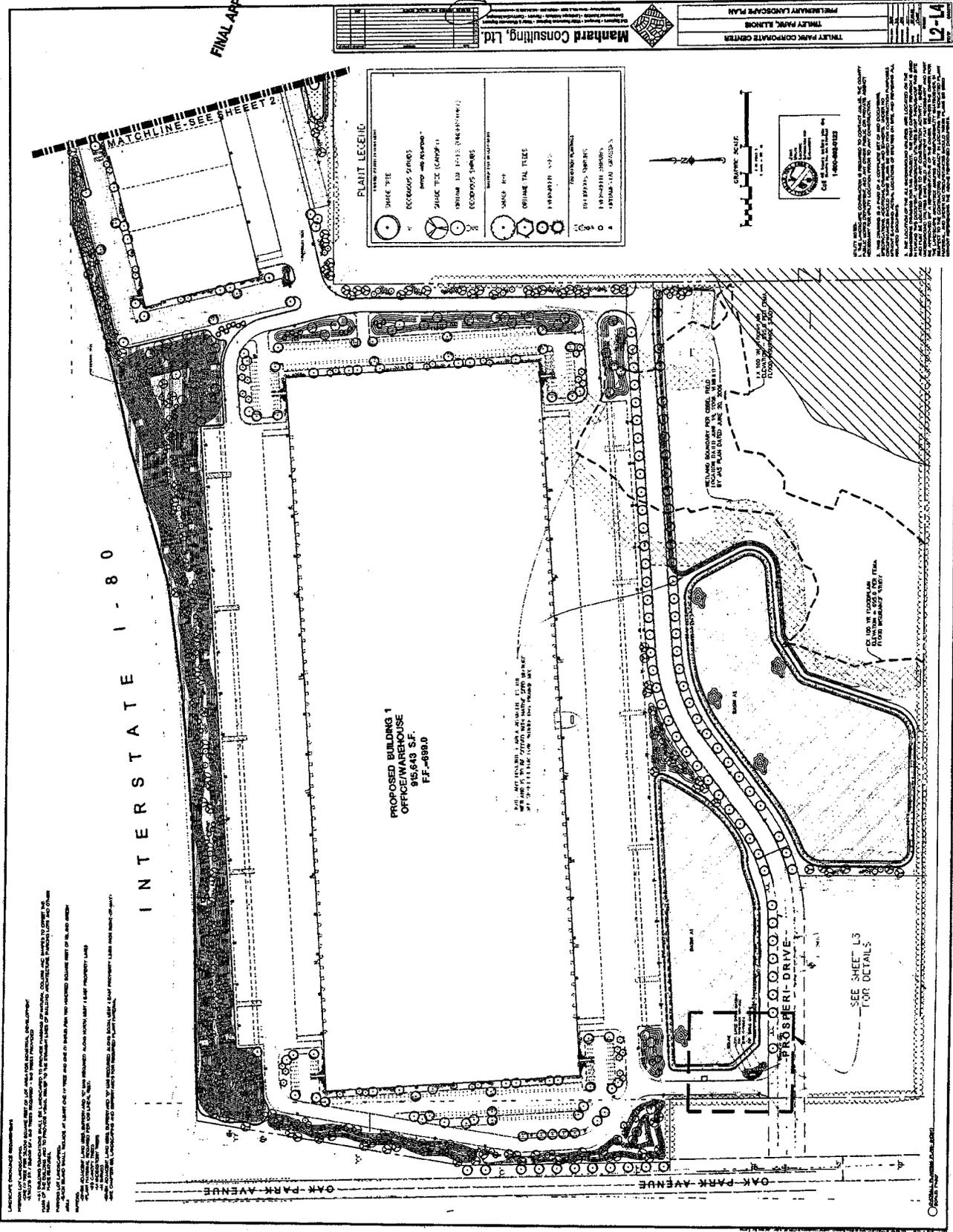
**Manhard CONSULTING LTD.**  
700 Springdale Drive, Lombard, IL 60148  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Consultants • Landscape Architects • Planners

TINLEY PARK CORPORATE CENTER  
TINLEY PARK, ILLINOIS  
FINAL PLAT OF SUBDIVISION



19 of 30

FINAL APPROVED PLAN



LANDSCAPE ARCHITECTURE REQUIREMENTS  
 ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBMITTAL OF THE FINAL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTINGS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTINGS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTINGS THROUGHOUT THE CONSTRUCTION PERIOD.

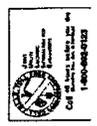
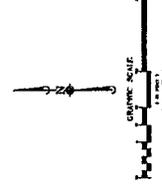
PROPOSED BUILDING 1  
 OFFICE/WAREHOUSE  
 95,643 S.F.  
 FF-489.0

PROSPERITY DRIVE

SEE SHEET L3  
 FOR DETAILS

PLANT LEGEND

	1/2" TREE
	3/4" TREE
	1" TREE
	1 1/2" TREE
	2" TREE
	3" TREE
	4" TREE
	6" TREE
	8" TREE
	10" TREE
	12" TREE
	14" TREE
	16" TREE
	18" TREE
	20" TREE
	24" TREE
	30" TREE
	36" TREE
	42" TREE
	48" TREE
	54" TREE
	60" TREE
	72" TREE
	84" TREE
	96" TREE
	108" TREE
	120" TREE
	132" TREE
	144" TREE
	156" TREE
	168" TREE
	180" TREE
	192" TREE
	204" TREE
	216" TREE
	228" TREE
	240" TREE
	252" TREE
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	324" TREE
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	588" TREE
	600" TREE
	612" TREE
	624" TREE
	636" TREE
	648" TREE
	660" TREE
	672" TREE
	684" TREE
	696" TREE
	708" TREE
	720" TREE
	732" TREE
	744" TREE
	756" TREE
	768" TREE
	780" TREE
	792" TREE
	804" TREE
	816" TREE
	828" TREE
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	852" TREE
	864" TREE
	876" TREE
	888" TREE
	900" TREE
	912" TREE
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	1380" TREE
	1392" TREE
	1404" TREE
	1416" TREE
	1428" TREE
	1440" TREE
	1452" TREE
	1464" TREE
	1476" TREE
	1488" TREE
	1500" TREE



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THIRTY PARK CORPORATE CENTER  
 PRELIMINARY LANDSCAPE PLAN

12-14



