

#### AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

October 19, 2017 – 7:00 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

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

**Approval of Minutes:** Minutes of the October 5, 2017 Regular Meeting

Item #1 BANGING GAVEL – 6811 HICKORY STREET

**PUBLIC HEARING: VARIANCES** 

CONSIDERATION FOR APPROVAL: SITE PLAN

CONSIDERATION FOR RECOMMENDATION: PLAT OF SUBDIVISION AND

**VARIANCES** 

Consider granting the Petitioner, James Richert of Banging Gavel, Site Plan Approval for an outdoor seating area and related landscape improvements and recommending that the Village Board grant approval for the following:

- 1. The Final Plat of Subdivision;
- 2. A three foot, four inch (3'4") variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where the maximum height for a freestanding frame sign is four feet (4'). This variance would allow a seven foot, four inch (7'4") tall freestanding frame sign.
- 3. A nine foot (9') variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where a freestanding frame must be set back ten feet (10') from the property line. This variance would allow the freestanding frame sign to be set back one foot (1') from the north property line.
- 4. A thirteen foot (13') variance from Section XII.2.A.9. (Table 2.A.6.) of the Zoning Ordinance where an accessory structure is required to be set back twenty feet (20') from a primary street. This variance would allow a pergola at a seven foot (7') setback from the east property line.

Item #2 ALDI – 16000 HARLEM AVENUE

PUBLIC HEARING: SPECIAL USE PERMIT

CONSIDERATION FOR RECOMMENDATION: SPECIAL USE PERMIT

Consider recommending that the Village Board grant the Petitioner, Doyle Signs, Inc. on behalf of Aldi, a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for an increase in the size and number of signs allowed for Aldi at 16000 Harlem Avenue and within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a total of four (4) wall signs, a total sign face area of 211 square feet, and the main sign would be a maximum height of fifteen feet (15').

#### Item #3 STUDIO Q – 17708 OAK PARK AVENUE

#### **WORKSHOP: SPECIAL USE PERMIT**

Consider recommending that the Village Board grant the Petitioner, Qiana Grant of Studio Q, a Special Use Permit to allow a recreational business use (including group fitness classes) at 17708 Oak Park Avenue in the NG (Neighborhood General) Zoning District.

Item #4

# THE RESIDENCE OF BROOKSIDE GLEN – SOUTHWEST CORNER OF 191<sup>ST</sup> STREET AND MAGNUSON LANE

#### WORKSHOP: SITE PLAN APPROVAL 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 Residence of Brookside Glen) at the properties generally located west of Magnuson Lane and John Michael Drive in the southwest corner of 191<sup>st</sup> Street and Magnuson Lane.

Good of the Order Receive Comments from the Public Adjourn Meeting



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

#### **OCTOBER 5, 2017**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 5, 2017 at 7:00 p.m.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Peter Kroner Garrett Gray John Curran Lucas Engel

Chuck Augustyniak

Absent Plan Commissioner(s): None

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

#### **CALL TO ORDER**

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 5, 2017 at 7:00 p.m.

#### **COMMUNICATIONS**

CHAIRMAN SHAW welcomed PLAN COMMISSIONER CHUCK AUGUSTYNIAK to his first meeting.

CHAIRMAN SHAW read a letter regarding a situation he had recently:

"I'd like to take a moment to acknowledge and thank several members of the Village Staff for their professionalism assisting me with my application for a residential building permit. I'd also like to provide a quick summary of my personal experience as a public service announcement; offering myself up for what I'd call a "teachable moment".

I recently hired a wonderful contractor, Beary Landscaping, to install a short paver walkway behind my garage. Unfortunately, I misread the responsibilities section of our contract, which clearly stated that I was responsible for securing a building permit. After they started, I realized I didn't have a permit, so I had them stop working while I applied for the permit to correct my

mistake. I've received conditional permit approval from the Building Department, pending public utility waivers, as the walk is within the public utility easement. I've already received several and expect the rest soon.

I'd like to thank Stephanie Kisler and Jean Bruno for their professional conduct in helping me navigate the Village's permit requirements quickly and correct my mistake. From the beginning, I emphasized that I expected no special consideration based on my position as Chairman of the Plan Commission and expected my application to be treated the same as every other Village resident. I acknowledged that failing to obtain a permit in advance was entirely my own error and that if other residents in my situation have been assessed fines. I expect that I would also. To her great credit, Jean has been very fair and pleasant, but hasn't gone the least bit easy on me. She's held me to the same standard as every other resident, and I expect no less than that.

I offer my experience as example to all residents and advise that you <u>always</u> consult the Building Department on projects. They won't make you get permits that aren't required. And, if you screw up, as I did, the best thing you can do is stop the work and let the Village help you correct the situation. They know people make mistakes and they will help you get in compliance quickly.

So once again, thank you."

#### APPROVAL OF MINUTES

Minutes of the September 21, 2017 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER CURRAN, to approve the Minutes.

COMMISSIONER GRAY noted corrections on the spelling of his name on page 4 and page 6. Spelling should be "GRAY".

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to approve the minutes as corrected. The Motion was approved by voice call. CHAIRMAN SHAW declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 5, 2017 REGULAR MEETING

ITEM #1: PUBLIC HEARING: MILE 1 FITNESS - 17030 OAK PARK AVENUE -

SPECIAL USE PERMIT

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, Mark Higgins of Mile 1 Fitness, a Special Use Permit to: 1) allow a recreational business use (including group fitness classes); and 2) allow the business to open at 5:00a.m. at 17030 Oak Park Avenue in the NG (Neighborhood General) Zoning

District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani
Angela Gatto
Tim Stanton
Peter Kroner
Garrett Gray
John Curran
Lucas Engel
Chuck Augustyniak

Absent Plan Commissioner(s): None

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guests: Mark Higgins, Mile 1 Fitness, Petitioner

Tammy Spilis, Network Real Estate Leasing Agent

Rose Gillece, Network Real Leasing Agent

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER AUGUSTYNIAK, to open the Public Hearing for a Special Use Permit for Mile 1 Fitness. The Motion was approved unanimously by voice call. CHAIRMAN SHAW declared the Motion approved.

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

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

STEPHANIE KISLER, Planner I, stated Mark Higgins of Mile 1 Fitness is proposing to open a recreational/fitness use business at 17030 Oak Park Avenue in the Elmore Plaza Shopping Center (a.k.a. Tinley Square). The Petitioner is requesting a Special Use Permit to open the business at 5:00 a.m. and allow a recreational use, which includes group fitness classes. The earliest a business can open is 6:00 a.m. without approval of a Special Use Permit.

MS. KISLER displayed PowerPoint slides of the location of the proposed business. Staff followed up on the following open items previously discussed at the September 21, 2017 workshop:

- 1. Consider conditions related to sound.
  - The Petitioner noted that he was able to get inside the vacant tenant space north of his unit. He played music in his unit and was unable to hear it in the vacant unit.
  - The property owner should acknowledge for the record that they will inform the future tenant at 17028 Oak Park Avenue that Mile 1 Fitness will be playing music.
  - Most importantly, Staff recommends that sound shall not exceed 50 dB when measured from
    outside the tenant space (exterior of the building or within the adjacent tenant space). Sound
    shall not cause a nuisance to other tenant spaces or surrounding properties. Staff recommends
    that the Plan Commission consider adding a condition that states that the Petitioner will be
    required to do soundproofing if there are valid complaints regarding noise.
  - On the interior, Staff recommends compliance with sound standards for gyms set by the Environmental Protection Agency (EPA), as amended from time to time, with a maximum volume of 80 decibels (dB) when measured inside the tenant space.
- 2. Consider conditions related to class sizes or class times.
  - The Petitioner stated that the maximum number of people at the site (employees and people attending the classes) will be 25 rather than 32 as originally noted.
- 3. The Petitioner is required to install a bike rack to provide parking for at least two (2) bikes.
  - The property management company, Network Real Estate Group, is working to provide bike parking. They agreed to provide a shared bike rack for all of the tenant spaces at the south end of the shopping center near the American Cancer Society. The new bike rack will ensure that all tenant spaces comply with the requirement for bike parking.
- 4. Consider conditions related to required improvements including improvements to the south entry area and general building and parking lot maintenance.
  - The property management company, Network Real Estate Group, is working to get bids for the parking lot maintenance work. The building will be power washed and painted by the end of October. Staff will follow up with the property management company to ensure that these tasks are completed in a timely manner. The property maintenance (façade, parking lot) aspects do not need to be a condition of the Special Use Permit since these items fall under the property maintenance code.
  - The trash enclosure south of the tenant space will be removed to improve access between the buildings. Staff recommends the removal of the trash enclosure become a condition of the Special Use Permit since it directly affects the access and parking for the Mile 1 Fitness tenant space.
  - The Petitioner plans to utilize the south access door as the main entrance to the tenant space. He will make improvements to the south entry by changing the doors to glass, reconfiguring the step, and adding planters. Staff provided a conceptual graphic showing what these improvements may look like.

MS. KISLER noted the subject property is zoned NG (Neighborhood General) and is within the Legacy District. The site has frontage on Oak Park Avenue to east. There are currently sixteen (16) parking spaces striped directly south of the tenant space, ten (10) of which are exclusively leased to the Petitioner.

MS. KISLER displayed a photo of the current lighting in the rear of the building, which the Petitioner will improve.

COMMISSIONER KRONER asked about the maintenance of the parking lot next to the building. MS. KISLER noted the management company will be taking care of any maintenance needed in the parking lot.

MS. KISLER stated there are draft Findings of Fact in the Staff Report. She offered to discuss them.

COMMISSIONER KRONER asked about the Petitioner's plans for the new doors and signs. MARK HIGGINS, Petitioner, noted he will be working on signage and the drawings for the change in the current doors. He stated he would be putting glass doors in so the clients will be able to see into the building.

CHAIRMAN SHAW noted the management company will be installing a shared bike rack for all of the property owner's tenants in this shopping center. MS. KISLER noted that there are multiple property owners within the shopping center and these bike racks would account for only this property owner's bike parking requirement.

COMMISSIONER GRAY asked about how the decibel rating for sound was arrived at. MS. KISLER replied she looked at several decibel comparison charts to determine what an acceptable amount of noise was for the exterior of the space. She also noted that if there were valid complaints soundproofing could be recommended. CHAIRMAN SHAW asked for elaboration on the term "valid". MS. KISLER stated a valid complaint would have to be verified by a decibel meter by Village staff.

CHAIRMAN SHAW asked if anyone else wanted to provide comment during the Public Hearing. No one wished to speak.

Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER GRAY, to close the Public Hearing. Vote by voice. CHAIRMAN SHAW declared the Motion carried.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER AUGUSTYNIAK, to recommend that the Village Board grant the Petitioner, Mark Higgins of Mile 1 Fitness, a Special Use Permit to:

- 1. allow a recreational business use (including group fitness classes); and
- 2. allow the business to open at 5:00 a.m.

The Petitioner's tenant space is located at 17030 Oak Park Avenue in the NG (Neighborhood General) Zoning District.

The Plan Commission recommends the following conditions:

- 1. That sound shall not exceed 50 dB when measured from outside the tenant space (exterior of the building or within the adjacent tenant space). Sound shall not cause a nuisance to other tenant spaces or surrounding properties. The Petitioner will be required to do soundproofing if there are valid complaints regarding noise.
- 2. That the trash enclosure south of the tenant space is removed prior to release of the Certificate of Occupancy.
- 3. That the Petitioner provides potted plants with seasonal plant material outside the entrance in order to meet the spirit of the landscape requirement.

AYES: PLAN COMMISSIONERS KRONER, STANTON, CURRAN, ENGEL, MANI,

GATTO, GRAY, AUGUSTYNIAK, and CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW 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 OCTOBER 5, 2017 REGULAR MEETING

ITEM #2: PUBLIC HEARING: TEXT AMENDMENTS TO THE VILLAGE OF TINLEY

PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO

FENCE REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II and Section III of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include, but are not limited to: fence regulations and related definitions.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Peter Kroner Garrett Gray John Curran Lucas Engel Chuck Augustyniak

Absent Plan Commissioner(s): None

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN, to open the Public Hearing on Text Amendments to the Village of Tinley Park Zoning Ordinance (Section II and Section III) Related to Fence Regulations. The Motion was approved unanimously by voice call. CHAIRMAN SHAW declared the Motion approved.

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

A Motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER GATTO, to table the Public Hearing on Text Amendments to the Village of Tinley Park Zoning Ordinance (Section II and Section III) Related to Fence Regulations to a future date uncertain. The Motion was approved unanimously by voice call. CHAIRMAIN SHAW 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 OCTOBER 5, 2017 REGULAR MEETING

ITEM #3: WORKSHOP: BANGING GAVEL - 6811 HICKORY STREET - SITE PLAN APPROVAL, PLAT APPROVAL, AND VARIANCES

Consider granting the Petitioner, James Richert of Banging Gavel, Site Plan Approval for an outdoor seating area and related landscape improvements and recommending that the Village Board grant approval for the following:

- 1. The Final Plat of Subdivision:
- 2. A three foot, four inch (3'4") variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where the maximum height for a freestanding frame sign is four feet (4'). This variance would allow a seven foot, four inch (7'4") tall freestanding frame sign;
- 3. A nine foot (9') variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where a freestanding frame must be set back ten feet (10') from the property line. This variance would allow the freestanding frame sign to be set back one foot (1') from the north property line; and
- 4. A thirteen foot (13') variance from Section XII.2.A.9. (Table 2.A.6.) of the Zoning Ordinance where an accessory structure is required to be set back twenty feet (20') from a primary street. This variance would allow a pergola at a seven foot (7') setback from the east property line.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Peter Kroner Garrett Gray John Curran Lucas Engel

Chuck Augustyniak

Absent Plan Commissioner(s): None

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guests: Jim Richert, Banging Gavel, Petitioner

Joe Bandza, Trinity Commercial Construction

Kyle O'Connor, Banging Gavel Rebecca O'Connor, Banging Gavel STEPHANIE KISLER, Planner I, presented the Staff Report. She noted the subject property is located at 6811 Hickory Street in the southwest corner of Oak Park Avenue and Hickory Street in the downtown area of Tinley Park. She displayed the plans for the outdoor seating/beer garden area and landscape improvements. She then showed a drawing of the pergola proposed for entertainment in the beer garden. The Legacy Code states that accessory structures are required to be set back twenty feet from a primary street in this district. This variance would allow a pergola at a seven foot (7') setback from the east property line.

MS. KISLER also discussed the variance requests for the proposed freestanding frame sign. She noted that the Petitioner will not be able to utilize wall signage due to historic architecture regulations. The proposed sign is aesthetically in character with the building. There is precedent with the variance for the sign location. The sign height is lower than the maximum height allowed for a monument sign in this zoning district.

COMMISSIONER GRAY noted on the landscaping plan that the there is a 36 inch minimum footing depth on the fence posts. This is not acceptable to prevent destruction from frost. MS. KISLER noted this would be address by the Community Development Department at permit time.

COMMISSIONER CURRAN asked about the sight line safety for cars entering on Oak Park Avenue. MS. KISLER replied Public Safety would be looking at this.

COMMISSIONER MANI noted the fence gates should be swinging out rather than into the beer garden for safety purposes.

CHAIRMAN SHAW asked if there could be renderings at the Public Hearing to get a better view from street level at Oak Park Avenue to make sure there is no sight line danger caused by the proposed pergola.

JOE BANDZA, Trinity Commercial Construction, stated there is a rendering in the packet. MS. KISLER stated the base of the pergola is only about four feet (4') high and is see-thru above that.

#### MS. KISLER noted the open items are:

- 1. A variance is required for the proposed pergola. MS. KISLER noted the Petitioner will provide a rendering of the pergola from Oak Park Avenue. She will provide a diagram with the fence line colorized so the location of the fence is clear.
- 2. Variances are required for the proposed freestanding frame sign. The proposed sign does not meet all aspects of the sign regulations regarding the maximum height and required setback. The Plan Commission did not express concerns about the proposed sign.

COMMISSIONER AUGUSTYNIAK asked about the capacity within the outdoor seating area. MR. RICHERT replied that there could be roughly 150 people within the beer garden area.

CHAIRMAN SHAW thanked the Petitioner and noted the Public Hearing is scheduled for the regular Plan Commission meeting on October 19, 2017.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 5, 2017 REGULAR MEETING

ITEM #4: WORKSHOP: ALDI – 16000 HARLEM AVENUE – SPECIAL USE PERMIT FOR

A SUBSTANTIAL DEVIATION FROM THE PARK CENTER PLAZA PLANNED

UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Petitioner, Doyle Signs, Inc. on behalf of Aldi, a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for an increase in the size and number of signs allowed for Aldi at 16000 Harlem Avenue and within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a total of four (4) wall signs, a total sign face area of 211 square feet, and the main sign would be a maximum height of fifteen feet (15').

Present were the following:

Plan Commissioners: Ken Shaw, Chairman

Eduardo Mani Angela Gatto Tim Stanton Peter Kroner Garrett Gray John Curran Lucas Engel Chuck Augustyniak

Absent Plan Commissioner(s): None

Village Officials and Staff: Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guests: Scott Kator, Aldi

John Streetz, Doyle Signs, Inc.

STEPHANIE KISLER, Planner I, noted the Petitioner, Doyle Signs, Inc. on behalf of Aldi, seeks a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for an increase in the size and number of signs allowed for Aldi at 16000 Harlem Avenue and within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a total of four wall signs, a total sign face area of 253 square feet, and the main sign would be a maximum height of fifteen feet.

MS. KISLER displayed images of the existing site and the proposed signage. The Petitioner proposes to mount the new signage on the façade of the new Aldi store. The proposed signage includes a total of four (4) wall signs with a total sign face area of approximately 253 square feet. The main sign would be fifteen feet (15') tall. Additionally there are three (3) disc signs with reverse LED lighting. According to the Village's Sign Regulations, the maximum height is seven feet (7') with a maximum sign face area of 110 square feet.

COMMISSIONER KRONER asked if the current store is one of the most successful Aldi stores in the area. SCOTT KATOR, Aldi, replied that it was not.

COMMISSIONER KRONER noted concern about the size of the proposed sign being twice the size of the allowed signage. He stated it is unfair to have this size sign and that the Petitioner is asking for too much of a variance. He prefers a more understated Aldi sign. He has a lot of concerns giving that variation. Sam's Club is a much larger building and their sign is not this big.

JOHN STREETZ, Doyle Signs, Inc., stated the Aldi façade has taller elevations than the other stores within the shopping center. He noted this site is significantly set back from Harlem Avenue – over 500 feet – and it would be difficult to see a smaller sign that meets code from Harlem Avenue. COMMISSIONER KRONER noted the current Aldi is further back from the street and people are still going to the store.

MR. STREETZ stated that in his professional opinion as a sign contractor this sign is well-placed and well-sized for the architecture of this building. It does not look overly large. COMMISSIONER KRONER noted this sign is double the size allowed and the Village has rules. The sign is just too big.

CHAIRMAN SHAW stated if we focus on the main Aldi sign the square footage is a smaller number for the variance. He noted if we look at the three (3) icons separately from the large Aldi sign, his opinion is that the icons are not obtrusive.

MR. KATOR stated the three (3) smaller disc signs are more like lights rather than signs. MS. KISLER clarified that we consider them signs since they convey a message. MR. KATOR noted this Aldi sign is a larger sign than what they usually use due to the scale of the façade on this building. He noted the façade plans showed the sign and wrongfully assumed that when the façade plans were approved by the Village that the sign was also approved. He added the sign has already been purchased because they thought it was approved. There is a hardship and a unique circumstance because the store is over 500 feet from Harlem Avenue and the size of the sign is appropriate for distance of the building from Harlem Avenue. COMMISSIONER KRONER replied that is not a valid argument as the current Aldi store is further back from Harlem Avenue and that store is successful. He noted Sam's Club has a much larger building and a smaller sign.

MS. KISLER noted she reviewed Aldi's façade plans for building permits and specifically stated that signage requires a separate permit and review.

CHAIRMAN SHAW asked for opinions from the Commissioners.

COMMISSIONER ENGEL stated they are asking for a variance. It fits the building. He does not see that the sign is overly huge.

COMMISSIONER CURRAN noted he does not see that the sign is overly huge and obnoxious. The sign looks good on the building. He is fine with the 3 icons.

COMMISSIONER MANI stated it was a little large and a bit smaller would look good. He looks at it as 2 signs.

COMMISSIONER GATTO said she would like to see the size of the main sign reduced a bit. She feels the 3 icons are good.

COMMISSIONER GRAY noted that the sign should meet code or be smaller than the proposed sign. He asked if they had already purchased this sign.

COMMISSIONER SHAW asked what it might look like if the main Aldi sign used up the entire allowable square footage. He stated the smaller sign may look puny with the scale of the façade.

COMMISSIONER GRAY noted this sign is too large and too much of a deviation but if we go strictly to the code it will look weird. We need flexibility and should address only the main sign. Before we go to Public Hearing we should have photos of a smaller sign for comparison.

MR. KATOR stated this store will be testing an in-store bakery, fresh produce, and will be testing new concepts. This will be very different from the previous store.

MS. KISLER stated at the next meeting we will have an overlay of the smaller version of the sign for comparison with a sign that meets code. She will show a comparison to the Sam's Club sign. She will fix the calculations on the square footage in the Staff Report. She noted that the Sign Regulations do allow additional sign face area for properties along I-80 based on the setbacks from the highway. This site is not adjacent to the interstate but could be a consideration since Harlem Avenue is a major arterial street.

COMMISSIONER SHAW mentioned the fact that the current store was successful with the sign they had; however, with a larger sign, could they be more successful. He noted the Public Hearing is scheduled for the regular Plan Commission meeting on October 19, 2017.

#### GOOD OF THE ORDER

STEPHANIE KISLER, Planner I, noted the following project updates:

- 1. The Residence of Brookside Glen developers have submitted revised plans. Staff and the developer have been working with Brookside Glen residents to create a better plan. The plan now shows four (4) multi-family residential buildings and the project will be coming to Plan Commission for review October 19, 2017. The core group of Brookside Glen residents have supported this new plan and have been very well organized.
- 2. Revised plans were received for the Boulevard at Central Station on South Street. This project will be coming before the Plan Commission in November.
- 3. Next Meeting Public Hearings on Aldi and Banging Gavel and a workshop on Studio Q and Residences at Brookside Glen.
- 4. Upcoming project: McDonald's on 159<sup>th</sup> Street and Harlem Avenue submitted plans for a façade improvement and double drive-thru.
- 5. Fences will be continued to a later date.
- 6. Faith United Presbyterian Church will go before the Zoning Board of Appeals for a variance request for a pavilion within the front yard setback.
- 7. Paula Wallrich is doing well she has been walking and was in the office for a meeting this week. She possibly will be returning to the office on Monday, October 16<sup>th</sup> depending on how she is feeling.
- 8. Ellen Weber has been covering for Paula and is doing well.

#### RECEIVE COMMENTS FROM THE PUBLIC

There were none.

#### **ADJOURNMENT**

There being no further business, a Motion was made by COMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of October 5, 2017 at 8:42 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



#### PLAN COMMISSION STAFF REPORT

October 19, 2017

#### **Petitioner**

James Richert, Banging Gavel

#### **Property Location**

6811 Hickory Street

#### **PINs**

28-30-314-032-0000 & 28-30-314-036-0000

#### Zoning

DC (Downtown Core)

#### **Approvals Sought**

Site Plan Approval, Final Plat of Subdivision, and Variances

#### **Project Planner**

Stephanie Malmborg, AICP Planner I

# Banging Gavel – Site Plan Approval, Final Plat of Subdivision, and Variances

6811 Hickory Street



#### **EXECUTIVE SUMMARY**

The Petitioner, James Richert of Banging Gavel, is seeking Site Plan Approval for an outdoor seating area and related landscape improvements, a recommendation for approval for the Final Plat of Subdivision, and the following variances:

- 1. A three foot (3") variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where the maximum height for a freestanding frame sign is four feet (4'). This variance would allow for a seven foot (7') tall freestanding frame sign.
- 2. A nine foot (9') variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where a freestanding frame must be set back ten feet (10') from the property line. This variance would allow for the freestanding frame sign to be set back one foot (1') from the north property line.
- 3. A thirteen foot (13') variance from Section XII.2.A.9. (Table 2.A.6.) of the Zoning Ordinance where an accessory structure is required to be set back twenty feet (20') from a primary street. This variance would allow a pergola at a seven foot (7') setback from the east property line.

Updates from the 10/5/2017 Staff Report are in red.

#### SUMMARY OF OPEN ITEMS

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

- 1. A variance is required for the proposed pergola.
  - The Plan Commission discussed concerns about sight lines around the pergola. Staff
    identified measurements between the pergola and Oak Park Avenue in a graphic found on
    page 5 of the Staff Report.
  - The Plan Commission requested a rendering of what the pergola will look like from Oak Park Avenue. The Petitioner will provide this rendering at the 10/19/2017 meeting.
- 2. Variances are required for the proposed freestanding frame sign.
  - The Plan Commission discussed the variance request and had no follow up questions about the sign.
- 3. Approval of the Landscape Plan.
  - The Village's Landscape Architect completed review of the Landscape Plan and has one outstanding comment regarding landscaping in the public frontage along Oak Park Avenue. See page 7 of the Staff Report.

#### **EXISTING SITE & HISTORY**

The subject property, 6811 Hickory Street, is located in the southwest corner of Oak Park Avenue and Hickory Street in the downtown area of Tinley Park. This building is known as the Vogt Building and is on the National Register of Historic Places.

The Petitioner purchased the property recently and is in the process of improving the site to open a brewery. The Plan Commission may recall that the Petitioner came before the Commission in April 2017 to request a Special Use Permit for a brewery. The Special Use Permit was granted by the Village Board on May 16, 2017 as Ordinance Number 2017-O-034. At the time of the Special Use Permit request the Petitioner did not have plans prepared for the exterior site improvements. All renovations to the exterior will maintain the historical integrity of the structure as well as its registration on the National Register of Historic Places.

Staff notes that Banging Gavel has not yet received approval for a liquor license and outdoor seating from the Liquor Commissioner. The Petitioner must contact the Mayor's Assistant to begin the process once they are ready to begin brewing and serving operations at the site.

The Petitioner noted that they hope to open Banging Gavel Brews by Memorial Day 2018.





#### **ZONING & NEARBY LAND USES**



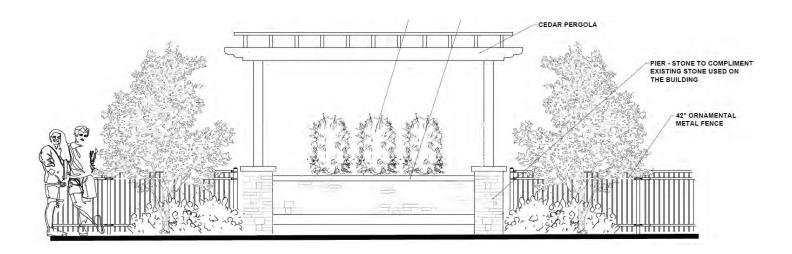
The subject property (see yellow star on graphic to the left) is zoned DC (Downtown Core) and is within the Legacy District. According to Section XII.2.A.1. of the Village of Tinley Park Zoning Ordinance, the DC Zoning District is "intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station."

Nearby land uses include commercial properties north of the railroad tracks and to the east and to the south (zoned DC in purple) and multi-family and single-family residential to the west (zoned R-4 in yellow).

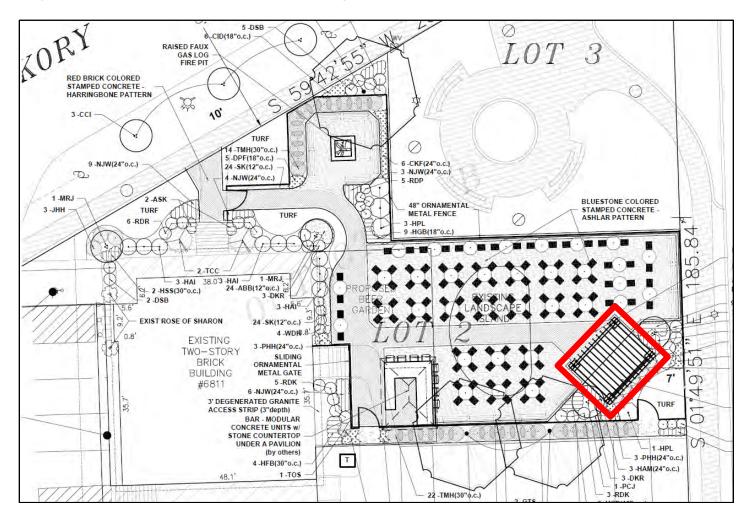
Notable nearby businesses include The Attic Door to the south, Citibank to the east, and Hollstein's to the north of the railroad tracks. The site is southwest of the Oak Park Avenue Metra station.

#### PROPOSED SITE PLAN

The Petitioner proposes to add outdoor seating for a beer garden on the east side of the building. The proposed beer garden area includes approximately 150 seats and is surrounded by four-foot (4') tall ornamental fence. Landscaping improvements are proposed for the outdoor seating area, including new shrubs, perennials, and trees. The plans also call for a fire pit with seating for about approximately fourteen (14) people. The seating plan remains conceptual in nature. In an effort to promote the Village's brand and provide entertainment for patrons at the beer garden, the Petitioner is providing an outdoor stage area where musicians and entertainers can easily hook up their equipment and provide musical performances. The stage will also feature a drop-down screen that will show major sporting events. The Petitioner hopes to promote a community setting in the beer garden.



The beer garden will be serviced by an outdoor bar and offer a limited food menu. Service staff will utilize the rear entrance of the building to bring food items to customers on the beer garden. Staff notes that the existing ADA ramp will be relocated to the west side of the building.



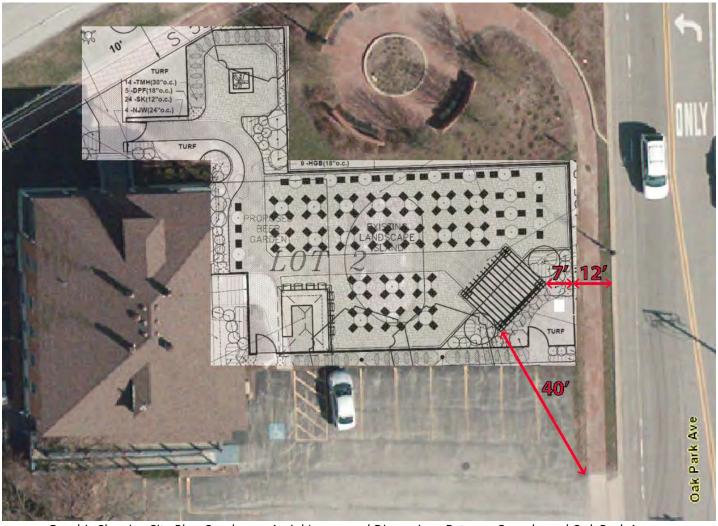
The Petitioner proposes to build a four-foot (4') tall ornamental fence. Staff notes that the pergola must be set back twenty feet (20') from a primary street because accessory structures are only allowed within the "parking zone" per Section XII.2.A.9. (Table 2.A.6.) of the Zoning Ordinance.

#### Open Item #1: A variance is required for the proposed pergola.

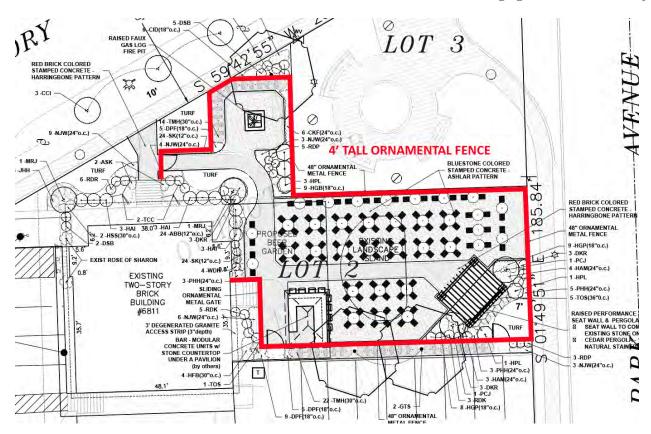
The following variance is requested for the pergola:

1. A thirteen foot (13') variance from Section XII.2.A.9. (Table 2.A.6.) of the Zoning Ordinance where an accessory structure is required to be set back twenty feet (20') from a primary street. This variance would allow a pergola at a seven foot (7') setback from the east property line.

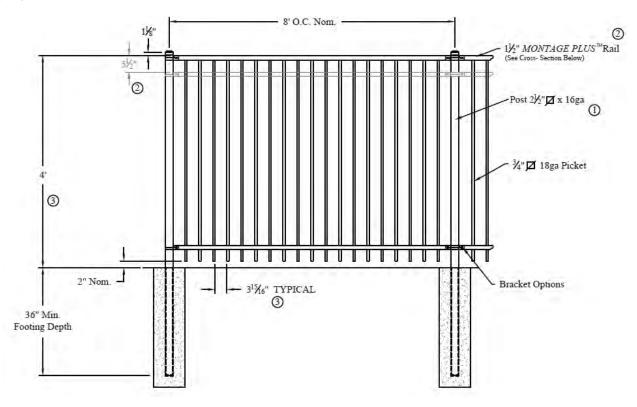
The Plan Commission requested information about the sight lines around the proposed pergola. A detailed graphic is included on the next page. Staff notes that the east corner of the pergola (closest to Oak Park Avenue) is seven feet (7') from the Petitioner's east property line and about nineteen feet (19') from the west curb of Oak Park Avenue. The south corner of the pergola is about forty feet (40') from the access drive into the parking lot. These distances will not impair safe sight lines around the pergola. The Petitioner will provide a rendering showing the pergola/beer garden from Oak Park Avenue at the 10/19/2017 Plan Commission meeting.



Graphic Showing Site Plan Overlay on Aerial Image and Dimensions Between Pergola and Oak Park Avenue



At the 10/5/2017 Plan Commission Meeting the Commissioners requested a diagram showing the location of the fencing around the outdoor area. The image above depicts the fence line. The image below is the detail of the proposed fence.



#### **LANDSCAPING**

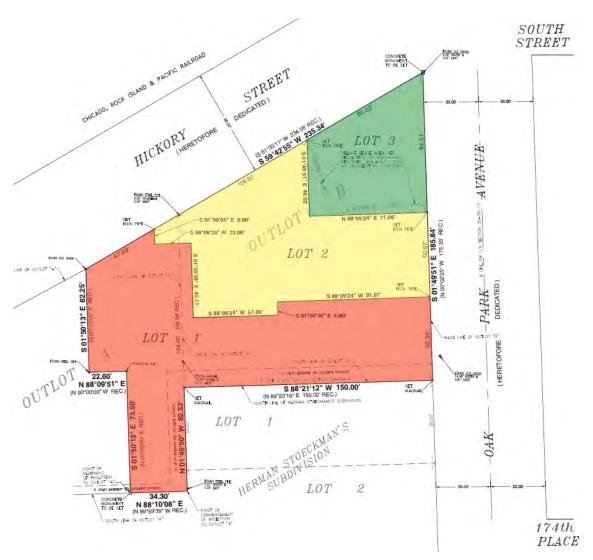
The Petitioner submitted a revised Landscape Plan, which requires another Staff review to ensure that all outstanding comments are adequately addressed. At the time of this Staff Report the Landscape Architecture consultant has not finalized the latest review; however, Staff may have an update for the Plan Commission at the workshop.

The Landscape Architect completed the review of the Landscape Plan and requested that the Petitioner add juniper shrubs, grasses, or perennials to the strip east of the east fence line to add some curb appeal and screening of traffic from the patrons in the outdoor seating area (between the fence and the sidewalk). The Plan Commission should consider placing this as a condition of the Site/Landscape Plan Approval.

Open Item #3: Approval of the Landscape Plan.

#### FINAL PLAT OF SUBDIVISION

The Petitioner proposes to subdivide the property into three (3) separate lots. Lot 1 includes the parking lot, which will become a public parking lot. Lot 2 includes the building and the proposed beer garden. Lot 3 includes the Village's outdoor plaza.



#### **SIGNAGE**

The Petitioner included a sign plan for a "freestanding frame" style sign. The proposed sign does not meet all aspects of the sign regulations within the Legacy Code, including the maximum height and required setback. The Petitioner states that they will not be using a wall sign due to the historic nature of the building.





Proposed Sign



Aerial View of Proposed Sign Location (yellow star) and North Property Line (red line)

#### Open Item #2: Variances are required for the proposed freestanding frame sign.

The following variances are requested for the sign:

- 1. A three foot (3") variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where the maximum height for a freestanding frame sign is four feet (4'). This variance would allow for a seven foot (7') tall freestanding frame sign.
- 2. A nine foot (9') variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where a freestanding frame must be set back ten feet (10') from the property line. This variance would allow for the freestanding frame sign to be set back one foot (1') from the north property line.

Staff notes that other sign variances have been granted recently, including Bailey's and The Attic Door. There are many nonconforming freestanding signs in the Legacy District that do not meet the required ten foot (10') setback from property lines and access drives.

The Petitioner could move the sign the meet the required setback. If the sign met the required setback, then the sign would be located near the entry stairs and would have limited visibility from Hickory Street since it would be about thirty feet (30') from the pavement of the street. The sign would also be obstructed by landscaping, but landscaping can be relocated. The proposed sign does not negatively impact line of sight along Hickory Street.

The Petitioner could meet the maximum sign height of four feet (4'). The proposed sign could be lowered and modified to move the "Vogt Taproom" copy closer to the logo. If the sign met the height regulations, it would potentially impair visibility from Hickory Street. The sign does not face Oak Park Avenue, which is the primary street through the downtown area.

Staff notes that if the Petitioner wanted to install a "ground – monument" sign (#14 in the graphic below) rather than a "frame – freestanding" sign (#11 in the graphic below) they would be allowed to have an eight foot (8') tall sign rather than a four foot (4') tall sign. See Section XII.4.D. and XII.4.E. of the Zoning Ordinance. A "ground – monument" sign may appear out of character or incompatible with the architecture and historical nature of the building, which may be why the Petitioner opted for the "frame – freestanding" sign type.



Excerpt from the Legacy Code - Sign Types Graphic

#### STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below be met. Staff prepared draft responses for these conditions below.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
  - The Petitioner obtained a Special Use Permit (2017-0-034) for the brewery business. An outdoor dining area is a permitted accessory use.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
  - The existing site is compatible with the proposed outdoor seating area.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
  - The existing site provides ingress and egress to Hickory Street and Oak Park Avenue.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
  - The site allows for pedestrians to walk safely throughout the site. The area where alcohol will be served is surrounded by a fence.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
  - The proposed Landscape Plan provides landscaping that meets Village standards.
- f. That all outdoor trash storage areas are adequately screened.
  - The Petitioner will be providing trash storage per the approved Special Use Permit (2017-0-034).

#### STANDARDS FOR A VARIATION

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

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - The property would be at a competitive disadvantage for signage if the sign met applicable codes for location and height. The restrictions for historic buildings do not allow wall signage and the Petitioner has no other viable locations near the entry to the building to install a freestanding sign. The sign height is necessary so that the sign can be visible from Hickory Street, which is about twenty-five feet (25') from the proposed sign.
  - The property may be able to yield a reasonable return if the pergola was relocated; however, the Village's branding initiative promotes music and having a pergola with musical acts performing near the sidewalk will help activate the streetscape.
- 2. The plight of the owner is due to unique circumstances.
  - The situation for the sign is unique since the property owner is not allowed to use wall signage on the historic building.
  - The proposed pergola is unique in that it will provide musical acts and entertainment and promote the Village's branding initiative.
- 3. The Variation, if granted, will not alter the essential character of the locality.
  - The sign variances will not alter the character of the downtown area since it is architecturally compatible with the building. The sign is located adjacent to Hickory Street rather than Oak Park Avenue.
  - The pergola will positively impact the streetscape by enlivening the area of the beer garden closest to Oak Park Avenue.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Applicant have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

#### **MOTION TO CONSIDER**

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

"...make a motion to grant the Petitioner, James Richert of Banging Gavel, Site Plan Approval for an outdoor seating area and related landscape improvements and recommend that the Village Board grant approval for the Final Plat of Subdivision and the following variances for the property at 6811 Hickory Street in the DC (Downtown Core) Zoning District:

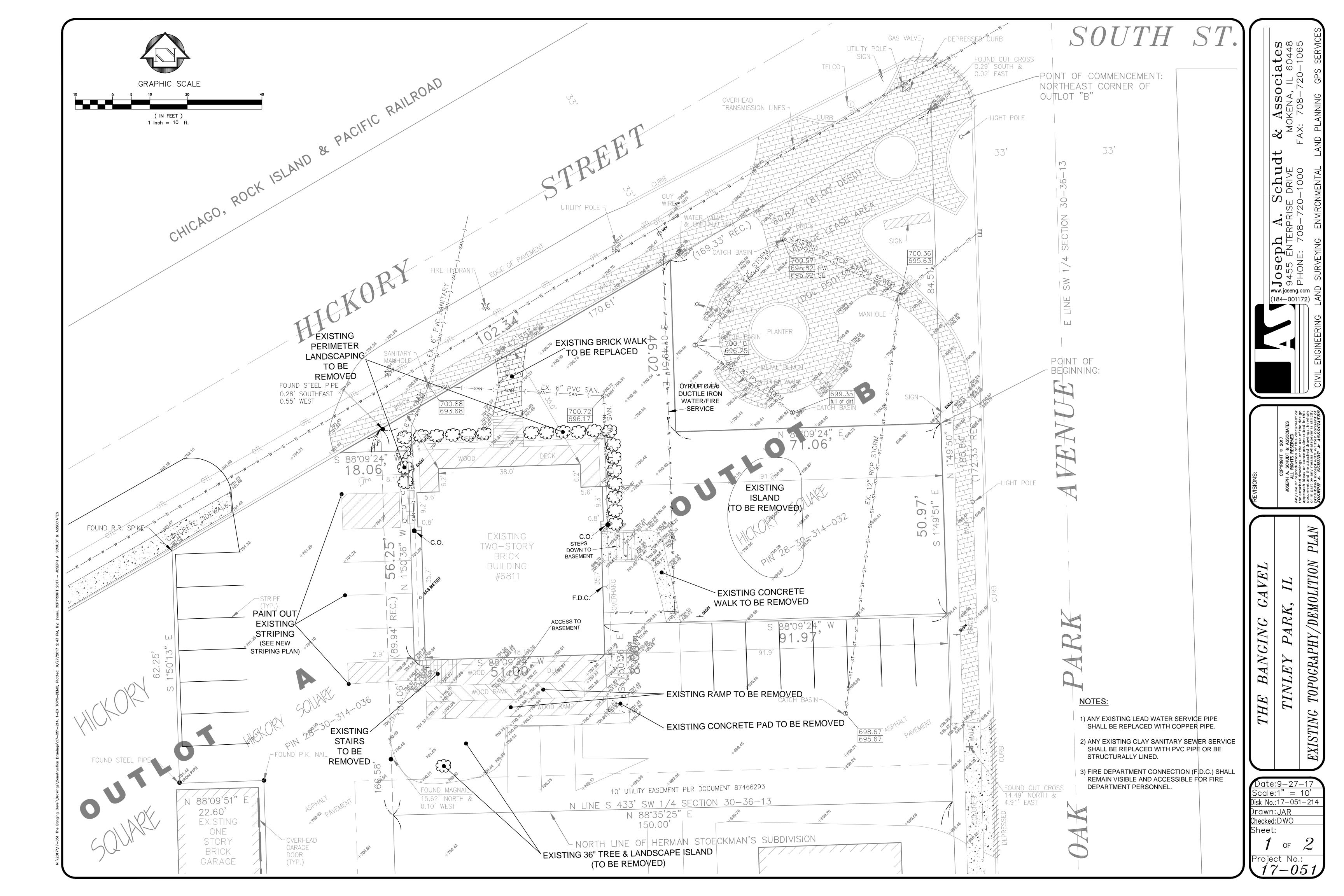
- 1. A three foot (3") variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where the maximum height for a freestanding frame sign is four feet (4'). This variance will allow for a seven foot (7') tall freestanding frame sign.
- 2. A nine foot (9') variance from Section XII.4.E. (Table 4.E.1.) of the Zoning Ordinance where a freestanding frame must be set back ten feet (10') from the property line. This variance will allow for the freestanding frame sign to be set back one foot (1') from the north property line.
- 3. A thirteen foot (13') variance from Section XII.2.A.9. (Table 2.A.6.) of the Zoning Ordinance where an accessory structure is required to be set back twenty feet (20') from a primary street. This variance will allow a pergola at a seven foot (7') setback from the east property line."

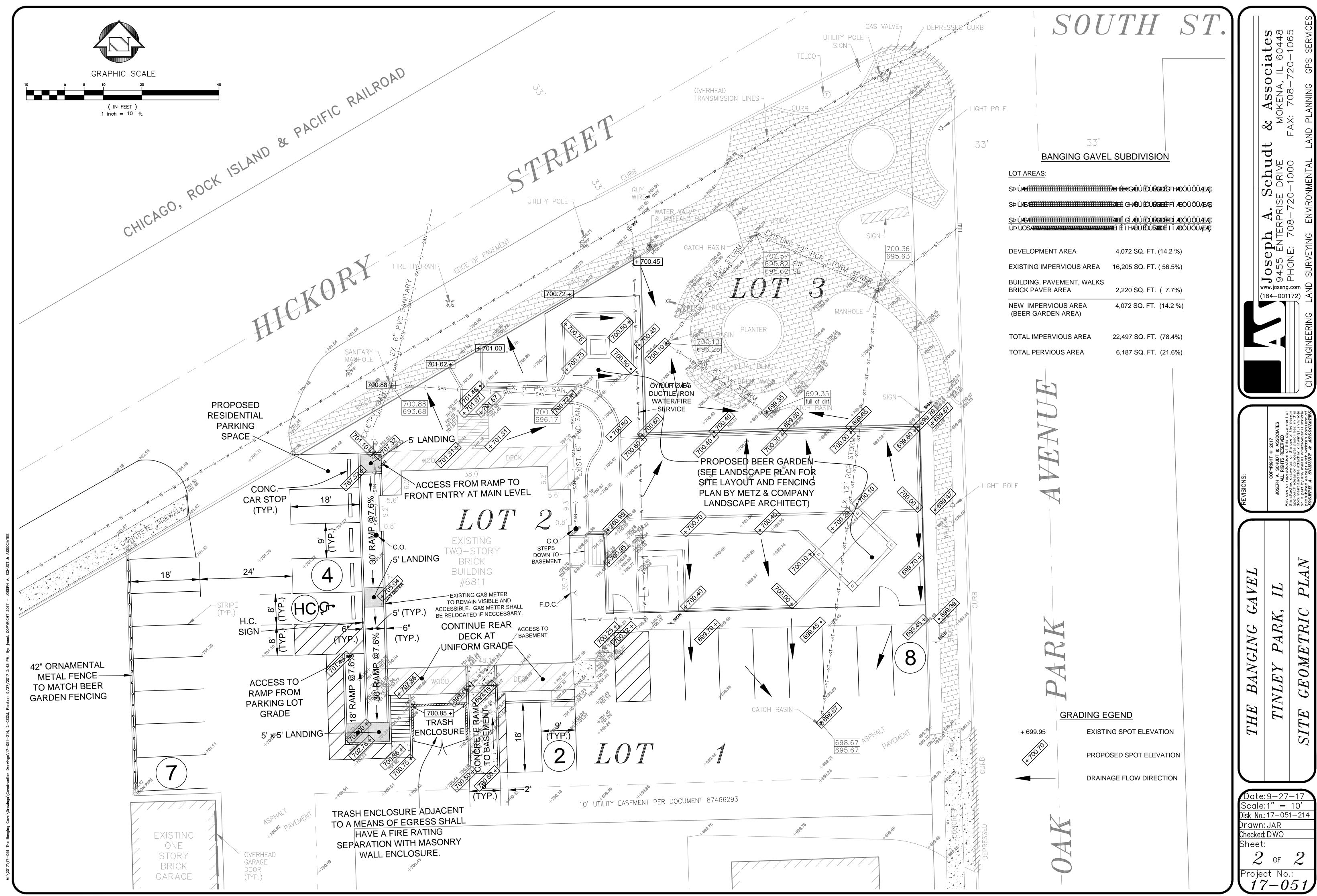
...with the following conditions:

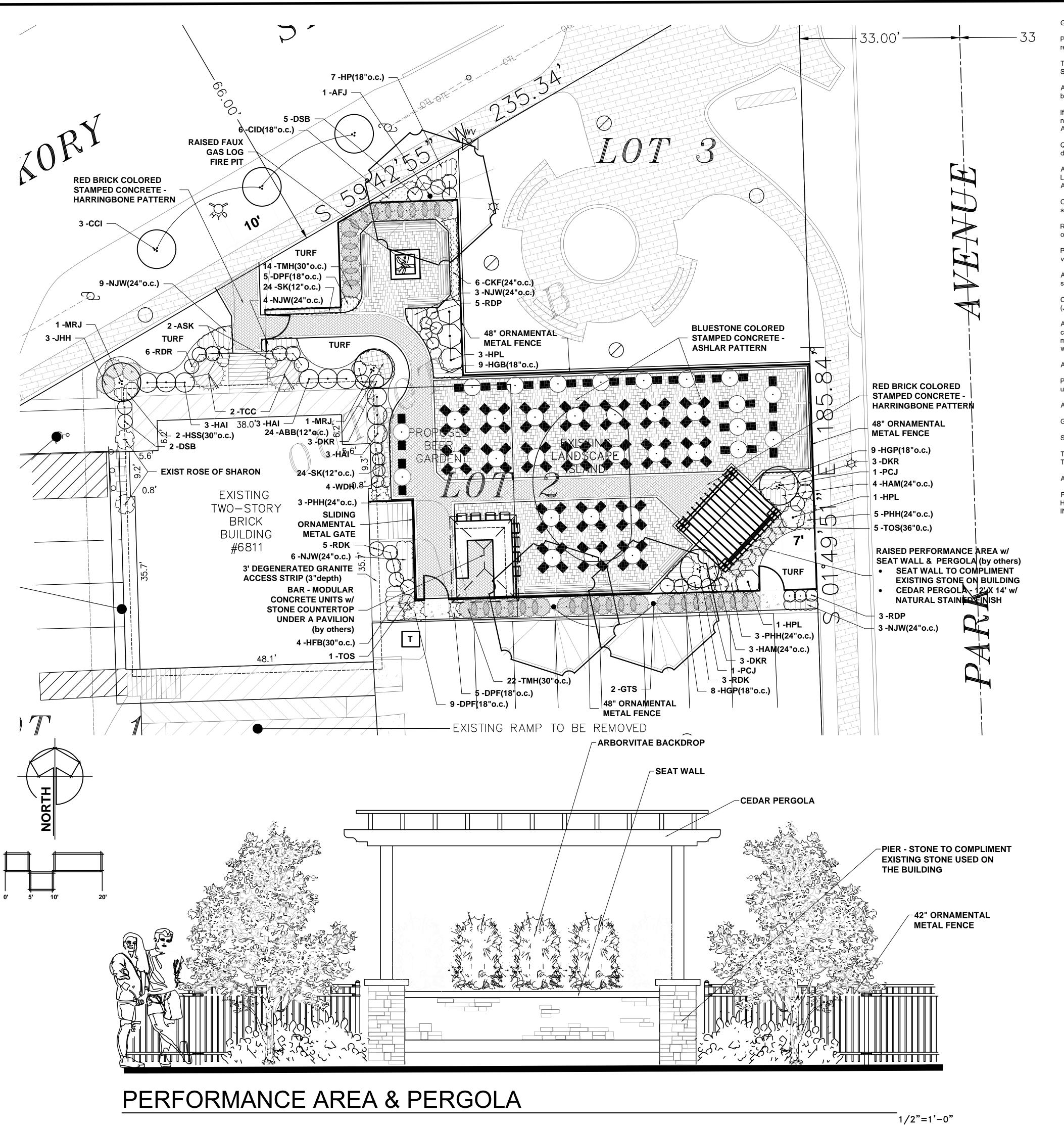
- 1. That the Landscape Plan be revised to show additional plant material (per the recommendation of the Village's Landscape Architect) in the public frontage between the east property line and the sidewalk.
- 2. [any conditions that the Commissioners would like to add]

#### LIST OF SUBMITTED PLANS

	Prepared By	Date On Sheet	
17-051 (1 of 2)	EXISTING TOPOGRAPHY/DEMOLITION PLAN	JAS	09/27/2017
17-051 (2 of 2)	SITE GEOMETRIC PLAN	JAS	09/27/2017
L-1	LANDSCAPE PLAN	M & CO	09/11/2017
L-2	LANDSCAPE PLAN	M & CO	09/11/2017
	FINAL PLAT	JAS	09/2017
17-220.5C	BANGING GAVEL BREWS WOOD ENTRANCE SIGN	VBS	08/10/2017







GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Turf grass seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

PARKWAY TREES **SHALL NOT** BE PLANTED WITHIN 15 ' OF ANY TRAFFIC SIGN; 12' FROM A STREET LIGHT; 10' OF A FIRE HYDRANT; OR 10' OF A DRIVEWAY. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED DURING INSTALLATION.

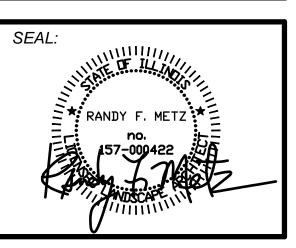
PLANT LIST

<b>KEY</b>	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE	
		DECIDUOUS SHADE TREES			
			A	0 F# DF	
AFJ GTS	1 2	Acer f'Jeffersred' Gleditsia t.i.'Skyline'	Autumn Blaze Freeman Maple Skyline Honeylocust	3.5" BE 3.5" BE	
		DECIDUOUS ORNAMENTAL TREES			
CCI	3	Crataegus c. inermis	Thornless Cockspur Hawthorn	2.5" BE	
MRJ PCJ	2	Malus 'Red Jewel' Pyrus c. 'Jaczam'	Red Jewel Crabapple Jack Pear	2.5" BE 2.5" BE	
		DECIDUOUS SHRUBS & SHRUB RO	<u>SES</u>		
DKR	9	Diervilla r. 'G2X885411'	Red Kodiak Diervilla	#3	
DSB	7	Diervilla s. 'Butterfly'	Butterfly Bush Honeysuckle	#5	
HAI	9	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	#5	
HPL	5	Hydrangea p. 'Limelight'	Limelight Hydrangea	#5	
RDP	8	Rosa 'Meijocos'	Pink Drift Rose	#3	
RDR	6	Rosa 'Meigalpio' Rosa 'Radtko"	Red Drift Rose Double Knockout Shrub Rose	#3	
RDK WDH	8 4			#3 #3	
WDH	4	Weigela x. 'Dark Horse'	Dark Horse Weigela	#3	
		EVERGREEN SHRUBS			
JHH	3	Juniperus h. 'Hughes'	Hughes Juniper	24"/#5	
TCC	2	Taxis c. 'Capitata'	Capitata Yew	4' BE	
TMH	36	Taxis m. 'Hicksii'	Hicks Yew	36" BE	
TOS	6	Thuja o. 'Smaragd'	Emerald Green Arborvitae	6' BE	
		ORNAMENTAL GRASS			
CKF	6	Calamgrostis a. 'Karl Foerster'	Feather Reed Grass	#1	
CID	6	Carex m. 'Ice Dance'	lce Dance Sedge	#1	
DPF	19	Deschampsia c. 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	#1	
PHH	11	Panicum v. 'Haense Herms'	Haense Herms Switch Grass	#1	
		PERENNIALS			
ASB	2	Actaea s. 'Brunette'	Black Bugbane	#1	
ASK	2	Aralia c. 'Sun King'	Golden Japanese Spikenard	#1	
HGB	9	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1	
HGP	17	Heuchera 'Georgia Peach'	Georgia Peach Coralbells	#1	
HAM	7	Hosta 'August Moon'	August Moon Hosta	#1	
HFB	4	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#1	
HP	7	Hosta 'Patriot'	Patriot Hosta	#1	
HSS NJW	2 25	Hosta 'Sum & Substance' Nepeta f. 'Novanepjun'	Sum & Substance Hosta Junior Walker Catmint	#3 #1	
		GROUNDCOVERS & VINES			
ABB	1	Ajuga r. 'Bronze Beauty'	Carpet Bugleweed(24 plants)	24 fla	
SK	2	Sedum kamtschaticum	Russian Sedum(48 plants)	24 fla	
MATERI	AL & L	ABOR LIST:			
OTV		<u>ITEM</u>	DESCRIPTION		
QTY	SY	Sod	Kentucky Bluegrass Blend (mineral	base)	
90		Mulch	Shredded Hardwood Bark		
90	CY	NA L	Compost (Yard Waste or Mushroon	۱)	
90 19 4	CY	Mulch			
90 19 4 40	CY SF	Degenerated Wis. Granite over Fabric	@ a 3" compacted depth		
90 19 4	CY SF		@ a 3" compacted depth 48" Ornamental Metal Fence	ctor	
90 19 4 40 335	CY SF LF	Degenerated Wis. Granite over Fabric Fence	@ a 3" compacted depth 48" Ornamental Metal Fence Montage- Majestic- 3-Rail; By Ameri	star	
90 19 4 40	CY SF LF	Degenerated Wis. Granite over Fabric Fence	@ a 3" compacted depth 48" Ornamental Metal Fence Montage- Majestic- 3-Rail; By Ameri 48" H x 5' W Swinging self closing	star	
90 19 4 40 335	CY SF LF LS	Degenerated Wis. Granite over Fabric Fence Gate	@ a 3" compacted depth 48" Ornamental Metal Fence Montage- Majestic- 3-Rail; By Ameri 48" H x 5' W Swinging self closing and latching gate	star	
90 19 4 40 335 3	CY SF LF LS	Degenerated Wis. Granite over Fabric Fence Gate	@ a 3" compacted depth 48" Ornamental Metal Fence Montage- Majestic- 3-Rail; By Ameri 48" H x 5' W Swinging self closing and latching gate 48" H x 8' W Sliding gate		
90 19 4 40 335	CY SF LF LS	Degenerated Wis. Granite over Fabric Fence Gate	@ a 3" compacted depth 48" Ornamental Metal Fence Montage- Majestic- 3-Rail; By Ameri 48" H x 5' W Swinging self closing and latching gate 48" H x 8' W Sliding gate 6' x 6' x 2' Rivercrest w/ Ledgestone	Coping	
90 19 4 40 335 3	CY SF LF LS	Degenerated Wis. Granite over Fabric Fence Gate	@ a 3" compacted depth 48" Ornamental Metal Fence Montage- Majestic- 3-Rail; By Ameri 48" H x 5' W Swinging self closing and latching gate 48" H x 8' W Sliding gate	Coping	

REVISIONS	
<del>_</del>	
1 Village review Comments	9/26/17

BANGING
GAVEL
BREW PUB

TINLEY PARK, IL





PH: 630.561.3903
Email: metz\_landarch@comcast.net
TITLE

LANDSCAPE PLAN

PROJECT NO.:

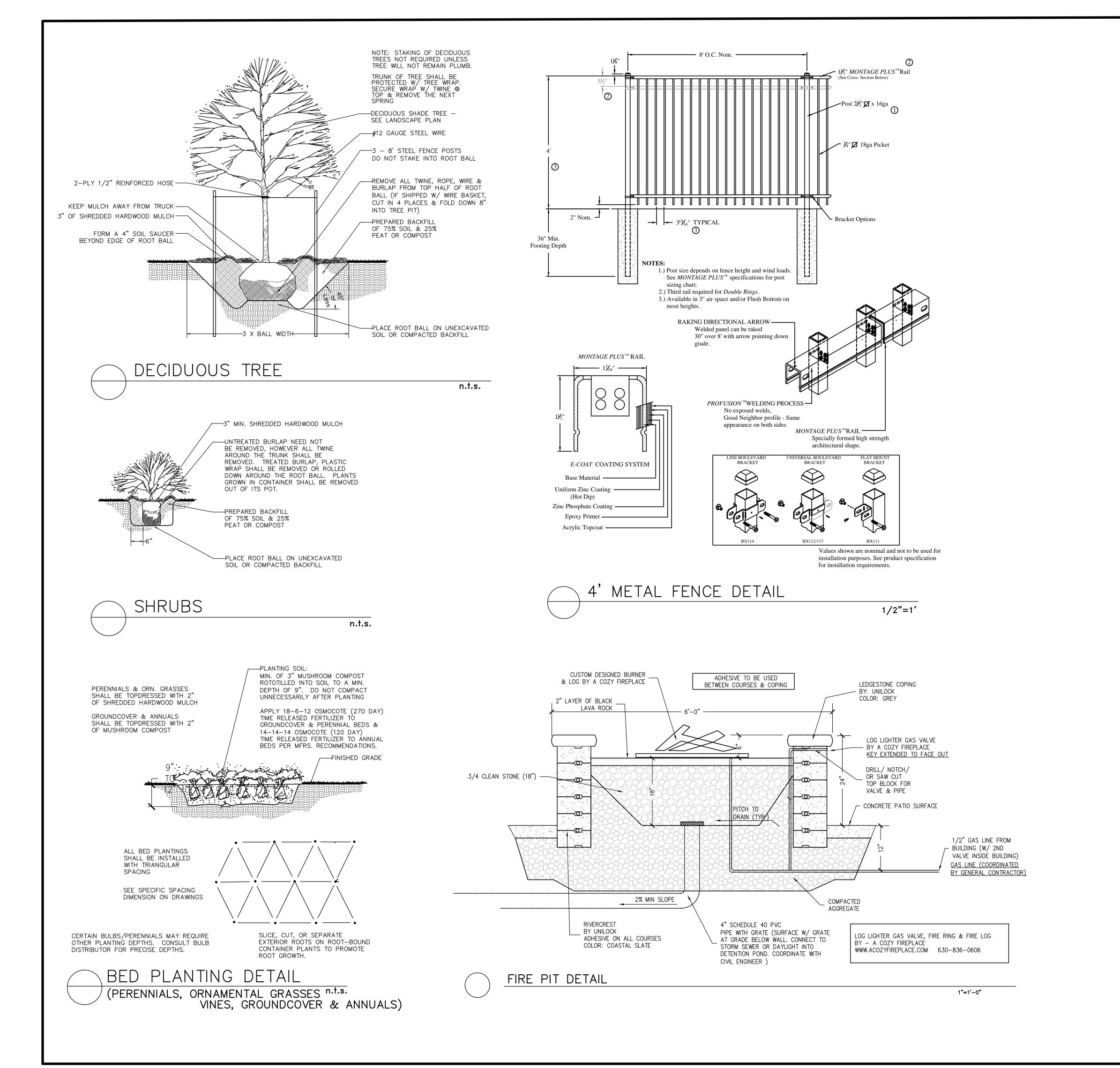
17-052

DATE: 09-11-17

SCALE: 1"=10'

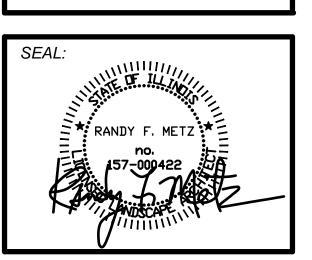
SHEET

L-1



# BANGING GAVEL BREW PUB

TINLEY PARK, IL





826 East Maple Street Lombard, Illinois 60148 PH: 630.561.3903 Email: metz\_landarch@comcast.net

LANDSCAPE PLAN

PROJECT NO.:

17-052

DATE: 09-11-17

SCALE: As Noted

SHEET

**L-2** 

# TINLEY PARK, IL

#### VICINITY MAP (NOT TO SCALE) INDICATES SITE LOCATION

#### LOT AREAS:

SÞÙÆ<del>IIIIIIIIIIÆÐ Æ</del>€GÆIÚ ÉÐÙËÆÐÐËÐFHÆÐÓÛÖÜÆFÆÇ SÞÙAEAEHHHHHHHHÁÐÍ GHAÐÚ EÐÙEAÐEFFI AÐÓÛÖÜÆFÆÇ

#### VILLAGE OFFICIAL CERTIFICATES

STATE OF ILLINOIS) COUNTY OF COOK) SS

Approved by the MAYOR AND BOARD OF TRUSTEES at a meeting

VILLAGE CLERK

### VILLAGE CLERK CERTIFICATE

I hereby certify that there are no delinquent Special Assessments or unpaid current Special Assessments on the above described property.

VILLAGE CLERK

#### SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS ) COUNTY OF COOK) SS

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provisions have been made for the collection and discharge of surface waters into public or private areas and/or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of substantive damage to adjoining property because of the construction of the subdivision, and all work shall conform to the requirements of THE VILLAGE OF TINLEY PARK, ILLINOIS.

OWNER OR ATTORNEY

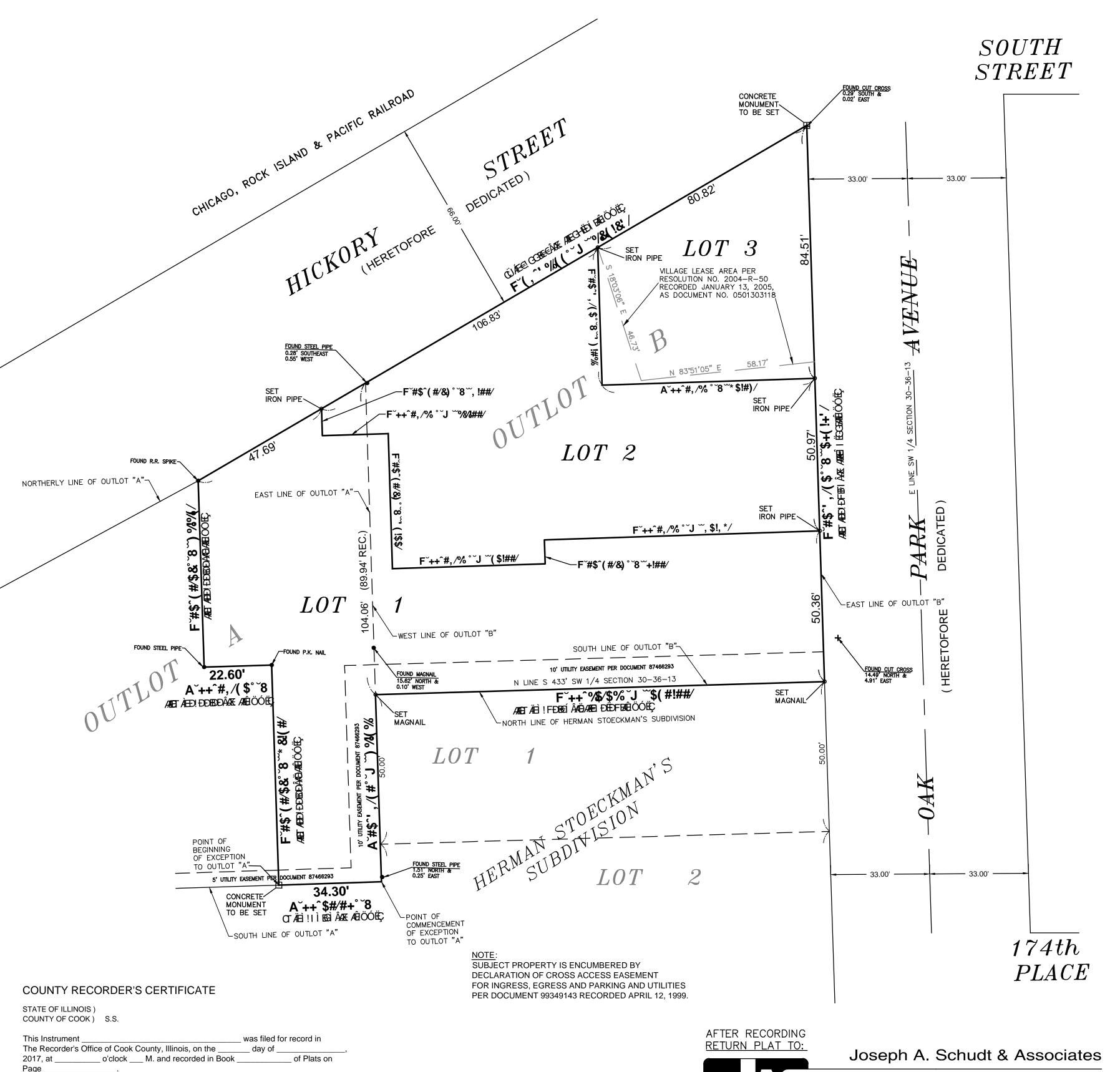
ENGINEER

# FINAL PLAT OF

# BANGING GAVEL SUBDIVISION

BEING A RESUBDIVISION OF PART OF OUTLOTS A AND B IN HICKORY SQUARE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

P.I.N. 28-30-314-032 28-30-314-036



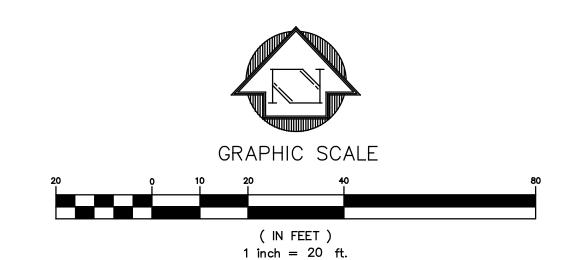
Mail Future Tax Bills To:

10723 W. 159th STREET

ORLAND PARK, IL 60467

COUNTY RECORDER

BANGING GAVEL PROPERTIES, LLC



#### **OWNERS CERTIFICATE**

STATE OF ILLINOIS)

COUNTY OF COOK) S.S.

This is to certify that BANGING GAVEL PROPERTIES, LLC, is the owner of the land described in the plat, and has caused the same to be surveyed and resubdivided, as indicated thereon, for the uses and purposes therein and has caused and does hereby acknowledge and adopt the same under the style and title thereon indicated.

The undersigned further certifies that, to the best of their knowledge, the tracts, parcels, lots and blocks described in this certificate lie within Community Consolidated School District No. 146, Bremen High School District No. 228, and South Suburban College District No. 510.

(Managing Member)

#### **NOTARY CERTIFICATE**

STATE OF ILLINOIS) COUNTY OF COOK ) S.S.

, a Notary Public in and for said County, , is personally known to me in the State aforesaid, do certify that to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, as given under my hand and Notarial Seal.

My Commission Expires: \_

**NOTARY PUBLIC** 

#### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF WILL) S.S.

This is to state that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and subdivided the property described in the above caption and more particularly

OUTLOTS "A" AND "B" IN HICKORY SQUARE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1987, AS DOCUMENT 87437606, (AND RERECORDED WITH CERTIFICATE AND PLAT OF CORRECTION DATED AUGUST 24, 1987, AS DOCUMENT 87466293) (EXCEPT THAT PART OF SAID OUTLOT "A" LYING WEST OF THE FOLLOWING DESCRIBED LINE COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", 34.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 73.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 22.60 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 62.25 FEET TO THE NORTHERLY LINE OF SAID OUTLOT "A" AND TERMINATING THERE), IN COOK COUNTY, ILLINOIS.

I further certify that I have resubdivided the same into three lots as shown on the hereon drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown in place and located.

Property contains 28,684 sq. ft., (0.658 acres), more or less.

#### I do further state that:

- 1. I have examined Community Panel Number 17031C0708J effective date: August 19, 2008, as issued by the Federal Emergency Management Agency with reference to the above named tract, and find the property to be in Zone X (unshaded), which is an area determined to be outside the 0.2% annual chance (500-year floodplain).
- 2. This subdivision is within the corporate limits of the Village of Tinley Park, Illinois.
- 3. All lot corners and points of curvature will be monumented according to the Plat Act as amended.
- 4. All distances are shown in feet and decimal parts thereof.
- 5. Basis of bearings is assumed.

9455 ENTERPRISE DRIVE MOKENA, IL 60448

PHONE: 708-720-1000 FAX: 708-720-1065

e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING - LAND SURVEYING - ENVIRONMENTAL - LAND PLANNING - GPS SERVICES

6. This Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my Hand and Seal at Mokena, Illinois,

JOSEPH A. SCHUDT & ASSOCIATES (184-001172) 9455 Enterprise Drive Mokena, IL 60448 Phone: 708-720-1000



Illinois Professional Land Surveyor No. 3152 (exp 11-30-18)

17-051-012





3/4" SCALE - 15.5 SQ. FT. 3/8" SCALE



SINCE 1925

13401 SOUTHWEST HWY., ORLAND PARK, ILLINOIS

708-448-0826 FAX 708-448-9092

Notes \_\_\_\_\_

Approved Date

© COPYRIGHT 2016 by Van Bruggen Signs, Inc., Orland Park, IL.

This rendering is the exclusive property of Van Bruggen Signs, Inc.,
for the sole purpose of consideration to purchase a sign or design from
Van Bruggen Signs, Inc. Any unauthorized use of this drawing will result
in a compensation fee of \$500.00 for the time and effort entailed in
creating these drawings.

Scale	NOTED	BANGING GAVEL BREWS						
Date	8-10-17	Description WOOD ENTRANCE SIGN						
Drawn	By ED	Revisions By Date	ED 8-31-17				Drawing No.	17-220.5C



#### PLAN COMMISSION STAFF REPORT

October 19, 2017

#### **Petitioner**

Doyle Signs, Inc. on behalf of Aldi

#### **Property Location**

16000 Harlem Avenue

#### PIN

27-24-201-014-0000

#### Zoning

B-3 PD

#### **Approvals Sought**

Special Use Permit for a Substantial Deviation

#### **Project Planner**

Stephanie Kisler, AICP Planner I

# Aldi – Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development for Wall Signage

16000 Harlem Avenue



#### **EXECUTIVE SUMMARY**

The Petitioner, Doyle Signs, Inc. on behalf of Aldi, seeks a Special Use Permit for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for an increase in the size and number of signs allowed for Aldi at 16000 Harlem Avenue and within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a total of four (4) wall signs, a total sign face area of **253** square feet, and the main sign would be a maximum height of fifteen feet (15').

Updates from the 10/5/2017 Staff Report are in red.

#### SUMMARY OF OPEN ITEMS

The Plan Commission requested a visual comparison of the proposed sign compared to an Aldi sign that meets the Village's regulations for signage. These images are provided on page 6 of the Staff Report.

#### **EXISTING SITE & HISTORY**

The subject property, 16000 Harlem Avenue, is a 4.34 acre site with a 62,000 square foot building within the Park Center Plaza shopping center. The shopping center is generally located in the southwest corner of 159<sup>th</sup> Street and Harlem Avenue between 159<sup>th</sup> Street and 161<sup>st</sup> Street.

The tenant space was formerly occupied by Cub Foods (dating back to the late 1980's) and then Eurofresh until recently when Aldi purchased the property. Aldi is currently subdividing the tenant space and working on interior and exterior remodeling in order to open a new 24,952 square foot Aldi store. The remaining tenant space will be occupied by an unknown future tenant.



Current Aldi Façade (Staff Photo, September 29, 2017)

#### **ZONING & NEARBY LAND USES**

The subject property (see yellow star on graphic to the left) is zoned B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development). The Park Center Plaza shopping center includes notable businesses such as: Portillo's, McDonald's, Charter Fitness, Chuck E. Cheese, and Dairy Queen. Aldi is relocating to this site from the existing store at 16150 Harlem Avenue.

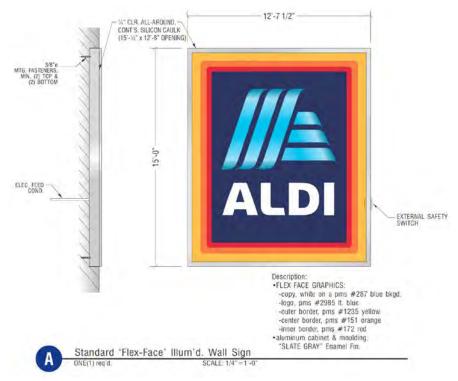
Nearby land uses include a church to the west (zoned R-4), a commercial shopping center to the north of 159<sup>th</sup> Street in Orland Park, the Tinley Park Plaza shopping center to the east across Harlem Avenue, and the Park Place shopping center to the south of 161<sup>st</sup> Street.



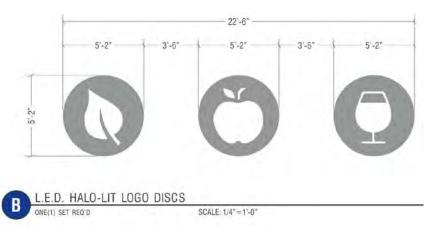
### PROPOSED SIGNAGE

The Petitioner proposes to mount new wall signage on the façade of the new Aldi store. The proposed signage includes a total of four (4) wall signs with a total sign face area of **253** square feet. The main sign would be a maximum height of fifteen feet (15').

Staff notes that this request is a Substantial Deviation from the PUD rather than a variance. Per Section VII.B.6.a. of the Zoning Ordinance an increase in the size or number of signs within a PUD are considered a Substantial Deviation. The PUD does not have its own Sign Regulations, so the PUD's signage is regulated by the Village's Sign Regulations in Section IX of the Zoning Ordinance. A Substantial Deviation requires a Special Use Permit. While an amendment to the PUD to create specific Sign Regulations for the Park Center Plaza shopping center would be ideal, there is not common ownership of all of the parcels and it may be cumbersome to involve all property owners in the process.



15' x 12' 7.5" = 189.375 square feet



5'2" circles = 20.97 square feet per sign

Per Section IX.F.1. of the Zoning Ordinance the requirements for a property in the B-3 Zoning District with 10,001-25,000 square feet of gross floor area are:

- one (1) sign per tenant frontage;
- sign face area at one (1) square foot per one (1) linear foot of building/tenant frontage not to exceed 120 square feet per sign; and
- a maximum sign height of seven feet (7').

Comparison of allowable signage to proposed signage:

	Allowed by Code	Proposed	Difference
Number of Wall Signs	1	4	+ 3
Maximum Sign Face Area	110 square feet	252.285 square feet	+ 142.285
Maximum Height	7'	15' (main sign), 5'2" (circles)	+ 8′

Staff notes that the new Aldi tenant space is the second largest tenant space (the largest being the other portion of the former Eurofresh) within the Park Center Plaza shopping center. The Petitioner stated that the storefront is over 500' from Harlem Avenue (Staff measured about 540' using GIS) so larger signage is requested in order to attract customers from the major thoroughfares.

The Petitioner's request for additional quantity of signs includes three subordinate "discs" to be installed on the adjacent and slightly shorter façade. These discs will display logos of a leaf, apple, and glass of wine. The signs will be halo-lit. Staff notes that the previous tenant, Eurofresh, utilized similar signage that informed the passersby what products were sold within the store. Each disc is about 21 square feet in area totaling 63 square feet for all three discs. The original sign plan submitted to the Village displayed "Food Market" instead of the discs. The discs are part of the new prototype for Aldi stores and this store will be one of the first to use the discs. The proposed discs are in scale with the façade and will have aesthetically pleasing halo lighting.

The Plan Commission additionally asked about the lighting on the discs. The sign company provided the following examples to illustrate how the lighting around the discs may appear with the halo-lit lighting.





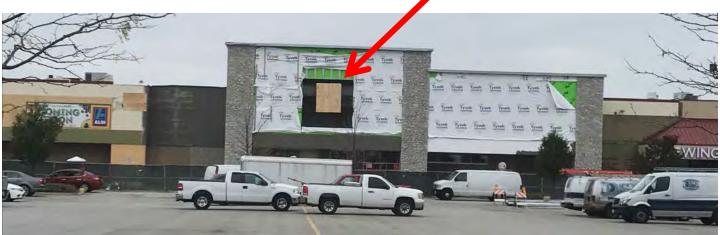


The Plan Commission requested a visual comparison of the proposed sign compared to an Aldi sign that meets the Village's regulations for signage. The graphic below depicts the proposed sign and a sign meeting the maximum height of seven feet (7'). The 7' tall sign is just over 41 square feet of sign face area, which is considerably less than what is allowed by code. The unique factor with the Aldi sign is that the logo is taller than it is wide, which limits the overall area of the sign by the Village's maximum height.

Staff requested a third option from the Petitioner that shows a sign with a sign face area closer to the allowable 110 square feet. This sign is 12' x 10'-11/16" and totals 120.69 square feet of sign face area. This sign does not meet the height requirement, but appears more in-scale with the façade. The Petitioner stated that this is a typical Aldi sign size and would be easier to order from the manufacturer rather than ordering a custom sign that meets the 110 square foot limitation.







Comparatively, the previous tenant, Eurofresh, had a large primary wall sign over the main entrance along with four secondary signs to the left of the storefront. The Eurofresh signs measured 15' x 37' (555 square feet) and 75' x 30" (187.5 square feet) for a total of 742.5 square feet. This signage exceeds the Village code. The linear frontage for Eurofresh was about 290', so the signage was about 2.5 square feet per each one foot (1') of linear frontage. Staff notes that this façade was taller than most other façades within the shopping center since it was the major tenant. The "E" in Eurofresh was eight feet (8') tall. Staff could not locate a variance or special approval allowing the signage.

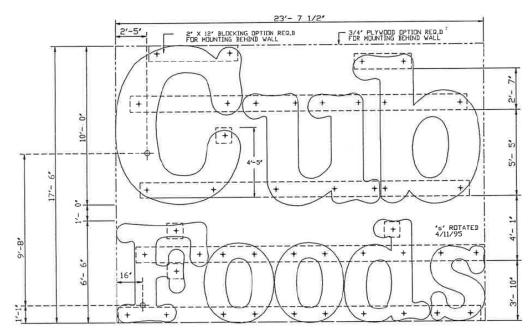


Eurofresh Wall Signage (Google Street View, August 2015)

Prior to Eurofresh, this space was occupied by Cub Foods. This store also had subordinate signage as well as 17'-6" tall lettering reading "Cub Foods" (the "C" was 10' tall). The sign face area for the "Cub Foods" portion of the signage totals 414 square feet. Additional



subordinate signage was located on either side of the main façade. This signage exceeds the Village code. Staff could not locate a variance or special approval allowing the signage.



Cub Foods Wall Signage (Village Permit File)

Additionally, Staff notes the current sign at the Aldi at 16150 Harlem Avenue measures  $77.25'' \times 92.5''$  totaling 49.6 square feet; however, the store is about 15,000 square feet. This Aldi storefront is about 90', so the signage is about 0.55 square feet per each one foot (1') of linear frontage. This sign is permitted to be up to 90 square feet.



Aldi Wall Signage (Staff Photo, September 29, 2017)

The existing Aldi site has a clear view from Harlem Avenue despite the distance of around 575' to Harlem Avenue (see photo). The new Aldi site will have the Chipotle/Mattress Firm outlot building partially blocking the view from Harlem Avenue to the storefront.



View from Harlem Avenue to Current Aldi Store (Google Street View, August 2016)

The Plan Commission also requested information about the Sam's Club sign. The Sam's Club sign is 10' x 10' and is a total of 100 square feet of sign face area. The sign height is 14'-1 ¾" tall. The length of their store front is 357'. Staff notes that this sign is also nonconforming to the maximum allowable height since it is taller than 7' but the sign face area meets code.



Sam's Club Wall Signage (Staff Photo, October 11, 2017)

For additional comparison, Staff notes that the Tinley Park Plaza Planned Unit Development (PUD) on the east side of Harlem Avenue allows larger signs as part of their PUD. Tenants within this shopping center are allowed 1.5 square feet of signage for every 1 foot of store frontage with no maximum size limitation; however, the maximum height limit for a wall sign is also 7' tall. The Planet Fitness is about 320' east of Harlem Avenue and meets current regulations (see photo). Planet Fitness is about 220' closer to Harlem Avenue than the proposed Aldi sign.



The Tile Shop, Planet Fitness, and Dollar Tree Wall Signage Viewed from Harlem Avenue (Google Street View, November 2016)

## **MOTION TO CONSIDER**

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

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Doyle Signs, Inc. on behalf of Aldi, for a Substantial Deviation from the Park Center Plaza Planned Unit Development to allow for an increase in the size and number of signs allowed for Aldi at 16000 Harlem Avenue and within the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) Zoning District. The proposed Substantial Deviation will allow a total of four (4) wall signs, a total sign face area of 253 square feet, and the main sign would be a maximum height of fifteen feet (15')."

...with the following conditions:

1. [any conditions that the Commissioners would like to add]

#### 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 provided draft Findings below.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - The proposed signage will meet applicable Village Building Codes and Electrical Codes.
  - The proposed signage is visually in scale with the new façade.
  - The proposed signage will create a more readable sign from Harlem Avenue and assist customers in locating the shopping center without impeding traffic flow.
- 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 signage is will not negatively affect other adjacent properties within the Park Center Plaza shopping center because it will attract customers to the shopping center.
- 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 signage will not negatively affect improvements within the Park Center Plaza shopping center or surrounding properties.
  - This request will not set a precedent for signage in other areas of Tinley Park since Aldi is
    part of the Park Center Plaza Planned Unit Development (PUD) and PUDs have flexibility
    with zoning regulations to fit the unique needs of the development.
  - This is not a variance request it is a deviation from the original PUD to allow for changes to the allowable signage for this tenant space.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - The site, Park Center Plaza, has existing utilities, roads, drainage, and necessary facilities.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - The proposed signage will provide increased visibility toward Harlem Avenue, which is a distance of approximately 540' from the façade. A sign meeting Village regulations would not be readable at this distance when driving the speed limit on Harlem Avenue.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - The proposed signage will conform to all other applicable regulations.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The proposed signage contributes to the economic development of the community by allowing a new business to competitively advertise to customers on major thoroughfares.
  - Aldi will attract customers to the Park Center Plaza shopping center and to the Tinley Park Area.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

SEP 1 4 2017

## VILLAGE OF TINLEY PARK APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

## PETITIONER INFORMATION

Name: Doyle Signs, Inc		
Mailing Address:		
City: Addison	State: IL	Zip: 60101
Day Pho	Evening F	Phone:
Cell Phone:	Fax Num	ber:
Email Address:		
	t in the property and/or relationsh the owner of record must be accompan	
PROPERTY INFORM	ATION	
Street Address: 16000 S Harlen	n Ave	
Owners: Aldi Inc.		

## SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Aldi is seeking a variation from the sign code to allow two signs where only one sign is allowed by code. Aldi is also seeking a variation to have the signs exceed the maximum square footage allowed by code.

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence. For example:

- "A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."
- "A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."
- "A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property.

## REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

Aldi is looking for a second sign when the sign code only allows one per business. Aldi is also looking for a square footage that exceeds the 120 square foot allowed for this location.

## **Examples of Reasons that the Variance is needed:**

"We would like to extend our fence 15 feet toward the si we can enclose a pool, swing set, shed, landscaping, trees our children to play"	
"We would like to build an oversized garage on our proposnow mobiles, riding lawn mower, etc., inside, as well as in the driveway"	our two other cars, which are currently parked
The Petitioner certifies that all of the above statements a Application and Findings of Fact are true and correct to the Signatu	and other information submitted as part of this
Printed Name: Lisa Neal (agent)	
OFFICE USE ONLY:  Current Zoning on PropertyP	
Notes	

## FINDINGS OF FACT

# ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

The current sign regulations allow for the site to have one wall mounted sign with a maximum of 120 square feet. Aldi is set back approximately 500 feet from Harlem Ave and with the addition of an outlot Aldi is seeking to have a sign that will increase the visibility of their location and will also conform to the corporate sign standards.

B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

The property values will not be effected due to the fact that the signs if approved will be securely mounted to the building facade and will in no way interfere with the property value. The sign will merely serve as building identification signage for the new Aldi location.

C. Describe how the above difficulty or hardship was created.

The hardship was created by the limits on the sign code that restrict the overall square footage of the sign with no regard to the setback from the right of way. There is also a hardship that was created by the limits of only one sign per business.

## FINDINGS OF FACT (CONTINUED)

D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

The subject property is located approximately 500 feet from Harlem Ave and with the addition of an outlot that sits between Aldi and Harlem Ave the visibility of this new location is diminished in comparison to other locations within the Village limits.

E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

The variance if approved will be for a sign that will adequately identify the location that is set back approximately 500 feet from Harlem Ave.

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

The variance if approved will not be detrimental to the public as the sign will be securely mounted to the building facade and will in no way interfere with automobile traffic.

G. Explain how granting this Variance will not alter the essential charter of the neighborhood or locality:

The granting of this variance will not alter the essential charter of the neighborhood as this Aldi feels that this sign is proportionate to the size of the building that the sign will be mounted to while still conforming to the national sign standards set forth by Aldi. The signs will serve as business identification.

## **FINDINGS OF FACT (Continued)**

- H. Describe how the requested Variance will not:
- 1. Impair an adequate supply of light and air to adjacent properties.

The sign will be securely mounted to the building facade and will not cover any windows or architectural features so the light and air supply to adjacent properties will not be effective.

2. Substantially increase the congestion of the public streets.

The signs if approved will not increase the congestion of the public streets as the sign will be securely mounted to the building facade and will only serve as business identification.

3. Increase the danger of fire.

The sign will have UL listed lighting sources and will contain exterior disconnect switches.

4. Impair natural drainage or create drainage problems on adjacent property.

The signs if approved will be securely mounted to the building facade and will in no way impair or create drainage problems on adjacent properties.

5. Endanger the public safety.

The signs will be securely mounted to the building facade. The signs will in no way endanger public safety

6. Substantially diminish or impair property values within the neighborhood.

The signs will serve as business identification and will provide Aldi with the ability to properly identify their location so that Aldi can adequately conduct business.



ALDI Inc. Dwight Division

1 Aldi Drive Dwight, IL 60420

September 7, 2017

Terry Doyle

RE: Aldi #77R - 16000 South Harlem Avenue, Tinley Park, IL 60477

Dear Terry,

As property owners, this notice shall serve as authorization by Aldi Inc. for Doyle Sign Company to apply for any permits or requirements necessary to secure the right to display temporary and/or permanent signs at our above mentioned location per the request of Doyle Signs. Please feel free to contact me if you have any questions or concerns.

Sincerely,

**Director of Real Estate** 





DATE	REVISION
11.17.16	REMOVED STOREFRONT PHOTO RENDERING
5.4.17	REVISED WALL SIGNS PER NEW ELEVATIONS, ADDED NEW ELEVS.
5.11.17	UPDATED PYLON FACE SIZES & DETS. PER SURVEY
6.12.17	ADDED OPTION FOR LEXAN FACES w/ NEW RETAINERS
9.12.17	REVISED "FOOD MARKET" LTRS. TO NEW ICON SIGNS
9.12.17	UPDATED WALL SIGN (A) w/ NEW ALDI LOGO
9.22.17	UPDATED PYLON SIGN (C) w/ NEW ALDI LOGO

CUSTOMER APPROVAL	DATE
This design is the original and unnublished	work of

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI					
ADDRESS	16000 S. HARLEM AVE.					
CITY	TINLEY PARK	STATE	IL	<b>DESIGNER</b> KM	SALESPERSON	TD
DRWG. NO.	15660	SCALE:	NOTED	<b>DATE</b> : 10.27.2016	SHEET NO.	1
				Z:\Design\A\ALDI\TINLEY PARK	IL\ALDI - TINLEY PARK	IL 9-12-17.cd





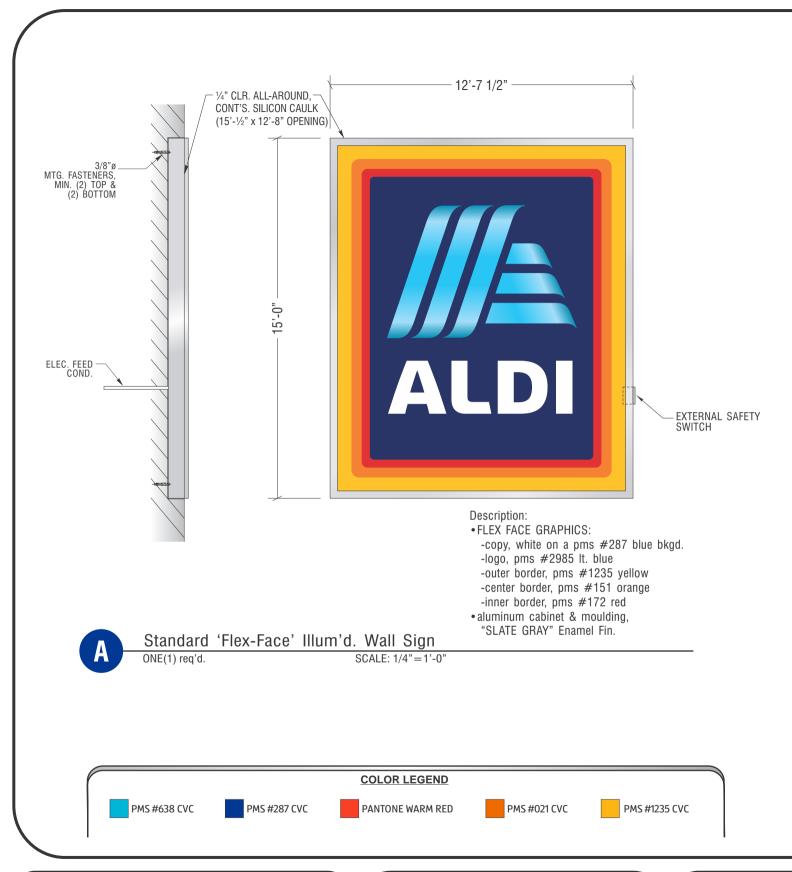
SCALE: 3/32" = 1"

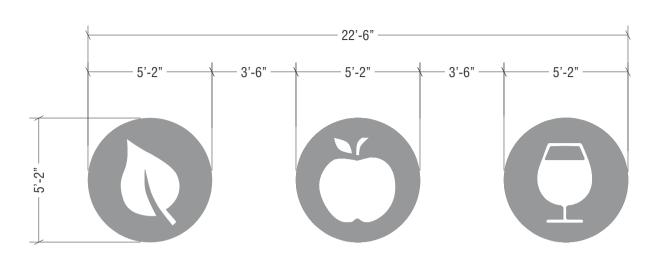


DATE	REVISION
11.17.16	REMOVED STOREFRONT PHOTO RENDERING
5.4.17	REVISED WALL SIGNS PER NEW ELEVATIONS, ADDED NEW ELEVS
5.11.17	UPDATED PYLON FACE SIZES & DETS. PER SURVEY
6.12.17	ADDED OPTION FOR LEXAN FACES w/ NEW RETAINERS
9.12.17	REVISED "FOOD MARKET" LTRS. TO NEW ICON SIGNS
9.12.17	UPDATED WALL SIGN (A) w/ NEW ALDI LOGO
9.22.17	UPDATED PYLON SIGN (C) w/ NEW ALDI LOGO

CUSTOMER APPROVAL	DATE
This design is the original and unpublished DOYLE SIGNS, INC. and may not be reproduct or exhibited in any fashion without the express consent from an authorized officer of The C The rights to this design may be purcha	sed written ompany.

CLIENT	ALDI					
ADDRESS	16000 S. HARLEM AVE.					
CITY	TINLEY PARK	STATE	IL	<b>DESIGNER</b> KM	SALESPERSON	TD
DRWG. NO.	15660	SCALE:	NOTED	DATE: 10.27.2016	SHEET NO.	2



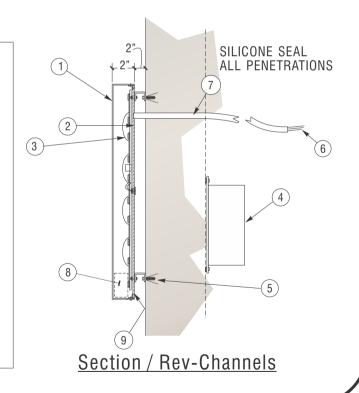


B L.E.D. HALO-LIT LOGO DISCS

SCALE: 1/4"=1'-0"

## **LEGEND**

- 1 .125" ALUM. w/ POLYURETHANE SILVER & CLEAR SATIN FINISH
- 2 .187 CLR. LEXAN BACKS
- 3 L.E.D. MODULE
- 4 REMOTE POWER SUPPLY, CLASS II 12V.
- 5 MOUNTING ANCHORS
- 6 120V PRIMARY, No.12 THHN STRANDED WIRE
- 7 FLEXIBLE, SEALTITE CONDUIT
- 8 SAFETY SWITCH, PER LOCAL CODE
- 9 1/4" DRAIN HOLE ON CLEAR LEXAN BACKS



DOY	LE
GENERAL SIGN CON	NTRACTORS
232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101	630-543-9490 FAX 630-543-9493

DATE	REVISION
11.17.16	REMOVED STOREFRONT PHOTO RENDERING
5.4.17	REVISED WALL SIGNS PER NEW ELEVATIONS, ADDED NEW ELEVS.
5.11.17	UPDATED PYLON FACE SIZES & DETS. PER SURVEY
6.12.17	ADDED OPTION FOR LEXAN FACES w/ NEW RETAINERS
9.12.17	REVISED "FOOD MARKET" LTRS. TO NEW ICON SIGNS
9.12.17	UPDATED WALL SIGN (A) w/ NEW ALDI LOGO
9.22.17	UPDATED PYLON SIGN (C) w/ NEW ALDI LOGO

ADDED NEW ELEVS.		
AINERS	CUSTOMER APPROVAL	DATE
SIGNS	This design is the original and unpublished DOYLE SIGNS, INC. and may not be reproduct or exhibited in any fashion without the express consent from an authorized officer of The CC. The rights to this design may be purcha	ed, copied sed written ompany.

CLIENT	ALDI					
ADDRESS	16000 S. HARLEM AVE.					
CITY	TINLEY PARK	STATE	IL	<b>DESIGNER</b> KM	SALESPERSON	TD
DRWG. NO.	15660	SCALE:	NOTED	<b>DATE</b> : 10.27.2016	SHEET NO.	3
				Z:\Design\A\ALDI\TINLEY PARK	⟨ IL\ALDI - TINLEY PARK     Continue	IL 9-12-17.cdr





DATE	REVISION
11.17.16	REMOVED STOREFRONT PHOTO RENDERING
5.4.17	REVISED WALL SIGNS PER NEW ELEVATIONS, ADDED NEW ELEVS.
5.11.17	UPDATEEDOPATEODWFACE SIGES(A) DEFTISE VREALSUBOIGY
6.12.17	ADDED OPTION FOR LEXAN FACES w/ NEW RETAINERS
9.12.17	REVISED "FOOD MARKET" LTRS. TO NEW ICON SIGNS
9.12.17	
9.22.17	UPDATED PYLON SIGN (C) w/ NEW ALDI LOGO
10.5.17	UPDATED COLOR ELEVATIONS

CUSTOMER APPROVAL	DATE
This design is the original and unpublished work DOYLE SIGNS, INC. and may not be reproduced, co or exhibited in any fashion without the expressed with consent from an authorized officer of The Compan The rights to this design may be purchased.	ritten

	.DI						
ADDRESS 16	6000 S. HARLEM AVE.						
CITY TIN	NLEY PARK	STATE	IL	DESIGNER KI	VI SAL	ESPERSON	TD
DRWG. NO. 15	6660	SCALE:	NOTED	<b>DATE:</b> 10.27.20	016 <b>SHE</b>	ET NO.	2





DATE	REVISION
11.17.16	REMOVED STOREFRONT PHOTO RENDERING
5.4.17	REVISED WALL SIGNS PER NEW ELEVATIONS, ADDED NEW ELEVS.
5.11.17	UPDATED PYLON FACE SIZES & DETS. PER SURVEY
6.12.17	ADDED OPTION FOR LEXAN FACES w/ NEW RETAINERS
9.12.17	REVISED "FOOD MARKET" LTRS. TO NEW ICON SIGNS
9.12.17	UPDATED WALL SIGN (A) w/ NEW ALDI LOGO
9.22.17	UPDATED PYLON SIGN (C) w/ NEW ALDI LOGO
10.5.17	UPDATED COLOR ELEVATIONS
10.11.17	ADDED 3 MORE OPTIONS PER JST

CUSTOMER APPROVAL	DATE
This design is the original and unpublished w DOYLE SIGNS, INC. and may not be reproduced or exhibited in any fashion without the expresse consent from an authorized officer of The Cor The rights to this design may be purchase	d written npany.

CLIENT	ALDI					
ADDRESS	16000 S. HARLEM AVE.					
CITY	TINLEY PARK	STATE	IL	DESIGNER KM	SALESPERSON	TD
DRWG. NO.	15660	SCALE:	NOTED	<b>DATE</b> : 10.27.2016	SHEET NO.	2





DATE	REVISION
5.4.17	REVISED WALL SIGNS PER NEW ELEVATIONS, ADDED NEW ELEVS.
5.11.17	UPDATED PYLON FACE SIZES & DETS. PER SURVEY
6.12.17	ADDED OPTION FOR LEXAN FACES w/ NEW RETAINERS
9.12.17	REVISED "FOOD MARKET" LTRS. TO NEW ICON SIGNS
9.12.17	UPDATED WALL SIGN (A) w/ NEW ALDI LOGO
9.22.17	UPDATED PYLON SIGN (C) w/ NEW ALDI LOGO
10.5.17	UPDATED COLOR ELEVATIONS
10.11.17	ADDED 3 MORE OPTIONS PER JST
10 13 17	ADDED 3 MORE OPTIONS PER JST

CUSTOMER APPROVAL	DATE
This design is the original and unpublished v DOYLE SIGNS, INC. and may not be reproduce or exhibited in any fashion without the expresse consent from an authorized officer of The Co The rights to this design may be purch	d, copied ed written mpany.

CLIENT	ALDI					
ADDRESS	16000 S. HARLEM AVE.					
CITY	TINLEY PARK	STATE	IL	DESIGNER KM	SALESPERSON	TD
DRWG. NO.	15660	SCALE:	NOTED	DATE: 10.27.2016	SHEET NO.	4
				7:\Design\A\AI DI\TINI EV PARK II	ALDI - TINI EV DARK I	I 10-10-17 cc











## PLAN COMMISSION STAFF REPORT

October 19, 2017

#### Petitioner

Qiana Grant of Studio Q

## **Property Location**

17708 Oak Park Avenue

#### PIN

28-31-103-026-1002

#### Zoning

NG (Neighborhood General)

## **Approval Sought**

Special Use Permit

## **Project Planner**

Stephanie Malmborg, AICP Planner I

## Studio Q - Special Use Permit

17708 Oak Park Avenue



## **EXECUTIVE SUMMARY**

The Petitioner, Qiana Grant of Studio Q, is requesting a Special Use Permit to allow a recreational business use (including group fitness classes) at 17708 Oak Park Avenue in the NG (Neighborhood General) Zoning District.

Quick Facts from the Application:

- Total Number of Employees: 4
- Business Functionality: Group dance and fitness classes such as Zumba, hip hop, yoga, and cycling.
- Hours of Operation:
  - o Monday Thursday: 9:00am to 11:00am, 6:00pm to 8:00pm
  - o Friday: 6:00pm to 8:00pm
  - o Saturday: 9:00am to 11:00am
  - o Sunday: Closed
- Total Maximum Number of Participants in Fitness Classes at One Time: 30
- Parking Spaces Allotted to Business: 45

## SUMMARY OF OPEN ITEMS

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

- 1. Consider conditions related to sound.
- 2. The Petitioner is required to install a bike rack to provide parking for at least two (2) bikes.

## **EXISTING SITE & HISTORY**

The subject property, 17708 Oak Park Avenue, consists of a commercial unit within the Tinley Center commercial development. The Petitioner's proposed tenant space is 1,061 square feet and is bordered by Cuzin's to the east and Gateway Learning Center to the west. The previous tenant was a fitness-related use that provided pole dance fitness classes.



The tenant space faces the interior of the parking lot but has access to Oak Park Avenue through the parking lot. There is a large quantity of parking (about 170 parking spaces) in the middle of the commercial buildings and the tenant was allotted 45 parking spaces. The site has additional parking behind the west building.



Page 2 of 6

#### **ZONING & NEARBY LAND USES**

The subject property (see yellow star on graphic below) is zoned NG (Neighborhood General) and is within the Legacy District. According to Section XII.2.D.1. of the Village of Tinley Park Zoning Ordinance, the NG Zoning District is "intended to help transition existing single-family houses and commercial uses into multi-family uses." This property is considered a Heritage Site, otherwise known as a legal nonconforming site, since it is not consistent with the Legacy Plan and Legacy Code, which calls for residential uses in this Zoning District.

Nearby land uses include single-family residential and commercial properties to the north (zoned R-4 in light orange and NG in purple), single-family attached properties to the south (zoned R-6 in brown), single-family residential to the west (zoned R-1 in light yellow), and commercial and mixed-uses across Oak Park Avenue to the east (zoned NG in purple).

Some tenants in Tinley Center include Cuzin's, Gateway Learning Center, Farmers Insurance, and Tinley Park Tax Center.



#### PROPOSED USE

The Petitioner proposes to open a business called Studio Q that provides group fitness classes to clients. The proposed fitness classes include Zumba, hip hop, yoga, and cycling. There will be one class taught at a time and classes will not overlap because there will be fifteen (15) minutes between classes. Classes will be 30 minutes to 1 hour long. There will be 25-30 clients per class. The Petitioner anticipates a membership program that will assist with anticipating class size. There will be up to four (4) employees.

The Petitioner states that she is a certified dance instructor for Zumba, Werq, and choreography and has worked as a dance and fitness instructor at various health and fitness facilities. This will be Studio Q's first location.

The proposed hours of operation are:

- Monday Thursday: 9:00am to 11:00am, 6:00pm to 8:00pm
- Friday: 6:00pm to 8:00pm
- Saturday: 9:00am to 11:00am
- Sunday: Closed

## Why the Petitioner Needs a Special Use Permit

Per Table 3.A.2. within Section XII.3.A., "Amusement and <u>recreation establishments</u> including bowling alleys, billiard parlors, coin-operated amusement devices, <u>gymnasiums</u>, swimming pools, dance halls, health clubs, skating rinks and <u>other similar places of recreation</u>" are a Special Use in the Legacy District. These types of uses are considered as Special Uses because of the possible impacts of such things as parking, loud music playing during fitness classes, and hours of operation. The Special Use Permit process provides the Plan Commission the opportunity to place certain conditions on the Special Use to mitigate these concerns.

## **SOUND**

Studio Q will share walls with Cuzin's and Gateway Learning Center. The Plan Commission may wish to consider conditions related to sound to ensure that the adjacent tenants are not subject to loud music projecting into their commercial space. Staff notes that Tinley Park embraces music as our Village's brand; however, we want to make sure that music in commercial spaces is not a nuisance to other businesses or to nearby residents.

Staff recommends conditions consistent with what the Plan Commission recommended for Mile 1 Fitness, which is:

"That sound shall not exceed 50 dB when measured from outside the tenant space (exterior of the building or within the adjacent tenant space). Sound shall not cause a nuisance to other tenant spaces or surrounding properties. The Petitioner will be required to do soundproofing if there are valid complaints regarding noise."

Open Item #1: Consider conditions related to sound.

### **PARKING**

The site has over 160 parking spaces in the main parking lot with additional parking provided behind the west building. The Petitioner states that her lease includes forty-five (45) parking spaces. Parking is also shared throughout the site. Staff studied the parking lot to see the parking availability at the Petitioner's proposed times of business. Staff notes that the parking lot consistently had many spaces available during these times. Additionally, the proposed hours are limited to a few hours in the morning and evenings and do not overlap normal business hours. Many tenants within Tinley Center are by appointment only or offer limited hours.

The tenant/property owner is required install a bike rack that allows parking for two (2) bikes per Section XII.2.D.10.c. of the Zoning Ordinance. Since this is part of a large commercial center, the association may wish to consider a large shared bike parking area to accommodate the requirements for bike parking for all tenants. Staff did not see any bike parking at the site.

Open Item #2: The Petitioner is required to install a bike rack to provide parking for at least two (2) bikes.

### REQUIRED SITE IMPROVEMENTS

Per Section XII.2.D.11.d. of the Zoning Ordinance, a Special Use triggers certain required improvements. See the image of Table 2.D.8. below.

#### d. Required Improvements

Action	Lands	Landscaping		Front Yard Parking		Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	•	•	•		•	•
Change of Use > 50% of Building		•				
Structure Expansion		•	•		•	•
Special Use	•	•	•		•	•
Map Amendment (Rezoning)	•	•	•		•	•
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.D.8

Staff inspected the site and noted areas where the required improvements could be made. This tenant space is part of a larger commercial center with multiple property owners. The building and parking lot are in good shape and do not require regular maintenance tasks at this time. The landscaping near the tenant space is non-existent and there is not room to add potted plants outside the doorway to attempt to meet the spirit of the landscape requirement due to ADA requirements for sidewalk widths in front of the tenant space. The site is nonconforming with respect to the intent of the Legacy Plan and Legacy Code, so it will be difficult to achieve changes with the access drive or alley due to the constraints of the existing site.

#### RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the November 2, 2017 Plan Commission meeting.

#### 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 will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

## VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information: Qiana Grant  Mailing Address:
City, State, Zip: Phone Numbers:  (Day) Fax Number:  (Evening)  (Cell)
Email Address
The nature of Petitioner's interest in the property and/or relationship to the owner (Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):  Stadio Species For dence / fitness Classes  Space is being taken one as same by species for every the first pre  B. Property Information: lease which was a pole Dance Studio for 10 gradents.
The identity of every owner and beneficiary of any land trust must be disclosed.
Property Owner(s):
Mailing Address: City, State, Zip:  Orland Parh, FL. 60467
Property Address:  Permanent Index No. (PINs)  Existing land use:  Lot dimensions and area:  17708 S. Oak park Ave. Tinley park, III  6040  Condo
C. Petition Information: Present Zoning District:  Requested Zoning District:
Is a Special Use Permit being requested (including Planned Developments):
Yes No_ If yes, identify the proposed use: Studio Space will provide with s  dance / Fitness classes such as Zumba, Itip hop dance  yoga and Cycling.
Will any variances be required from the terms of the Zoning Ordinance?
Yes No
If yes, please explain (note that Variation application will be required to be submitted):
The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.
9-3-17
Signature of Applicant Date

# FINDINGS OF FACT SPECIAL USE PERMIT – (Including Planned Developments) PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with the following findings. In order for a Special Use Permit to be approved, the Petitioner must respond to and confirm each and every one of the following findings by indicating the facts supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

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 establishment will be used to promote
7 1 150 150 1
- Maria I Company
welfare of clients. march and ganera
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.
classes will be keld inside only and
- will hat he injuribles to the list
und enjoyment of other property
or in Dair Property duplines with
the neighborhood.
the neighborhood.
C. That the establishment of the Special Use will not impede the normal and orderly development and
improvement of surrounding property for uses permitted in the district.
The Special use will be strictly
for the channesment of health al
wellings through the second silvers all
The Charles to move the transfer to
vell as Fitness. It will not impeds the
normal and orderly development and
improvement of surveneding property.
D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being
provided.
Adequate intilités succes un 18 5 gal.
have been provided and is the frage
only requirement for the acount
Striff: 5.7
The many that the second of th
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 traffic alice is invited to so
partire speces and making of 35
acticionte in clases to ensure
Efforts and traffic control install
- Silvery and India
, ,

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 special use will conform to the
	emplicable resultions of the distance
	College call vene 46 notion & be trace
_	The bound
_	VIII DOLLA

(Please attach additional pages as necessary)

## Stephanie Kisler

From:qiana grant <qiana.grant@yahoo.com>Sent:Thursday, September 28, 2017 12:06 AM

**To:** Stephanie Kisler

**Subject:** Re: Studio Q Special Use Permit Request



- 1) No, I do not have any other locations.
- 2) My background woth this type of business os I have been a dancer since I was 5 yrs old including performing arts, modern, and praise dance. As well as a former dance/cheer team in grammar school and high school. In addition, I am a certified dance instructor of formats such as zumba, (salsa, Latin), Werq (hip hop/pop choreography dance for 12 yrs. I havr worked as a dance/fitness instructor for various health/ fitness facilities such as women' workout world, la fitness and currently xsport fitness.
- 3) I will have 4 employees which will include 4 dance instructors.

## 4)Hours of operation:

Mon-thurs

9am-11am 6pm-8pm

Fri

6pm-8pm

Sat

9am-11am

Sun

Closed

5) A)

The type of classes will be zumba (salsa, latin), WerQ( pop/hip hop choreography) and dancehall/afrobeats.

B)

Classes will be 1hr and they will not overlap. There will be three 30min classes.

- C) Classes will nog overlap, there will be 15mins between each class.
- D) The number of people in class will be 25-30 people. This will also be based on memberships where I can keep tract of traffic as well.
- 6) A)Yes parking is shared between businesses which are not having traffic at the same time.

- B) according to my lanlord, I have 45 parking spaces for the rented space. There is plenty of parking space during day and evening.
- C) There are approximately 125 parking spaces.
- 8) The other tenents are
- 1) Gateway learning center-( next door)appt. Only
- 2)Farmers Insurance(2 doors down)
- Mon-fri-9am-5pm, Sat-9am-1p, Sun 9am-1pm
- 3) Tinley park tax center-appt. Only
- 4) Cuzins pizza/restaurant &bar- 11am-2am.
- 9) The music that will be played will be the music for class purposes such as latin, salsa, pop, etc. The music will be background music and will not disturb any of the other businesses. Also, due to the alternate hours of some of the other businesses, music will not be played ay the same time as some operation hours. The studio that I am requesting also was a pole studio for 10yrs according to landlord in which there was various music played that did not interfere with the other tenents. Also, there is cuzins bar/restaurant where there is a live band that plays music and a place of recreation, this location is two doors down. Due to my operatuon hours, the neighborhood businesses will not bw operating during that time, however after playing music in my studio it is not disturbing to the other businesses.

Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android



Sent from Yahoo Mail on Android

<skisler@tinleypark.org> wrote:

Hi Qiana,

We are working on the next steps for your Special Use Permit request for your business, Studio Q, and I need some more information for your application. Please answer the following questions and provide information so we can get your request on an upcoming Plan Commission agenda.

1. Do you have any other locations?

2.	What is your background with this type of business?
	How many employees will you have? Include total and the number of employees that will be at the business any given time.
4.	What are your hours of operation?
5.	Provide more information about the classes:
	a. Types of classes
	b. Duration of classes
	c. Number of people in the classes
	d. Will classes overlap?
6.	Provide information about parking:
	a. Is parking shared among all of the businesses in that center?
	b. Do you have any parking spaces that are specifically dedicated to your business?
	c. How many spaces are in the parking lot?
	Provide a conceptual floor plan for the interior of the space. This can be something you draw out and sketch where you will put your equipment, office, restrooms, etc.
8.	Provide a list of the other tenants in the center. Include their hours of operation.
mu	Provide information about the music that will be played. Our concerns are about the sound and how loud sic could affect the other businesses near you. Will it just be background music? Have you tried playing sic in your tenant space and then going to the spaces next door to see if they can hear the music?

## Stephanie Kisler, AICP

### **Planner I**

(708) 444-5161 | skisler@tinleypark.org



405a mats Bach-door Front million Side Side D-62/600000 Miller hale female massege 445% 100ms Fudio Clook Class schedule class describations) Gont woll E maes



# PLAN COMMISSION STAFF REPORT

October 19, 2017

#### **Petitioner**

Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture

#### **Property Location**

SW Corner of 191<sup>st</sup> Street and Magnuson Lane

#### **PINs**

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

#### Zoning

R-5 PUD

#### **Approvals Sought**

Site Plan Approval and Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development

#### **Project Planners**

Paula J. Wallrich, AICP Interim Community Development Director

Stephanie Malmborg, AICP Planner I

### The Residence of Brookside Glen

Southwest corner of 191st Street and Magnuson Lane



#### **EXECUTIVE SUMMARY**

The Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, seeks Site Plan Approval and a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) with three (3) Exceptions from the Zoning Ordinance for front yard setback, building height, and parking setback.

The Petitioner previously requested approval to construct two (2) multi-family residential structures with seventy-two (72) dwelling units per building for a total of 144 dwelling units. This proposal also included a 3,500± square foot club house, landscaping, and various amenities throughout the development. The proposal was not approved by the Village Board.

Subsequent to the non-approval of the two building proposal, the Developer met with Village Staff, elected officials, and representatives from the Brookside Glen subdivision to address the overall site plan and proposed amenities. Additionally, a community meeting was held with Brookside Glen residents, the Village Attorney, and Trustees Mike Glotz and Mike Mangin, in response to questions from the residents regarding zoning, past approvals, and the Developer's new proposal. The Petitioner is currently proposing to construct four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. This proposal also includes a 5,320± square foot club house, landscaping, and various amenities throughout the development.

#### SUMMARY OF OPEN ITEMS

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

- 1. Consider an Exception for the front yard setback to allow the structures to be set back about 18' to 27' from the east property line.
- 2. Consider an Exception for the building height to allow the structures at a maximum building height of 65'.
- 3. Minor revisions are required on the Landscape Plan.
- 4. Information is needed about the plans for security and management of the property.
- 5. Lighting is required near all entrances/exits to the structures. The Petitioner must submit plans showing adequate lighting provided by fixtures complimentary to the architectural style of the structures.
- 6. Revise elevations to include reddish brown brick accents on the club house.
- 7. Provide material sample for the foundation of the building.

#### **EXISTING SITE & HISTORY**

Note: A detailed outline of the chronology for the subject parcel is attached within the Brookside Glen Timeline document.

The subject site is a 7.65 acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. This is not atypical for a property of this size that has had to respond to market trends and fluctuating economic conditions over time. The subject property was originally planned for a mixture of commercial, office/restricted industrial, and residential uses (single-family detached, townhomes, and condo/apartments).

In 2000, a Substantial Deviation from the PUD was approved and allowed the developer to construct nine (9) 4-story, 16 unit condo buildings on the subject site, similar to the housing types that currently exist near the southeast corner of 80<sup>th</sup> Avenue and Greenway Boulevard and Fire Station #4 (known as Brookside Place). This project was never constructed and Staff has been unable to locate final plans for the project. Since that time, there have been a few other proposals, including a condominium development proposal with nine 8-unit buildings and one 16-unit building submitted in 2007. In 2014, a proposal was submitted for 123 units in 17 buildings comprised of between 4 to 15 attached single-family rowhouse dwelling units per building. Neither project was approved.

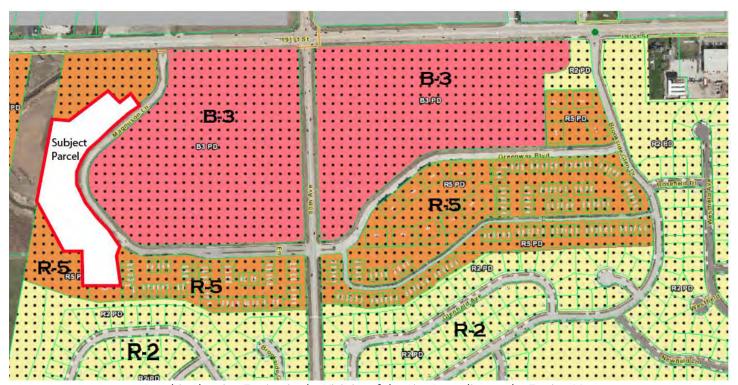
In February, 2016, the Village was approached by the Petitioner, Karli Mayher, who proposed to develop the 7.65 acre parcel. The initial application and plans were submitted in July 2016. However, her proposal was for two (2) buildings instead of the nine (9) buildings that were approved per Ordinance 2000-O-006, yet the proposed development maintained the same density (18.8 du/ac) and unit count (144 dwelling units). As part of the Petitioner's study of the residential market they discovered that financing for condo developments is becoming increasingly more difficult due to the subprime mortgage crisis and the trend was moving away from home ownership (condos).

The Petitioner's proposed two (2) building plan was presented to the Plan Commission at the May 18, 2017, June 1, 2017, and June 28, 2017 meetings. The Plan Commission recommended denial for the Special Use Permit and Site Plan. The project was reviewed by the Village Board at the July 10, 2017 meeting where the Village Board voted to concur with the Plan Commission and deny approval for the project. Multiple meetings were held between July and October 2017 which included Staff, elected officials, the Petitioner, and representatives from the Brookside Glen subdivision. The participants discussed alternate plans that would address concerns about the scale of the buildings while maintaining valuable amenities and high-quality aesthetics. The current proposed plans are the result of these meetings.

#### **ZONING & NEARBY LAND USES**

According to the Official Zoning Map, the property is zoned R-5 PD (Low Density Residential) and the site is part of the Brookside Glen Planned Unit Development (PUD). Upon further research by Staff it has been determined that the original annexation documents approved R-6 zoning for this property; however, the original rezoning ordinance is missing an exhibit that clarifies the locations of each zoning district within the PUD. All references in the annexation ordinance point to this site and the location of the existing Brookside Place multi-family structures being zoned R-6. Staff notes there is no documentation of rezoning this site to R-5, although the Zoning Map labels the site R-5.

The site is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to "accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties". UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots. Although this is a residential building, it has some commercial "character" due to its scale, surface parking, and recreational component (club house); therefore, Staff supports aspects of the Site Plan that are consistent with the UD-1 Overlay District. Additionally, there will eventually be commercial development to the east which will need to comply with the regulations for the UD-1 Overlay District.



Graphic Showing Zoning in the Vicinity of the Site According to the Zoning Map

Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pumping station is located immediately to the south and a townhome development exists to the southeast with 2-story structures housing 4-6 units per structure.

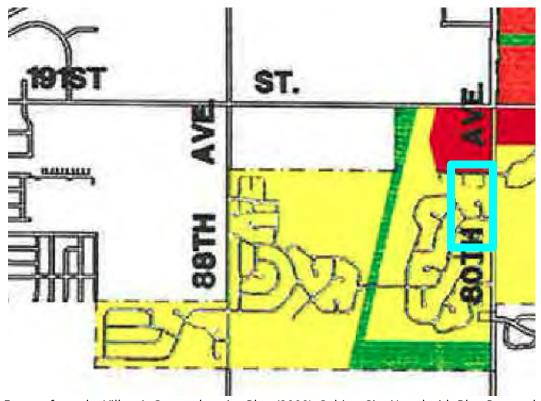
East of 80<sup>th</sup> Avenue there are other planned commercial uses that are vacant in addition to townhomes and 4-story multi-family condominium buildings of 16 units each. These multi-family structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the semi-underground parking garage. A



detention pond is located to the north of the subject site and functions as a buffer to 191<sup>st</sup> Street. The Wolverine Pipeline traverses the site (east to west) just north of the pumping station.

The underlying zoning district of R-5 provides for certain bulk regulations, as does the UD-1. As a Planned Unit Development, deviations from these requirements are considered 'exceptions' and are not reviewed as a 'true' variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

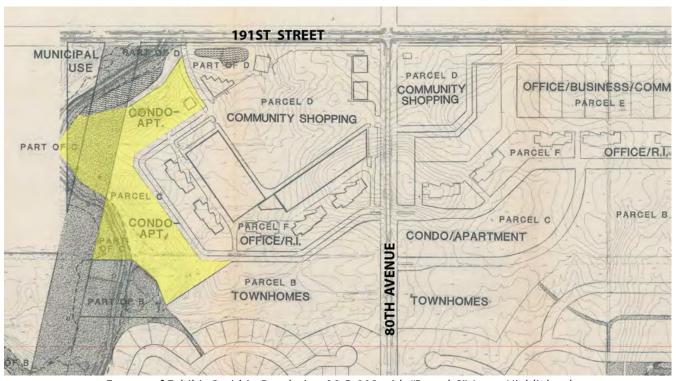
The Village's Comprehensive Plan indicates the subject site as residential.



Excerpt from the Village's Comprehensive Plan (2000); Subject Site Noted with Blue Rectangle

#### SPECIAL USE PERMIT REQUEST

The issue before the Plan Commission is approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) approved in 1990 and the subsequent Substantial Deviation in 2000. 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.



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

The Petitioner's request is to deviate from Ordinance 2000-O-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 construct four (4) structures of thirty-six (36) dwelling units each (total of 144 units) and a club house with a pool and other various residential amenities.

The Petitioner is not requesting a rezoning of the property. The zoning on the subject property was established as part of the original PUD 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 a developer requested a Substantial Deviation that would reduce the townhome area planned within the PUD in exchange for an increase in the number of single-family homes and an increase in the building height for 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.

#### UNDERSTANDING PLANNED UNIT DEVELOPMENTS (PUDs)

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.

#### **EXCEPTIONS**

The Petitioner requests the following Exceptions from the Zoning Ordinance:

#### 1. Building Setback

The proposed Site Plan shows the residential structures at front yard setbacks that vary from about 18' to 27' from the east property line. As seen in the table below, the proposed building setbacks straddle the two front yard setback regulations. As a point of reference, the Brookside Place development has similar scale with respect to height and has front yard setbacks ranging from 24' to 30'. The intent of both the R-6 and UD-1 regulations is met by the proposed setbacks since the buildings front the street while also maintaining a distance similar to Brookside Place.

R-6 Front Yard Setback Requirement for Multi-Family Structures	UD-1 Front Yard Setback Requirement	Proposed Setbacks
25' minimum	20' <u>maximum</u>	About 18' – 27'

It is important to consider the scale of the building when thinking about 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. This all contributes to the mitigation of the scale of the building and provide for a more pedestrian scale to the streetscape.

Open Item #1: Consider an Exception for the front yard setback to allow the structures to be set back about 18' to 27' from the east property line.

#### 2. Building Height

The Petitioner requests an Exception from the Zoning Ordinance and the previous Substantial Deviation (Ordinance 2000-O-006) to allow for the residential structures to be taller than what is allowed. The proposed increase in height provides an amenity for those dwelling units by offering floor-to-ceiling windows on the fourth floor and the end units on the third floor. Additionally, the height provides for varying roof heights thus breaking up a large expanse of roof area; this creates an aesthetically pleasing roof line that adds variety to the look of the top of the structure.

The table below compares the proposed structures to the existing multi-family residential structures known as Brookside Place (located east of 80<sup>th</sup> Avenue along Greenway Boulevard) and provides the regulations from the Zoning Ordinance and the previous Substantial Deviation (Ordinance 2000-O-006). As the table indicates, although the proposed buildings are approximately ten feet (10') taller at the highest point (the middle roof), the actual elevation will be consistent with Brookside Place since the elevation at the subject site is approximately ten feet (10') lower than the elevation at Brookside Place.

	Residence of Brookside Glen	Brookside Place	Difference Between Residence & Brookside Place	Zoning Ordinance Regulation (R-6)	Ordinance 2000-O-006 Regulation
Number of Stories	4 + semi- underground parking garage	4 + semi- underground parking garage	none	-	4
Mean Roof Height*	64'-11.75"	55'-5.25"	9'-6.5"	40′	56′
Maximum Overall Height of Building	72'-2.375"	62'-3.25"	9'-11.125"	-	-
Garage Floor Elevation	700.5′ – 702′	710′ – 713′	10.5′ – 12.5′	-	-
Elevation at Top of Roof	772'-8.375" – 774'-2.375"	772'-3.25" – 775'-3.25"	5" – 1'-1"	-	-

<sup>\*</sup> This is the "Building Height" as defined in Section II in the Zoning Ordinance.



Renderings of Building from The Residence of Brookside Glen and Building at Brookside Place

Staff also notes that the units in the proposed Residence of Brookside Glen will have taller ceilings than the units within the existing Brookside Place buildings. The taller ceiling height is an additional amenity for the dwelling units and will make the space feel larger while providing more natural light through larger windows. The table below illustrates the difference in the heights.

	Residence of Brookside Glen	Brookside Place	Difference
First Floor	14′	10′-10″	+3'-2"
Typical Floor	10′	9'-4"	+8"
Top Floor	14'	8′-6″	+5′-6″

Open Item #2: Consider an Exception for the building height to allow the structures at a maximum building height of 65'.

#### SITE PLAN & DETAILS

The Petitioner submitted revised plans on October 2, 2017. These plans include four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. The floor plan shows a mixture of one and two bedroom units. The plans indicate a semi-underground parking garage connecting the residential structures and club house along the curvature of Magnuson Lane/Greenway Boulevard. The first floors of the residential structures are connected by outdoor terraces with partial green roofs. The Petitioner has increased the size of the original proposal and included a second floor per Staff request. It is located in the center of the development and includes various indoor and outdoor amenities, such as a fitness center, pool, and cabanas. The leasing office is located on the first floor. The new elevations show balconies for each unit and floor-to-ceiling windows for the fourth floor units and some third floor units.



**Proposed Site Plan** 

#### Landscape Plan

The proposed Landscape Plan provides plant material throughout the site. The Village's Landscape Architect identified minor revisions for the Landscape Plan, including:

- creating more groupings of plants rather than linear patterns;
- relocating some plant material to provide shade in the parking lot and drive aisles; and
- removing the mulch only areas in the parking lot.

The Petitioner stated that they are willing to comply with all Village requirements for landscaping. The Plan Commission may consider approving the plans conditioned upon final review by the Village's Landscape Architect and Staff.

Open Item #3: Minor revisions are required on the Landscape Plan.



Proposed Landscape Plan

#### **Parking & Circulation**

The Petitioner's proposed Site Plan includes parking behind the buildings as well as within a semi-underground garage. The plans include 144 dwelling units, so 360 parking spaces are required per Section VIII.A.10. of the Zoning Ordinance (144 x 2.5 spaces per dwelling unit = 360). The Petitioner is providing 296 spaces upon initial construction, which yields 2.05 parking spaces per unit. The additional 64 parking spaces will be land banked and will be completed if Staff identifies a need for additional parking in the future.

#### Parking Breakdown

Garage Spaces: 171Exterior Spaces: 125

• Exterior Spaces (Land Banked): 64

Total Parking Spaces: 360

The Petitioner does not anticipate the need for 2.5 parking spaces per unit, especially since there are 60 one bedroom units. The Petitioner anticipates that 2 spaces per dwelling will be sufficient since the unit mix is only composed of one and two bedroom units. In addition, the development will be marketed to young professionals that are seeking access to public transportation and therefore often require only one (1) vehicle per household. The Petitioner has agreed to land bank parking spaces and construct them if needed in the future. This requires providing space for parking but not improving it until a need is established. As a result this will create additional green space for the development until such time as the parking is needed (or not needed). The parking areas that will be land banked will be spaces located nearest Magnuson Lane, thereby parking will primarily be located behind the structures to meet the intent of the Urban Design Overlay District This would not necessarily constitute an exception since the total number of required parking spaces will be provided. This is an acceptable practice within the context of a PUD. Staff recommends notation of the land banking as part of the Special Use conditions.

The site will be accessed by 80<sup>th</sup> Avenue or 191<sup>st</sup> Street via Greenway Boulevard/Magnuson Lane. The site has a total of four (4) curb cuts along Magnuson Lane – one at the north end, one at the south end (which will also allow access to the existing pumping station), and two for a circle drive at the club house that is centered along the curve of the

street. The Petitioner provided a turning radius analysis per the Fire Department requirements and the analysis indicates that the proposed Site Plan provides satisfactory widths for the life safety purposes.

Residents voiced concern about how the addition of 144 dwelling units at this site may impact traffic on nearby streets. One of the Village's Engineering Consultants, Robinson Engineering, provided a memo discussing traffic near Brookside Glen at 191<sup>st</sup> Street and 80<sup>th</sup> Avenue (attached). Chris King, PE, noted that the western portion of Greenway Boulevard/Magnuson Lane must be reconstructed and connected north to 191st Street. According to the memo, most trips will occur at the new connection at Greenway Boulevard/Magnuson Lane and 191st Street rather than at Greenway Boulevard and 80<sup>th</sup> Avenue. Additionally, intersection improvements are planned for the intersection of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue and Will County plans to design the improvements in 2019 and construct the improvements in 2020.

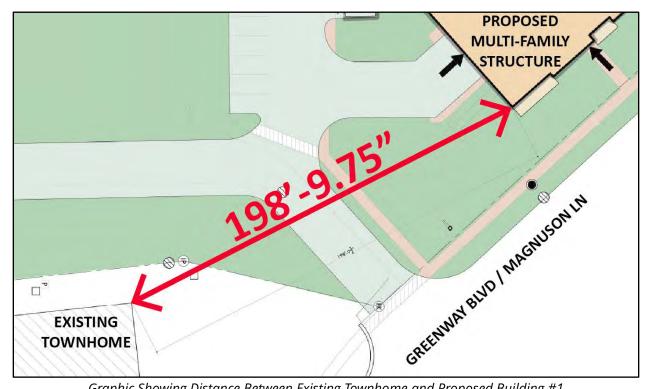
Additionally, in an attempt to meet the intent of the Urban Design Overlay District's regulations, the Petitioner has located the majority of the surface parking behind the buildings. The regulations call for parking to be set back a minimum of twenty-five feet (25') in front yards. All parking areas meet this requirement with the exception of the guest parking spaces nearest the club house.

#### **Trash Enclosures**

There are two (2) exterior dumpster enclosures proposed. One is located in the northwest corner of the site (north of Building 4) and one is located at the south end of the site (just south of Building 1). The enclosures will be constructed with face brick to match the exterior building materials on the residential structures. Additionally, the Petitioner notes that the buildings will have interior trash rooms for where residents will dispose of their trash. The management will be responsible for bringing the trash from the interior collection room to the exterior enclosure.

#### **Distance from Adjacent Townhomes**

The residents in the nearby townhomes were concerned with the distance between the proposed buildings and the existing townhomes. Building 1 (south building) of the proposed multi-family structure will be close to 200 feet from the existing townhome structure near the south end of the site.



Graphic Showing Distance Between Existing Townhome and Proposed Building #1

#### Security & Management

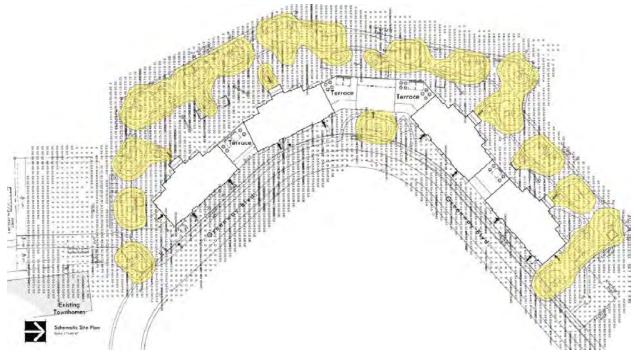
During the previous plan review, residents expressed some concerns about security and property management. Per Staff's request the Petitioner researched other comparable multi-family residential developments in order to compare best practices. A table with the Petitioner's research is provided below. The Petitioner will provide additional information about the proposed security and management of the development at the Plan Commission meeting.

Residential Development	# of Units	Security Cameras	Cameras Monitored	Door man	On-Site 24/7 Maintenance	Management Hours (Monday-Friday)	Management Hours (Saturday)	Management Hours (Sunday)
Ninety7Fifty	295	Yes	As needed	No	On Call	8am-5pm	On Call	On Call
					Emergency		Emergency	Emergency
Orland	231	Yes	As needed	No	On Call	9am-6pm	10am -5pm	12pm - 5pm
Crossing					Emergency	·		
Avant Lisle	310	Yes	As needed	No	On Call Emergency	9am-6pm	12pm -6 pm	12pm - 5pm
Amli Deerfield	240	Yes	As needed	No	On Call Emergency	10 am -6 pm	10 am -6 pm	12pm - 5pm
Amli 7 Bridges	520	No	N/A	No	Yes	10 am -6 pm	12pm -6 pm	12pm - 5pm
Amli St. Charles	400	No	N/A	No	On Call Emergency	10 am -6 pm	12pm -6 pm	12pm - 5pm
The Residences at the Grove	296	Yes	As needed	No	On Call Emergency	9am-6pm	9am-5pm	12pm -5pm

Open Item #4: Information is needed about the plans for security and management of the property.

#### Lighting

The Petitioner's plans show lighting throughout the private parking lot and drive aisles. The Photometric Plan does not indicate the use of wall sconces. Lighting should be added near the entrance/exit doors on each building.



Photometric Plan with Lighting Areas Highlighted

Open Item #5: Lighting is required near all entrances/exits to the structures. The Petitioner must submit plans showing adequate lighting provided by fixtures complimentary to the architectural style of the structures.

#### **Amenities**

The Petitioner is providing numerous amenities for the future tenants at the site, including:

- 1. Semi-underground garage parking
- 2. A 5,320± square foot club house
  - a. Fitness center
  - b. Locker rooms
  - c. Billiard room
  - d. Lounge
  - e. Office
  - f. Party room
  - g. Free Wi-Fi
- 3. Outdoor pool
  - a. Cabanas
  - b. Fire pit
  - c. Seating areas
- 4. Outdoor terraces
  - a. Grilling stations with sink
  - b. Seating areas
  - c. Fireplace/fire pits
  - d. Pergola
  - e. Green roofs
- 5. Outdoor gaming areas
- 6. Bike storage
- 7. Electric car charging stations
- 8. Disk golf baskets
- 9. Outdoor exercise circuits
- 10. Fireplace/fire pits with pergolas
- 11. Open space
- 12. Dog park

#### Dog Park

Based on discussions at the previous Plan Commission meetings and small group meetings over the last few months the Petitioner relocated the dog park to the north end of the site. The south end will remain green for passive open space. Staff also notes that some of this south green space includes land banked parking.

#### **ARCHITECTURE**

The four (4) proposed residential structures will all be architecturally identical. The structures include a semi-underground parking garage and four (4) stories of residential dwellings. The building height is about 65' (see the discussion within the Exceptions – Building Height section of this report for more information). The architecture includes some aspects of a prairie style with the slope of the roof and transom windows. The floor to ceiling windows add distinction reflective of loft type architecture.

The fully masonry structure includes a roof line is varied to provide enhanced architectural interest helping to break up the expanse of the roof. Articulation is provided along all building facades to create visual interest and shadow lines. The entrance provides a focal point with the center of the structure being the tallest. The Petitioner is also berming the base of the structure with landscaping at varied heights to minimize exposure of the parking level. Terraces above the parking level connect the residential structures to a centrally-located club house. The roof terraces are screened from Magnuson Lane with the heavily landscaped foundation and green roof.

Although the primary access is from the west side of the structure, access has also been provided on the east façade to activate the street face. This is consistent with the intent of the Overlay District. This will be important as future commercial areas develop across the street.



Elevation of One Residential Building (Parking Lot/West Side of Building)



Elevation of One Residential Building (Magnuson Lane/East Side of Building)

#### Club House

The club house is centrally located with access from a circle drive off of Magnuson Lane. The structure has ground level access on the east and west side of the building and the parking garage traverses through the lower level. The upper level provides a 5,320± square foot space with various amenities, including a fitness center and event space. Then architecture also encompasses some aspects of Prairie architecture consistent with the residential buildings. A final color rendering will be provided at the meeting.



Rendering of the East Side of the Club House

#### **Dwelling Units**

The buildings will have a mixture of one and two bedroom dwelling units totaling thirty-six (36) units per building. The one bedroom units are 801 square feet, which meets the Village's minimum requirement of 800 square feet per Section V.C.2. of the Zoning Ordinance. The two bedroom units range in size from 1,140 to 1,155 square feet, which meets the Village's minimum requirement of 1,000 square feet. The proposed development will have a total of 60 one bedroom units and 84 two bedroom units.

#### <u>Dwelling Unit Breakdown (Per Building)</u>

• First Floor: 10 (4 one bedroom, 6 two bedroom)

Second Floor: 10 (4 one bedroom, 6 two bedroom)

• Third Floor: 10 (4 one bedroom, 6 two bedroom)

• Fourth Floor: 6 (3 one bedroom, 3 two bedroom)

#### **Building Materials**

The Petitioner proposes to use a thin brick that is precast into a panel. These panels have horizontal seams rather than vertical seams like some commercial precast panels, so the transition from one panel to the next would be unnoticeable. The Petitioner provided an attachment that outlines other locations where this type of panel has been used on residential buildings. This material is more expensive than traditional brick but saves cost in labor. Due to the construction method and use of concrete, this type of construction is considered to be more sound proof and stronger in structural durability.



Photo of Material Sample - Side View of Panel

The proposed color for the residential structures is a reddish brown while the club house is a beige color. Staff notes that the club house should be differentiated from the residential buildings; however, the club house should incorporate some of the same reddish brown brick color for consistency.

#### Open Item #6: Revise elevations to include reddish brown brick accents on the club house.





Photo of Red/Brown Brick Material Sample

Photo of Beige Brick Material Sample

The Petitioner has not yet provided a material sample for the precast panels along the parking level. The elevations indicate that these precast panels will be stained and stamped with a stone pattern (see image below)

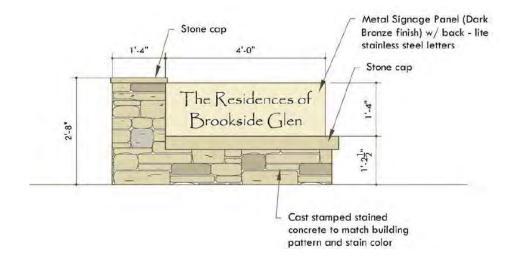
Open Item #7: Provide material sample for the foundation of the building.



Elevation Showing Precast Stained and Stamped Foundation Material

#### **SIGNAGE**

The Petitioner's current plans propose two (2) freestanding signs – one positioned near the north end of the property and one near the south end of the property. The proposed sign matches the proposed building materials located along the foundation of the building. Staff provides an analysis of the proposed sign versus the Sign Regulations within Section IX of the Zoning Ordinance below. The proposed sign meets the applicable codes.



	Proposed	Allowed by Code	Difference
Number of Signs 2		1 per entrance;	-1
		3 (north, club house, and south entrances)	
Maximum Sign Face Area	5.33 SF each	5 SF per acre; max of 30 SF;	-24.67
		7.65 x 5 = 38.25 SF, except 30 SF max	
Maximum Height	2′8″	5′	-2'4"

#### RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the November 2, 2017 Plan Commission meeting.

#### **ATTACHMENTS**

The following attachments correspond to the proposed project and are included in the Plan Commission Meeting Packet for October 19, 2017:

- 1. Revised Applications
- 2. Revised Plans
- 3. Market Study Summary by Tracy Cross & Associates, Inc.
- 4. Summary Planning Analysis by Tracy Cross & Associates, Inc.
- 5. Public Comments Response by Tracy Cross & Associates, Inc.
- 6. Plan Commission Minutes from 4/15/1999, 8/5/1999, 9/16/1999, 5/18/2017, 6/1/2017, and 6/28/2017
- 7. Plan Commission Staff Reports from 5/18/2017, 6/1/2017, and 6/28/2017
- 8. Village Board Minutes from 9/7/1999, 9/21/1999, 2/15/2000, and 7/11/2017
- 9. Revised Brookside Glen PUD Timeline
- 10. Density Memo by Paula Wallrich
- 11. Traffic Memo by Chris King

#### STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS

Section VII.C. of the Zoning Ordinance provides standards and criteria for Planned Unit Developments. Staff will provide draft responses for each of these standards in the next Staff Report 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;
- 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;
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated;
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police, and fire protection;
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer;
- f. The street system serving the Planned 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;
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities, or common open space, the developer shall provide and submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained;
- h. The general development plan shall contain such proposed covenants, easements, and other provisions relating to the bulk, location, and density of residential buildings, non-residential uses and structures, and public facilities as are necessary for the welfare of the Planned 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;
- 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
- 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.

#### **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.
- 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;
- 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;
- 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;
- 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;
- 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;
- 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.

- 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.
- ii. 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.;
- 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;
- 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;
- 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;
- m. Access and circulation shall adequately provide for firefighting equipment, delivery trucks, furniture moving vans, refuse collection, and snow removal;
- 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;
- 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;

- 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
- 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.

#### STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

#### 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 will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

## LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
A100	Coversheet	ASL	09/26/2017
A101	Schematic Site Plan	ASL	09/26/2017
A102	Land Banked Parking Plan	ASL	09/26/2017
A103	Schematic Site Plan – Distance Study	ASL	09/26/2017
A104	Ground Signage	ASL	09/26/2017
A105	Refuse Enclosure Details	ASL	09/26/2017
A106	Turn Radius	ASL	09/26/2017
A107	Building Elevation	ASL	09/26/2017
A108	Building Elevations	ASL	09/26/2017
A109	Building Elevation	ASL	09/26/2017
A110	Typical Garage Level	ASL	09/26/2017
A111	Typical Residential Floor	ASL	09/26/2017
A112	Top Floor Plan	ASL	09/26/2017
A113	Club House Rendering	ASL	09/26/2017
A114	Club House Elevations	ASL	09/26/2017
A115	Club House Elevations	ASL	09/26/2017
A116	Club House Lower Level	ASL	09/26/2017
A117	2 <sup>nd</sup> Floor Club House	ASL	09/26/2017
A118	Photometrics	ASL	09/26/2017
A119	Lighting Cut Sheets	ASL	09/26/2017
A120	Images of Amenities	ASL	09/26/2017
A121	Railing Detail Precast Detail	ASL	09/26/2017
A122	Rendering	ASL	09/26/2017
A123	Comparison	ASL	09/26/2017
A124	Overall Garage Plan	ASL	09/26/2017
A125	Prelim Grading	ASL	09/26/2017
A101 A	Site Plan (Revised Club House Parking and Setbacks Labeled)	ASL	10/13/2017

## VILLAGE OF TINLEY PARK

## **AMENDED** APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME:	The Residences of Brookside	LOCATION:	Just west of the Southwest corner of 191st Street & 80th Ave., Tinley Park, IL 60477
	ereby requests that the Plan Commission authorizing Site Plan Approval for		Village Board of the Village of Tinley ribed within.
APPLICANT INF	7-13-13-13-13-13-13-13-13-13-13-13-13-13-		
Name:	Andrea T. Crowley		
Company:	Griffin & Gallagher, LLC		
Mailing Address:			
Phone (Office):	· · · · · · · · · · · · · · · · · · ·		
Phone (Cell):	N/A		
Fax:			
Email:			
the relationship to the	ne property owner:		
PROPERTY INFO	ORMATION Just West of the Southwest co	orner Tipley Park	IL 60477
PIN(s):	09-11-200-013-0000 / 09-11-20	and the second s	
Existing Land Use:			
Zoning District:	R-6 PD		
Lot Dimensions:	Approximately 7.65+ acres per	r attached su	irvey
Property Owner(s):	First Midwest Bank, A/T/U/T/A	dated 9/15/	97 and Known as Trust # 97-6193
Mailing Address:			
A DDI ICATION I	NEODMATION		
APPLICATION IN Description of prop	osed project (use additional attachmen	ts as necessary)	
144-Unit M	Multifamily with pool, fitness	center and	clubhouse.
explain and note tha	are of any variations required from the at a separate Variation Application is re		
	fies that all of the above statements and and correct to the best of his or her known		tion submitted as part of this
			10/01/2017
Signature of Applica	ant		Date

## VILLAGE OF TINLEY PARK

# SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME:		The Residences of Brookside	LOCATI	Just west of the Southwest corner of 191st Street & ON: 80th Ave., Tinley Park, IL 60477
following	contact info	our site plan submission through the rmation. Please provide the information atly appreciated.	planning pro n requested	and return to the Planning Department. Your
CURREN	Г PROPER	TY OWNER OF RECORD	PROJECT	T ARCHITECT
Name:			Name:	Mr. Scott Shalvis
Company:	First M	idwest Bank, A/T/U/T/A /15/97 & Known as 7-6193	Company:	The Shalvis Group
Address:	Trust 9	7-6193	Address:	
Phone:		, <b>6</b>	Phone:	
Fax:			Fax:	
Email:			Email:	
PROJECT	ENGINEE	i.R	PROJECT	Γ LANDSCAPE ARCHITECT
Name:			Name:	Mr. Steve Gregory
Company:	Eriksson	Engineering Associates	Company:	Eriksson Engineering Associates
Address:			Address:	
Phone:			Phone:	
Fax:			Fax:	
Email:			Email:	
ATTORNE	Y		END USE	R
Name:	Andrea T	. Crowley	Name:	Karli Mayher
Company:	Griffin	& Gallagher, LLC	Company:	KJM-Vandenberg Brookside Joint Venture
Address:			Address:	
Phone:			Phone:	
ax:			Fax:	
Email:			Email:	
		-	•	

## VILLAGE OF TINLEY PARK

# SITE PLAN APPROVAL RESPONSIBLE PARTIES

review, engine	AME: Bro	Residences of okside Glen  ess and telephone number of the aping, attorney and building perm se list that party's contact informations.	e person/firm t	Just west of the Southwest corner of 191st Street & 80th Avenue, ON: Tinley Park, IL 60477  that will be responsible for payment of plan pace provided below. If only one party will be eneral Billing."
responsible for	an rees, prea	se list that party's contact informs	ation under O	oneral Billing.
GENERAL BI	ILLING		RESPONS	IBLE FOR PLAN REVIEW FEES
Name: Ka	rli Mayhe	r	Name:	Karli Mayher
Company: KJ	M-Vandenb	erg Brookside Joint Vent	ur€ompany:	KJM-Vandenberg Brookside Joint Venture
Address:		<u>,</u>	Address:	,
Phone:			Phone:	
Fax:			Fax:	
Email:			Email:	
n non o vorm		W NING DEDINE BEEG	DECRONO	IBLE FOR ATTORNEY FEES
		LDING PERMIT FEES	Name:	Karli Mayher
	arli Mayhe			KJM-Vandenberg Brookside Joint Venture
Address:	i-vandende	rg Brookside Joint Ventu	Address:	Roll-Validenberg Brookbide boxie Vellette
Phone:		<u>)                                    </u>	Phone:	, , , , , , , , , , , , , , , , , , ,
Fax:			Fax:	
Email:			Email:	
				<u> </u>
RESPONSIBL CONSTRUCT			RESPONS FEES	IBLE FOR LANDSCAPE REVIEW
Name: Ka	ırli Mayhe	r	Name:	Karli Mayher
Company: KJM	(–Vandenbe	rg Brookside Joint Ventu	reCompany:	KJM-Vandenberg Brookside Joint Venture
Address: _		, , , , ,	Address:	-
Phone:			Phone:	
Fax:			Fax:	

Email:

Email:

Dear Ms. Wallrich,

In an attempt to preemptively address some of the issues that were raised in prior discussions, below please find Petitioner's discussion of underlying matters concerning the zoning and entitlement approvals on the Property.

#### 1. Density

The subject property is part of the Brookside Glen Planned Unit Development, a master planned community that was approved in 1990 and consists of single family homes, townhomes, multifamily and commercial. The PUD was amended in 2000 and the current density was approved for the property of 144 units by the governing ordinance 2000-O-006. Although there is a typographical error regarding the number of buildings in the document of Ordinance 2000-O-006, and the Exhibit A is missing, it is clear from the discussion of the project in the document, ALL staff reports and external evidence whereby the multifamily portion of the Brookside Glen subdivision is increased both in terms of acreage and unit count that the intent was to increase the number of multifamily units allocated to the original planned unit development and decrease the number of townhome units. Further evidence within the ordinance is found in phrases like "increase the number of condominium units from 258 to 352 dwelling units". All contextual evidence in the document supports this increase. Despite the missing exhibit A, there were 2 site plans (1 simultaneously) approved for property that is the subject of the 2000 ordinance. Both were subsequently signed and recorded by the Village in 2000 and 2004. Both support the density and the allocation of the units to 22 16 unit buildings. It would seem highly unlikely that a contemporaneous board would have signed two plats (site plan) that were contrary to the approval granted. The village then went on to issue 13 building permits for the site for 13 buildings of 16 units each, conduct numerous inspections and issue 208 occupancy certificates for the units in those buildings. To believe anything other than that the approval was for 22 16 unit buildings flies in the face of what was actually constructed with the full authority of the Village. Furthermore, even if there were ambiguity in the ordinance as opposed to a typographical error, the Village would be estopped as a direct result of their own continued performance pursuant to the ordinance.

2. Another issue raised by the residents was the status of the underlying zoning classification. While we find that question to be moot as the property is within a planned unit development which governs the land entitlement on the property, it is also clear from the existing documentation that the underlying zoning category is R-6 and not R-5 despite the labeling of the property on the zoning map as R-5. Pursuant to the Annexation Agreement the property was to be zoned R-6. The rezoning ordinance, which was passed IMMEDIATELY and on the same day after the annexation ordinance in 1990, is missing the depiction of the zoning categories and their respective locations. However, there is no evidence of any

intervening ordinance, no rezoning petition, no discussion, nothing, rezoning the property to R-5. There is no dispute that looking back to the original entitlement in 1990 the property was intended to be multifamily which is consistent with the annexation agreement and the R-6 zoning category, a category designed to have "a useful application as a buffer or transitional zone along highways, major streets, and bordering shopping centers". As evidenced by the existing projects of Brookside Place and Brookside East, clearly multifamily buildings, buildings that are not otherwise permitted uses, or permitted structures in the R-5 district. This property borders both a major street and a commercial district. This does not even take into account the many other features of the Brookside project that are not otherwise allowed in an R-5 district and not addressed as an allowed alteration in the governing ordinance. To believe that the subject property is R-5 is to believe that the Village is in breach of the Annexation Agreement and to totally disregard the entirety of Tinley Park Zoning Code other than the erroneously drawn map which has no substantiating evidence. In any event, again the Village would be estopped from attempting to revert the Property to an R-5.

Please do not hesitate to contact me if you should have any questions or need anything further. I look forward to a successful partnership with the Village of Tinley Park, working toward the development of the Residences of Brookside Glen.

Yours very truly,

GRIFFIN & GALLAGHER. LLC

ANDREA T. CROWVLEY

## VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Informa	
	fin & Gallagher, LLC
Mailing Address:	
City, State, Zip:	
Phone Numbers:	(Day) Fax Number:
	(Evening)
	(Cell)
Email Address	•
The nature of Petitioner's in (Applications submitted on behaliattorney	terest in the property and/or relationship to the owner f of the owner of record must be accompanied by a signed letter of authorization):
B. Property Information	on.
	and beneficiary of any land trust must be disclosed.
Property Owner(s): First	Midwest Bank A/T/U/T/A dated $9/15/97$ & Known as Trust $#97-6193$
Mailing Address:	nadwebe Bank in 17 of 17 in deced 3/13/77 a known as 11 dec # 77-0173
City, State, Zip:	
	Just west of the southwest corner of 191st Street & 80th
Property Address:	Avenue, Tinley Park, IL 60477
- •	19-09-11-200-013-0000/19-09-11-200-015-0000
Existing land use:	Vacant
Lot dimensions and area:	See attached survey, appx. 7.65 acres
•	
C. Petition Information	<b>1:</b>
Present Zoning District:	R 6 PD
Requested Zoning District:	R 6 PD
_	
Is a Special Use Permit being	requested (including Planned Developments):
Yes   A   No	
If yes, identify the proposed a	ase: Modification to the existing PD to allow for the
proposed alterations	to the previously approved building layout.
Yes   No X  .	d from the terms of the Zoning Ordinance? See attached.  at Variation application will be required to be submitted):
The Applicant certifies that a of this application are true and	all of the above statements and other information submitted as part discorrect to the best of his or her knowledge.
	10/01/0017
Signature of Applicant	
	Date

#### **EXCEPTIONS FROM THE CODE**

While there are no technical variations from the code as this is a Planned Unit Development, the applicant is seeking some minor exceptions from the code. The exceptions sought are an exception from the maximum allowed setback of 20 feet. The proposed project has a varying setback of 17 feet, 3/4 inches to 57 feet, 11 inches. This varying setback enhances the aesthetic/visual appeal of the Project.

In addition, Petitioner is seeking an exception for the mean height of the buildings. The allowed maximum mean height is 56 feet, 0 inches. The existing buildings on the east side of 80<sup>th</sup> Avenue have a mean height of 62 feet. The proposed buildings all have an actual mean height of 65 feet, 11-3/4 inches. Again, this exception will have little impact but will greatly enhance the architectural appearance of the project.

#### FINDINGS OF FACT- SPECIAL USE PERMIT

A. That the establishment ,maintenance, or operation of the SpecialUse will not be detrimental to or endanger the public health, safety ,morals, comfort, or general welfare.

the requested special use is based on a modification to the layout of the buildings proposed to occupy the site. The approved density and residential nature of use will remain as approved with the original development. The modification to the buildings and the layout will have no impact on the public health, safety, morals, comfort, or general welfare of the area.

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The Special Use will be consistent with the use and enjoyment of other residential property in the immediate vicinity. Currently the property is vacant, so the development of the property with multi-family residential is entirely consistent and actually beneficial to the value of the neighboring properties. The exact residential use and density are approved and actually in place on the existing property, the reason for the special use is as a result of the altered site plan layout.

C. The establishment of the Special Use will not impeded the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The establishment of the Special Use is entirely consistent with the previously planned orderly development and improvement of property in the area. This property is currently zoned RS PO as part of a prior approval. The vast majority of that prior development has been completed. The Petitioner and Developer merely seek to alter the previously approved plans for the site in terms of design and layout. This will have no negative impact on the development and is indeed consistent with the normal and orderly development in the permitted district.

D. That adequate utilities, access roads, drainage, and/ or other necessary facilities have been or are being provided.

All utilities are available at the property. The property has been engineered as part of the prior development and drainage is accounted for. The property will be further engineered as needed so that all necessary facilities are adequately provided.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The ingress/ egress road, Greenway Boulevard, is already in place as part of the prior development. The proposed Special Use does not alter the already approved ingress/ egress from the site. Since the density will remain the same this will be more than sufficient and there will not be any unanticipated impact on traffic congestion in the public streets.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The Special Use will conform to all applicable regulations in the subject district. Any modifications will be approved by the Village board as part of this petition and submittal.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposed Special Use will allow for the subject site to be developed consistent with the general plan for the site. The Special Use will allow for the site to be developed in accordance with the original planned density. The development of this site will allow for the Village to increase the tax revenue generated on the site as fully developed property. In addition the proposed development of the site will bring consumers to the area which will further positively impact the community as a whole.

## Residence of Brookside Glen

Developer:

## KJM Development

Developer:

#### **Architect:**

## Architectural Studio, Ltd

14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200 Fax: 708-966-0854

Email:

scott.s@archstudioltd.net www.archstudioltd.net

#### **Landscape Architect:**

### Eriksson Engineering Associates, Ltd.

135 S. Jefferson Street,

Suite 135

Tel: 312-463-0551 Fax: 312-463-0552

Email: sgregory@eea-ltd.com

www.eea-ltd.com

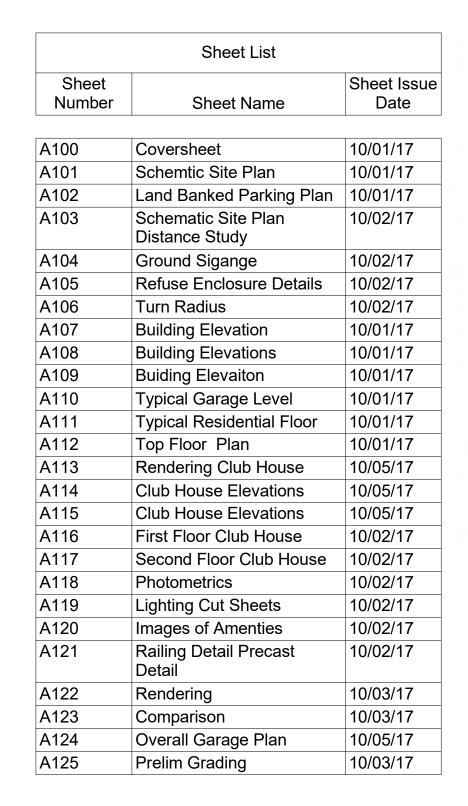
#### **Civil Engineer:**

#### KDC

16144 S. Bell Road Lockport, IL 60491 Tel: 708-645-0545

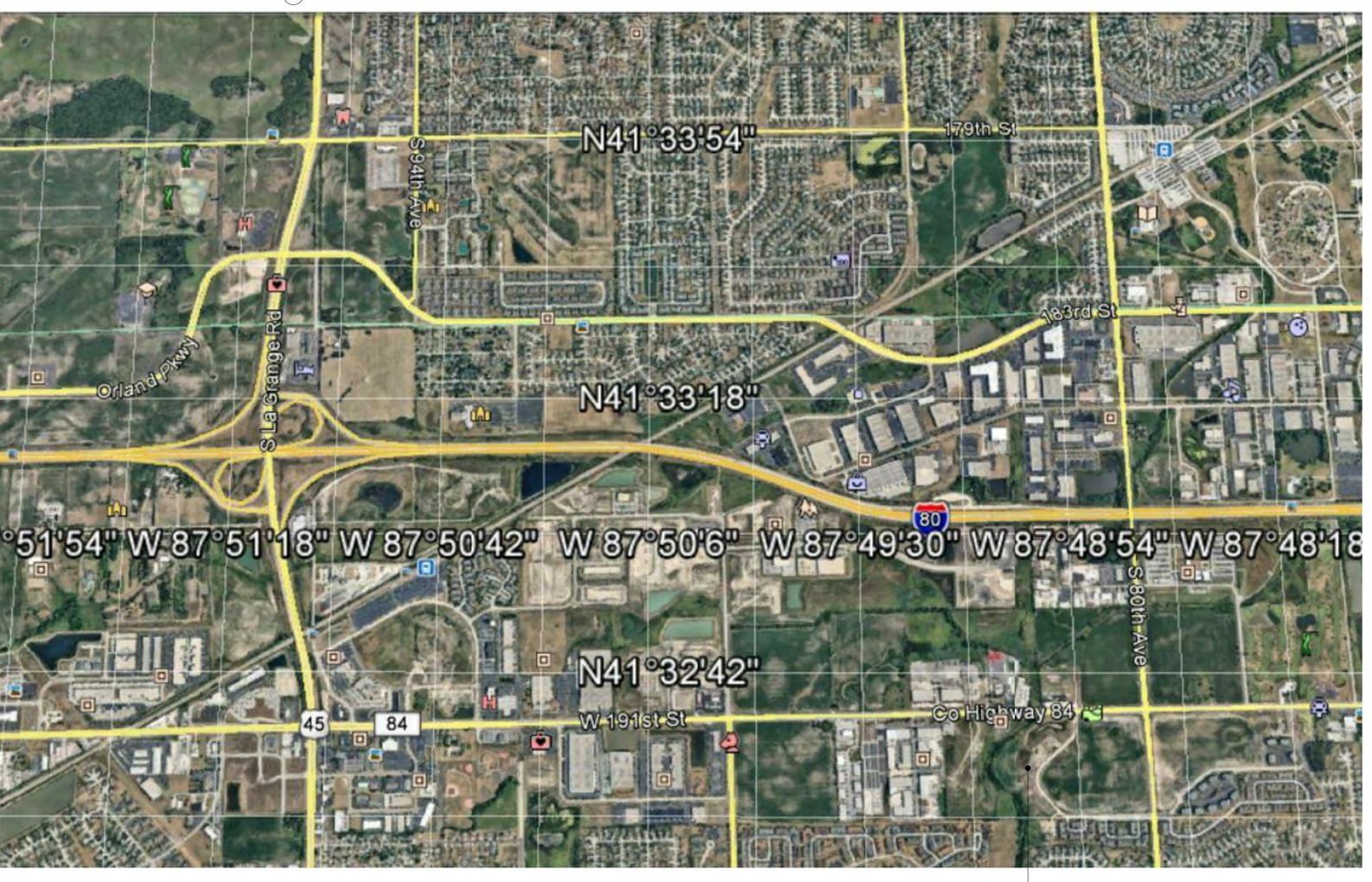
Fax:

Email: chaff@aol.com





3D View 5



Location Map

14421 Oakley Ave Orland Park, IL 60462 www.archstudioltd.net

Architectural Studio,

Chicago, IL 60661 Phone: 312-463-0551 e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc 16144 S. Bell Road Phone: 708-645-0545 e-mail:chaff@aol.com

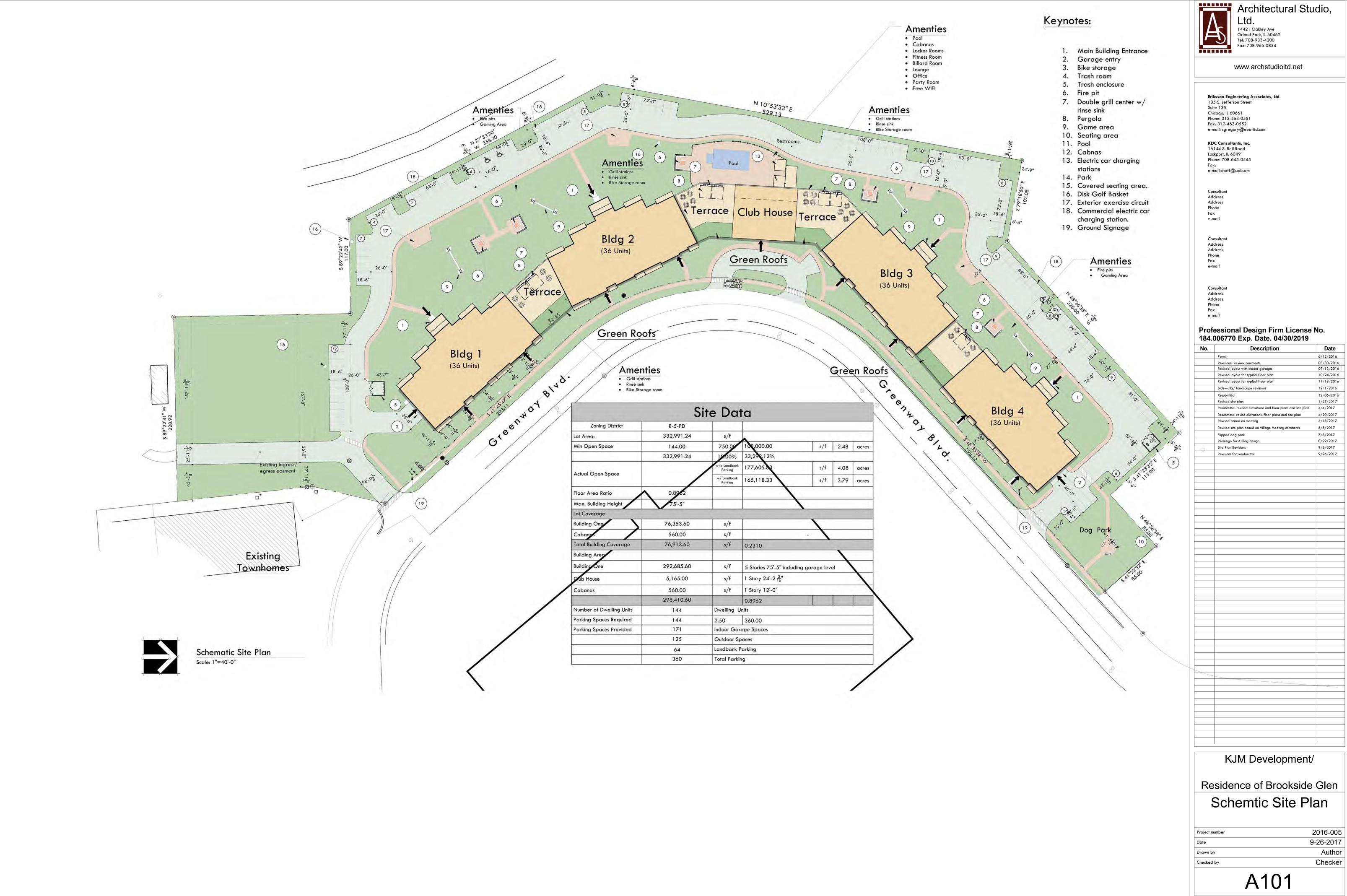
No.	006770 Exp. Date. 04/30/2019  Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2010
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan  Revised based on meeting	4/20/2017 5/18/2017
	-	
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
		1

KJM Development/

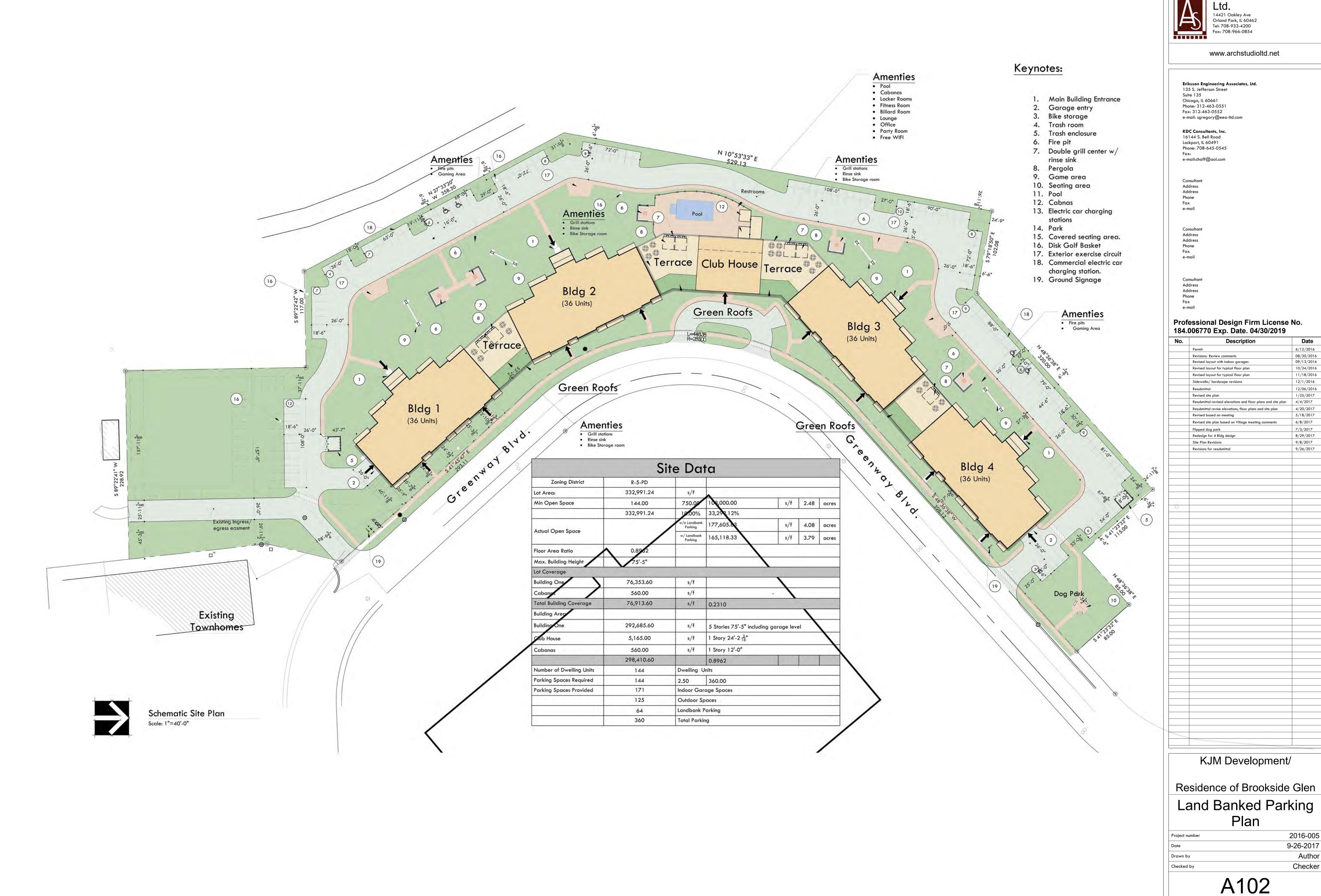
Residence of Brookside Glen Coversheet

Subject Site

Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

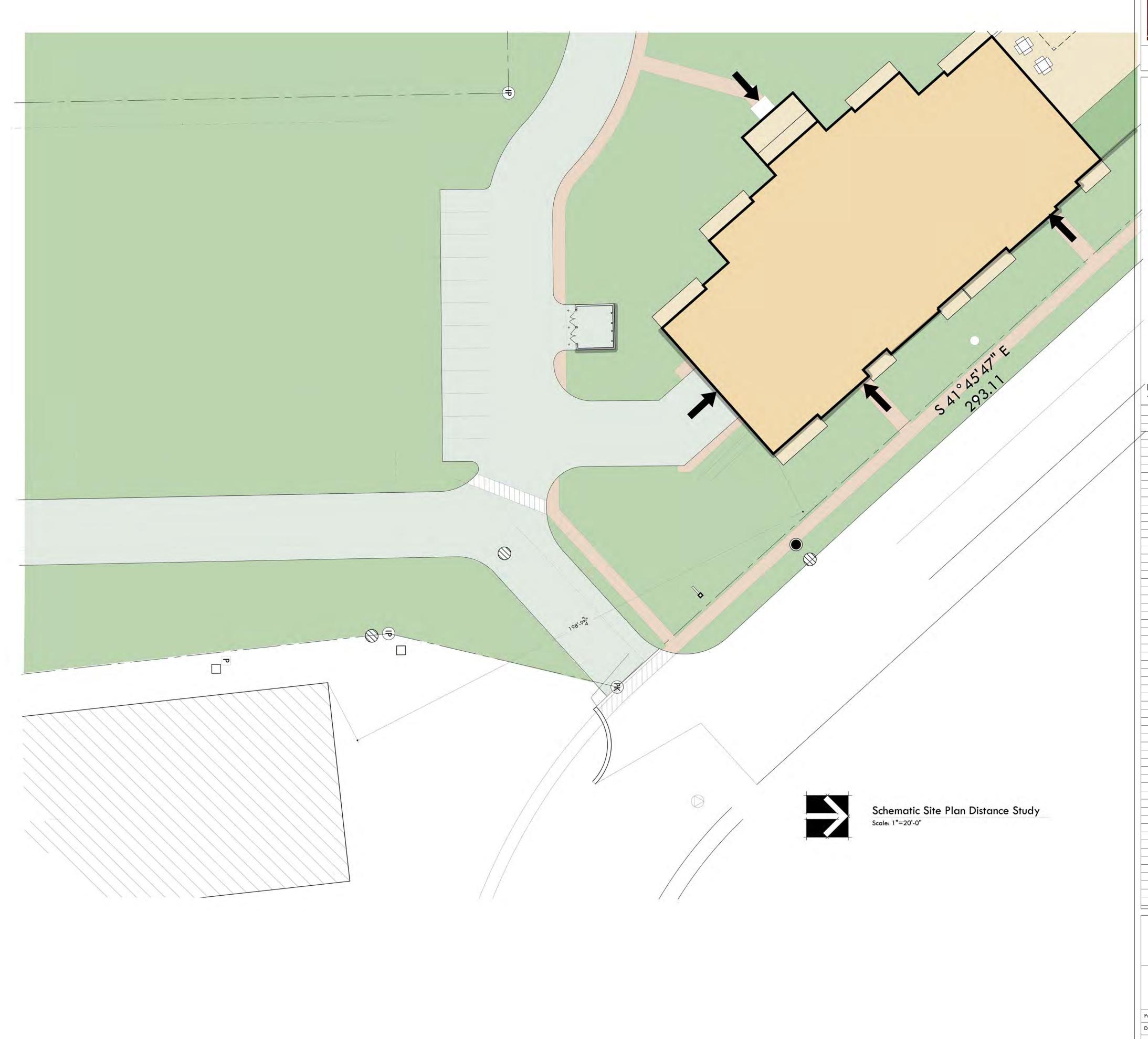


Description	Date
Permit	6/12/2016
Revisions- Review comments	08/30/2016
Revised layout with indoor garages	09/13/2016
Revised layout for typical floor plan	10/24/2016
Revised layout for typical floor plan	11/18/2016
Sidewalks/ hardscape revisions	12/1/2016
Resubmittal	12/06/2016
Revised site plan	1/25/2017
Resubmittal-revised elevations and floor plans and site plan	4/4/2017
Resubmittal revise elevations, floor plans and site plan	4/20/2017
Revised based on meeting	5/18/2017
Revised site plan based on Village meeting comments	6/8/2017
Flipped dog park	7/3/2017
Redesign for 4 Bldg design	8/29/2017
Site Plan Revisions	9/8/2017
Revisions for resubmittal	9/26/2017
	+



Architectural Studio,

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker



Architectural Studio, Ltd. 14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200 Fax: 708-966-0854

www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

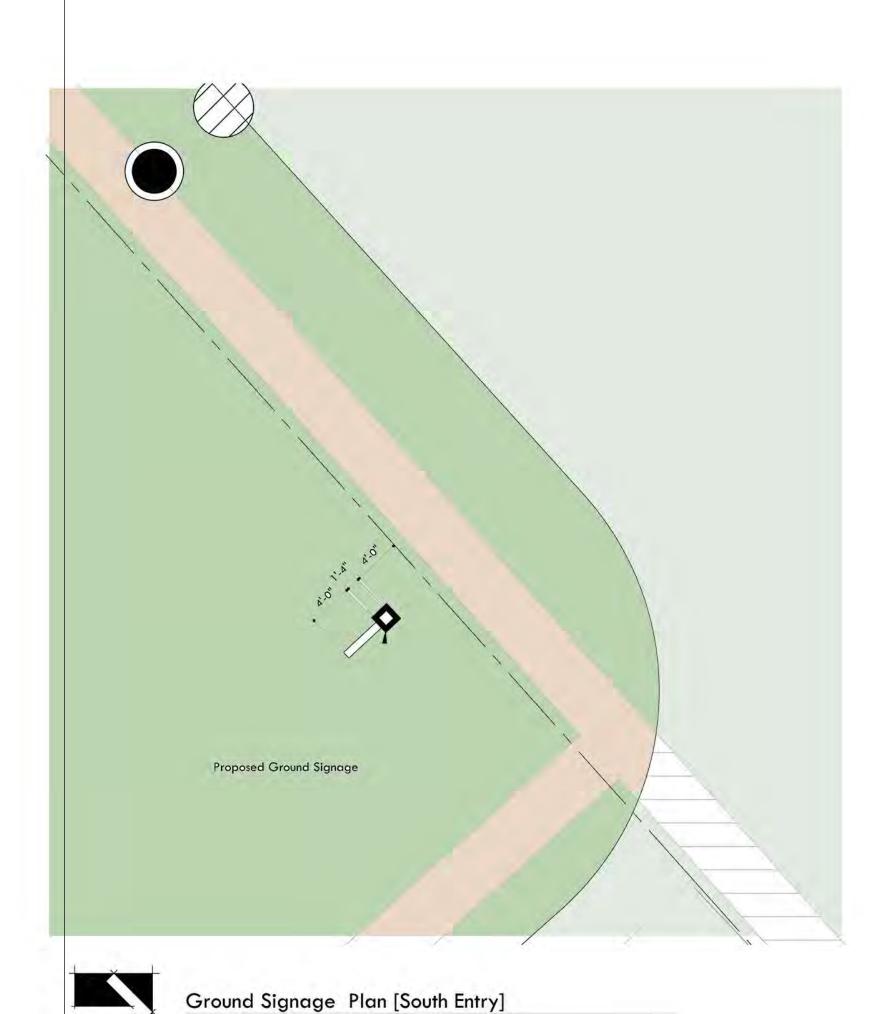
Professional Design Firm License No.

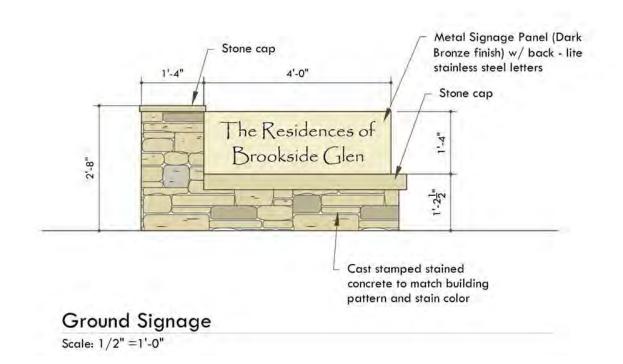
No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/201
	Revised layout with indoor garages	09/13/201
	Revised layout for typical floor plan	10/24/201
	Revised layout for typical floor plan	11/18/201
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/201
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan  Revised based on meeting	4/20/2017 5/18/2017
	-	
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

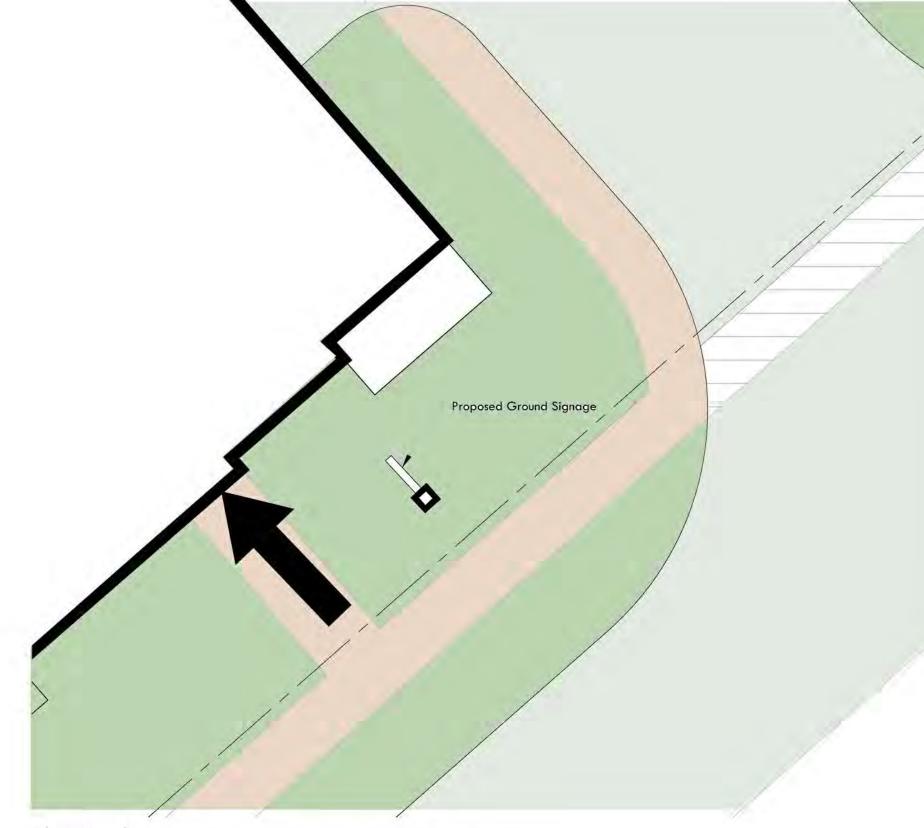
KJM Development/

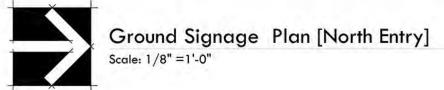
Residence of Brookside Glen Schematic Site Plan Distance Study

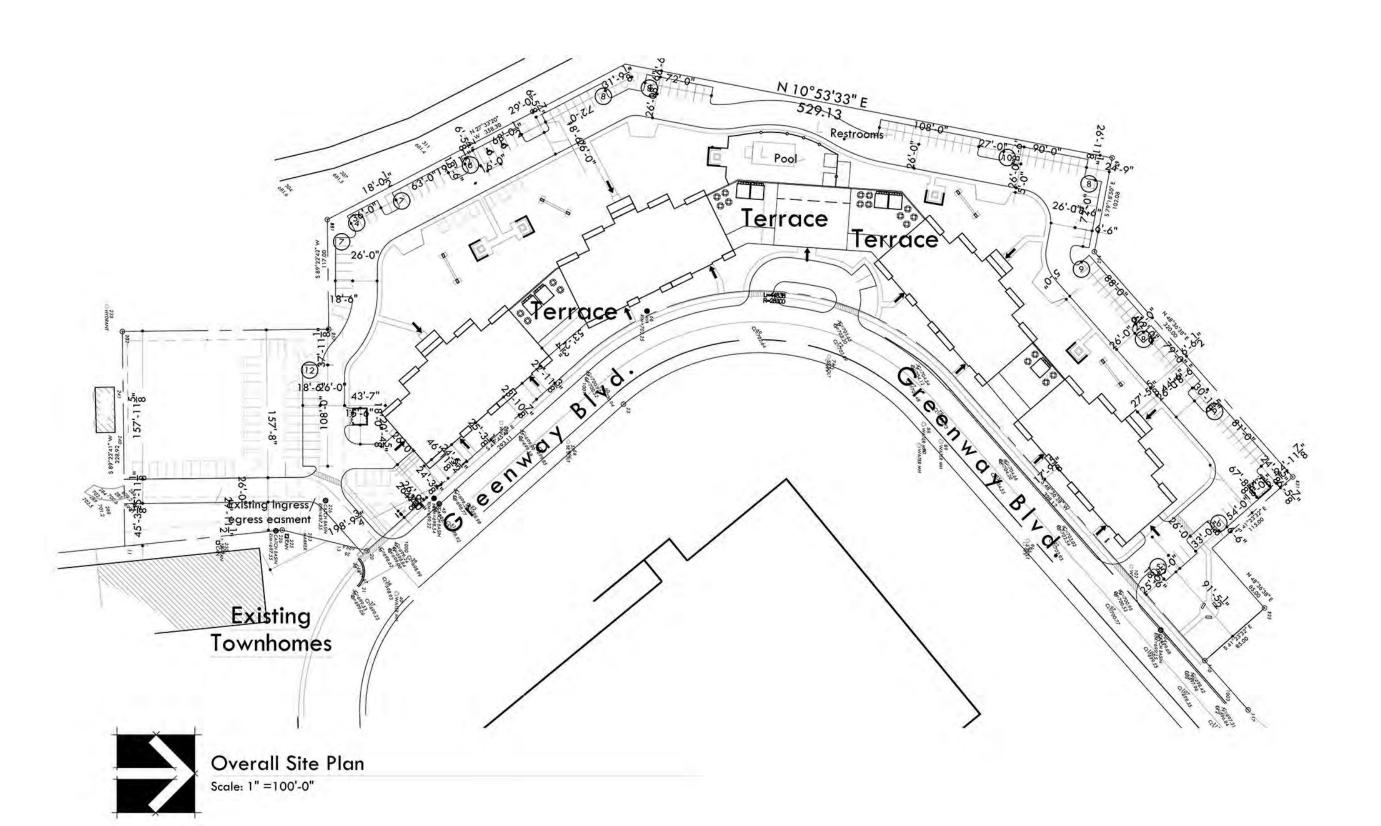
2016-005 9-26-2017 Author Checker













Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551 Fax: 312-463-0552 e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Address Address Phone Fax e-mail

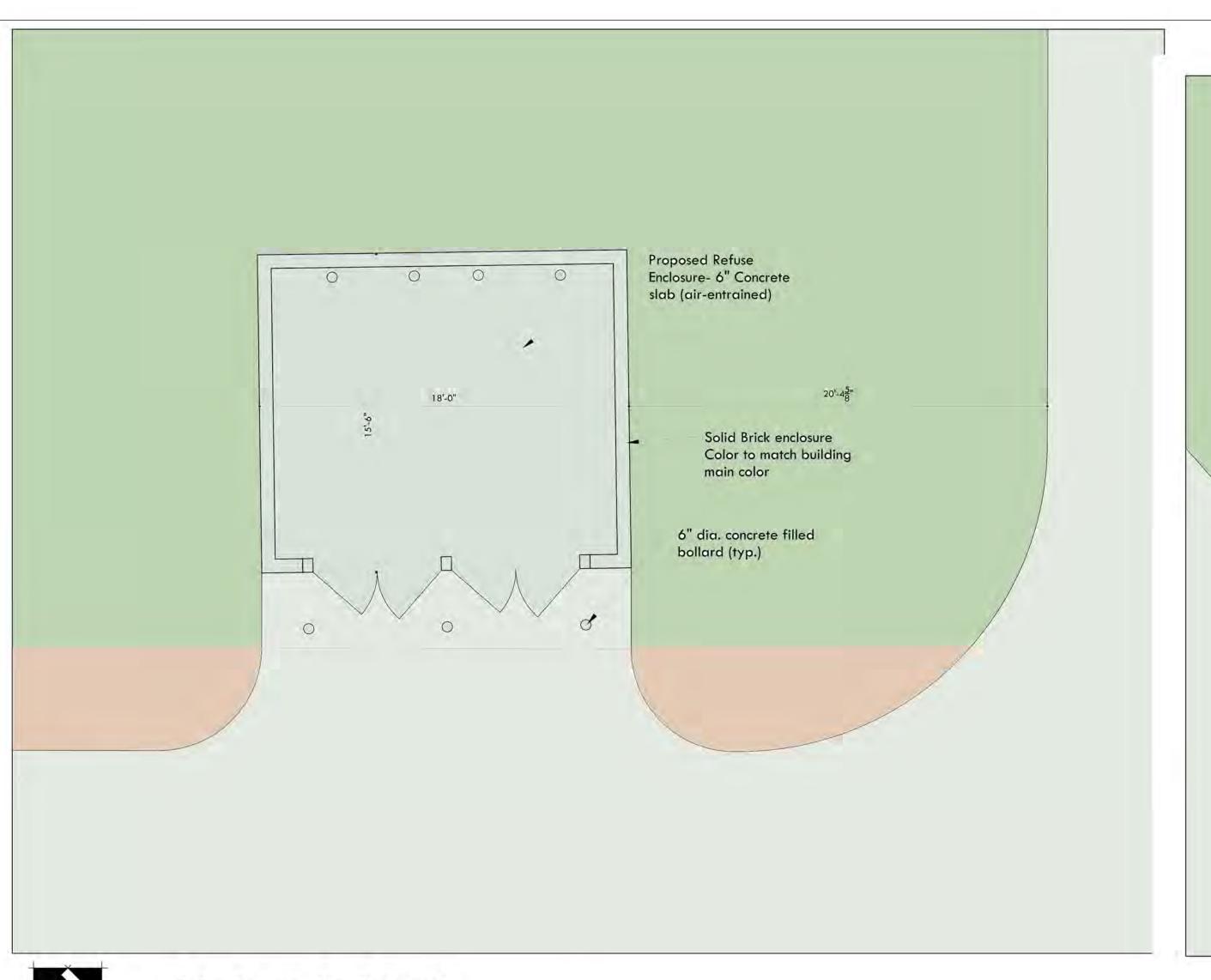
Consultant Address Address Phone Fax e-mail

Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019 Description 6/12/201 08/30/20 Revisions- Review comments Revised layout with indoor garages 10/24/20 Revised layout for typical floor plan 11/18/20 Revised layout for typical floor plan 12/1/201 Sidewalks/ hardscape revisions 12/06/20 1/25/201 Revised site plan Resubmittal-revised elevations and floor plans and site plan 4/4/2017 4/20/201 Resubmittal revise elevations, floor plans and site plan 5/18/201 Revised based on meeting Revised site plan based on Village meeting comments 6/8/2017 7/3/2017 Flipped dog park Redesign for 4 Bldg design Site Plan Revisions 9/8/2017 9/26/201 Revisions for resubmittal

KJM Development/

Residence of Brookside Gler **Ground Sigange** 

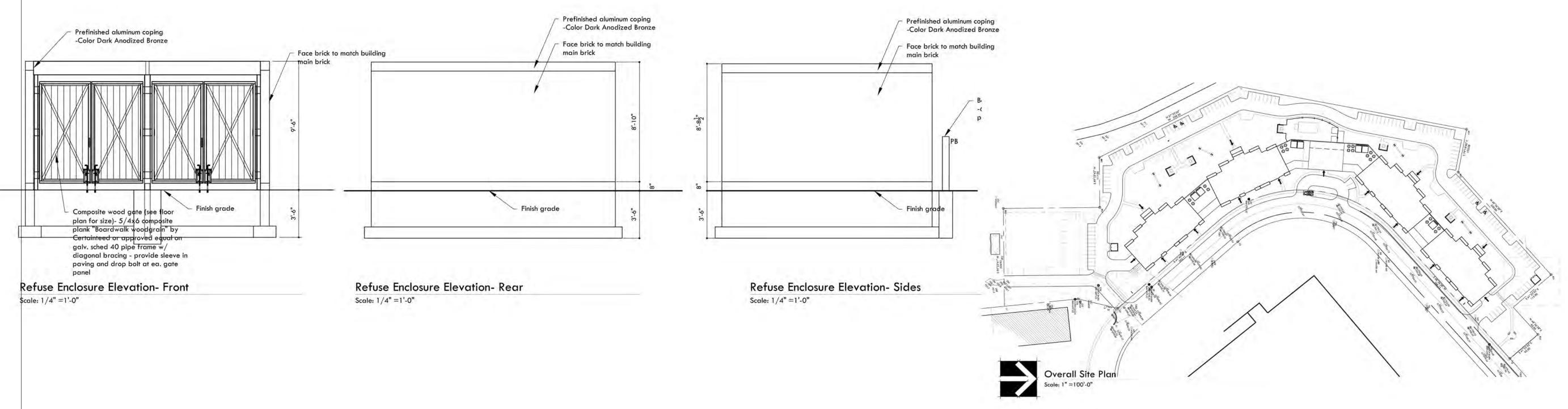
2016-0 9-26-20 Auth Check





Refuse Enclosure Plan [Building 2] Scale: 1/4" =1'-0"

Refuse Enclosure Plan [Building No.1] Scale: 1/4" =1'-0"





www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551 Fax: 312-463-0552 e-mail: sgregory@eea-ltd.com **KDC Consultants, Inc.** 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

Fax: e-mail:chaff@aol.com Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

#### Professional Design Firm License No.

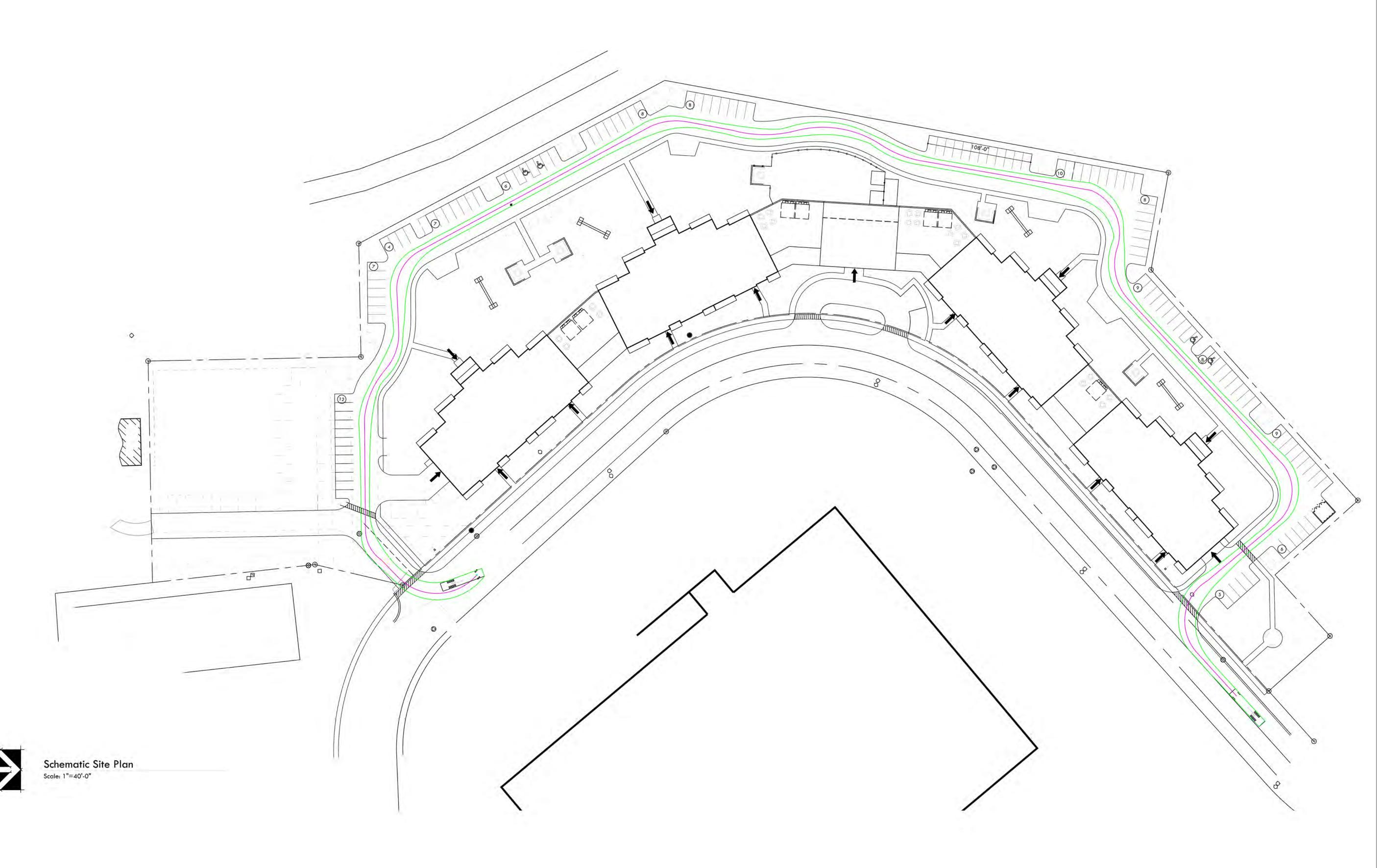
No.	Description	Date
	Permit	6/12/201
	Revisions- Review comments	08/30/20
	Revised layout with indoor garages	09/13/20
	Revised layout for typical floor plan	10/24/20
	Revised layout for typical floor plan	11/18/20
	Sidewalks/ hardscape revisions	12/1/201
	Resubmittal	12/06/20
	Revised site plan	1/25/201
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/20
	Revised based on meeting	5/18/20
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/20
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/20
	Revisions for resostitude	7/20/20

#### KJM Development/

Residence of Brookside Glen Refuse Enclosure

Details

2016-005 Project number 9-26-2017 Author Drawn by Checker Checked by





Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

e-mail

Consultant
Address

Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
		., ., .
		<u> </u>
	The state of the s	1

KJM Development/

Residence of Brookside Glen
Turn Radius

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker



2 Front Elevation 1/8" = 1'-0"



www.archstudioltd.net

**Eriksson Engineering Associates, Ltd.** 135 S. Jefferson Street Suite 135 Chicago, IL 60661 Phone: 312-463-0551 Fax: 312-463-0552 e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545
Fax:

e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Consultant

Address Address Phone Fax

Address Address Phone Fax e-mail

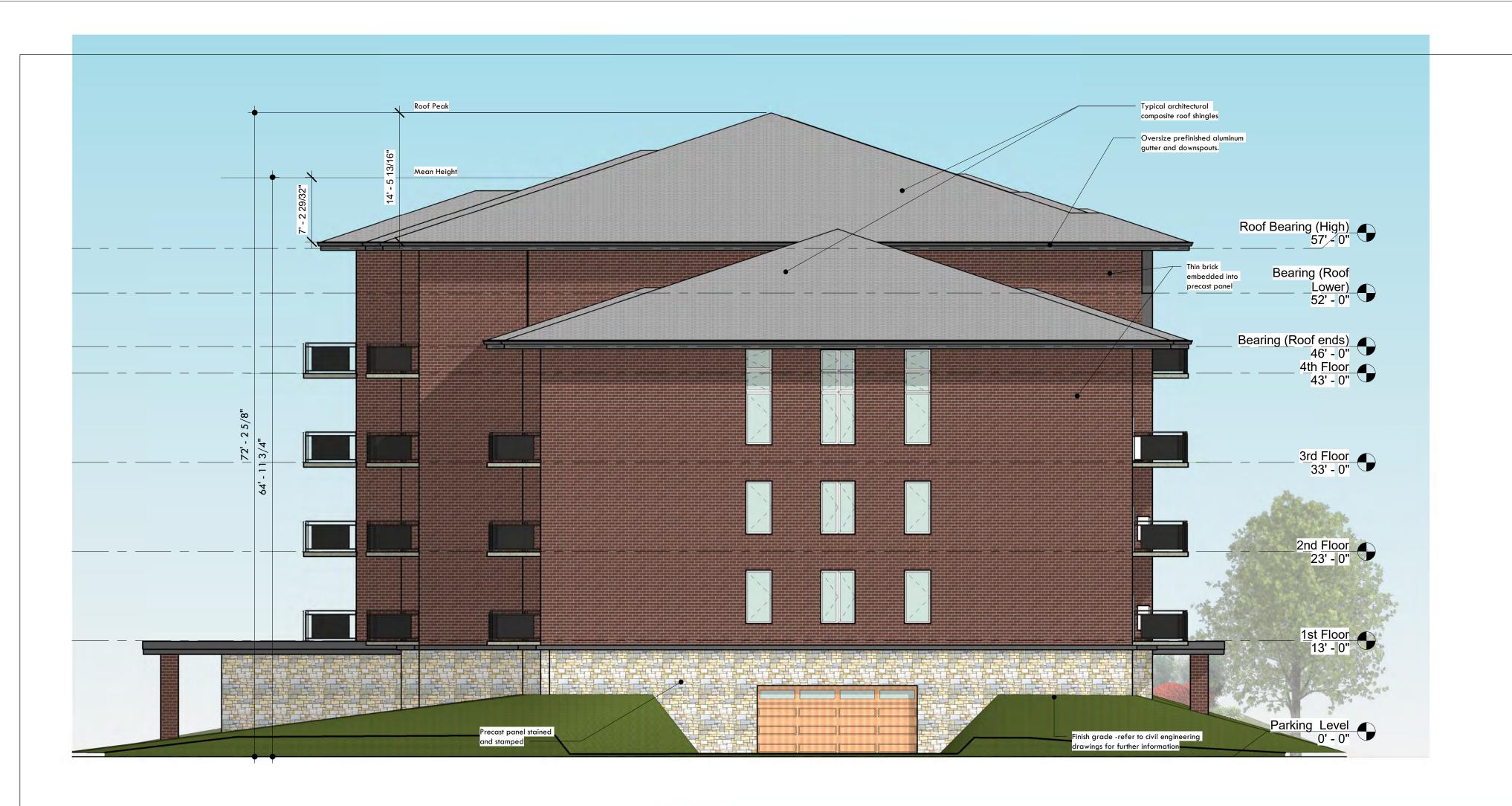
Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	•	
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
-		
		1
		•

Residence of Brookside Glen **Building Elevation** 

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A107



2 Left Side Elevation 1/8" = 1'-0"

Architectural Studio, 14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200 Fax: 708-966-0854

www.archstudioltd.net

Eriksson Engineering Associates, Ltd. 135 S. Jefferson Street Suite 135 Chicago, IL 60661 Phone: 312-463-0551 Fax: 312-463-0552 e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant

Address Address Phone Fax e-mail

Consultant Address Address Phone Fax

Address Address Phone Fax e-mail

Typical architectural composite roof shingles

Thin brick embedded in precast panels.

42" high steel railing
w/ wire mesh iinfill panels

Oversize prefinished aluminum gutter and downpsouts

Roof Bearing (High) 57' - 0"

Bearing (Roof ends) 46' - 0" 4th Floor 43' - 0"

3rd Floor 33' - 0"

2nd Floor 23' - 0"

1st Floor 13' - 0"

Parking Level 0' - 0"

Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

No.		Description	Date
	Permit		6/12/201
	Revisions- Re	view comments	08/30/20
		ut with indoor garages	09/13/20
		ut for typical floor plan	10/24/20
		ut for typical floor plan	11/18/20
	-	ardscape revisions	12/1/201
		arascape revisions	
	Resubmittal		12/06/20
	Revised site p	olan	1/25/201
	Resubmittal-r	evised elevations and floor plans and site plan	4/4/2017
	Resubmittal r	evise elevations, floor plans and site plan	4/20/201
	Revised base	d on meeting	5/18/201
	Revised site r	plan based on Village meeting comments	6/8/2017
	Flipped dog		7/3/2017
		4 Bldg design	8/29/201
	Site Plan Rev		9/8/2017
	Revisions for	resubmittal	9/26/201
			1
			-
			<u> </u>
			1
			1
			1
			<u> </u>

Residence of Brookside Glen **Building Elevations** 

2016-005 Project number 9-26-2017 Author Drawn by Checker Checked by

A108

Right Side Elevation
1/8" = 1'-0"

5/' - 0

Bearing (Roof

Lower)

52' - 0" KJM Development/



1 Street Elevation 1/8" = 1'-0"



www.archstudioltd.net

**Eriksson Engineering Associates, Ltd.** 135 S. Jefferson Street Suite 135 Chicago, IL 60661 Phone: 312-463-0551 Fax: 312-463-0552 e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax

e-mail Address

Address Phone Fax e-mail Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

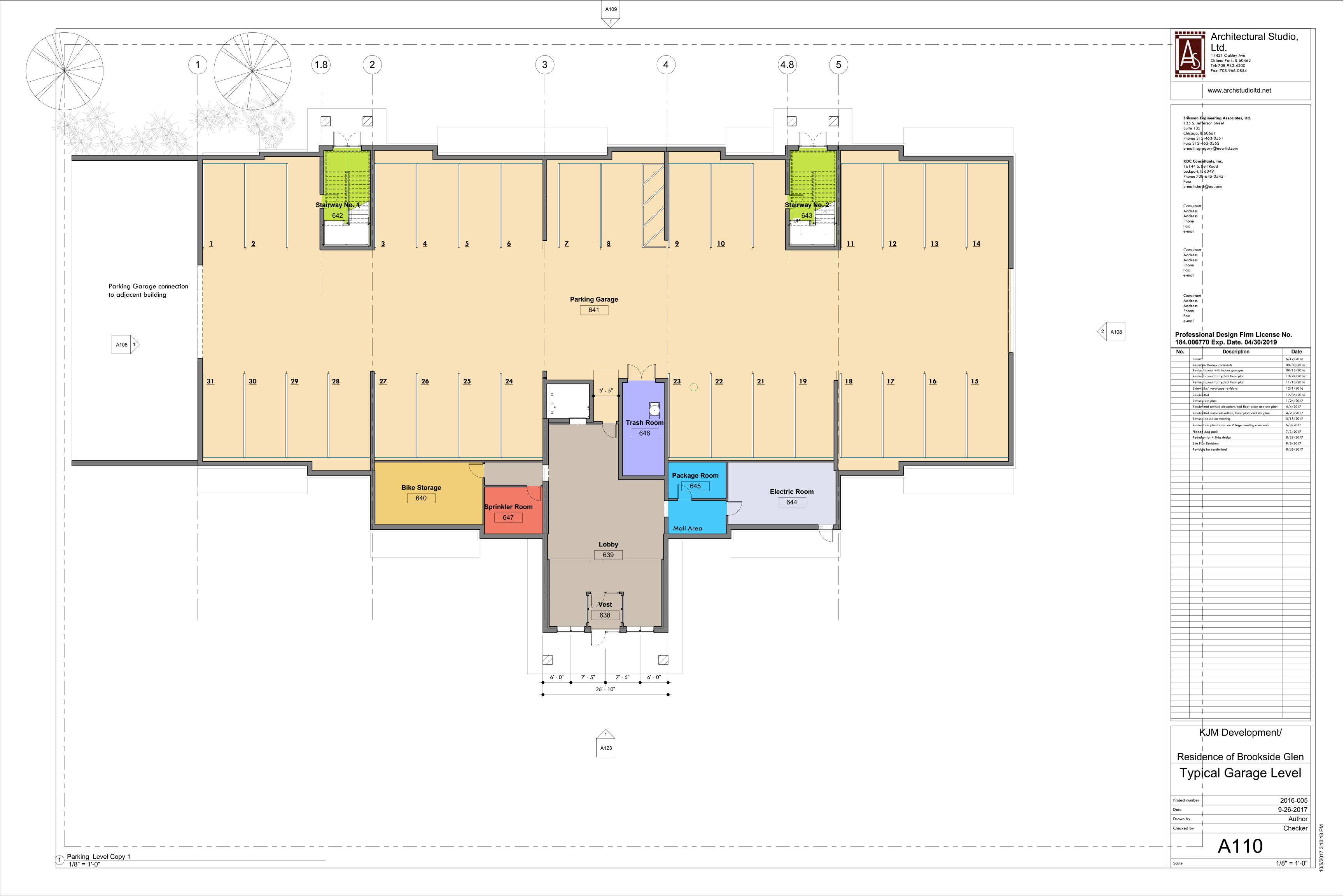
Date

NO.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

Residence of Brookside Glen **Buiding Elevaiton** 

2016-005 9-26-2017 Author Checked by Checker

A109





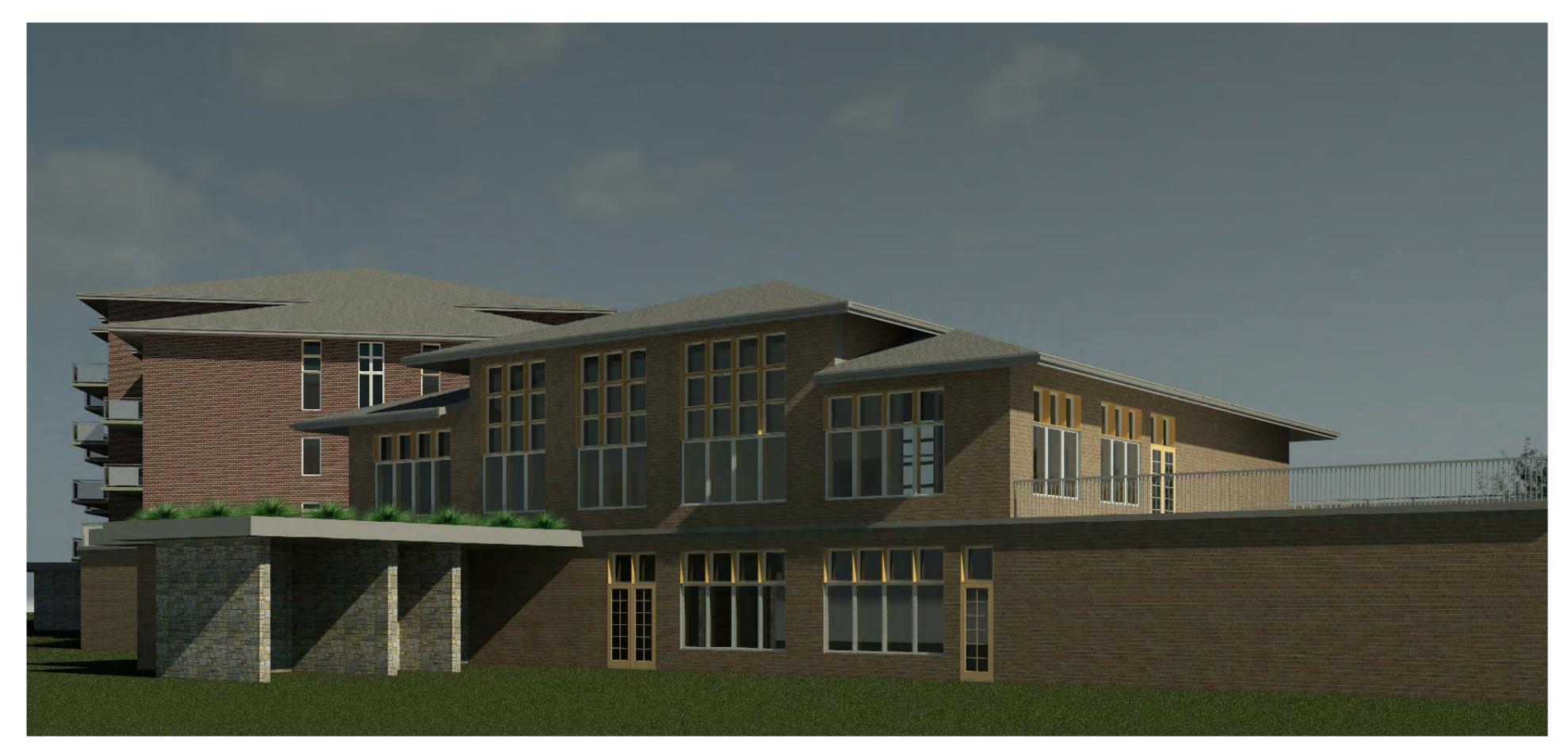


No.	Description	Dat
	Permit	6/12/20
	Revisions- Review comments	08/30/2
	Revised layout with indoor garages	09/13/2
	Revised layout for typical floor plan	10/24/2
	Revised layout for typical floor plan	11/18/2
	Sidewalks/ hardscape revisions	12/1/20
	Resubmittal	12/06/2
	Revised site plan	1/25/20
	Resubmittal-revised elevations and floor plans and site	plan 4/4/201
	Resubmittal revise elevations, floor plans and site plan	4/20/20
	Revised based on meeting	5/18/20
	Revised site plan based on Village meeting comments	6/8/201
	Flipped dog park	7/3/201
	Redesign for 4 Bldg design	8/29/20
	Site Plan Revisions	9/8/201
	Revisions for resubmittal	9/26/20
	+	
	,	
	ı	
	I	
	1	
	1	
	+	
	<u> </u>	
	1711	
	KJM Developme	:nt/

2016-005 9-26-2017



Clkub House Rendering 1 12" = 1'-0"



2 Club House Rendeirng 2 1 12" = 1'-0"



www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

#### Professional Design Firm License No.

No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/201
	Revised layout with indoor garages	09/13/201
	Revised layout for typical floor plan	10/24/201
	Revised layout for typical floor plan	11/18/201
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/201
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
		<del></del>
		-
		-
		+
		-
		-
		-
		1
		+
		+
		1
		+
		+

KJM Development/

#### Residence of Brookside Glen Club House Rendering

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A113

12" = 1'-0"



Architectural Studio, Ltd.

14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax:

e-mail:chaff@aol.com

Consultant

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

Date

NO.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park  Redesign for 4 Bldg design	7/3/2017
	Site Plan Revisions	8/29/2017
		9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/

Residence of Brookside Glen
Club House Elevations

 Project number
 2016-005

 Date
 9-26-2017

 Drawn by
 Author

 Checked by
 Checker

A114

1 Street Elevation Club House 1/8" = 1'-0"





Right Side Elevation Club House
1/8" = 1'-0"



Architectural Studio, 14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200 Fax: 708-966-0854

www.archstudioltd.net

**Eriksson Engineering Associates, Ltd.** 135 S. Jefferson Street Suite 135 Chicago, IL 60661 Phone: 312-463-0551 Fax: 312-463-0552 e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant

Address Address Phone Fax e-mail

Address Address Phone Fax

Address Address Phone Fax e-mail

Professional Design Firm License No. 184 006770 Fxp. Date 04/30/2019

	Description	Date
Pe	rmit	6/12/2016
Re	visions- Review comments	08/30/2016
Re	vised layout with indoor garages	09/13/2016
Re	vised layout for typical floor plan	10/24/2016
Re	vised layout for typical floor plan	11/18/2016
Sic	lewalks/ hardscape revisions	12/1/2016
Re	submittal	12/06/2016
Re	vised site plan	1/25/2017
Re	submittal-revised elevations and floor plans and site plan	4/4/2017
Re	submittal revise elevations, floor plans and site plan	4/20/2017
Re	vised based on meeting	5/18/2017
Re	vised site plan based on Village meeting comments	6/8/2017
Flip	oped dog park	7/3/2017
Re	design for 4 Bldg design	8/29/2017
Sit	e Plan Revisions	9/8/2017
Re	visions for resubmittal	9/26/2017

9-26-2017 Author Checker





Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Professional Design Firm License No.

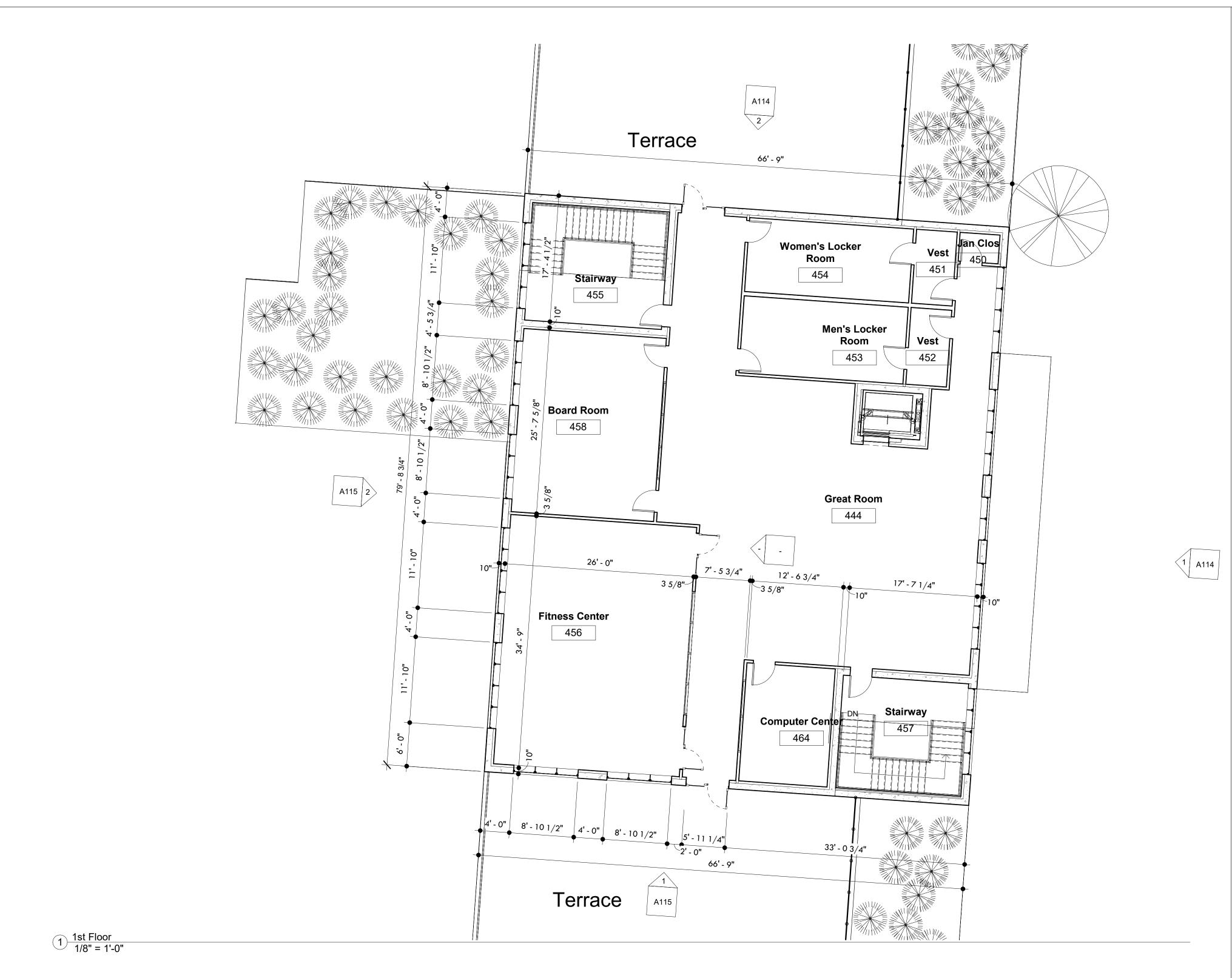
Description	Date
Permit	6/12/2016
Revisions- Review comments	08/30/2016
Revised layout with indoor garages	09/13/2016
Revised layout for typical floor plan	10/24/2016
Revised layout for typical floor plan	11/18/2016
Sidewalks/ hardscape revisions	12/1/2016
Resubmittal	12/06/2016
Revised site plan	1/25/2017
Resubmittal-revised elevations and floor plans and site plan	4/4/2017
Resubmittal revise elevations, floor plans and site plan	4/20/2017
Revised based on meeting	5/18/2017
Revised site plan based on Village meeting comments	6/8/2017
Flipped dog park	7/3/2017
Redesign for 4 Bldg design	8/29/2017
Site Plan Revisions	9/8/2017
Revisions for resubmittal	9/26/2017
	<u> </u>

KJM Development/

Residence of Brookside Glen Club House Lower Level Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A116





Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

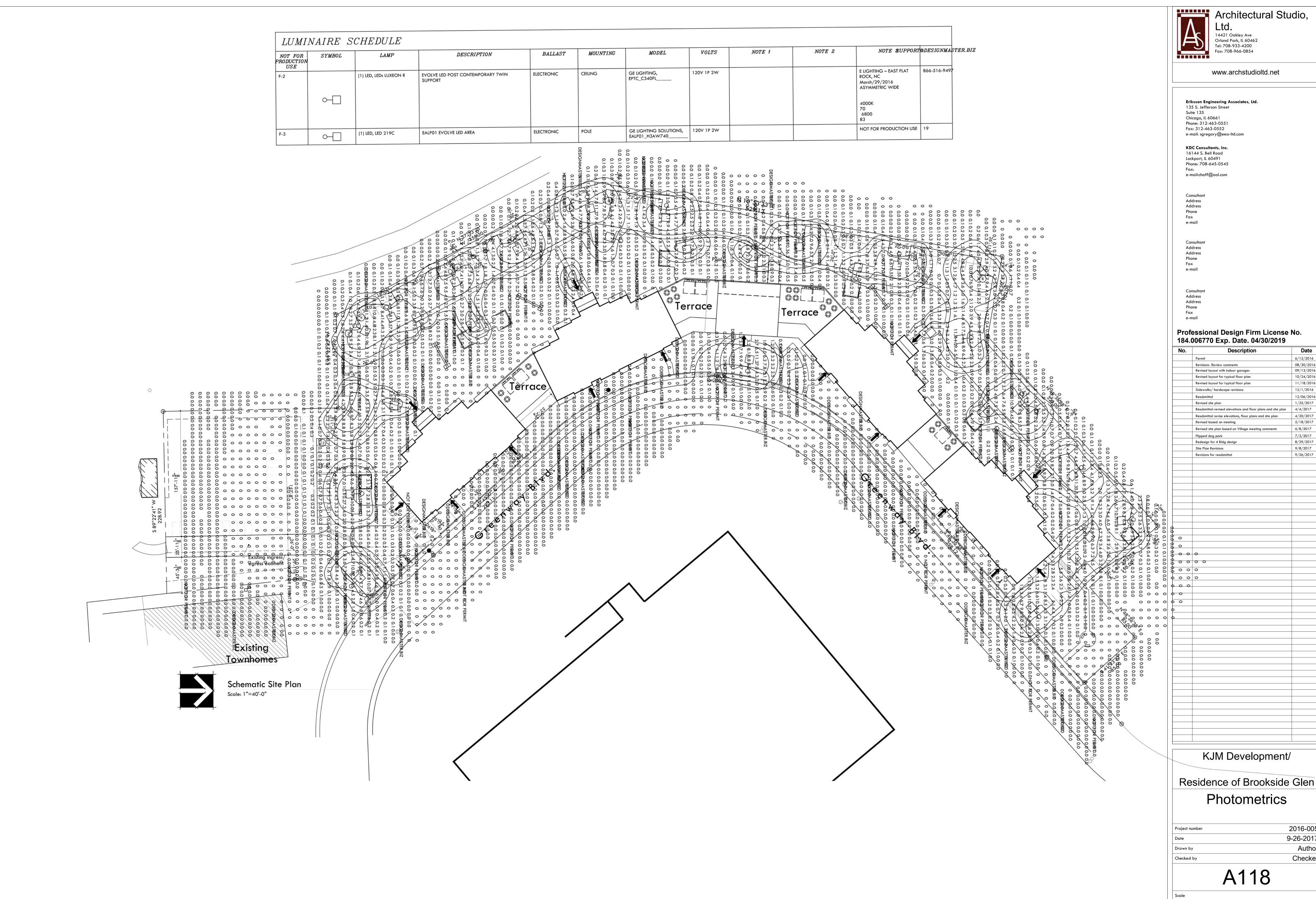
KJM Development/

Residence of Brookside Glen

2nd floor Club House

Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

A117



Architectural Studio, 14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200 Fax: 708-966-0854 www.archstudioltd.net

9/26/2017 Revisions for resubmittal

Date 6/12/2016 08/30/2016

09/13/2016 10/24/2016 11/18/2016 12/1/2016 12/06/2016 1/25/2017

4/20/2017 5/18/2017 6/8/2017

7/3/2017

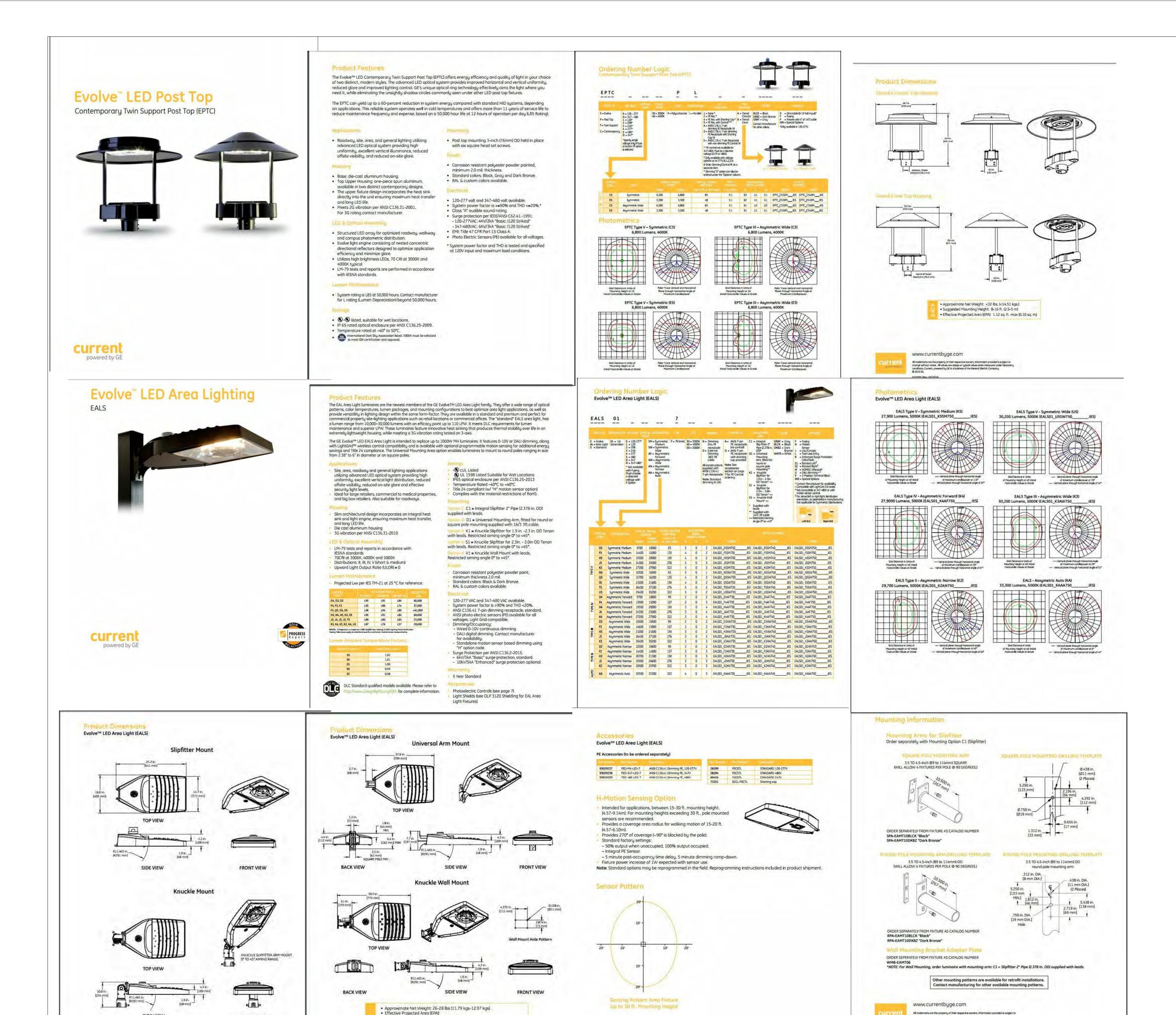
8/29/2017

9/8/2017

KJM Development/

Residence of Brookside Glen **Photometrics** 

2016-005 9-26-2017 Author Checker



Knuckle Slipfitter S1, 45° aim, EPA = 2.45
 Knuckle w/Slipfitter S1, downward aim, EPA = 0.73

Integral Slipfitter C1, EPA = 0.63

Universal Arm Mount D1, EPA = 0.54Knuckle Wall Mount V1,  $45^{\circ}$  aim, EPA = 0.77 sq ft min and 1.43 sq ft max



www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant Address Address Phone Fax

e-mail

Consultant Address Address Phone Fax

Consultant Address Address Phone Fax e-mail

#### Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/201
	Revised layout with indoor garages	09/13/201
	Revised layout for typical floor plan	10/24/201
	Revised layout for typical floor plan	11/18/201
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/201
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
		<u> </u>
		1

KJM Development/

## Residence of Brookside Glen Lighting Cut Sheets

2016-00
9-26-201
Autho
Checke

A119

0/5/2017 3:13:25 PM



**Image of Fire Pits** 



**Image of Electric Charging Station** 



<u>Image of Pergola</u>



**Image of Bike Storage** 

Architectural Studio,

Ltd. 14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200 Fax: 708-966-0854

www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Address Address Phone Fax e-mail

Address Phone Fax e-mail

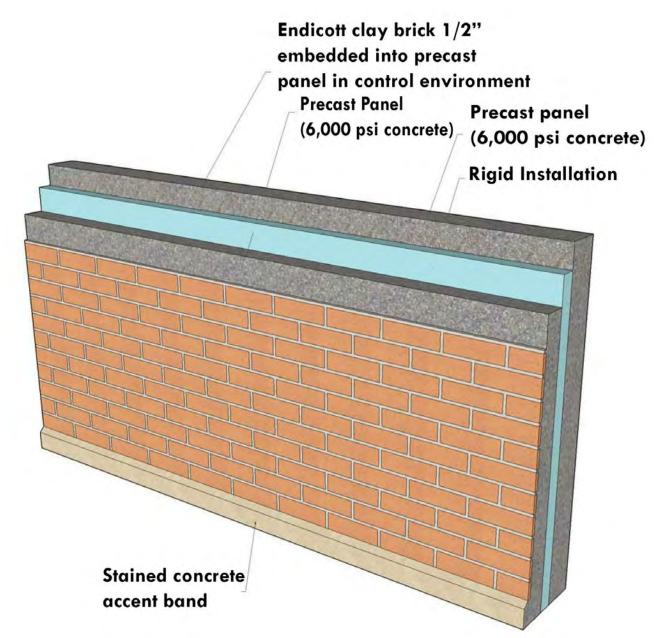
Consultant Address Address Phone Fax e-mail

No.	Description	Date
	Permit	6/12/201
	Revisions- Review comments	08/30/20
	Revised layout with indoor garages	09/13/20
	Revised layout for typical floor plan	10/24/20
	Revised layout for typical floor plan	11/18/20
	Sidewalks/ hardscape revisions	12/1/201
	Resubmittal	12/06/20
	Revised site plan	1/25/2013
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2013
	Revised based on meeting	5/18/2013
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2013
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2013
	Revisions for resubminds	9/20/201

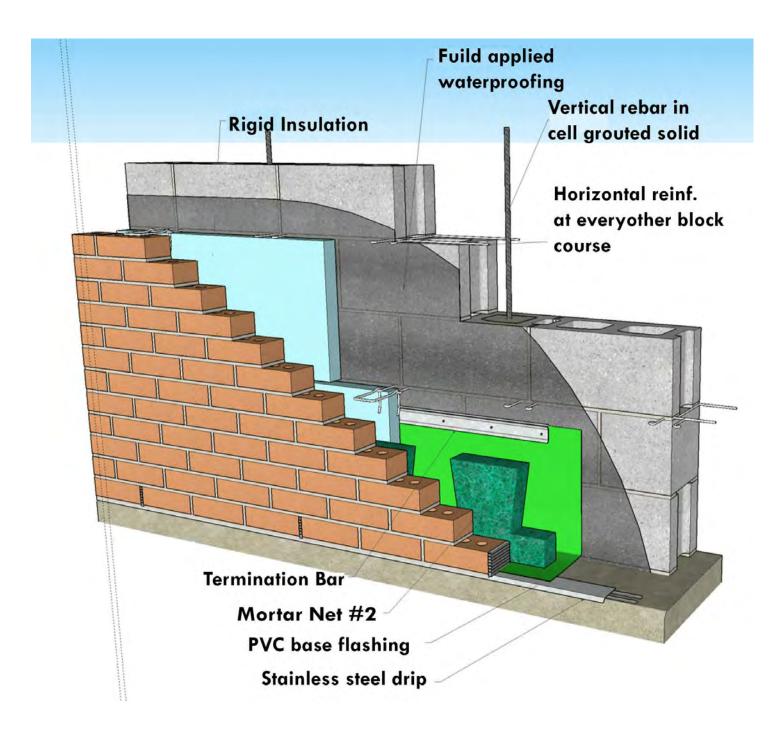
KJM Development/

#### Residence of Brookside Glen Images of Amenties

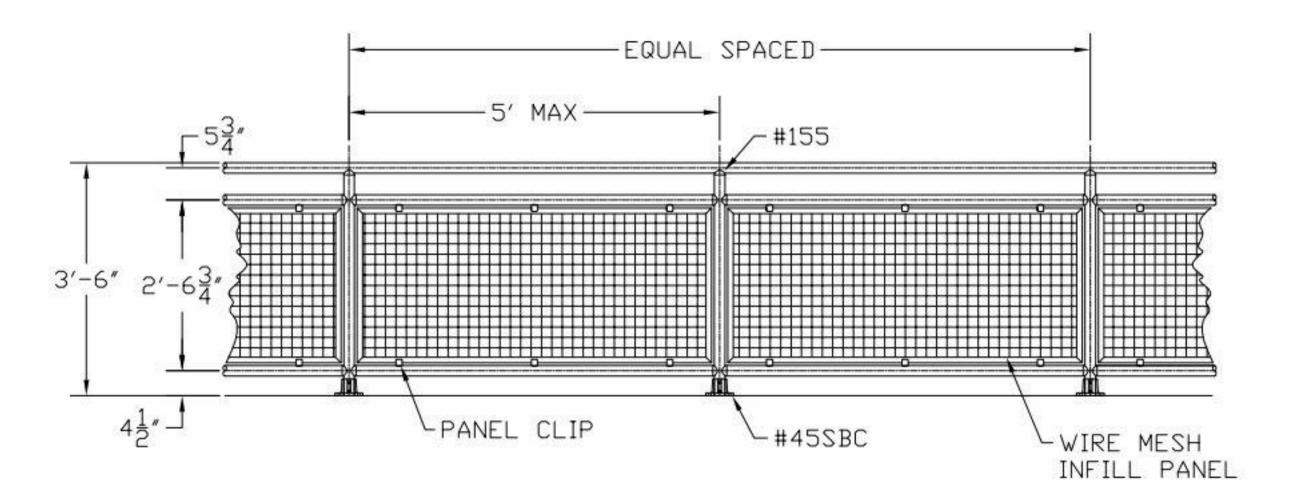
2016-005
9-26-2017
Author
Checker



Proposed Precast Wall Construction w/ Embededd Brick



Standard Brick and Block Construction



TYPICAL LEVEL HANDRAIL WITH INFILL INTERNA-RAIL DETAIL



·	ing Associates, Ltd.
135 S. Jefferson S	treet
Suite 135	
Chicago, IL 60661	
Phone: 312-463-0	
Fax: 312-463-055	· <del>-</del>
e-mail: sgregory@	eea-Itd.com
KDC Consultants,	
16144 S. Bell Roa	d
Lockport, IL 60491	5.45
Phone: 708-645-0	545
Fax:	
e-mail:chaff@aol.c	com
Consultant	
Address	
Address	
Phone	
Fax	
e-mail	

Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

Revisions- Review comments         08/30/201           Revised layout with indoor garages         09/13/201           Revised layout for typical floor plan         10/24/201           Revised layout for typical floor plan         11/18/201           Sidewalks/ hardscape revisions         12/1/2016           Resubmittal         12/06/201           Revised site plan         1/25/2017           Resubmittal-revised elevations and floor plans and site plan         4/4/2017           Resubmittal revise elevations, floor plans and site plan         4/20/2017           Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017	No.	Description	Date
Revisions- Review comments         08/30/201           Revised layout with indoor garages         09/13/201           Revised layout for typical floor plan         10/24/201           Revised layout for typical floor plan         11/18/201           Sidewalks/ hardscape revisions         12/1/2016           Resubmittal         12/06/201           Revised site plan         1/25/2017           Resubmittal-revised elevations and floor plans and site plan         4/4/2017           Resubmittal revise elevations, floor plans and site plan         4/20/2017           Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017			6/12/2016
Revised layout with indoor garages  09/13/201  Revised layout for typical floor plan  10/24/201  Revised layout for typical floor plan  11/18/201  Sidewalks/ hardscape revisions  12/1/2016  Resubmittal  12/06/201  Revised site plan  1/25/2017  Resubmittal-revised elevations and floor plans and site plan  4/4/2017  Resubmittal revise elevations, floor plans and site plan  4/20/2017  Revised based on meeting  5/18/2017  Revised site plan based on Village meeting comments  6/8/2017  Flipped dog park  7/3/2017  Redesign for 4 Bldg design  8/29/2017  Site Plan Revisions			
Revised layout for typical floor plan 10/24/201 Revised layout for typical floor plan 11/18/201 Sidewalks/ hardscape revisions 12/1/2016 Resubmittal 12/06/201 Revised site plan 1/25/2017 Resubmittal-revised elevations and floor plans and site plan 4/4/2017 Resubmittal revise elevations, floor plans and site plan 4/20/2017 Revised based on meeting 5/18/2017 Revised site plan based on Village meeting comments 6/8/2017 Flipped dog park 7/3/2017 Redesign for 4 Bldg design 8/29/2017 Site Plan Revisions 9/8/2017			
Revised layout for typical floor plan 11/18/201 Sidewalks/ hardscape revisions 12/1/2016 Resubmittal 12/06/201 Revised site plan 1/25/2017 Resubmittal-revised elevations and floor plans and site plan 4/4/2017 Resubmittal revise elevations, floor plans and site plan 4/20/2017 Revised based on meeting 5/18/2017 Revised site plan based on Village meeting comments 6/8/2017 Flipped dog park 7/3/2017 Redesign for 4 Bldg design 8/29/2017 Site Plan Revisions 9/8/2017			
Sidewalks/ hardscape revisions         12/1/2016           Resubmittal         12/06/201           Revised site plan         1/25/2017           Resubmittal-revised elevations and floor plans and site plan         4/4/2017           Resubmittal revise elevations, floor plans and site plan         4/20/2017           Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017			
Resubmittal         12/06/201           Revised site plan         1/25/2017           Resubmittal-revised elevations and floor plans and site plan         4/4/2017           Resubmittal revise elevations, floor plans and site plan         4/20/2017           Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017			
Revised site plan 1/25/2017  Resubmittal-revised elevations and floor plans and site plan 4/4/2017  Resubmittal revise elevations, floor plans and site plan 4/20/2017  Revised based on meeting 5/18/2017  Revised site plan based on Village meeting comments 6/8/2017  Flipped dog park 7/3/2017  Redesign for 4 Bldg design 8/29/2017  Site Plan Revisions 9/8/2017			
Resubmittal-revised elevations and floor plans and site plan 4/4/2017  Resubmittal revise elevations, floor plans and site plan 4/20/2017  Revised based on meeting 5/18/2017  Revised site plan based on Village meeting comments 6/8/2017  Flipped dog park 7/3/2017  Redesign for 4 Bldg design 8/29/2017  Site Plan Revisions 9/8/2017		Resubmittal	12/06/2016
Resubmittal revise elevations, floor plans and site plan         4/20/2017           Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017		Revised site plan	1/25/2017
Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017		Resubmittal-revised elevations and floor plans and site plan	4/4/2017
Revised based on meeting         5/18/2017           Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017		Resubmittal revise elevations, floor plans and site plan	4/20/2017
Revised site plan based on Village meeting comments         6/8/2017           Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017			
Flipped dog park         7/3/2017           Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017		-	
Redesign for 4 Bldg design         8/29/2017           Site Plan Revisions         9/8/2017			
Site Plan Revisions 9/8/2017			
		Redesign for 4 Bldg design	8/29/2017
Revisions for resubmittal 9/26/2017		Site Plan Revisions	9/8/2017
		Revisions for resubmittal	9/26/2017
		+	

KJM Development/

Residence of Brookside Glen Railing Detail Precast Detail

2016-005
9-26-2017
Author
Checker



1 3D View 16\_1 12" = 1'-0"



www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

No.	Description	Dat
	Permit	6/12/20
	Revisions- Review comments	08/30/2
	Revised layout with indoor garages	09/13/20
	Revised layout for typical floor plan	10/24/20
	Revised layout for typical floor plan	11/18/20
	Sidewalks/ hardscape revisions	
		12/1/201
	Resubmittal	12/06/20
	Revised site plan	1/25/201
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/201
	Revised based on meeting	5/18/201
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/201
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/201

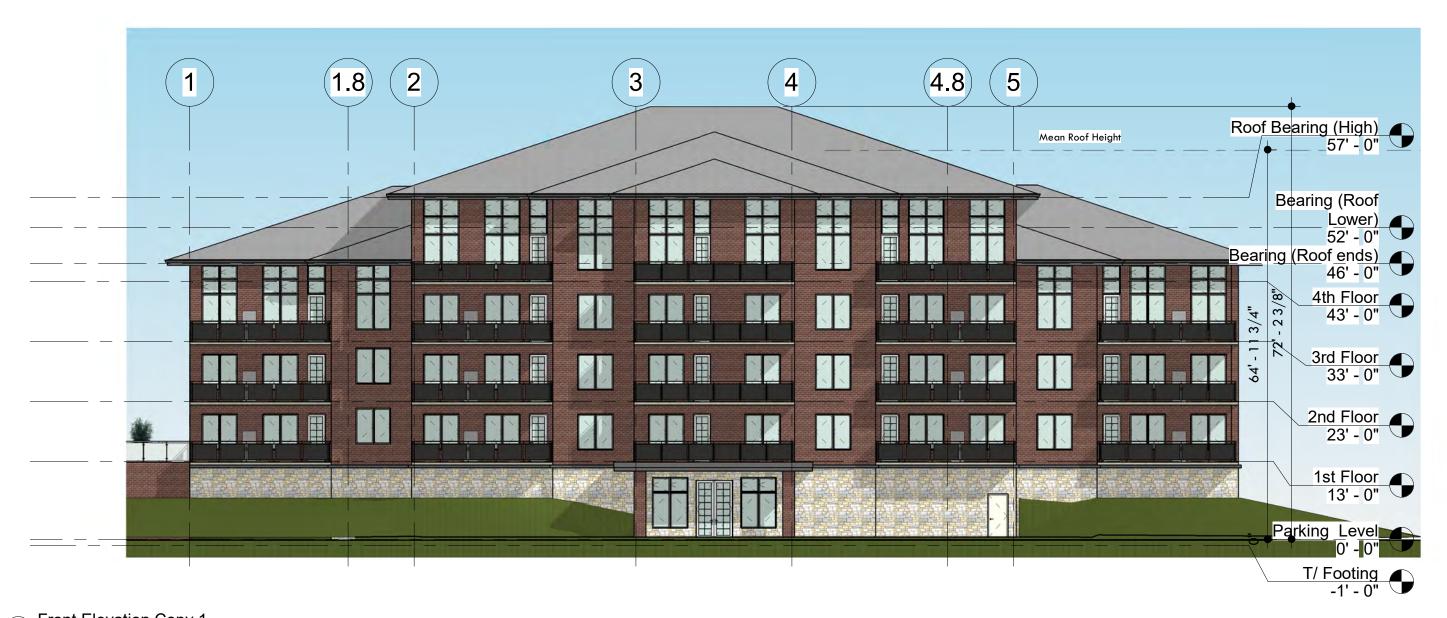
KJM Development/

#### Residence of Brookside Glen Rendering

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A122

12" = 1'-0"





1 Front Elevation Copy 1 1/16" = 1'-0"



www.archstudioltd.net

Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545

e-mail:chaff@aol.com

Consultant Address Address

Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

Consultant Address Address Phone Fax e-mail

#### Professional Design Firm License No. 184.006770 Exp. Date. 04/30/2019

No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/201
	Revised layout with indoor garages	09/13/201
	Revised layout for typical floor plan	10/24/201
	Revised layout for typical floor plan	11/18/201
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/201
-	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
	TO TOTAL TOT	7/20/2017
		-

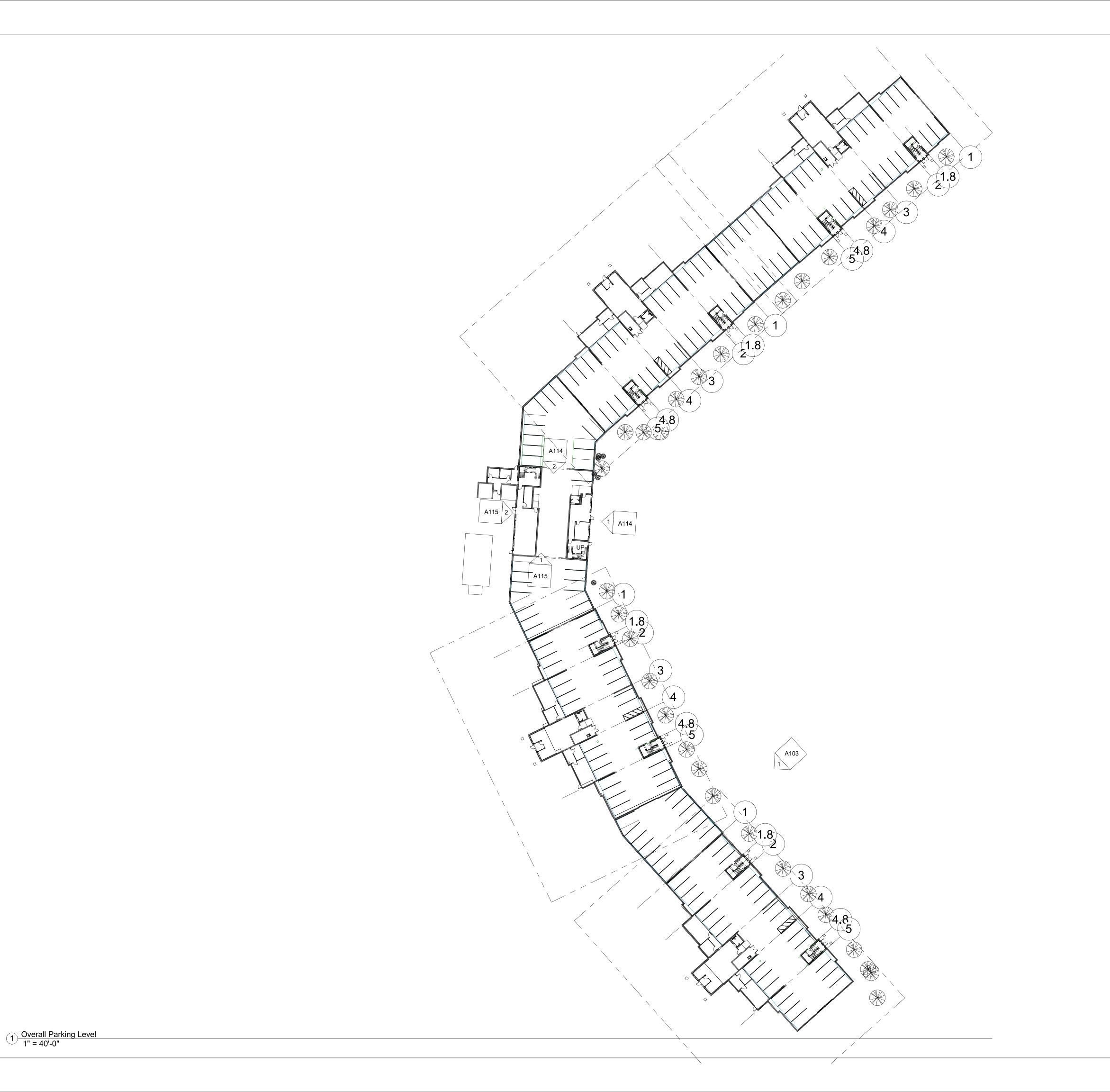
KJM Development/

# Residence of Brookside Glen Comparison

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A-1.A123

1/16" = 1'-0"





Eriksson Engineering Associates, Ltd.
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
Phone: 312-463-0551
Fax: 312-463-0552
e-mail: sgregory@eea-ltd.com

KDC Consultants, Inc. 16144 S. Bell Road Lockport, IL 60491 Phone: 708-645-0545 Fax: e-mail:chaff@aol.com

Consultant Address Address Phone Fax e-mail

Consultant
Address
Address
Phone
Fax
e-mail

e-mail Consultant Address

Consultant Address Address Phone Fax e-mail

No.	Description	Dat
	Permit	6/12/20
	Revisions- Review comments	08/30/2
	Revised layout with indoor garages	09/13/2
	Revised layout for typical floor plan	10/24/2
	Revised layout for typical floor plan	11/18/2
	Sidewalks/ hardscape revisions	12/1/20
	Resubmittal	12/06/2
	Revised site plan	1/25/20
	Resubmittal-revised elevations and floor plans and site plan	4/4/201
	Resubmittal revise elevations, floor plans and site plan	4/20/20
	Revised based on meeting	5/18/20
	Revised site plan based on Village meeting comments	6/8/201
	Flipped dog park	7/3/201
	Redesign for 4 Bldg design	8/29/20
	Site Plan Revisions	9/8/201
	Revisions for resubmittal	9/26/20

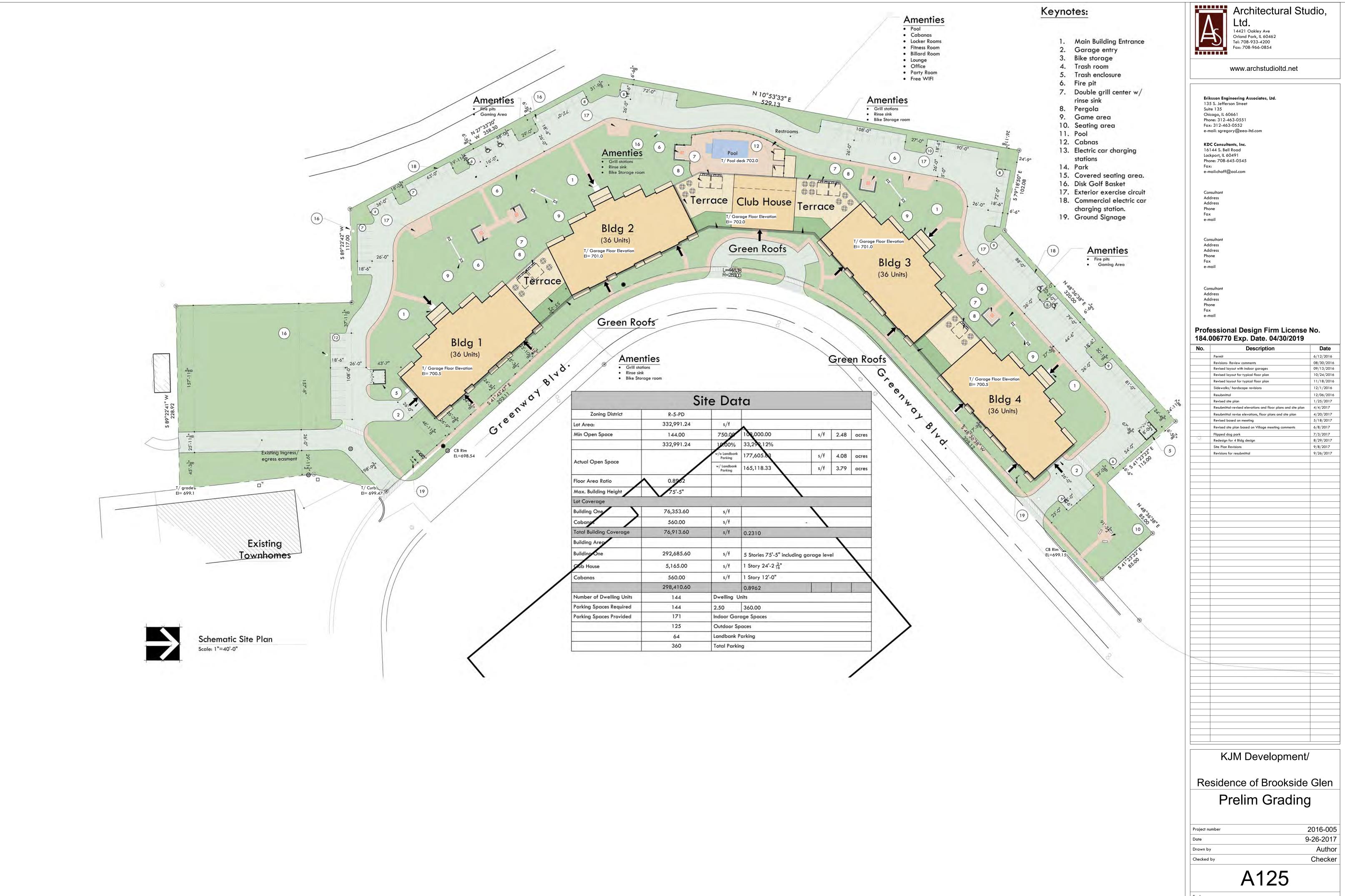
KJM Development/

# Residence of Brookside Glen Overall Garage Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A124

1" = 40'-0"



<b>)</b> .	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ hardscape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal revise elevations, floor plans and site plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
		<b>+</b>
		+
		+
		+
		+
		+
		+
		+
		+
		+
		+
		+
		+
		+
		+
		+















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

ERIKSSON ENGINEERING ASSOCIATES, LTD.

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

# HE RESIDENCES O

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

9/28/17 Village Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016

THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:

Date:

SSG

Approved By:

Project No.

0000.00

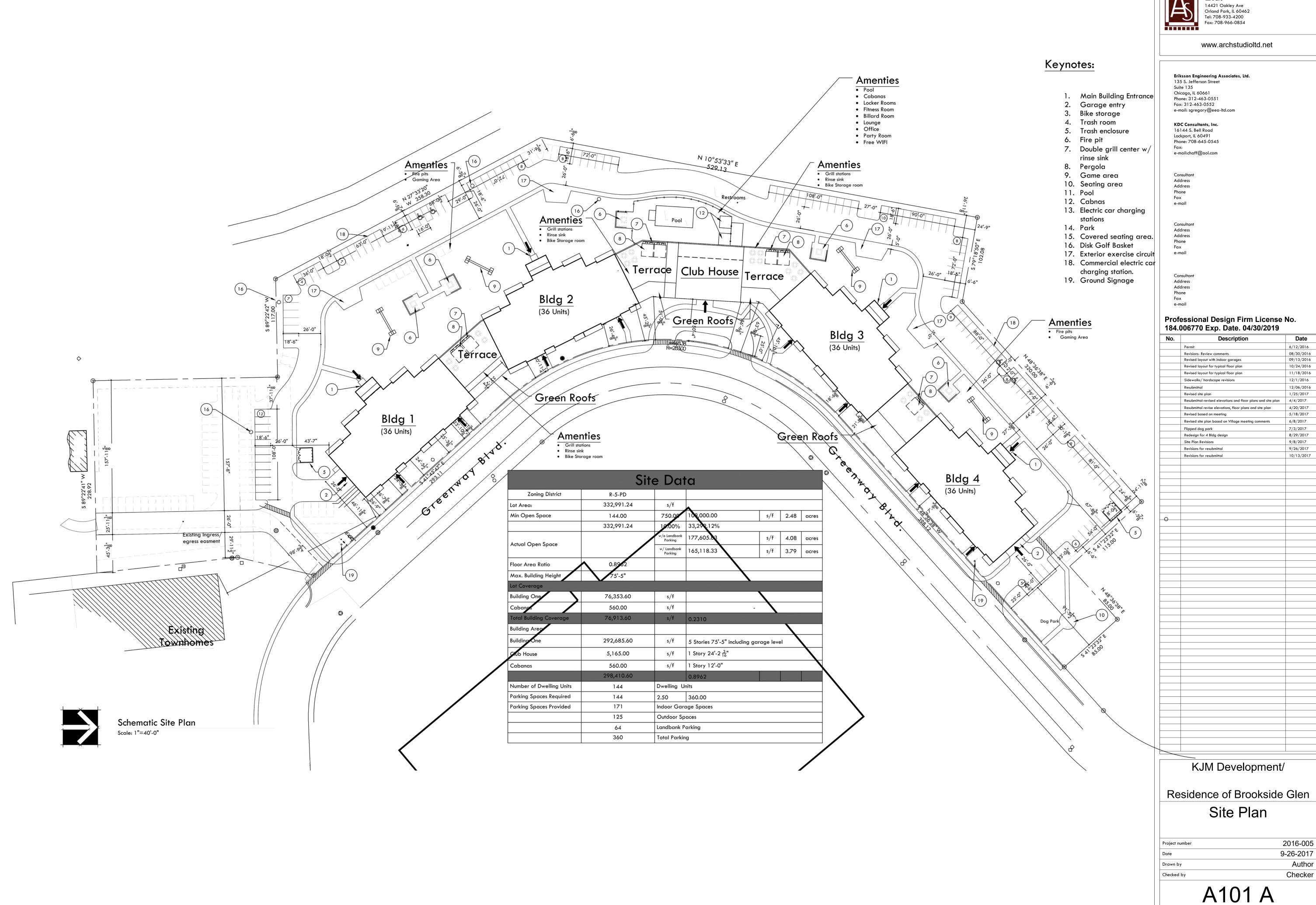
Sheet Title:

XXX

LANDSCAPE PLAN

Sheet No:

L-1



Architectural Studio, 14421 Oakley Ave Orland Park, IL 60462 Tel: 708-933-4200

2016-005 Author Checker

Tinley Park Apartments ATMI Precast Systems Buildings

# Avant at the Arboretum Lisle, Illinois

2014





# Residence at the Grove Downers Grove, Illinois







### Melrose Commons Melrose Park, Illinois



# Concordia University River Forest, Illinois



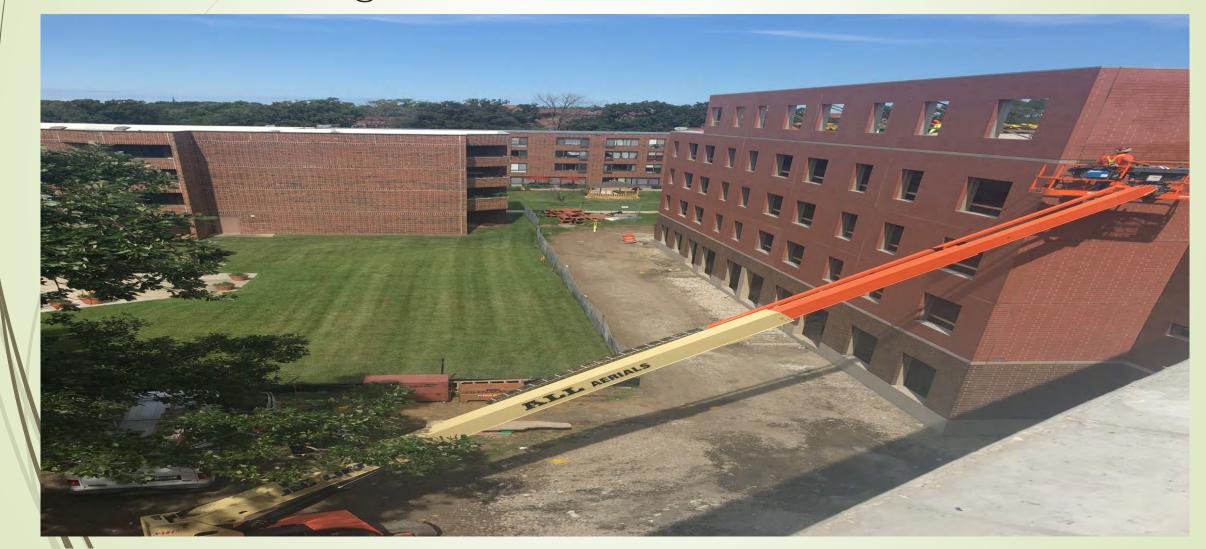


# Darul Aman Chicago, Illinois





## Michael J. Fitzgerald Chicago, Illinois



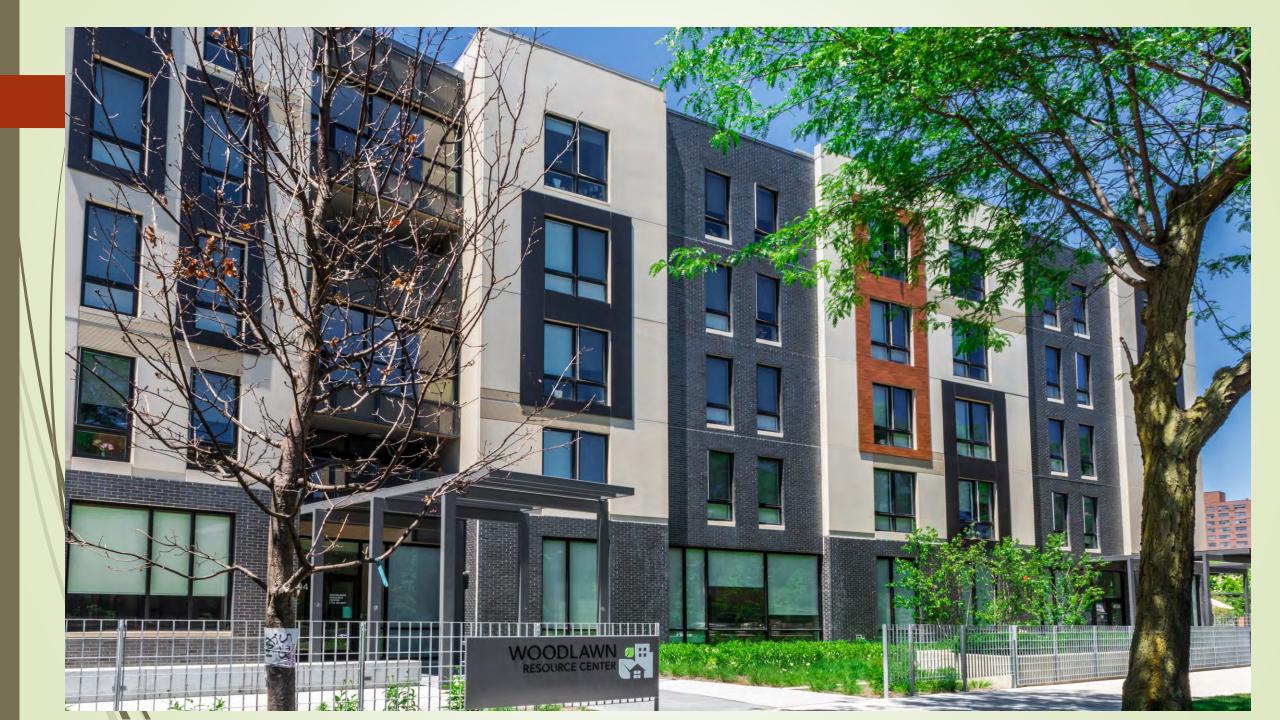






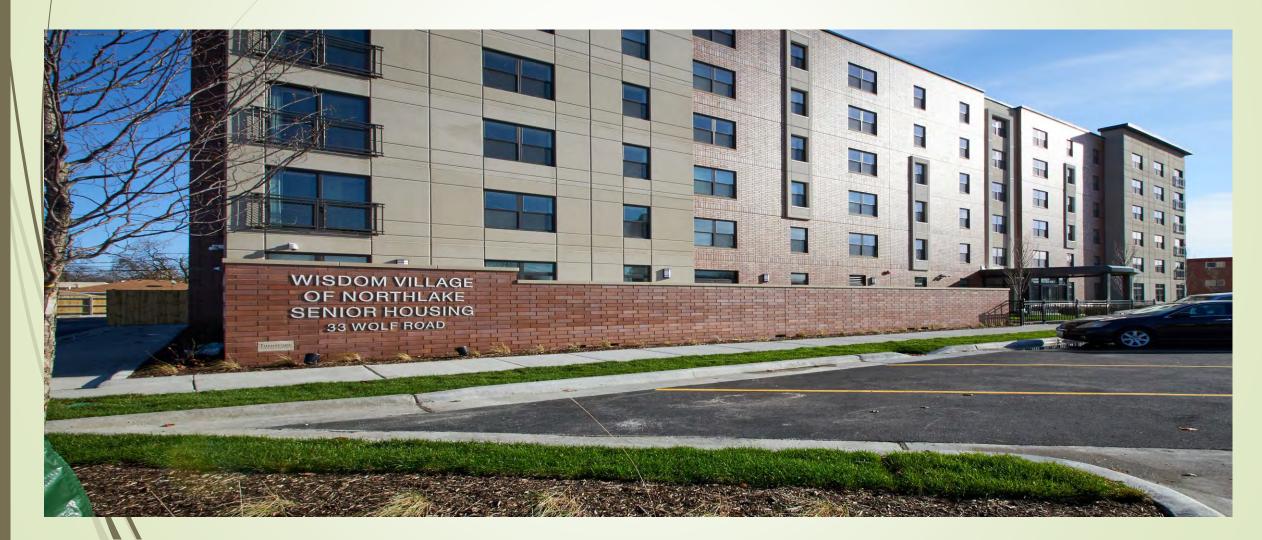
### Woodlawn Park Residences Chicago, Illinois







# Wisdom Village Senior Housing Northlake, Illinois



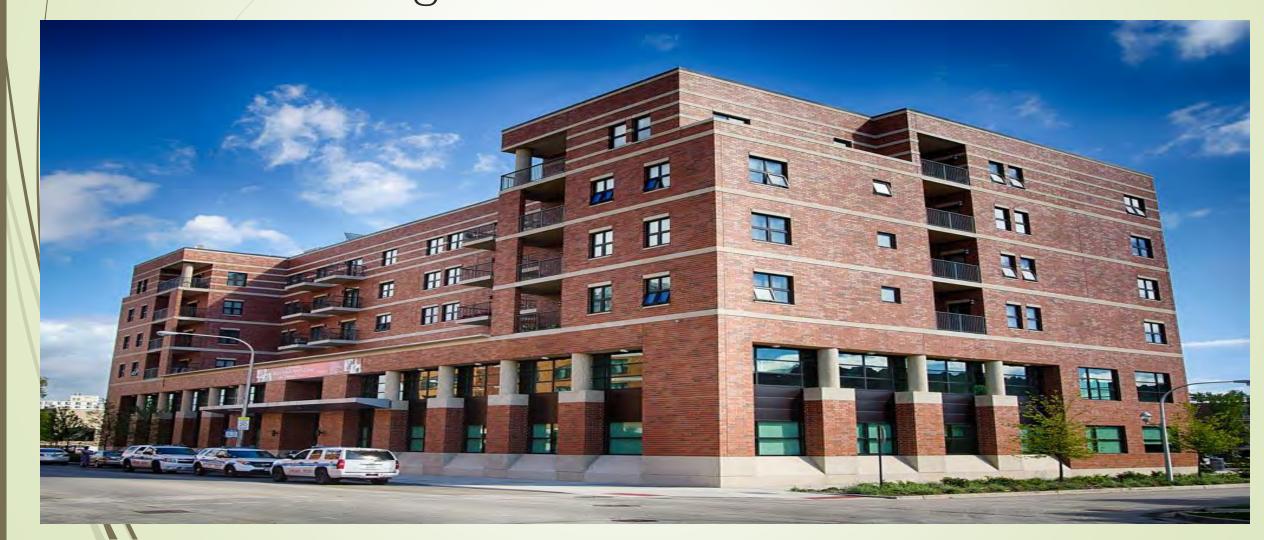




## Oakwood Shores Chicago, Illinois



# Oakwood Shores Mixed Use Chicago, Illinois



# Northern Illinois University Dekalb, Illinois







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.

#### **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.

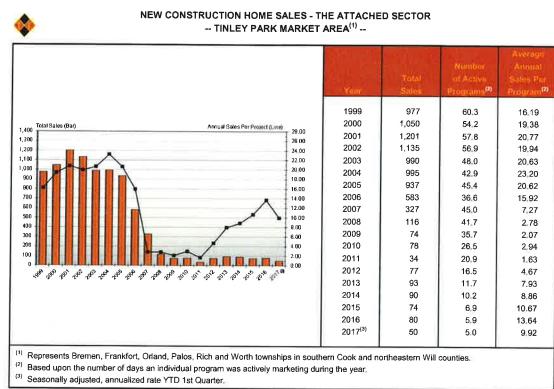


The Environs

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

	the product of the last	Total Private Sector Employment 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

	Alexan.	100	Occ	cupied		ant	Aetrage	Average Monthly	
Programs Address	Rendvated	Number: of Units	Nimber	Percent	Number	Percent	Plan Saè	Poste	d Rent
Oak Forest					The same of the sa				
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	\$1,2
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	\$1.8
Residences of Orland Park Crossing <sup>(1)</sup>	2016	231	200	86.6	31	13.4	1,193	\$2,019	\$1.69
Palos Hills	1 1					~			
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	\$1.0
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		-	17800

 $<sup>^{(1)}</sup>$  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	Bullder/Devideper	Corrent Status	Mumbbe 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	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	1:
	Street Street Street Street Street Street	55547 517561, 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	4 - 4	and and the Thater.	Deal Oral Or		0 10 11 - 7	

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 nce 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 Private Sector Employment 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

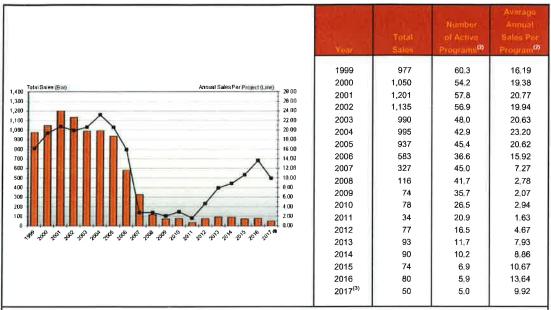
Tinley Park and its surrounding southwest suburban area experienced its strongest levels of recent residential development during the 1999-2005 timeframe. For example, in the attached for sale sector *alone*, this general area averaged 1,041 sales annually during the seven-year timeframe, reflecting 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

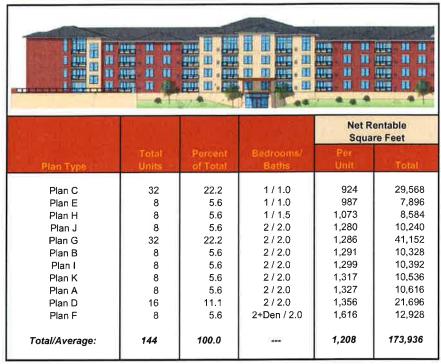
As conceptualized, the Residences at Brookside Glen will consist of 144 moderate-density apartments distributed among two (2) buildings, each to include four residential floors over one level of enclosed parking. This translates to an *enclosed parking ratio* of one parking space per residential unit. 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



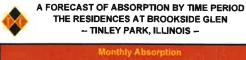
storage locker and pet fees which generally require a \$350 deposit along with a monthly fee of \$35. It is assumed that the resident will be responsible for all utility services.

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 --

	į.	Residences	at Brookside G	len	Select	ed Newer C	omparable Apa	rtments <sup>(1)</sup>
	Total	Units	Plan 9 (Sq. I	šizo FL)	Total	Units	Pian S (Sq.)	
Unit Type	Number	Percent	Range	Average	Number	Percent	Range	Average
Studio		-			10	0.6	532 - 615	607
Convertible/JR-1				7222	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		1.255		***	61	3.8	1,360 - 1,588	1,392
Three Bedroom+Den				1 819.		F877./		
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	otal Private Se-	ctor Employme	nt			Average An	nual Change	
ATTO	2000	2005	2010	(61)	2016	200 - 2005	2005-2010	Sylos anti-	-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 --

Attribute/Year	Tini <b>ey</b> Park P <b>ri</b> many Market Area	Valege of Tinley Park	Attribute/Year	Tintey Park Primary Market Area	Village of Tinley Park
Population	ion		Sploueseholds	olds	
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	3,335 8,403
Vacant 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	me to Work	
Total Population 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 33,901	<b>29,407</b> 13,165 6,916 3,917
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 --

	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.

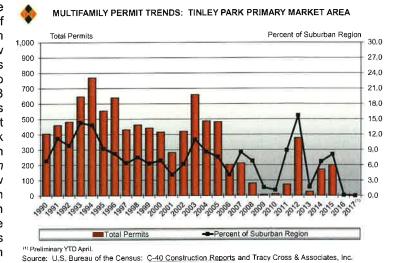
The benchmark rental strategy has been established to enable the proposed Residences at Brookside Glen to align the affordability pattern of household incomes in the marketplace. For example, based upon a typical 30.0 percent housing cost allocation, benchmark rents require annual incomes in the range 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.

A(t/fi0te	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

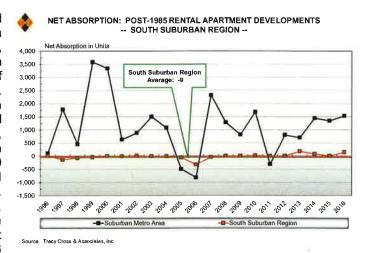
-- TINLEY PARK PRIMARY MARKET AREA --

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

The state of the s	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	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	1000	***	19445

<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

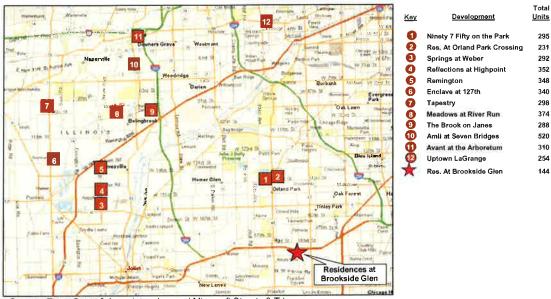
Certainly not all of the newer suburban apartment complexes will be directly or even indirectly competitive with the proposed Residences at Brookside Glen. From a practical standpoint, and considering developments of scale, plan designs, community amenities and/or location, twelve developments, concentrated 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.



ന

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

Service Services							Ren	Rent Characteristics	tics		Stabiliz	Stabilized Developments <sup>(1)</sup>	ents(1)
			1			Avorago		June	June 2017				-
	Year	1	-Ai Ing	36	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	*	\$18q.	\$	\$/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	ı	1,561	1.76	1,441	1.63	1	: 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	ľ	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	ı	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	296	4	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	- : I
Res. Of Orland Park Crossing-THs <sup>(2)</sup>	2016	63	7	3.2	1,763	2,672	2,705	1.53	2,705	1.53	I	ı	!
Plainfield	ı	340	ĸ	1.5	988	\$1,462	\$1,585	\$1.60	\$1,585	\$1.60	340	иo	rō.
Enclave at 127th	2012	340	s.	£:	988	1,462	1,585	1.60	1,585	1.60	340	S	1.5
Romeoville	I	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	1
Woodridge	ı	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

	71.5		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 \$360 / \$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	21
Village Station	NE comer of Cedar and Laraway roads	Lannert Group	cs	21
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
Finley Park				
The Boulevard at Central Station	South Street and 174th Street, east of Oak Park	South Street, LLC	FP	1
	I .		Total (4)	2.85

<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).

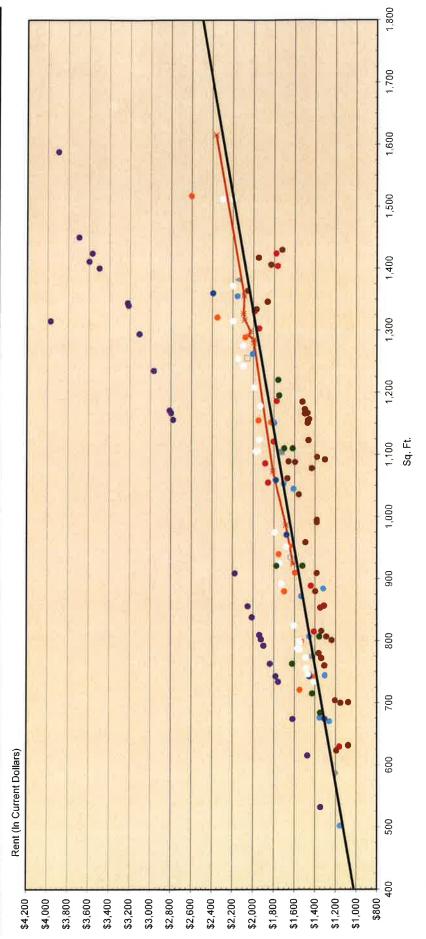
<sup>(4)</sup> Excludes developments with unit counts and product idioms yet to be determined.



## 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 Market Dent	acitate literame love of	Year Built	Total	Plan Size	:	Rent per	Market	From	(Monthly
134. LC	Market Kent	Development	Kenovated	<u>Units</u>	(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	Res. Of Orland Park Crossing/Orland Park	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	۲-	ď
1,500		Enclave at 127th/Plainfield	2012	340	988	1,585	1.60	1.642	-57	
1,600		Meadows at River Run/Bolingbrook	2000/2016	374	945	1.442	1.53	1.597	-155	5 6
1,700		Springs at Weber Road/Romeoville	2016	292	987	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 Highboint/Romeoville	1997	352	1.003	1.360	1.36	1,65E	208	9.0 V
							2	)		Š
2										
1										
		÷								
		Posted rents include one enclosed parking space per unit valued at \$125 per month.	oace per unit va	lued at \$125 p	er month.					
Slope: \$1	Slope: \$1.06 per sq. ft.	(1) enchmark rents <i>include</i> 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		
Ace of	Numbered	Percent of Total	M. House	Percent	William At	Percent	Milmborot	Percent	A CONTRACTOR	Percent	J	Percent		
Householder	Households	Households	Households	Households	Households	Households	Households	Households	Households	Households	Households	Households	Total	Median
i						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	16.0	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
Total	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	11	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	502	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	92	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. Call
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
						Viilage	Village of Tinley Park							
15 - 24 Years	85	0.38	19	0.08	87	0.39	78	0.12	23	0.10	19	0.08	261	\$39,569
25 - 34 Years	251	1.12	159	0.71	193	98.0	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
Tota!	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	\$87,795

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	9.5	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.

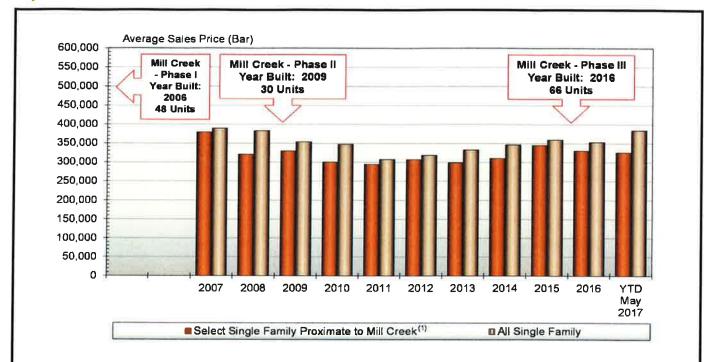
- The benchmark monthly rental rates have been established to competitively position the proposed development in context with comparably-sized new construction alternatives throughout the greater south/southwest suburban area. Specifically, at an average base benchmark rents of \$1,929 monthly, which 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



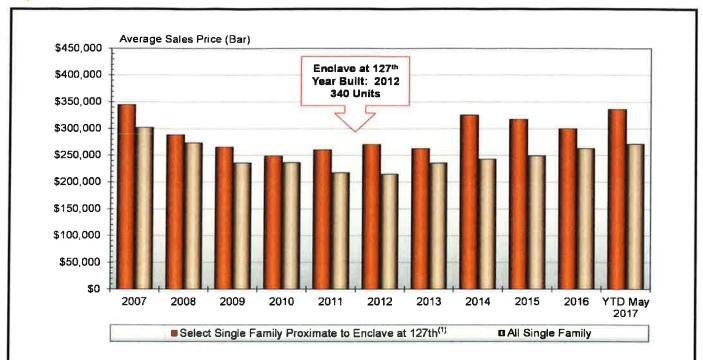
Geneva: Mil	l Creek Apar	tments: Phas	ses I-III <sup>(1)</sup>	Geneva: /	All Single Fa	mily Developr	nents
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y
2007	19	\$379,410	~==	2007	333	\$389,556	-2000
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

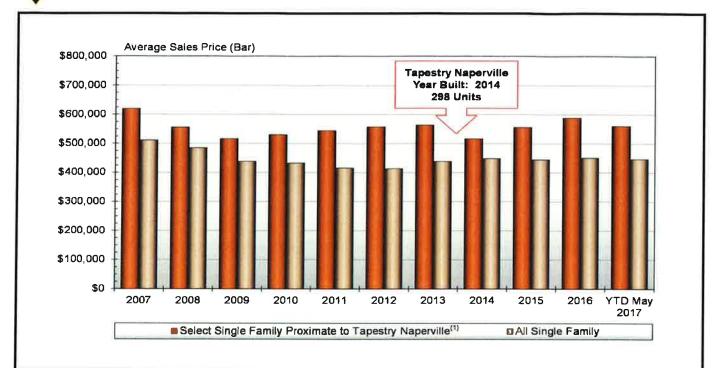


Plainfield:	Enclave at	127th Apartm	ents <sup>(1)</sup>	Plainfield:	All Single Fa	amily Develop	ments
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y
2007	10	\$345,089		2007	1,065	\$302,401	
2008	11	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



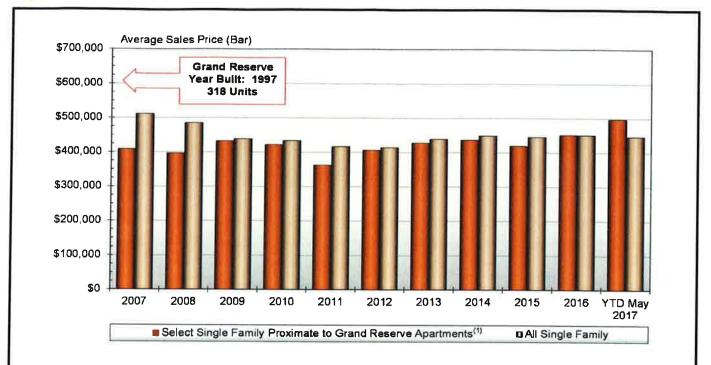
Naper	ville: Tapes	try Naperville	(1)	Naperville:	All Single F	amily Develor	oments
Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y	Year	Total Single Family Closings	Average Sales Price	Percent Change Y-O-Y
2007	17	\$619,223		2007	1,457	¢544 524	
2007	7	555,786	-10.2	2007	1,457	\$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: Grand Reserve Apartments <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		0007			
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	<b>-4</b> .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
(1) Includes select areas of West Wind Estates development most proximate to Grand Reserve Apartments.							

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

Meeting Ca	alled to Order:
Roll Call Ta	aken:
Approval of	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:\_\_\_\_

TO: THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

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.

TO: THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

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.

Comments:
-----------

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
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:	
T4 #0.	
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.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 18, 2017 REGULAR MEETING

ITEM #3: WORKSHOP: THE RESIDENCE AT BROOKSIDE GLEN - SOUTHWEST

CORNER OF MAGNUSON LANE AND 191ST STREET - SITE PLAN

APPROVAL AND SPECIAL USE PERMIT

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffen & 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 Residence at Brookside Glen) at the properties generally located west of Magnuson Lane and John Michael Drive in the R-5 PD (Low Density Residential) Zoning District.

Present were the following

Plan Commissioners: Mark Moylan

Kevin Bergthold Peter Kroner Tim Stanton Lori Kappel Ken Shaw

Anthony Janowski (arrived at 7:34 p.m.)

Ed Matushek III, Chairman

Absent Plan Commissioner(s): None

Village Officials and Staff: Michael Glotz, Trustee

Tom Condon, Village Attorney

Paula Wallrich, Interim Community Development Director

Stephanie Kisler, Planner I

Barbara Bennett, Commission Secretary

Guest (s): Andrea Crowley, Griffin & Gallagher, LLC

Karli Mayher, KJM-Vandenberg Brookside Joint Venture

Scott Shalvis, The Shalvis Group

CHAIRMAN MATUSHEK stated he had a letter to read to the Commission from MAYOR VANDENBERG:

May 18, 2017

To: Plan Commission of The Village of Tinley Park

It has come to my attention that certain social media sites have alleged that I have some sort of interest in the "Residences" at Brookside Glen which is before you tonight. I want to be clear that this information is patently false.

First, I have no interest in this property to project whatsoever. That includes financial or otherwise as defined by the Tinley Park Village Code or any other ethics statute I'm aware of. My uncle, my father's brother, is the owner of the property in question. I want to reiterated that I personally am not involved nor do I have any interest in this endeavor or any other company or endeavors that my uncle, Scot Vandenberg, is involved in.

Moreover, I have never and will never use my position, either as Trustee or Mayor, to advocate for or against this project or any other project that a family member may be involved in. I hope this information helps you in analyzing this project like all others before you in accordance with the Zoning Code of Tinley Park and all other State and Federal laws.

Respectfully,

Jacob C. Vandenberg Mayor

cc: Village Board
David Niemeyer, Village Manager
Patrick Connelly, Village Attorney

COMMISSIONER STANTON stated, pursuant to the Village of Tinley Park's Code of Ethics, "I hereby disclose that I have an indirect family relationship with the owner of the subject property. I have spoken to the Village Attorney and he has advised me that in the interest of caution I should avoid any occurrence of impropriety, that I should refrain from participating in any conversation or deliberation regarding this Petition and abstain from any vote taken."

CHAIRMAN MATUSHEK noted that this is Workshop, not a Public Hearing. He noted there will be time for Public Comment at the end of the meeting.

PAULA WALLRICH, Interim Community Development Director, stated the approved Planned Unit Development (PUD) for this area allows for nine (9) 16-unit structures for a total of 144 units. The developer has a right to develop according to the approved plan. As a consequence of the Petitioner's Market Study which outlined current market trends, the market is different than it was back in 2000 when the Substantial Deviation was approved. She noted that the Village is trying to attract young professionals to the area. The Petitioner has proposed a plan that complies with the approved density and unit count; however, instead of nine (9) structures, they are proposing two (2) multi-family structures. The reduction in the number of structures will provide for more green space with luxury amenities.

MS. WALLRICH stated when the PUD was approved in 1990 there were plans for community shopping (commercial uses) adjacent to 191<sup>st</sup> Street and 80<sup>th</sup> Avenue, south of the commercial was planned to be office and restricted industrial, and south and west of that was planned for condo and apartments. A Substantial Deviation was approved in 2000 which identified nine (9) structures with sixteen (16) units in each structure. In 2007, a developer proposed nine (9) buildings with eight (8) units each and one (1) building with sixteen (16) units. This proposal did not obtain Plan Commission approval and did not make it to the Village Board for approval. In 2014, a proposal was submitted for 123 units in seventeen

(17) buildings comprised of between four (4) to fifteen (15) attached single-family attached rowhouse-style dwelling units per building. The developer did not consider the pipeline that traversed the property and therefore the project did not move forward with revised plans. Thus, the PUD plan that was approved in 2000 still stands which included 144 units in nine (9) buildings.

MS. WALLRICH noted the subject property is surrounded by the R-5 Zoning District. Across Magnuson Lane is commercial zoning and then to the south is R-2 single-family residential zoning. There is a pump station on the south end of the proposed site and detention on the north. The PUD notes commercial sites located both at the southwest and southeast corners of 191st Street and 80th Avenue. There are condos over to the east of 80th Avenue along Greenway Boulevard which are similar in height and architectural design in that they are 4-story buildings with semi-underground garages. In addition to straight R-5 zoning there is an Overlay District in this area, which is an Urban Design Overlay (UDO) District. The whole point of this district is to prioritize the architecture and the streetscape and not the vehicle. There are specific guidelines that are required, such as making sure that the property is not fronted with parking along the public right-of-way In negotiating with this Developer, Staff made sure that the building was moved up to the front and the parking was pushed back behind and to the side the structures.

MS. WALLRICH stated the Brookside Glen PUD was originally 828 acres in 1990 when the original builder came in and Master Planned the area. They did their best to plan how the area might develop; however, with market and economic changes since that time, developers have had to adapt to what the market is dictating. A PUD it is flexible regarding zoning regulations and anything can be negotiated at the time of the approval of the PUD. If it was straight zoning they would have to abide by the regulations within the Zoning Ordinance. With a PUD, the developer and the Village negotiate to comprehensively master plan an area and exceptions from the Zoning Ordinance can be considered. When the Plan Commission looks at a Variation they must consider the burden of proof on the developer to prove that there is a hardship for that Variation. They also must look at the precedence that it is setting. The beauty of a PUD is that it is not a straight Variation; it is looked at as an exception. The burdens of proof and the Finding of Facts are not the same. When the Plan Commission looks at these types of exceptions, they will look and judge and make the decisions based on the original intent of the PUD.

STEPHANIE KISLER, Planner I, discussed the Site Plan. She noted that the buildings wrap around Magnuson Lane. She noted that Magnuson Lane will connect north to 191<sup>st</sup> Street. There are two (2) residential buildings with a one-story clubhouse structure in the middle with many amenities on the site.

MS. KISLER said originally when this developer came to the Village the plans showed two (2) residential buildings but behind the buildings there were long rows of garages. There was no first floor subterranean level parking under the building – it was all surface parking and garages. This presented an issue with fire code and with the overall aesthetics of the project. Staff worked with the developer to improve the Site Plan and reconfigure parking. Staff also suggested changes to the access points near the proposed dog park. Staff worked with the developer to increase the greenspace and amenities at the site. The developer removed the garages and now there are 144 indoor parking spaces and 144 surface parking spaces which allow for two (2) parking spaces per dwelling unit. The developer proposes to land bank additional parking. There are outdoor grilling stations with a sink, Frisbee golf and many other amenities.

MS. KISLER showed the current Site Plan with improvements. She said the developer has reconfigured the access points to the garage so there are two (2) entrances to the main parking garages. They have also land banked some of the parking spaces. In the latest proposal, there is no parking in front of the buildings. They are proposing 72 land banked parking spaces if additional parking becomes necessary. Currently there are two (2) parking spaces per unit (one interior and one exterior) and if more parking is needed the land banked spaces with make it 2 ½ spaces per dwelling unit. There are 48 two bedroom units and 24 one bedroom units per building.

MS. KISLER stated the Urban Design Overlay District requires a maximum building setback of 20 feet. Proposed building setbacks range from 14 to 36 feet from the property line along Magnuson Lane. In this case, the intent of the overlay district is to push the buildings forward, but we want to make sure the building is respectful of the scale of the building and the character of the street. There will be green space between the street and the building. Additionally, the curvature of the street and the resulting sight lines along with the curvature of the building provides for a more pedestrian scale to the streetscape.

COMMISSIONER KRONER asked what the setback is on the existing condo buildings. MS. KISLER replied the setback for the condos is about 24-30'.

COMMISSIONER JANOWSKI asked about the locations for snow removal. MS. WALLRICH replied that the land banking will provide areas for the snow removal and more green space.

MS. KISLER showed a view of the Landscape Plan with a plentiful number of plantings and green space. There will be berming around the base of the structures to mitigate appearance of the blank walls of the parking structure. The developer has incorporated a lot of amenities, including a clubhouse with an outdoor pool. Inside the clubhouse there will be a fitness center, locker rooms, meeting rooms, lounge, computer room with free Wi-Fi and a great room with kitchen. Outside by the pool there will be cabanas. There will be outdoor grilling areas for each building which include a grill station, fire pits, outdoor seating, a pergola and a service sink. There will be Frisbee golf baskets around the site, interior and exterior bike storage, electric car charging stations, exterior exercise circuit equipment, an arboretum area with seating, a dog park with seating and a water fountain, a bike trail connection to a major bike trail system which will meet up with the Old Plank Road Trail. There will be a landscape buffer around the dog park. Each unit has at least one private balcony.

COMMISSIONER KRONER asked about underground parking shown in yellow on her diagram. MS. KISLER replied this is additional garage space to make sure there is one indoor parking space per unit. This also gives the residents a rooftop terrace area which is an additional amenity. COMMISSIONER KRONER also asked about the size of the parking spaces. MS. KISLER replied that the parking spaces meet the Village's size requirements.

COMMISSIONER MOYLAN asked about moving the dog park from the area close to the townhouses to the other side. SCOTT SHALVIS, The Shalvis Group, architect on behalf of the developer, replied that is not possible as there is a retention area on the other side.

MS. KISLER stated there will be adequate lighting for the parking lot with no light spilling on the neighboring properties. There will be decorative light fixtures. Staff has asked them to add wall sconces near the entry doors and garage doors to add to the aesthetics and the residential character of the building.

MS. KISLER stated the Applicant has provided an interior trash room for the tenants. They will have a management company handle the trash collection from interior to the exterior trash enclosures. The outdoor trash enclosures will be constructed with materials matching the façade of the buildings with sturdy gates and landscaping around them.

MS. WALLRICH stated condo financing has become very difficult. The developer must have at least 80-90% of the units sold before starting construction. This is what is steering the market right now to start to look at rental properties rather than ownership. The market studies state Tinley Park has low vacancy rate in terms of apartments. This is what is pushing the market towards a rental project on this site. A concern could be the long term upkeep and maintenance of these facilities. She stated that staff reviewed the quality of the materials and the development and the amenities on the property. Staff reviewed this

project and worked with the developer to increase the number of luxury amenities and improve the architecture, and thereby the cost of the buildings. This somewhat insures a certain rate of return the owner is going to want.

MS. WALLRICH said Staff worked with the developer on the architecture. Staff requested some modulation of the roof line, a better demarcation of the entryway, and to make sure the parking floor was screened and somewhat mitigated in terms of the height. The street façade had a central architectural feature to identify the street access. Staff appreciated the floor to ceiling windows adding to the overall luxury feeling of the building. The top floor has 13' ceilings. The amount of balcony space was increased with one to two balconies per unit. There is a roof deck with no HVAC units on the roof. Each unit has its own HVAC unit.

COMMMISSIONER KRONER asked about the HVAC units. He said it reminds him of a hotel HVAC system. He stated he doesn't remember any luxury apartments in Chicago having this type of unit; usually it is a water based unit or their own furnace with one thermostat per room. MR. SHALVIS replied that this is not his experience. He stated these are vertical units that are self-contained. He said this is like a furnace that has duct work to it. With this system, it is possible to have extra compressors on site for maintenance. If something goes out they can replace the one unit. It is a maintenance and efficiency issue. He said there will be one thermostat per unit. It also makes conversion to condominiums easier.

MS. WALLRICH stated the following unit types are proposed:

- 44 two bedroom, two bath units with square footages of 1,286 1,356
- 4 two bedroom, two bath units with a study with square footages of 1,616
- 4 one bedroom, one and a half bath units with square footages of 1,073
- 20 one bedroom, one bath units with square footages of 924 987

She noted all units exceed the minimum size requirements.

MS. WALLRICH stated on the first floor, there will be landscaping trained against the wall on the parking garage. Staff wanted to see something that broke up the expanse of each façade through the articulation and the insets and the outsets of the building and the undulating roof line and the modulating berm across the front. There is a pergola structure over both entrances on the east and west side. The terrace over the garage is 47 x 93 feet. This is a common terrace for everyone to enjoy. The outside corner units have wrap-around balconies. The standard balconies are 13 x 6 feet.

MS. WALLRICH added that one of the considerations when you look at the R-5 district is that the maximum building height is 35'. The existing condos on Greenway Boulevard are 62' tall. When this was originally approved in 2000, there was an allowance in building height from 3 stories to 4 stories along with underground parking. Later, in the agreement it mentions 56' in height; subsequent to that the buildings were built at 62'. It is important to look at the scale of these buildings in relationship to those buildings. In the proposed structure at the tallest peak over the entrances it is 71' but building height is defined as the mean height. In that case, the tallest roof would be 65' and the most predominant thing you would see is the ridge at 64' which is 2' taller than the existing condos. When you judge height, it is the perception from the street from the pedestrian scale that is important.

COMMISSIONER KRONER asked about building setbacks. These existing buildings average 24-30', an average of 27' plus or minus 3 feet with a variance of 11% rounded to 10%. He said the developer is asking us to go to a 14' setback in some instances. To keep consistent with the units around there, the developer is proposing plans with 14-36' building setbacks. This is 25' plus or minus 11' or a variance of over 40%. MS. WALLRICH replied it is not so much the average because the way the Urban Design Overlay District is written it encourages the buildings to be closer to the street. The intent of the District

is to make sure the automobile and parking is not dominating the streetscape. In terms of setbacks, the ordinance states a maximum of 20'. The existing buildings have a maximum of 34' which is 14' further back from the ROW. The buildings being proposed here are 16' beyond the maximum of 20', so there is only 2' difference between the setback of the proposed structures and the existing condos. She noted that a 14' setback meets code and anything under 20' meets code. She added that this is not a straight zoning issue, because the property is part of a PUD and you have to consider the context of what is already constructed in the area. The existing structures are 2' less in height and 2' less in setback. The predominant horizontal line of the proposed building is 64' and the predominant horizontal line of the existing building is 62'. The setback of these buildings is 14' out of maximum conformance which is in code. She also noted how buildings curve along Magnuson Lane will mitigate the scale and setback of those buildings.

MS. WALLRICH noted the exceptions that the Plan Commission needs to consider would be building height and building setbacks. The other structure on site is the clubhouse. Staff felt the original proposed elevation of the clubhouse was not consistent with the architecture proposed on the residential buildings. The architect was asked to modify the east facade to reflect more of a street presence. The building materials are consistent with the residential structures and the clubhouse measures 19' in height.

MR. SHALVIS gave a presentation on the building materials. The proposed plans call for using precast panels with embedded thin brick on the façades.

COMMISSIONER KRONER asked what type of construction materials were used on the existing buildings on Greenway Boulevard. He inquired about using pre-cast on the proposed buildings.

MR. SHALVIS stated the existing buildings are brick and block. The proposed buildings are using precast because of the quality of material and speed and time of construction. This will be a true brick on the exterior. You could not build the proposed buildings the way the existing buildings were built. The clubhouse will be a brick and block construction. He stated he has built other luxury buildings with this type of construction and they are beautiful. The precast is more expensive but will take less time. He added the precast shell is \$7.5 million.

ANDREA CROWLEY, Griffin & Gallagher, LLC, attorney on behalf of the developer, gave a presentation regarding the proposed development. She stated this Project is on a piece of property that currently supports the zoning. She stated they are not asking for any deviations from the density that was approved. She stated constructing the two (2) buildings looks better than what was originally proposed. She noted a Market Study was done and was made available to Staff just prior to the meeting.

KARLI MAYHER, KJM-Vandenberg Brookside Joint Venture, developer, gave a presentation regarding the proposed development. She stated the rents will be from \$1,500 to \$2,500 based on the other rents in the area.

COMMISSIONER MOYLAN asked about the 3% vacancy rate in Orland Park at the 9750 apartment building.

COMMISSIONER SHAW asked about the current plan and whether it is a single-phase development. He also asked if the proposed amenities will be what is truly offered and if they will be available to the first occupants versus being added later on. He noted the hallways seem very long and straight. He asked if this be 100% rental and are there any plans to convert to condo at a later date if the market changes? Lastly, he asked about the height of the parking.

MS. MAYHER responded that these are the amenities and they will be there right from the start. There are no plans to convert to condos in the future but is would be possible. The units are all self-contained.

MR. SHALVIS responded that the hallways will have areas that will break up the hallways with seating areas and elevators. The parking height was raised to 13'.

COMMISSIONER KRONER asked about public transportation and proximity to the train stations. He also noted he would really like to see the Market Study.

MS. MAYHER replied that people could use bikes to get to the train station.

MS. WALLRICH stated that the Village is looking at plans to extend the bike trails in the area and there will be future bike improvements along 80<sup>th</sup> Avenue.

COMMISSIONER KAPPEL asked about the anticipated construction schedule. She noted that she would like to see details on the pool fencing prior to the Public Hearing.

MS. MAYHER stated they would like to break ground this fall and the construction would take 10 to 12 months. She noted the pool will be fenced in.

COMMISSIONER JANOWSKI asked why the 2014 proposal was not approved. He said he looked at the Plan Commission minutes from that time and there was nothing in the minutes.

MS. WALLRICH replied that the issue was related to the pipeline on the property and it never went further.

COMMISSIONER SHAW asked about security cameras.

MS. MAYHER stated there will not be security cameras; all the residents will have key fobs. There will be a system at the main entrance where you can be buzzed in with your cell phone.

#### RECEIVE COMMENTS FROM THE PUBLIC

Resident #1- Had comments regarding the Pumping Station in his back yard. He stated a request to go from 3 stories to 4 stories never got to a vote. If it didn't get to 4 stories it didn't require anelevator. They were concerned about set back from the people. He felt it was odd that this was all approved in 1990 but never voted on. On Pumping station itself – there are major swale issues. That building was put up 10 ft. higher than what it was approved for. Foundation poured 10 ft. too high and it was determined at that point that it's too to change. 100 year flood plane in our back yard adding 10 ft. where this apartment building is, what will that do? It is already a cyclone there, what will that do to rain. No one here on this board can say a rental community in Tinley Park is good. He is concerned about residents on the 4<sup>th</sup> floor looking in his window. He questioned what is going to happen with schools? He felt it would be difficult to try to get tax dollars out of people who don't live here.

Resident #2 – Treasurer of Homeowners Association. He asked if the negotiations on PUD, includes the issue of ownership vs. rental. Is that something that has to be a variance? He stated that the reason he moved to Brookside Glen was because of all the amenities it had to offer and rental was not one of them. He feels that bicycling to the train is not going to happen. He felt that at \$1500 To 2500 rents anyone can get a home in Brookside Glen, so how can they command those rents.

Resident #3 – Stated they reside in a townhouse adjacent to the property right across from the proposed parking lot. An influx of 144 to 300 transient residents in our community does not support the mission or core values of what we built and tried to maintain for so many years. They stated they oppose the construction of 144 units that will bring people to our community who are not invested.

Resident #4 – Questioned if this project is on the White Board?

Resident #5 – Stated that this project has not been mentioned before. He mentioned that on March  $9^{th}$  he attended a meeting on  $80^{th}$  Ave. improvements and asked someone from the building department if there were any plans for this property. Person said no one has shown interest in this land.

Resident #6 – stated that the 2014 US Census indicates a population of 57280 in Tinley Park , and 58,656 in Orland Park; the number of rental units in Orland Park is 1621, the number of rental units in Tinley Park is 2654. He noted that with 1000 more rental units the Village is saturated with rental units. He feels that rental units have an impact on property values. Too many renters stagnate or decrease home values. This is unfair to the Brookside Glen Community to have more renters. I ask that you side with the homeowners rather than one builder.

Resident #7 – Echoed comments by other residents – and expressed concerns on the part of the Commission to look at the Market Study. He stated that when the density was approved in 1990 – none of the Commissioners were around then. What was approved in 1990 has no bearing on what is happening now. What is the purpose of the Plan Commission? Can this support \$1500 – 2500 per month rent?

ATTORNEY CONDON noted this Commission has Limitations of Section 7 relating to PUD

Resident #3 (AGAIN) – Section 7, sub section 2J, dictates it has to be within public interest. The fact that this is above the current Ordinance in height, means we can say we do not prefer it. I would like to change it and have it set back 24 ft.

Resident #8 – There is a substantial deviation from the plan. The primary justification seems to be if you do not deviate from the plan you will not be able to build this? The resident stated the project has a direct impact on them; they areas close to it as you can be. There may be a lighting nuisance. A large platform

parking garage will be about 50 yards from where I live and probably about as tall as my townhouse. I will lose any sense of privacy. This will reduce my property values. My back deck is right there. There are really strict guidelines in our HOA. Will the guidelines apply to this complex?

Resident #9 – The addition of 144 cars in our neighborhood will be a hazard to the children in the neighborhood.

Resident #10 – Why is the dog park right behind our property?

Resident #11 – I live on the east side of OP Avenue. The amount of homes for sale in Tinley Park now is 499. There are 2000 rental units. Homes and condos are being rented out. There are abandoned and foreclosed homes. Why will someone come back and rent a luxury apartment in Tinley Park? When you do the Market Analysis, please note all the rentals in TP. Please listen to the citizens. Delay the next meeting because of the June 1<sup>st</sup> graduation.

Resident #12 – VP of Condo Assn. On the special use Permit five of the issues fail to meet the criteria for this Site Plan. Ingress and egress traffic out of this subdivision is impossible. Once the bridge is completed this will make it worse. There are only 2 entrances.

Resident #3 (Again) - There will be a 232% increase in residential living units for one single entrance and exit.

Resident #13 - 2 huge buildings are not good to look at.

Resident #14 – Will there be a signal needed on 191<sup>st</sup> and Magnuson? Another traffic study needs to be done – times have changed from the last study. Will the Village be responsible for snow removal? Does the developer own the section to the East? Have you considered Village costs for the future? Police, fire, Public Works...we will be covering that cost value.

Resident #15 – Are there any other complexes in TP that have an in-ground pool? I ask for safety sake? Will the developer have liability insurance?

Resident #16 - Graduation is on June 1, you are missing out on 200 families. The next meeting needs to be rescheduled for 4 weeks.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 1, 2017 REGULAR MEETING

Item #2: PUBLIC HEARING: THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST

CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> 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

Kevin Bergthold Peter Kroner Tim Stanton Ken Shaw

Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski

Lori Kappel

Village Officials and Staff: Paula Wallrich, Interim Community Development Director

Barbara Bennett, Commission Secretary Patrick Connelly, Village Attorney

Guest(s): Andrea Crowley, Griffin & Gallagher, LLC

Karli Mayher, KJM-Vandenberg Brookside Joint Venture

Scott Shalvis, The Shalvis Group

Carole Ruzich Steve Gregory

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

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

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

COMMISSIONER STANTON stated due to his earlier notification at the Workshop held on May 18, 2017, he abstains.

CHAIRMAN MATUSHEK stated he had a notification to read on COMMISSIONER JANOWSKI'S behalf:

#### Dear Planning Commissioners:

I sincerely apologize, but unfortunately I will not be in attendance for tonight's meeting. I would like to express as previously mentioned at the last meeting, that many children are graduating on June 1<sup>st</sup> in the Tinley Park community, my son, as well is one of these individuals graduating. The residents are an impactful component of any public hearing and this solidifies a positive force in building our community in its entirety. With many residents not available to attend due to the school graduation conflict, consideration should conveyed in making transparent decisions on agenda items that are being proposed at the June 1<sup>st</sup> Plan Commission meeting that can impact our community.

Sincerely,

**COMMISSIONER TONY JANOWSKI** 

CHAIRMAN MATUSHEK noted this meeting is a Public Hearing. The Plan Commission does not have the power to approve this; all we can do is make recommendations to the Village Board to do the approval. If we conclude this Public Hearing tonight, it will be up for approval at the Village Board meeting on June 20. If the Public Hearing is continued it will be up for approval at the Village Board meeting on July 11 for First Reading and July 18 for approval.

### ATTORNEY PATRICK CONNELLY noted the procedure.

- Staff will present their report.
- Petitioner will then give their presentation.
- The Commission will have a chance to discuss among themselves.
- Public Comments.

This Commission is here to make zoning decisions based on the Village Code and State law.

PAULA WALLRICH, Interim Community Development Director, stated the original PUD was approved in 1990 with a Substantial Deviation approved in 2000 which provided for 22 buildings with 16 units in each structure for a total of 352 dwelling units. To-date thirteen (13) of these buildings have been constructed ((208 dwelling units) thereby leaving nine structures of 16 units (144 units total) approved for construction in the subject area. The Applicant is requesting the same density as approved (144) but instead of 9 buildings, they are asking for 2 buildings. The Applicant will provide information on the amenities they plan on providing. When there is a Planned Unit Development (PUD) regular zoning district regulations are suspended and a variance of Code is looked at as an Exception rather than a Variation which involves certain findings and also establishes precedence. She noted that when you review exception requests you do it in the context of the original PUD rather than the strict rules of variations of underlying zoning districts.

## The History of this property is:

• In 1989 the PUD was part of a Pre-Annexation agreement, Ordinance 89-0-052. There was a variety of land uses considered.

- In 1990 the annexation agreement was approved as Resolution 90-R-002.
- In 2000, a Substantial Deviation from the PUD was approved for twenty-two 16 unit condo buildings.
- In 2001, Final Plat for buildings 1-7 was approved
- In 2002, Final Plat for buildings 8 & 9 was approved.
- In 2004, Final Plat for building 10-13 was approved (MS. WALLRICH noted that with the original approval which provided for 22 buildings of 16 units each, the remaining 9 buildings are located on the subject property and noted as buildings 14-22 on the PowerPoint)
- Between 2004 and 2007 there were various proposals that came before the Village on the subject parcel..
- In 2007 there was a proposal for 9 two story (8 unit) townhome buildings with one 4-story, 16 unit structure for a total of 88 dwelling units. It did not receive a positive recommendation from the Plan Commission due to architecture and orientation of buildings.
- In 2014 there was a proposal for 123 3-story row house buildings 17 buildings in all. This went through several meetings of the Plan Commission and at that time they were unaware of the pipeline, so the project stopped and never went to Village Board for approval.
- In July 2016 the current proposal submitted an application. The first submittal did not include underground parking; instead separate rows of garages bordered the property. Since that time Staff has been working with the Applicant to improve the site plan and the architecture of the project.

The Zoning on the property dates back to 1990 when the Annexation Agreement for the property noted it as R-6. She reminded the Commission of her earlier comment that zoning regulations of the district are suspended with a Planned Unit Development.

The property is bordered by the ComEd transmission lines to the west, B-3 PD to the east, R-5 PD to the south and southeast and R-2 PD to the far south. This site is located within the Urban Design Overlay District.

MS. WALLRICH presented an exhibit which indicated distances to the nearest existing townhome to the garages is 195' and 198' to the front of the building.

A Market Study was delivered today from Tracy Cross & Associates. It will be posted on the Village web site.

The Site Plan Review shows 2 multi-family residential structures and a club house. The buildings follow the curve of the Magnuson Lane which helps to mitigate the impact and scale of the buildings. The Applicant has provided an updated Site Plan based on comments from the 5/18/2017 Plan Commission meeting. The revised Site Plan is different from the previous one because it shows the southern access point being combined. Additionally, parking has been land banked nearest the proposed private dog park to reduce the number of vehicles near the adjacent townhomes and the area closest to Magnuson Lane to effectively place all parking behind the building setback. Constructed parking has been provided will be 2 parking spaces per unit with land banking totaling a ratio of 2.5 spaces per unit.

The setback in the Urban Design Overlay District (UD-1) is set at 20' as a maximum. Building 1 is 20 to 24' and building 2 is 22 to 36'. The point of the Urban Design Overlay District, which establishes a maximum front yard setback of 20', is to make sure we are not lining the front of these buildings on the street with parking. These setbacks are consistent with the existing buildings. She also noted that the UD-1 is intended to provide specific design standards for non-residential buildings; however, Staff

elected to apply the intent of these standards to this project due to the scale of the project and the desire to protect the streetscape and eliminate its possible dominance by parking.

The Applicant has submitted some changes to the landscape plan based on our Landscape Architect's consultant. They have agreed to meet the intent of all Code Requirements. She noted that special attention will be paid for the area between the dog park and the back of the townhouses and will request the use of evergreens.

There will be 2 parking spaces per unit and additional land banking spaces. There are 144 spaces under the building and 144 surface spaces with an additional 72 that are land banked. The public sidewalks will be extended and connected along Magnuson. The detention pond will be improved to Village standards. There will be a bike trail installed to connect to the Brookside Glen trail.

Lighting Photometric Plan meet the Village Code. Staff recommends decorative lighting on the building.

The Applicant has agreed to provide security cameras on site per the Commission's request at the May 18<sup>th</sup> Plan Commission meeting.

MS. WALLRICH noted that there are several amenities proposed by the Applicant that will be discussed further in their presentation. Amenities include:

- Indoor ground-level parking garages with at least one space per dwelling unit;
- A club house including an outdoor pool with cabanas, a fitness center, locker rooms, free Wi-Fi, a lounge, a meeting room, a computer room, and a great room with a kitchenette.
- Outdoor grilling areas for each building, including grill stations, fire pits, outdoor seating, pergolas, and a service sink;
- Disc golf baskets;
- Bike storage (interior and exterior);
- Electric car charging stations;
- Exterior exercise circuit equipment;
- A dog park (for private use by the residents) including a large and small dog area, complete with seating area, a drinking fountain, and training fixtures such as a jump bar and weave poles;
- An arboretum area at the north end of the site featuring outdoor seating;
- A bike trail connection to a major bike trail system;
- Over 4 acres of open space; and
- Outdoor terraces available to the residents in addition to their own private balconies.

MS. WALLRICH then discussed the Architecture noting that a lot of time was spent on the roof line which resulted in an increase of the overall height of the building. She noted that originally there was not enough articulation on the roof line. She also highlighted the middle entrances noted the different brick pattern and taller roof. There are floor to ceiling windows, larger terraces and roof gardens. There is a raised elevation for the parking level similar to the existing buildings on Greenway. The building material has texture and there is the addition of landscaping vines growing on the side of the parking structure. Each unit will have a wall HVAC unit. The louvers are painted to match the brick color. There will be no roof or ground units.

There are 72 units per structure with the following breakdown of unit type:

Unit Type	Area (SF)	# of Units
2 bedroom/2 bath	1,286-1,356	44
2 bedroom/2 bath/study	1,616	4
1 bedroom/1.5 bath	1,073	4
1 bedroom/1 bath	924-987	20

Building height is addressed in the Substantial Deviation of 2000. In one section of the Ordinance it talks about increasing the original PUD approvals by increasing it to 4-stories with 1 story parking underneath it. Later it provides for increase in the building height to allow for 4 story buildings not to exceed 56' in height. This leaves some interpretation in that it is not clear if this is just referring to the height of the 4 stories and not the parking level. The buildings that are constructed are 62'. MS. WALLRICH discussed how building height is defined in the Zoning Ordinance as the mean height of the highest roof.

The proposed multi-family structures are constructed predominately of masonry materials. The façade of the residential units is constructed of a thin brick embedded in precast panels that will be installed as horizontal panels. The ground floor includes a stamped precast stained panel that matches the accent areas of the club house.

There was much conversation regarding R-5 vs R-6 Zoning and the current zoning of the property.

MS. WALLRICH stated the Zoning Map shows the property being R-5. The Annexation Agreement indicates the property as R-6. The Substantial Deviation of 2000 notes a R-5 zoning; however, Staff is unable to find any documents showing it was rezoned from R-6 to R-5. She noted the exhibits that indicate R-6 zoning and "Condos/Apts" in the subject area and the condo area by Greenway Boulevard. She noted that PUD is what is significant. PATRICK CONNELLY, Village Attorney, stated the idea of the PUD is to take a larger parcel that will require a unique plan that will not fit into R-5 or R-6 and you create the development standards within the PUD.

COMMISSIONER KRONER questioned where in the Ordinance is there zoning for apartments.

MS. WALLRICH referred to Exhibit C which identifies condo/apartments.

MR. CONNELLY explained there is case law that makes it problematic to make a sole zoning decision on a multi-family setting based on whether it is a condominium or an apartment. This would say you are now turning into the ownership of the unit rather than the density. For example, if it was all condominiums, everyone could rent them out and they are still having the same amount of renters. They are asking for a change in what was approved. He noted it is problematic to make this a issue of apartment vs condominium.

MS. WALLRICH noted that a more useful mechanisms to control ownership is Covenants and Restrictions, not zoning. She stated that C & R's are a strong regulatory power.

ANDREA CROWLEY, Griffin & Gallagher, gave a presentation about the proposed project. She explained there is no market for condominiums anymore and that the trend is now luxury rentals. She stated they are a "for profit" developer and would not be doing this project without a Market Study showing this would be successful. As future tax payers of Tinley Park, we want what is best for Tinley Park.

COMMISSIONER MOYLAN asked if there were a certain number of pre-rentals in order to get financing on this project. There were no comparable on the study from Will County.

COMMISSIONER KRONER noted we just received the summary on the Tracy Cross Study today and we are unable to make a decision without seeing the full study and complete information. MR. KRONER also stated that he can find nowhere in the Ordinance that says anything about apartments. On page 10 of the Ordinance it talks about the impact on the school and park districts. When this Ordinance was written it is clear that they were talking about condos, townhouses and homes that had impact on the school and park districts and services. Will you be paying impact fees that are stated in this Ordinance?

MS. CROWLEY replied that they will be paying all the fees required by ordinance..

STEVEN GREGORY, Landscape Architect, gave a presentation about how they arrived at the Site Plan and why they are excited about the project. He explained how the transition of housing types provides a buffer from the ComEd lines, 191<sup>st</sup> Street and future commercial. He stated he agreed with the original PUD by putting the lowest density away from 191<sup>st</sup> Street and the higher density closer to 191<sup>st</sup> Street. He stated that engineering has not been commissioned yet because they are waiting for the site plan approval. He noted that the nine buildings would be closer to the existing townhomes than the proposed two buildings. He stated that he feels the tradeoff provides more green space and opportunity for amenities.

COMMISSIONER MOYLAN noted he was out at the site and saw that the Pump Station is about 15' higher in grade compared the townhomes. Taking into consideration the patios and the elevation, this causes a privacy issue for the existing townhouses.

CHAIRMAN MATUSHEK asked about the privacy issues and the distance between the buildings and the townhouses.

MR. GREGORY stated that the proposed distance between the townhomes and the building is 195'. He stated that he understood they were not residents but they want to be by creating a viable quality project and that the trend is not for ownership at this time. He stated they are reacting from the market pressure to build rental units.

MS. WALLRICH stated the base elevation will be considered when the engineers evaluate it. Regarding the privacy issue staff has suggested that an enclosed green screen is a possibility for the roof terrace.

COMMISSIONER KRONER asked if there will be on-site management.

MR. GREGORY stated there will be management and there will be rules that the tenants will have to abide by.

SCOTT SHALVIS, Architect, gave a presentation and presented examples of the building materials to include pre cast brick samples.

There was significant discussion from the Commissioners regarding the proposed building materials. The Commissioners requested examples of residential buildings in the local area that have used the pre-cast brick. It was also requested that Tracy Cross explain in their study the impact on the property values when using this type of building material.

MS. WALLRICH asked MR. SHALVIS to explain the installation process and the difference between brick and block vs pre cast brick.

### MR. SHALVIS stated

- Brick and block walls are done in several phases. A block wall has to be built with concrete block (CMU) which is 50% hollow, then grout it, reinforce it and water barrier it. It requires redundant scaffolding. The concrete block is only 8 inches.
- The proposed pre-cast is a thin brick with 10" of solid concrete behind it. It is better for sound, better for thermos performance and better for water protection. He noted this is a modern technology and provides a much great PSI (Pounds per Square Inch) strength then the typical brick and block construction. He also noted that block and brick is dependent upon the weather and consistency of labor talent.

COMMISSIONER SHAW asked about the occupancy rate mentioned at the Workshop being 3% in the 9750 in Orland Park building. In the Tracy Cross study it states 4.7%. He asked if the Orland Park buildings have altered their rental rates?

MR. GREGORY stated the rates have increased.

COMMISSIONER KRONER asked if it is in the Tracy Cross scope to be able to submit an opinion as to whether putting up these buildings with precast materials would hurt the value of properties that were put up in the immediate area with brick and block. Please ask them to add this to their final study and submit it to the Commission. It was committed to the Commission by Mr. Gregory and Ms. Crowley that the Plan Commission and Staff would have the Tracy Cross Market Study presented no later than June 12, 2017. Those statements were made on behalf of the Petitioner.

COMMISSIONER MOYLAN asked about the location of the walking and bike path. MR. MOYLAN also noted before a decision could be made a complete report from Tracy Cross would be necessary.

CHAIRMAN MATUSHEK noted the primary issues are the height exceptions and the Site Plan. MR. MATUSHEK asked for additional questions from the Commissioners regarding those issues.

MS. WALLRICH stated the request before you is the Site Plan and the Special Use. The Urban Design Overlay District does establish a setback; however, the UD-1 only references non-residential buildings.

COMMISSIONER SHAW asked about entitlement. What is entitled without any Special Use? This is 9 buildings with and 16 units. The Ordinance as approved talks about 16 buildings at 22 units. There was an error in the Ordinance. Clarifying was is entitled without exception is 9 buildings with 16 units. The staff report emphasizes additional open space and the advantage of doing 2 buildings rather than 9 buildings. Regarding the Standards to what extent other configurations were considered not to be detrimental to the property values of the neighborhood. He noted that the change from 9 buildings to 2 buildings is what the public is concerned with. There are other alternatives. Have you done an analysis to these alternatives?

MR. SHALVIS stated they did look at other alternatives but wanted to maximize the amount of green space.

MR. SHAW stated that the report emphasizes the open space and deemphasizes the 2 large buildings that are not in keeping with the character of the rest of the neighborhood.

CHAIRMAN MATUSHEK stated we are trying to come up with the best plan visually that is not going to be a detriment to anyone's property values. Is there something better than this?

COMMISSIONER SHAW stated regarding the findings what the roadway improvements are expected. Special Use should contribute to the economic development. This does not support Special Use.

CHAIRMAN MATUSHEK stated with no further comment he asked for testimony from the public.

Resident #1 – Resident of Brookside Glen. Everyone is talking about the original concept. The Ordinance is a clear as you can get regarding R-5 to R-6. R-5 is low density. R-6 has a whole paragraph. The two are different in regards to ownership. The Orland Property is a totally different area. There are other locations that are probably better for this.

Resident #2 – Resident of Brookside Glen. The impact of 300 cars, guest, fire department, police and schools. Where are we R-5 or R-6. This does not fit into this community.

Resident #3 – VP of Townhouse Association. Request to continue this PH so other residents can attend due to the graduation. Market Research – highest rent in area is \$1300.00. These are not 2 like properties. PUD – look over I-80 you will see condos and townhouse and now 2 massive hotels – doesn't fit into neighborhood. Has anyone done a traffic study? Where are the samples of the HVAC as promised at the Workshop? Is there a Bond or Escrow to guarantee finishing the project? The amenities you are talking about don't make sense. Can the parking decks be put on the inside of the building rather than the outside of the building to eliminate noise? Can you move the dog park?

Resident #4 – Lives across street from the nearest townhouse. This is a glowing report – but it leaves out – doesn't fit in neighborhood.

Resident #5 – Zoning – condos, townhomes, single family. This should cease. Pre-fab stuff – where are you coming from? Fair Market Study – what is this based on? People who rent don't care about walking path.

Resident #6 – Who commissioned the report? I would rather not have a dormitory in my neighborhood.

Resident #7 – Live behind the dog park. PUD – a community, this is an oasis, no one else has access to these features they are proposing. Will there be another hearing if they want to put in the banked parking spaces? Will these parking spaces fit there? Cars will shine lights in our windows? Are there any other PUD's in Tinley Park?

Resident #8 – Brookside Glen – 20 years. This project does not belong in the community. Petition submitted. 2 Ginormous "Hotels" doesn't belong in this area. Don't welcome this. The renters have no stake in the game. Horrible looking. The submitted Petition mentions 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.

Resident #9 – House behind Pumping Station. What will residents see in back yard? Power Lines, Viability of the project consider the Gun Range and the dogs are loud.

Resident #10 – Resident near the proposed units. I am dismayed with the Market Study being an Executive Summary. Will there be someone available to answer questions from those that did the Market study?

Resident #11 – Live in Brookside Glen on the Lancaster side – Who will monitor the security cameras?

288 parking spaces for 144 apartments. Where will visitors park? Least expensive cost of building unit is \$104,000. 3 ½ years to recoup money. Can they guarantee rental for 10 years. Like Commission to consider all the people who came out tonight. Need to delay this until the complete study comes out.

Resident #12 – Site Plan Approval and Special Use – Nothing on vehicular ingress and egress. Congestion will occur. Many things need to take into consideration.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to continue the Public Hearing on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT to the next regular Plan Commission Meeting on June 15, 2017. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK asked for further comments from the Commission.

COMMISSIONER KRONER asked Staff to check on the turning lane on intersection of 171st and LaGrange Road.

COMMISSIONER BERTHOLD asked about the position of the entrance to the Dog Park and parking areas. He noted that the developer would have to address these issues. There is a noise impact related to the position of the patios. This is related to the Site Plan. If you don't address this I will not approve it.

MS. CROWLEY asked for specifics that need to be addressed.

MR. BERGTHOLD replied the position of the banked parking spaces, the dog park issues and the patio positions.

## **ADJOURNMENT**

There being no further business, a Motion was made by COMISSIONER BERGTHOLD, seconded by COMMISSIONER SHAW, to adjourn the Regular Meeting of the Plan Commission of June 1, 2017 at 10:54 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.

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

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

PATRICK CONNELLY, Village Attorney, stated at the last meeting there was an issue regarding zoning. Some of the documents are missing from Village files for the years 1990 to 2000. It is recommended that the petition before you be reviewed as Substantial Deviation regardless of the zoning designation and the Commissioners review the application using the Standards as outlined in the Zoning Ordinance.

CHAIRMAN MATUSHEK noted letters have been received from residents and will be made part of the Public Record.

PAULA WALLRICH, Interim Community Development Director, presented a PowerPoint and stated Applicant will respond to concerns from the Commission and the Public following her presentation.

MS. WALLRICH stated the Petitioner's request is for approval of a Substantial Deviation from the Brookside Glen PUD which was annexed and adopted in 1990. There was a Substantial Deviation in 2000 which provided for a total of 22 structures with 16 dwelling units in each of them. There were a total of 13 condominiums built, leaving 9 structures still to be developed on the subject property. The Applicant's request is to deviate from the approved nine (9) structures with 144 units to two (2) structures of 72 units each for a total of 144 units as approved in the 2000 Substantial Deviation. A third building is proposed for a clubhouse with a pool and other residential amenities.

MS. WALLRICH then explained Planned Unit Developments, noting the following:

- Master Planning Zoning Technique applicants can ask for a Substantial Deviation
- Provides flexibility for Planning and Zoning
- Suspends underlying Zoning District regulations
- Guided by the overall intent of the PUD

She noted the Site Plan has changed due to questions and concerns raised by the public and the Plan Commission at previous meetings. The roof terrace was moved from the south end to the north end of Building #2. There were also questions regarding the location of the dog park and the hours of operation, and the location of the banked parking with concerns of headlights shining into the existing townhouses. She noted that the developer will discuss these changes later in the meeting.

Staff reviewed identified two (2) exceptions to Zoning Ordinance with the proposed Site Plan; one is regarding setback and the other is building height. MS. WALLRICH noted that the Urban Design Overlay District requires a maximum front yard setback no greater than 20'. The existing condos on Greenway Boulevard are setback 30'. Building #1 has a front yard setback ranging from 14' to 24' and Building #2 ranges from 22' to 36'. They vary due to the curvature of the street. Regarding building height, MS. WALLRICH stated that Staff requested the developer to raise the roof for improved articulation of the roof line. The main ridge is 62', the maximum height is 69', but because of the way roofs are measured, by building height definition, the mid-point of the slope is at 62'. The property slopes approximately 10' from the existing condos on Greenway Boulevard. Final engineering is not complete so the exact measurement is unknown at this time. The existing condominium roof ridge is at 62' and the lower ridge is at 55'.

Staff noted the following Open Items:

• Security Cameras

- Property maintenance and on-site management residency
- Number of buildings
- Viability will this product be successful in the marketplace?
- Timing, staff recommends assurances that the amenities are completed at the same time as the buildings are completed there will be no occupancy until all amenities are completed.

MS. WALLRICH noted that after Plan Commission discussion and public testimony the Plan Commission will review the Standards by which they will judge this project.

CHAIRMAN MATUSHEK asked for a presentation from the Petitioner.

ANDREA CROWLEY, Griffin & Gallagher, LLC, introduced the Development Team. She thanked Staff, the Commission and residents for all their helpful comments and suggestions and noted that the team will address previous questions and concerns. MS. CROWLEY stated that the rental issue is not an issue due to case law. The Developer is seeking Site Plan Approval and a Special Use for Substantial Deviation. She noted that the question is about how the 144 units sit on the site and how much green space can fit on the property. She stated that the Developer feels this is a better product and looks better and has much more value than the original approval.

STEPHEN GREGORY, Landscape Architect and Land Planner, presented a PowerPoint and stated the team has worked diligently with staff regarding changes to the original plan. The Petitioner is requesting a Substantial Deviation regarding the changes from nine (9) buildings to two (2) buildings, and changing the footprint to allow for more green space. The Petitioner is asking for a Variation on the height of the buildings. They have incorporated the change on roof height per Staff's request, which added interest to the overall plan. Regarding the setback, the Urban Design Overlay District allows a zero lot line, but the building will be pushed back to reflect the character of the street.

There were concerns regarding the patio area being close to the townhouses. The Petitioner was able to flip the orientation so it is located closer to the clubhouse rather than the townhouses. Additionally, we were asked to look at the land banked parking which we were able to put in an interior site and if the parking is needed, the headlights will not shine on the townhouses. This will also increase the amount of landscaping. The distance between the townhomes and the buildings is 200' with no parking. The dog park area hours are dusk to dawn and the residents will have to have a security fob to enter.

COMMISSIONER KRONER asked why they did not move the dog park area to a different location so it is not close to the townhouses. MR. GREGORY replied they felt spatially it did not work out and that the size and location did not fit. He stated that they felt the dog park needs a larger area. COMMISSIONER KRONER asked how often the dog park would be cleaned and by who. MR. GREGORY replied that it would be cleaned by maintenance, but have not worked out the details yet. COMMISSIONER KRONER stated he did not understand why they could not flip the dog park with the arboretum, questioned the difference in the square footage of both areas, and stated he felt it would be an easy fix so the dog park would not be close to the existing townhouses. He also noted that a decision has not been made as to whether there will be on-site maintenance. He wanted to make sure this was addressed. MS. WALLRICH noted the location of the dog park could be a condition of the approval.

After much discussion MR. GREGORY agreed that they would revisit this and the dog park could be moved to the other side of the site where the arboretum is currently located on the Site Plan. MR. GREGORY offered to delete the dog park and replace the dog park with a kid's park.

MR. GREGORY then explained that the Rules and Regulations take the place of Declarations and Covenants. The leases will be one year leases. The owner of the property will make sure there is maintenance on the property. There will be 288 parking spaces for the 144 units. There will be 72 spaces land banked for 2.5 spaces per unit, noting that they have doubled the required open space to comply with the required screening.

MR. GREGORY noted that they will have security cameras which will be monitored by the management company. Management will be there from 9am-5pm daily and arrangements will be made to monitor the cameras after hours.

MR. GREGORY presented a picture of the existing streetscape and the proposed view of the two buildings and the clubhouse.

TRACY CROSS, Tracy Cross Associates, Inc., gave a presentation explaining the Market Study that was presented to the Commission and posted on the Village Website. MR. CROSS noted the Market Potential revealed a 1.8% vacancy rate for rental property. The units are upward of 1,200 sq. ft. with a rate of \$1.60 per sq. ft. The potential residents would require an income of approximately \$65,000 to afford the rental rate. The profile of the renter would be 45% singles and couples under 35 years old.

There was much discussion from the Commissioners regarding the Tracy Cross Market Study.

CHAIRMAN MATUSHEK asked what would make a person rent in Tinley Park as opposed to Downtown Chicago? MR. CROSS replied the Downtown Chicago rentals are approximately \$3.25 per sq. ft. and the rents are higher and would require an income of approximately \$100,000. He noted there is strong growth in Will County and employment is up in that area.

COMMISSIONER KRONER questioned MR. CROSS about the study, specifically comparable properties, target market, population projections, vacancy rates, proximity to transportation, and price point. COMMISSIONER KRONER asked about the property values of homes in the area decreasing when this project uses precast building materials and why didn't the study include the Orland Park apartments. COMMISSIONER JANOWKSI questioned MR. CROSS on the locations of the properties used as comparables.

MR. CROSS replied to COMMISSIONER KRONER by stating the statistics noted in his Study explained how he arrived at the data in the Study. He noted the amounts of projects in the local area are limited. He used comparables that included newer construction even if they were not in the immediate area. He noted that property values will not be affected by the precast construction and there are no homes within two blocks of the Orland Park apartments.

COMMISSIONER JANOWSKI asked what would drive a person to live in Tinley Park. MR. CROSS replied 42% of the existing renters in Tinley Park are 35 years of age or younger.

COMMISSIONER MOYLAN questioned MR. CROSS if regarding true market is what someone is willing to pay. He asked why someone would rent an apartment for \$2,500.00 per month when they can rent a townhouse in the same area for less. MR. CROSS replied the apartment will have amenities and the townhouses would not.

MIKE WALSH and JUSTIN FROSH, ATMI Precast, presented pictures of buildings in the area that have used the precast material in their construction.

COMMISSIONER KRONER noted that of the 13 properties previously presented to the Commission, only 1 was a residential property. COMMISSIONER KRONER also asked about the HVAC units.

COMMISSIONER JANOWSKI asked where the precast product is manufactured.

MR. WALSH and MR. FROSH presented pictures of two additional residential properties using the precast material. They stated the precast is concrete and the advantages are:

- Increased fire protection
- Less noise
- Life-cycle is longer

MR. FROSH replied that that precast product is manufactured in Aurora, IL. MR. WALSH replied the HVAC units are called Magic Packs and they are self-contained ducted units.

CHAIRMAN MATUSHEK asked for testimony from the public.

LINDA JEFFREY stated she is a 20+ year resident of Brookside Glen and she is concerned about safety.

MARGE CAHILL is a representative of the community group "United Against Brookside Glen Apartments". The group consists of residents of Brookside Glen and there are over 900 members on Facebook. The group will present Objections to the Development.

JOHN WEGNER presented Objection #1 – Character of the Neighborhood. Per section II, Planned Unit Developments, B.6.a.:

Substantial Deviation: Any changes which include increases in density, increases in the height and/or bulk of building, or other changes which change the concept or intent of the development, shall be deemed a substantial deviation.

He stated these buildings are extremely oversized and not compatible with the surrounding low-density neighborhood.

MICHELLE PALUMBO presented Objection #2 – Traffic Concerns. She stated this development will create significant traffic congestion. We believe the increased traffic is not in compliance with Zoning Ordinance SECTION VII-Planned Unit Developments, Section C. STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS, Sub-Section I. General Provisions For All Planned Unit Developments, item (f) which states:

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.

Objection #3 – Trust with the Developer – She stated the developer, on several occasions, has acted in a manner that has soured the trust of this commission and the community as a whole.

MIKE FITZGERALD – presented Objection #4 – Supply of light and air on adjacent properties. Zoning Ordinance SECTION X. ADMINISTRATION AND ENFORCEMENT, Section G VARIATIONS: 4. Standards for Variations, Item D-6 states:

The proposed variation will not impair an adequate supply of light and air to an adjacent property.

Objection #5 – Variations are not allowed solely to increase profit.

Tinley Park does not allow a developer to ask for a variance to increase their profit.

Zoning Ordinance SECTION X. ADMINISTRATION AND ENFORCEMENT, Section G VARIATIONS: 4. Standards for Variations, Item D-3 states:

The purpose of the variation is not based exclusively upon a desire to make more money out of the property.

BRIAN GOOLESTE – presented Objection #6 – Impact on Property Values – Zoning Ordinance SECTION X. ADMINISTRATION AND ENFORCEMENT, Section G VARIATIONS: 4, Standards for Variations, Item D-6 states:

The proposed variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

RESIDENT – presented Conclusion of 6 Objections – They stated this project is too large for the existing low density community, it will change the character of the neighborhood, create traffic problems, there are trust issues with the developer, it will have a negative impact on the air and light of adjacent properties, these variations are not allowed to based solely on increased profit and it will negatively impact surrounding property values. This project is better suited for a higher density mixed use area near a commuter train station, not a low-density residential neighborhood across from a dog shelter and shooting range. Request a hard copy be made part of the official minutes.

MIKE STUCKLEY – There is a security issue. Have you considered a Courtesy Officer with a discounted rental rate? How many people will occupy the green space? Precast could need painting.

CAROL BATES – The turnover of rental units is unacceptable.

DEBRA HUNTER – Regarding the Market Study, I am concerned with the comparables used. The Orland Park development is very nice and I would consider living there. They do not compare to this development.

GERALD STASZAK – I am a realtor and no one has ever asked me for a property that is behind a 144 unit apartment building.

RESIDENT – The train station is not 1.3 miles from the propose development as mentioned in the Tracy Cross Study. I drove it and it is 2.1 miles away.

RESIDENT – A few weeks ago the Commissioners were sent letters saying their services were no longer needed. The Mayor can now hand pick his Commissioners. I want to thank the current Commissioners for their service and hard work.

JOHN MILOSOVIC – Tinley has changed dramatically. Why hasn't the closing of Lincoln-Way North been mentioned in the Study?

MS. CROWLEY gave a rebuttal to the resident's comments. She stated this will be a better project than the previous proposed project and rental is not an issue. A traffic study was done as part of the initial approval. The sun will not be blocked by the building. On the Orland Park development the commercial came after the apartments were built.

RESIDENT – I have investment property in Tinley Park and I have a hard time getting \$1,300.00 per month. How do they expect to get \$2,500.00?

CHAIRMAN MATUSHEK asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to close the Public Hearing 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 stated there are Finding of the Facts in the Commissioner's packets.

MR. CONNELLY stated if the Commission feels it is appropriate, this is the time for a Motion.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN to recommend that the Village Board DENY 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 multifamily 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 191<sup>st</sup> Street in the Brookside Glen Planned Unit Development, in accordance with plans as noted on the List of Reviewed Plans within the Staff Report.

AYE: COMMISSIONERS BERGTHOLD, JANOWSKI, KAPPEL, KRONER

MOYLAN, AND CHAIRMAN MATUSHEK

ABSTAIN: COMMISSIONER STANTON

ABSENT: COMMISSIONER SHAW

CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER KRONER stated to the Petitioner if they return to the Plan Commission with another plan, we do ask that you are better prepared and more accurate. He also noted he has been involved with the Plan Commission for 1 ½ yrs. and the amount of time that each Commissioner has put into this project is impressive and it has been an absolute enjoyment to be on the Commission. COMMISSIONER KRONER announced the 5 of the 6 current Planning Commissioners would be replaced after this meeting. Staff has also put in a lot of time and I would like to thank the Commissioners leaving, for their service to the town and residents of Tinley Park.

**GOOD OF THE ORDER** CHAIRMAN MATUSHEK stated the Commissioners are the finest people and I would like to thank Staff for their hard work.

COMMISSIONER MOYLAN stated he would like to thank the Staff and the Commission.

COMMISSIONER JANOWSKI stated it has been an honor and privilege. We have had a lot of obstacles of the last year. This Commission and Staff have worked diligently to try and make this a better community in good faith. Each of these individuals has brought a lot of diversity and we have taken this Commission to a whole different level. Stay involved and if you have an issue, talk to your Trustees. I am proud to be a resident of Tinley Park. I will stay involved.

# RECEIVE COMMENTS FROM THE PUBLIC

RESIDENT #1 - I am a resident of the School District 210. They are on the watch list at the lowest level of the State. They get 2 out of 4, and are at the bottom 10%. This is a big deal for tax payers in the State.

RESIDENT #2 – This Commission is all the people we should keep.

# **ADJOURNMENT**

There being no further business, a Motion was made by COMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN, to adjourn the Special Meeting of the Plan Commission of June 28, 2017 at 9:59 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.



# **Applicant**

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

### **Property Location**

SWC of Magnuson Lane and 191st Street

# **Parcel Size**

7.65 ac

## **Zoning**

R-5 PD Brookside Glen PUD

#### **PINs**

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

# **Approvals Sought**

Site Plan Approval, Special Use Permit 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**

May 18, 2017

# THE RESIDENCE AT BROOKSIDE GLEN

SWC of Magnuson Lane and 191st Street



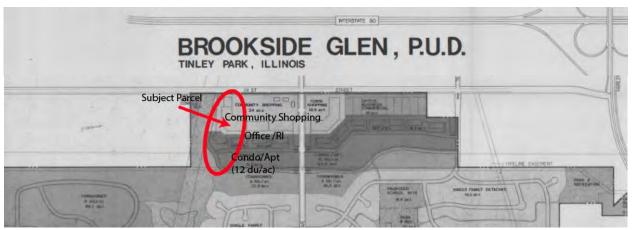
#### **EXECUTIVE SUMMARY**

The Applicant, Andrea T. Crowley, on behalf of Karli Mayher and DJM-Vandenberg Brookside Joint Venture, seeks Site Plan Approval and a Special Use Permit 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) two and three bedroom rental units in each building for a total of 144 units.

The approved PUD (2000) provided for nine (9) 16-unit structures for a total of 144 units. The density and unit count remain the same as originally approved; however, reducing the number of structures allows for additional green space and amenities such as a club house, pool, cabanas, dog park, outdoor recreation and fitness areas, walking path, grilling areas, arboretum, Frisbee golf, and fire pits. Each unit is provided with an indoor parking space.

The property is zoned R-5 PD (Low Density Residential, Planned Unit Development) and is located in the Urban Design Overlay District. As a PUD, deviations from the Zoning Ordinance are considered exceptions rather than variations; therefore, these exceptions are reviewed in context of the original intent of the PUD rather than strict adherence to the Village's Zoning Ordinance. The following table outlines the exceptions according to the proposed plans:

Exception	Requirement	Proposed
Building Setback	20' maximum	14' - 36'
Parking Setback	25' minimum	TBD
Building Height	56' maximum	62'



Excerpt from the Original Brookside Glen PUD

The Brookside Glen Planned Unit Development (PUD) was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. This is not atypical for a property of this size that has had to respond to market trends and fluctuating economic conditions over time. The subject property was originally planned for a mixture of commercial, office, restricted industrial, and residential uses (condo/ apartments).

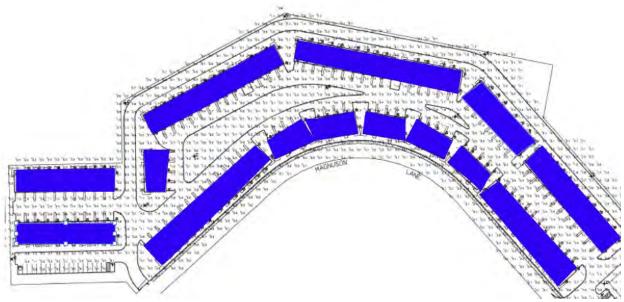
In 2000, a Substantial Deviation from the PUD was approved for nine (9) 4-story, 16 unit condo buildings similar to the housing types that currently exist on Brookside Glen Drive and Greenway Boulevard. This project was never built and Staff has been unable to locate plans for the project. Since that time, there have been a few other proposals including a condominium development scheme with nine 8-unit buildings and one 16-unit building (submitted in 2007; see image below). In 2014, a proposal was submitted for 123 units in 17 buildings comprised of between 4 to 15 attached single-family rowhouse dwelling units per building (see image on next page). Neither project was approved.



Existing Condominiums



Proposed Plans from 2007 (by others)



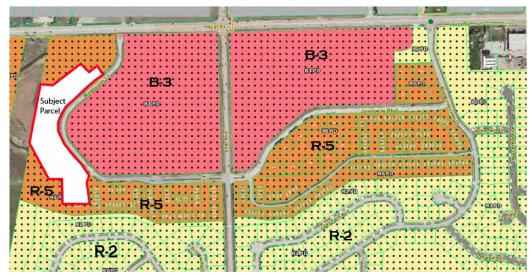
Proposed Plans from 2014 (by others)

In July of 2016, the Village was approached by the Applicant, Karli Mayher, to develop the same 7.65 acre parcel. However, her proposal was for two (2) buildings instead of nine (9), yet maintained the same density (18.8 du/ac) and unit count (144 dwelling units). As part of the Applicant's study of the residential market they discovered that financing for condo developments is becoming increasingly more difficult due to the subprime mortgage crisis and the trend was moving away from home ownership (condos). Tinley Park is becoming more attractive to the young professional wanting luxury housing without the maintenance responsibilities. These renters are looking to live close to public transportation and shopping opportunities. The Applicant is seeking to capitalize on this housing trend and develop upscale rental units that provide modern amenities not commonly found in rental housing.

Rental developments have historically struggled with maintaining value over time. There are many examples in the south suburbs that experience a decline in building condition as maintenance costs increase. One way to insulate against such decline is to ensure there is an inherent cost or value to the development that necessitates a certain Rate of Return (ROI) over time. The subject parcel has proposed significant amenities beyond what is expected or required of multi-family developments. Such things as a clubhouse, pool, exercise areas and fitness center, dog park, walking paths, outdoor grilling area, roof decks, and cabanas not only contribute to the overall character of the development but contribute to a higher operating cost that in turn commands a certain lease rate to guarantee an expected rate of return. The Applicant has also referenced market research that indicates that the amenities of a development that distinguish one development from another, thus, increasing its leasing market.

## ZONING, ADJACENT LAND USE, & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is zoned R-5 PD (Low Density Residential) and is part of the Brookside Glen Planned Unit Development (PUD). It is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to "accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties". UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots.



Graphic Showing Zoning in the Vicinity of the Site

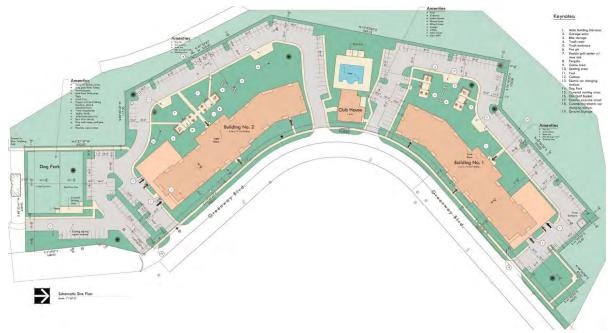
Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pump station is located immediately to the south and a townhome development exists to the southeast with 2-story structures housing 4-6 units. East of 80th Avenue, multifamily uses continue with townhomes and 4-story condominium buildings of 16 units each. These structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the ground floor parking garage. A detention pond is located to the north and functions as a buffer to 191st Street. The Wolverine Pipeline traverses the site (east to west), just north of the proposed dog park.



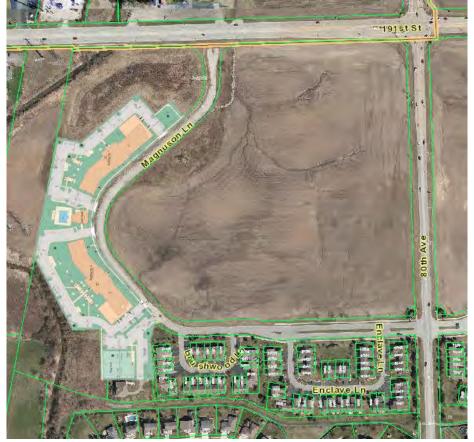
The underlying zoning district of R-5 provides for certain bulk regulations, as does the UD-1. As a Planned Unit Development, deviations from these requirements are considered 'exceptions' and are not reviewed as a 'true' variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

The Village's Comprehensive Plan indicates the subject area as residential.

The proposed Site Plan shows two (2) multi-family residential structures (each with seventy-two (72) dwelling units) and a club house in between the residential structures. The buildings follow the curve of Magnuson Lane. The Applicant has worked cooperatively with Staff to create an optimal Site Plan, resulting in several revisions to the original submittal. There will be a few additional revisions presented at the workshop meeting on May 18<sup>th</sup>.



Excerpt of the Applicant's Color Site Plan



Staff's Graphic Showing the Site Plan Over an Aerial Image

### **Setbacks**

The buildings are located closer to the street in order to meet the intent of the Urban Design Overlay District, which establishes a maximum front yard setback of twenty feet (20'). Staff notes that Building 1 has a front yard setback that ranges from 14' to 24' and Building 2 has front yard setbacks ranging from 22' to 36'. It is important to consider the scale of the building when thinking about 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. This all contributes to the mitigation of 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'.

<u>Exception #1</u>: Front yard setback. The Urban Design Overlay District requires a twenty foot (20') maximum setback for the front yard. The proposed structures do not meet this requirement in all instances.

Additionally, in an attempt to meet the intent of the Urban Design Overlay District's regulations, the Applicant has located the majority of the surface parking behind the buildings. The regulations call for parking to be set back a minimum of twenty-five feet (25') in front yards. Staff has recommended that all parking areas meet this requirement. A revised Site Plan will be presented at the workshop meeting. Parking is discussed further in the Parking section of the Staff Report.

<u>Exception #2</u>: Parking setback. The Urban Design Overlay District requires a twenty-five foot (25') minimum setback for parking. The Applicant is encouraged to design all parking areas to meet this requirement.

# **Landscape**

The Applicant has provided a Landscape Plan that meets the spirit of the Landscape Ordinance, according to the Village's Landscape Architect. Staff recommends some minor revisions to the Landscape Plan, which will be resubmitted for final review prior to the Public Hearing. The minor revisions include re-arranging the plantings to be grouped rather than planted in a linear pattern and correcting specifications for plant material sizes. Staff will continue to work with the Applicant to achieve a satisfactory Landscape Plan.



Excerpt from the Proposed Landscape Plan

# Parking & Access

Some of Staff's suggested revisions to the Site Plan include land banking some parking spaces and reconfiguring the access drive at the south end of the property. The Site Plan currently contains 360 parking spaces (144 of which are in the ground floor garages in the residential buildings), which meets the Village's parking regulations in Section VIII.A.10. (2.5 parking spaces/DU).

The Applicant does not anticipate the need for 2.5 parking spaces per unit, especially since there are one-bedroom units. In addition, the development will be marketed to young professionals that are seeking access to public transportation and therefore often require only one (1) vehicle per household. The Applicant has agreed to land bank parking spaces and construct them if needed in the future. This requires the providing space for parking but not improving it until a need is established. As a result this will create additional green space for the development until such time as the parking is needed (or not needed). The parking areas that will be land banked will be spaces located nearest Magnuson Lane, thereby parking will primarily be located behind the structures to meet the intent of the Urban Design Overlay District This would not necessarily constitute an exception since the total number of required parking spaces will be provided. This is an acceptable practice within the context of a PUD. Staff recommends notation of the land banking as part of the Special Use conditions.

Staff also suggested that the Applicant reconfigure the south curb cuts on Magnuson Lane and consolidate them into one single access point. This will preserve access to the municipal pump station and create a safer entry into the residential site. Additionally, Staff requested that the parking garages have access out each end of the residential buildings to improve the maneuverability within the garages. This change will create new garage entry points on the south side of Building 1 and the north side of Building 2. The Applicant will revise the plans accordingly.

The plans show the addition of public sidewalk along the west side of Magnuson Lane. Staff recommends the sidewalk also be added along the south side of Magnuson Lane/Greenway Boulevard to link John Michael Drive to Brushwood Lane via public sidewalk. The Applicant has provided sidewalks and carriage walks within the site itself to serve the residents and guests. Staff has encouraged the Applicant to add crosswalks to further improve the pedestrian safety within the site.

The Applicant has provided a bike connection to the Frankfort Square Park District's bike trail system that is just south of the municipal pump station. The bike trail meanders through residential areas and eventually leads south to the Old Plank Road Trail.

# Lighting

The Photometric Plan indicates adequate lighting in the parking areas, which is provided by decorative light fixtures. Staff recommends the Applicant add decorative wall sconces near the entry doors and garage doors to add to the aesthetics and the residential character of the buildings.

# **Trash Enclosures**

The Applicant has provided an interior trash room for the tenant's to dispose of their waste. A management company will handle the trash collection from the trash room to the outdoor trash enclosures. The exterior trash enclosures will be constructed with materials matching the façade of the buildings.

### **Amenities**

In order to create and preserve value for the residential dwelling units, the Applicant proposes many amenities onsite, including but not limited to:

- Indoor ground-level parking garages with at least one space per dwelling unit;
- A club house including an outdoor pool with cabanas, a fitness center, locker rooms, free WiFi, a lounge, a meeting room, a computer room, and a great room with a kitchenette.
- Outdoor grilling areas for each building, including grill stations, fire pits, outdoor seating, pergolas, and a service sink;
- Disc golf baskets;
- Bike storage (interior and exterior);
- Electric car charging stations;
- Exterior exercise circuit equipment;
- A dog park (for private use by the residents) including a large and small dog area, complete with seating area, a drinking fountain, and training fixtures such as a jump bar and weave poles;
- An arboretum area at the north end of the site featuring outdoor seating;
- A bike trail connection to a major bike trail system;
- Over 4 acres of open space; and
- Outdoor terraces available to the residents in addition to their own private balconies.



Rendering of the Outdoor Terrace and Grilling Stations



Close View of Grilling Stations



The two (2) residential structures bookend the site with mirror images of each other. The structures are 4-stories of residential uses over a ground-level parking garage. The building height ranges from 57' to 71' with the highest range reflecting the elevation of the highest peak measured from floor grade to maximum peak while the lowest height reflects the ground elevation to the lowest roof elevation. The site has been graded to minimize the exposed ground level elevations. (see the Building Height section for further discussion).



The street façade had a central architectural feature to identify the street access; it also has increased roof height and projects 5' from the front façade. A wood trellis frames the doorway on both the front and rear facades with tapered stone columns. The top floor unit is set back to create a roof deck and includes the floor to ceiling windows. The west entrances will function as the main entrance to the facility; however, the east façade is also designed with a similar entry feature as required by the UD-1.

There are 72 units per structure with the following breakdown of unit type:

Unit Type	Area (SF)	# of Units
2 bedroom/2 bath	1,286-1,356	44
2 bedroom/2 bath/study	1,616	4
1 bedroom/1.5 bath	1,073	4
1 bedroom/1 bath	924-987	20

The smallest unit is 924 SF (1 bedroom) with the largest 2 bedroom/2 bath/study unit measuring 1,616 SF. All units exceed the Village's minimum size requirements for usable floor area. In addition to the generous unit size, all units have at least one (1) balcony with some units having two (2) balconies, private terraces, or large private roof decks. The outside end units of each building have terraces measuring 23' x 31', plus a balcony.

The architecture provides for varying roof heights, which help to break up the expanse of the roof line but also allow for several units to have increased ceiling heights in excess of 13 feet. These same units also are enhanced with floor to ceiling windows and private roof decks. Each structure reflects the curvature of the roadway. Articulation is provided throughout each façade with inset and projecting balconies.

The ground floor parking garage provides one (1) interior parking space per unit. Vehicular access will be provided at each end of the structure. A separate garage is provided at the rear outer edge of each building that provides 10 parking spaces and an expansive roof deck on top (47' x 93') and includes seating areas and grilling stations.

### **Building Height**

The height of the main ridge line of the proposed multi-family structures are  $64'\pm$  with the peak of the roof of the central entrance features measuring 71' $\pm$ . 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 65'. For comparison, the height of the condominium units on Brookside Glen Drive and Greenway Boulevard are 62' in height. While the maximum height allowed in the R-5 District is 35', as part of a PUD and the Substantial Deviation request the Commission may consider this as an exception to the Zoning Ordinance. Support for this exception is found through the analysis of the various approving documents for this PUD and is presented as follows:

The Annexation Agreement of the original PUD (1989) provided for 122.8 acres of townhomes zoned R-5 and 21.5 acres of condominiums zoned R-6 (see graphic of the proposed allotment of zoning districts under 'Background' above). The maximum height in each of these districts is 35' and 40' respectfully. There were several amendments to the original Agreement over the following years that continued to alter the original zoning and master planning for the area, including an amendment and approval of a Substantial Deviation of the PUD in 2000 which increased the allowable density, unit count, and height of the condominium units. The ordinance reads:

"The original Planned Unit Development called for 429.9 acres of single-family residential lots with a total of 1,127 lots, while the revised Planned Unit Development proposed herein would provide for 460 acres of single-family residential lots with a total of 1,192 lots. The original Planned Unit Development also provided for 123.3 acres of townhome development with a total number of 740 dwelling units, while the revised Planned Unit Development reduces the townhome development to a total of 94.6 acres and a total of 527 dwelling units. Finally, the original Planned Unit Development provided for 21.5 acres of condominium development with a total of 258 dwelling units, while the revised Planned Unit Development will have 27 acres of condominium development with 352 dwelling units. Thus, there is an overall reduction in density of 54 dwelling units. The proposed substantial deviation also 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. There will be 16 condominium buildings with 22 units in each building."

### The same document also 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."

It is unclear as to how the existing condominiums (on Brookside Glen Drive and Greenway Boulevard) were approved at 62'. However, despite the height restrictions of the underlying zoning district (35' for R-5), the proposed height of 65 can be supported by the amended ordinance which provides for four stories with underground parking and the precedence of the existing condos at a height of 62'. The Commission may wish to consider this as an exception from the maximum allowable building height per Section V.C.II. of the Zoning Ordinance and approve it as part of the Special Use Permit for a Substantial Deviation from the PUD.

Both the proposed structure and the existing condos on Greenway Boulevard have exposed foundations for the interior parking areas. The proposed buildings have elected to berm the foundation walls at HVAC wall units painted to match brick color

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.

<u>Exception #3</u>: Building height. Allow for a building height ranging between 57'-71' with the mean height of the highest roof measuring 65'.

#### HVAC

The HVAC units are installed as wall units; the metal louvers are painted to match the brick color. There will be no roof or ground units.

### **Building Materials**

The proposed multi-family structures are constructed predominately of masonry materials. The façade of the residential units is constructed of a thin brick embedded in precast panels that will be installed as horizontal panels thereby eliminating section lines or noticeable vertical breaks. Color samples will be available at the meeting but the renderings closely reflect the actual color. The accent brick is beige with matching precast accent strips serving as lintels above the windows. The accent brick highlights the main entrances and is repeated along the façade highlighting some of the balcony areas. The ground floor includes a stamped precast stained panel that matches the accent areas of the club house.



### Clubhouse

The Clubhouse is centrally located with easy access on the north and south sides for each building. The architect has been requested to modify the east façade to reflect more of a street presence with front façade features. This will be presented at the meeting. The building materials are consistent with the residential structures and measures 19' in height.



# RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the June 1, 2017 Plan Commission meeting.

## STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

### 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 will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

	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 B&W/Color	AS	01/25/2017
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	AS	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	04/27/2017
L-1	Color Landscape Plan	EEA	04/27/2017
	Partial Color Rendering		

AS Architectural Studio, Ltd.

EEA Eriksson Engineering Associates, Ltd.



# **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 Brookside Glen PUD

#### **PINs**

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

# **Approvals Sought**

Site Plan Approval, Special Use Permit 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 1, 2017

# THE RESIDENCE AT BROOKSIDE GLEN

SWC of Magnuson Lane and 191st Street



## **EXECUTIVE SUMMARY**

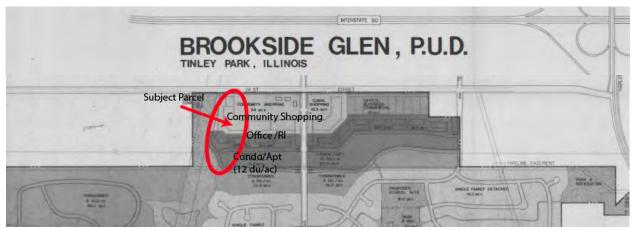
The Applicant, Andrea T. Crowley, on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, seeks Site Plan Approval and a Special Use Permit for a Substantial Deviation from the approved Brookside Glen Planned Unit Development (PUD). The Applicant proposes to construct two (2) multi-family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

The approved PUD (2000) provided for nine (9) 16-unit structures for a total of 144 units. The density and unit count remain the same as originally approved; however, reducing the number of structures allows for additional green space and amenities such as a club house, pool, cabanas, dog park, outdoor recreation and fitness areas, walking path, grilling areas, arboretum, Frisbee golf, and fire pits. Each unit is provided with an indoor parking space.

The property is zoned R-5 PD (Low Density Residential, Planned Unit Development) and is located in the Urban Design Overlay District. As a PUD, deviations from the Zoning Ordinance are considered exceptions rather than variations; therefore, these exceptions are reviewed in context of the original intent of the PUD rather than strict adherence to the Village's Zoning Ordinance. The following table outlines the exceptions according to the proposed plans:

Exception	Requirement	Proposed
Building Setback	20' maximum	14' - 36'
Parking Setback	25' minimum	<del>TBD</del>
Building Height	56' maximum	62'

**UPDATES FROM THE 5/18/2017 STAFF REPORT ARE IN RED** 



Excerpt from the Original Brookside Glen PUD

# (A more thorough outline of the chronology for the subject parcel is attached as Exhibit A – Timeline.)

The Brookside Glen Planned Unit Development (PUD) was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. This is not atypical for a property of this size that has had to respond to market trends and fluctuating economic conditions over time. The subject property was originally planned for a mixture of commercial, office, restricted industrial, and residential uses (condo/apartments).

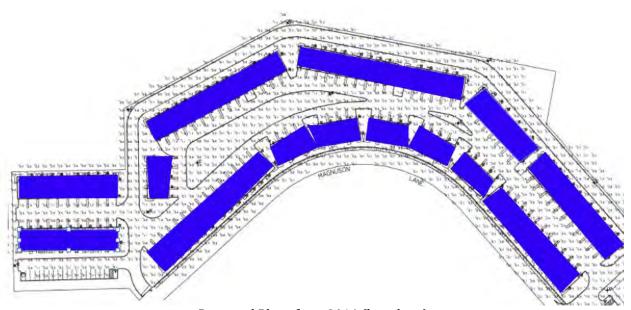
In 2000, a Substantial Deviation from the PUD was approved for nine (9) 4-story, 16 unit condo buildings similar to the housing types that currently exist on Brookside Glen Drive and Greenway Boulevard. This project was never built and, Staff has been unable to locate plans for the project; however, an exhibit that accompanied the legal notice for this project is provided in the attached timeline (Exhibit A). Since that time, there have been a few other proposals including a condominium development scheme with nine 8-unit buildings and one 16-unit building (submitted in 2007; see image below). In 2014, a proposal was submitted for 123 units in 17 buildings comprised of between 4 to 15 attached single-family rowhouse dwelling units per building (see image on next page). Neither project was approved.



Existing Condominiums



Proposed Plans from 2007 (by others)



Proposed Plans from 2014 (by others)

In February, 2016, the Village was approached by the Applicant, Karli Mayher, to develop the same 7.65 acre parcel (application submitted in July 2016). However, her proposal was for two (2) buildings instead of nine (9), yet maintained the same density (18.8 du/ac) and unit count (144 dwelling units). As part of the Applicant's study of the residential market they discovered that financing for condo developments is becoming increasingly more difficult due to the subprime mortgage crisis and the trend was moving away from home ownership (condos).

(Please see attached articles regarding obtaining mortgages for condominium ownership,

http://www.hsh.com/finance/mortgage/how-to-buy-a-condo.html, &

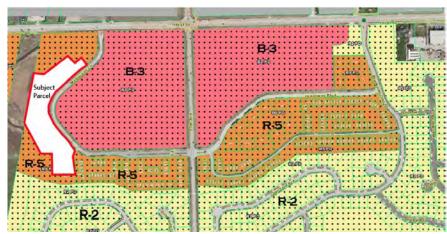
http://www.investopedia.com/university/condo-buyers-guide/condo-buyers-guide9.asp - Exhibit B).

Tinley Park is becoming more attractive to the young professional wanting luxury housing without the maintenance responsibilities. These renters are looking to live close to public transportation and shopping opportunities. The Applicant is seeking to capitalize on this housing trend and develop upscale rental units that provide modern amenities not commonly found in rental housing. Please see attached article regarding trends in Multi-Family rental housing, https://www.bdcnetwork.com/5-intriguing-trends-track-multifamily-housing-game - Exhibit C).

Rental developments have been known to struggle with maintaining value over time. There are many examples in the south suburbs that experience a decline in building condition as maintenance costs increase. One way to insulate against such decline is to ensure there is an inherent cost or value to the development that necessitates a certain Rate of Return (ROI) over time. The subject parcel has proposed significant amenities beyond what is expected or required of multi-family developments. Such things as a clubhouse, pool, exercise areas and fitness center, dog park, walking paths, outdoor grilling area, roof decks, and cabanas not only contribute to the overall character of the development but contribute to a higher operating cost that in turn commands a certain lease rate to guarantee an expected rate of return. The Applicant has also referenced market research that indicates that the amenities of a development that distinguish one development from another, thus, increasing its leasing market. The Applicant has commissioned a market study by Tracy Cross that will be presented at the Public Hearing.

# ZONING, ADJACENT LAND USE, & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is zoned R-5 PD (Low Density Residential) and is part of the Brookside Glen Planned Unit Development (PUD). Upon further research by Staff it has been determined that the original PUD approved an R-6 zoning for this property; there is no documentation of rezoning to R-5, see Exhibit A). It is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to "accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties". UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots.



Graphic Showing Zoning in the Vicinity of the Site

Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pump station is located immediately to the south and a townhome development exists to the southeast with 2-story structures housing 4-6 units. East of 80th Avenue, multifamily uses continue with townhomes and 4-story condominium buildings of 16 units each. These structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the ground floor parking garage. A detention pond is located to the north and functions as a buffer to 191st Street. The Wolverine Pipeline traverses the site (east to west), just north of the proposed dog park.

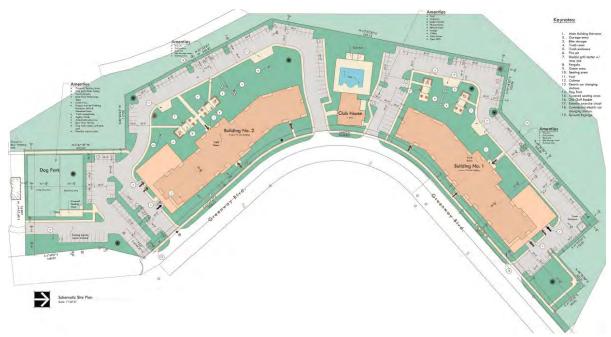


The underlying zoning district of R-5 provides for certain bulk regulations, as does the UD-1. As a Planned Unit Development, deviations from these requirements are considered 'exceptions' and are not reviewed as a 'true' variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

The Village's Comprehensive Plan indicates the subject area as residential.

# **SITE PLAN REVIEW**

The proposed Site Plan shows two (2) multi-family residential structures (each with seventy-two (72) dwelling units) and a club house in between the residential structures. The buildings follow the curve of Magnuson Lane. The Applicant has worked cooperatively with Staff to create an optimal Site Plan, resulting in several revisions to the original submittal. There will be a few additional revisions presented at the workshop meeting on May 18<sup>th</sup>.



Excerpt of the Applicant's Color Site Plan



Staff's Graphic Showing the Site Plan Over an Aerial Image

The Applicant has provided an updated Site Plan based on comments from the 5/18/2017 Plan Commission meeting. This revised Site Plan is different from the Site Plan shown on the previous page because it shows the southern access point being combined. Additionally, parking has been land banked near the proposed private dog park to reduce the number of vehicles near the adjacent townhomes and closest to Magnuson Lane to effectively place all parking behind the building setback.



Excerpt of the Applicant's Revised Color Site Plan

### Setbacks

The buildings are located closer to the street in order to meet the intent of the Urban Design Overlay District, which establishes a **maximum** front yard setback of twenty feet (20'). Staff notes that Building 1 has a front yard setback that ranges from 14' to 24' and Building 2 has front yard setbacks ranging from 22' to 36'. It is important to consider the scale of the building when thinking about 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. This all contributes to the mitigation of 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'.

<u>Exception #1</u>: Front yard setback. The Urban Design Overlay District requires a twenty foot (20') maximum setback for the front yard. The proposed structures do not meet this requirement in all instances.

Additionally, in an attempt to meet the intent of the Urban Design Overlay District's regulations, the Applicant has located the majority of the surface parking behind the buildings. The regulations call for parking to be set back a minimum of twenty-five feet (25') in front yards. Staff has recommended that all parking areas meet this requirement. A revised Site Plan will be presented at the workshop meeting. Parking is discussed further in the Parking section of the Staff Report.

<u>Exception #2</u>: Parking setback. The Urban Design Overlay District requires a twenty-five foot (25') minimum setback for parking. The Applicant is encouraged to design all parking areas to meet this requirement.

The Applicant has relocated parking spaces to meet the twenty-five foot (25') minimum setback for parking. This exception is no longer necessary.

# **Landscape**

The Applicant has provided a Landscape Plan that meets the spirit of the Landscape Ordinance, according to the Village's Landscape Architect. Staff recommends some minor revisions to the Landscape Plan, which will be resubmitted for final review prior to the Public Hearing. The minor revisions include re-arranging the plantings to be grouped rather than planted in a linear pattern and correcting specifications for plant material sizes. Staff will continue to work with the Applicant to achieve a satisfactory Landscape Plan.



Excerpt from the Proposed Landscape Plan

## **Parking & Access**

Some of Staff's suggested revisions to the Site Plan include land banking some parking spaces and reconfiguring the access drive at the south end of the property. The Site Plan currently contains 360 parking spaces (144 of which are in the ground floor garages in the residential buildings), which meets the Village's parking regulations in Section VIII.A.10. (2.5 parking spaces/DU).STEPHANIE- NEED TO UPDATE

The Applicant does not anticipate the need for 2.5 parking spaces per unit, especially since there are one-bedroom units. In addition, the development will be marketed to young professionals that are seeking access to public transportation and therefore often require only one (1) vehicle per household. The Applicant has agreed to land bank parking spaces and construct them if needed in the future. This requires the providing space for parking but not improving it until a need is established. As a result this will create additional green space for the development until such time as the parking is needed (or not needed). The parking areas that will be land banked will be spaces located nearest Magnuson Lane, thereby parking will primarily be located behind the structures to meet the intent of the Urban Design Overlay District This would not necessarily constitute an exception since the total number of required parking spaces will be provided. This is an acceptable practice within the context of a PUD. Staff recommends notation of the land banking as part of the Special Use conditions.

Staff also suggested that the Applicant reconfigure the south curb cuts on Magnuson Lane and consolidate them into one single access point. This will preserve access to the municipal pump station and create a safer entry into the residential site. Additionally, Staff requested that the parking garages have access out each end of the residential buildings to improve the maneuverability within the garages. This change will create new garage entry

points on the south side of Building 1 and the north side of Building 2. The Applicant will revise the plans accordingly.

The plans show the addition of public sidewalk along the west side of Magnuson Lane. Staff recommends the sidewalk also be added along the south side of Magnuson Lane/Greenway Boulevard to link John Michael Drive to Brushwood Lane via public sidewalk. The Applicant has provided sidewalks and carriage walks within the site itself to serve the residents and guests. Staff has encouraged the Applicant to add crosswalks to further improve the pedestrian safety within the site.

The Applicant has provided a bike connection to the Frankfort Square Park District's bike trail system that is just south of the municipal pump station. The bike trail meanders through residential areas and eventually leads south to the Old Plank Road Trail.

# **Lighting**

The Photometric Plan indicates adequate lighting in the parking areas, which is provided by decorative light fixtures. Staff recommends the Applicant add decorative wall sconces near the entry doors and garage doors to add to the aesthetics and the residential character of the buildings.

# **Trash Enclosures**

The Applicant has provided an interior trash room for the tenant's to dispose of their waste. A management company will handle the trash collection from the trash room to the outdoor trash enclosures. The exterior trash enclosures will be constructed with materials matching the façade of the buildings.

### **Security**

The Applicant originally stated that security cameras will not be used. The residents will have key fobs to enter the building and will be able to buzz in guests via cell phone. The Plan Commission encouraged the use of security cameras at the Plan Commission meeting on May 18, 2017.

### **Amenities**

In order to create and preserve value for the residential dwelling units, the Applicant proposes many amenities onsite, including but not limited to:

- Indoor ground-level parking garages with at least one space per dwelling unit;
- A club house including an outdoor pool with cabanas, a fitness center, locker rooms, free WiFi, a lounge, a meeting room, a computer room, and a great room with a kitchenette.
- Outdoor grilling areas for each building, including grill stations, fire pits, outdoor seating, pergolas, and a service sink;
- Outdoor televisions on roof decks;
- Disc golf baskets;
- Bike storage (interior and exterior);
- Electric car charging stations;
- Exterior exercise circuit equipment;
- A dog park (for private use by the residents) including a large and small dog area, complete with seating area, a drinking fountain, and training fixtures such as a jump bar and weave poles;
- An arboretum area at the north end of the site featuring outdoor seating;
- A bike trail connection to a major bike trail system;
- Over 4 acres of open space; and
- Outdoor terraces available to the residents in addition to their own private balconies.



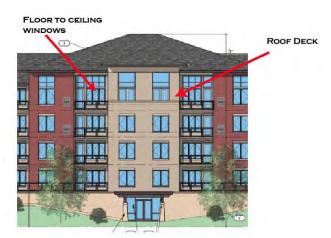
Rendering of the Outdoor Terrace and Grilling Stations



Close View of Grilling Stations



The two (2) residential structures bookend the site with mirror images of each other. The structures are 4-stories of residential uses over a ground-level parking garage. The building height ranges from 57' to 71' with the highest range reflecting the elevation of the highest peak measured from floor grade to maximum peak while the lowest height reflects the ground elevation to the lowest roof elevation. The site has been graded to minimize the exposed ground level elevations. (see the Building Height section for further discussion).



The street façade had a central architectural feature to identify the street access; it also has increased roof height and projects 5' from the front façade. A wood trellis frames the doorway on both the front and rear facades with tapered stone columns. The top floor unit is set back to create a roof deck and includes the floor to ceiling windows. The west entrances will function as the main entrance to the facility; however, the east façade is also designed with a similar entry feature as required by the UD-1.

There are 72 units per structure with the following breakdown of unit type:

Unit Type	Area (SF)	# of Units
2 bedroom/2 bath	1,286-1,356	44
2 bedroom/2 bath/study	1,616	4
1 bedroom/1.5 bath	1,073	4
1 bedroom/1 bath	924-987	20

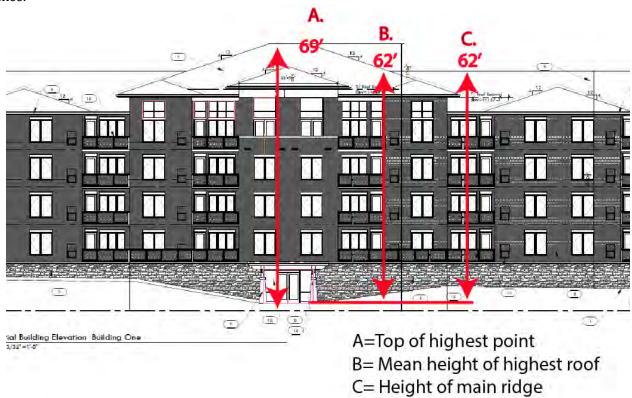
The smallest unit is 924 SF (1 bedroom) with the largest 2 bedroom/2 bath/study unit measuring 1,616 SF. All units exceed the Village's minimum size requirements for usable floor area. In addition to the generous unit size, all units have at least one (1) balcony with some units having two (2) balconies, private terraces, or large private roof decks. The outside end units of each building have terraces measuring 23' x 31', plus a balcony.

The architecture provides for varying roof heights, which help to break up the expanse of the roof line but also allow for several units to have increased ceiling heights in excess of 13 feet. These same units also are enhanced with floor to ceiling windows and private roof decks. Each structure reflects the curvature of the roadway. Articulation is provided throughout each façade with inset and projecting balconies.

The ground floor parking garage provides one (1) interior parking space per unit. Vehicular access will be provided at each end of the structure. A separate garage is provided at the rear outer edge of each building that provides 10 parking spaces and an expansive roof deck on top (47' x 93') and includes seating areas and grilling stations.

## **Building Height**

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. While the maximum height allowed in the R-5 District is 35', as part of a PUD and the Substantial Deviation request the Commission may consider this as an exception to the Zoning Ordinance.



Support for this exception is found through the analysis of the various approving documents for this PUD and is presented as follows:

The Annexation Agreement of the original PUD (1989) provided for 122.8 acres of townhomes zoned R-5 and 21.5 acres of condominiums zoned R-6 (see graphic of the proposed allotment of zoning districts under 'Background' above). The maximum height in each of these districts is 35' and 40' respectfully. There were several amendments to the original Agreement over the following years that continued to alter the original zoning and master planning for the area, including an amendment and approval of a Substantial Deviation of the PUD in 2000 which increased the allowable density, unit count, and height of the condominium units. The ordinance reads:

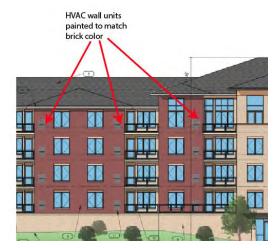
"The original Planned Unit Development called for 429.9 acres of single-family residential lots with a total of 1,127 lots, while the revised Planned Unit Development proposed herein would provide for 460 acres of single-family residential lots with a total of 1,192 lots. The original Planned Unit Development also provided for 123.3 acres of townhome development with a total number of 740 dwelling units, while the revised Planned Unit Development reduces the townhome development to a total of 94.6 acres and a total of 527 dwelling units. Finally, the original Planned Unit Development provided for 21.5 acres of condominium development with a total of 258 dwelling units, while the revised Planned Unit Development will have 27 acres of condominium development with 352 dwelling units. Thus, there is an overall reduction in density of 54 dwelling units. The proposed substantial deviation also 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. There will be 16 condominium buildings with 22 units in each building."

#### The same document also 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." (Staff questions whether the height limitation of 56' is in reference to a four story building only or a 4 story building with parking underneath).

It is unclear as to how the existing condominiums (on Brookside Glen Drive and Greenway Boulevard) were approved at 62'. However, despite the height restrictions of the underlying zoning district (35' for R-5), the proposed height can be supported by the amended ordinance which provides for four stories with underground parking and the precedence of the existing condos of a similar height. The Commission may wish to consider this as an exception from the maximum allowable building height per Section V.C.II. of the Zoning Ordinance and approve it as part of the Special Use Permit for a Substantial Deviation from the PUD.

Both the proposed structure and the existing condos on Greenway Boulevard have exposed foundations for the interior parking areas. 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.

<u>Exception #3</u>: Building height. Allow for a building height ranging between 57'-71' with the mean height of the highest roof measuring 62'.

#### **HVAC**

The HVAC units are installed as wall units; the metal louvers are painted to match the brick color. There will be no roof or ground units.

#### **Building Materials**

The proposed multi-family structures are constructed predominately of masonry materials. The façade of the residential units is constructed of a thin brick embedded in precast panels that will be installed as horizontal panels thereby eliminating section lines or noticeable vertical breaks. Color samples will be available at the meeting but the renderings closely reflect the actual color. The accent brick is beige with matching precast accent strips serving as lintels above the windows. The accent brick highlights the main entrances and is repeated along the façade highlighting some of the balcony areas. The ground floor includes a stamped precast stained panel that matches the accent areas of the club house.



## **Clubhouse**

The Clubhouse is centrally located with easy access on the north and south sides for each building. The architect has been requested to modify the east façade to reflect more of a street presence with front façade features. This will be presented at the meeting. The building materials are consistent with the residential structures and measures 19' in height.



Previous Rendering of the Proposed Clubhouse



*Updated Rendering of the Proposed Clubhouse* 

#### STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance provides conditions for approval. Staff has provided draft findings for each condition below.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
  - The proposed use, Multi-Family residential, is a permitted use in the R-6 Zoning District and was contemplated in the original PUD and Substantial Deviation (2000).
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
  - The proposed site plan increases the amount of green space and distance from existing residential structures.
  - Off-street parking meets the required setback of the UD-1 and is screened from public view.
  - Lighting meets Village photometric requirements.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
  - The existing street configuration was approved with the original PUD (90-R-002). Ordinance 2000-0-006 (the Substantial Deviation from the PUD) approved 144 dwelling units on the subject parcel.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
  - Sidewalks are provided along the right-of-way as well as throughout the site to connect parking areas with residential structure and amenity areas.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
  - Landscaping has been provided consistent with the intent of Village Code; additional landscaping has been provided in those areas adjacent to existing residential areas.
- f. That all outdoor trash storage areas are adequately screened.
  - Outdoor trash areas are screened.

#### 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 in the Staff Report 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. 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 units. Landscape buffers have been designed to screen off-street 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.
- 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; ROW 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The existing 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 MOTIONS**

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

## Site Plan Approval:

"...make a motion to grant the Applicant, Andrea T. Crowley, on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, Site Plan Approval to construct two (2) four-story multi-family structures with seventy-two (72) units in each building for a total of 144 dwelling units on the subject site, 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 as of MM/DD/YYYY (Note to Plan Commission: We are still awaiting the final full set of plans and will update the List of Reviewed Plans once a final set has been submitted). Each multi-family structure will include semi-underground parking garages that provide one (1) interior parking space per unit. The project also includes a clubhouse with an outdoor pool and cabanas, outdoor grilling areas, a private dog park, and an outdoor terrace among other amenities. The Plan Commission also adopts the Standards for Site Plan Approval proposed in the Staff Report and discussed at this meeting."

...The Site Plan Approval is granted with the following conditions:

- 1. That 144 parking spaces are provided within semi-underground garages below the residential dwelling units, 144 surface parking spaces are provided, and 72 parking spaces are land banked until such time as the Village identifies that there is a need for additional parking;
- 2. [any conditions that the Commissioners would like to add]

## **Special Use Permit:**

"...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 (as approved in Ordinance 2000-0-006) to allow for the construction of two (2) four-story multi-family structures with seventy-two (72) units in each building for a total of 144 dwelling units on the subject site, 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 as of MM/DD/YYYY (Note to Plan Commission: We are still awaiting the final full set of plans and will update the List of Reviewed Plans once a final set has been submitted). The Plan Commission also adopts the Findings of Fact proposed in the Staff Report and discussed at this meeting."

...with the following exceptions:

- 1. Building Height: That the maximum building height of the structures can exceed the maximum building height per the PUD in Ordinance 2000-0-006 in accordance with the plans submitted on the List of Reviewed Plans; and
- 2. Building Setback: That the setback of the structures can exceed the maximum setback the Urban Design Overlay District 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 the following amenities for the residents:
  - a. Indoor ground-level parking garages with at least one space per dwelling unit;
  - b. A club house including an outdoor pool with cabanas, a fitness center, locker rooms, free WiFi, a lounge, a meeting room, a computer room, and a great room with a kitchenette.

- c. Outdoor grilling areas for each building, including grill stations, fire pits, outdoor seating, pergolas, and a service sink;
- d. Outdoor televisions on roof decks;
- e. Disc golf baskets;
- f. Bike storage (interior and exterior);
- g. Electric car charging stations;
- h. Exterior exercise circuit equipment;
- i. A dog park (for private use by the residents) including a large and small dog area, complete with seating area, a drinking fountain, and training fixtures such as a jump bar and weave poles;
- j. An arboretum area at the north end of the site featuring outdoor seating;
- k. A bike trail connection to a major bike trail system;
- l. Over 4 acres of open space; and
- m. Outdoor terraces available to the residents in addition to their own private balconies.
- 2. The provision of security cameras;
- 3. That adequate landscape screening be provided as a buffer to the adjacent townhomes;
- 4. That decorative wall sconces be added to the structures;
- 5. That right-of-way and drainage improvements are completed along Magnuson Lane to connect to 191st Street, including the roadway, street lighting, sidewalks, and stormwater;
- 6. [any conditions that the Commissioners would like to add]

# 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 B&W/Color	AS	01/25/2017
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	AS	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	04/27/2017
L-1	Color Landscape Plan	EEA	04/27/2017
	Partial Color Rendering		

AS Architectural Studio, Ltd.

EEA Eriksson Engineering Associates, Ltd.



## **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.

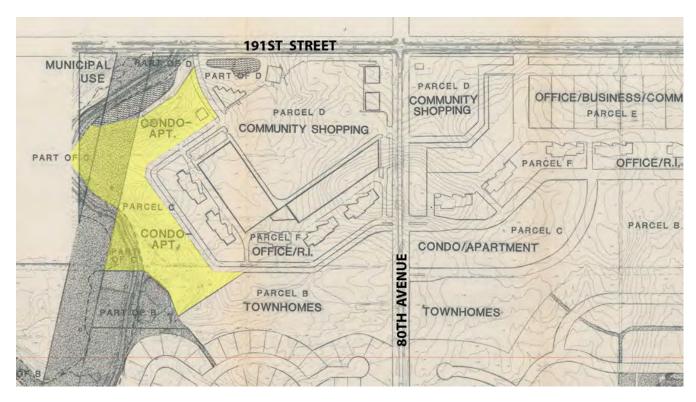
This is the third Staff Report regarding this project. Prior Staff Reports (5/18/2017 and 6/1/2017) can be found on the Village website. The Plan Commission held a workshop for the proposed development on May 18, 2017 and a Public Hearing on June 1, 2017. The Commission requested the Public Hearing be 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.

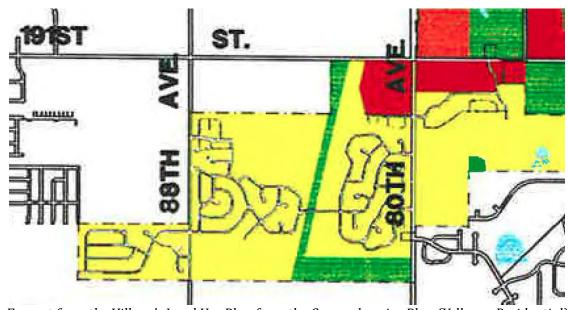
#### GENERAL PROVISIONS FOR ALL PLANNED UNIT DEVELOPMENTS:

- 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.
- 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	AS	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.

# 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

Munch

VILLAGE PRESIDENT

ATTEST:

FRANK W. GERMAN, JR

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, 1<sup>st</sup> Squadron, 1<sup>st</sup> U.S. Cavalry (1<sup>st</sup> 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 194TH STREET AND 80TH 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

Connelly noted that the Village board put a moratorium on the number of these video gaming parlors. They are capped at five (5) EV licenses specifically for video gaming parlors; they also must have over 2,000 square feet of space and a food menu. There are 795 businesses, seventy-seven (77) liquor licenses and twenty-seven (27) video-gaming licenses.

A concerned citizen asked if the gaming can be walled off in the business. Mayor Vandenberg stated there are state requirements for these types of things.

Wilma Penny suggested a step payment program for video gaming.

Vote on roll call: Ayes: Younker, Berg, Brady, Glotz, Mangin. Nays: None. Absent: Pannitto. President Vandenberg declared the motion carried.

At this time Mayor Vandenberg made the following disclosure:

"It has come to my attention that certain social media sites have alleged that I have some sort of interest in the "Residences" at Brookside Glen which is before you tonight. I want to be clear that this information is patently false.

First, I have no interest in this property or project whatsoever. That includes financial or otherwise as defined by the Tinley Park Village Code or any other ethics statute I'm aware of. My uncle, my father's brother, is the owner of the property in question. I want to reiterate that I personally am not involved nor do I have any interest in this endeavor or any other company or endeavors that my uncle, Scot Vandenberg, is involved in.

Moreover, I have never and will never use my position, either as Trustee or Mayor, to advocate for or against this project or any other project that a family member may be involved in. I hope this information helps you in analyzing this project like all others before you in accordance with the Zoning Code of Tinley Park and all other State and Federal laws."

Mayor Vandenberg then turned this item over to President Pro-Tem Younker.

President Pro-Tem Younker stated the following:

That prior to making a motion on this, some discussion will be allowed due to the petitioner being here as well as the large number of residents in attendance at the meeting. However, a public hearing was not recreated. A complete record and the Board are aware of the testimony at the Public Hearing as well as the Plan Commission Findings and recommendations. The Petitioner was allowed to address the Board to make a brief statement. The objecting citizen group representative was also allowed to make a brief statement. Everyone else was allowed four (4) minutes to address the Board during public comment.

The Attorney for the Petitioner, Andrea Crowley, with Law Firm Griffin and Gallagher, gave a history of the project and thanked staff for all their help. She noted that if the Board votes no, the petitioner will most likely come back to the Village with a nine (9) building project.

Michael Mueller, representing the United Against Brookside Glen Group, stated that the group made their points at the Public Hearing on June 28, 2017, He feels this project will change the character of the "neighborhood" and asked the Board to continue to hear their concerns.

Motion was made by Trustee Glotz, seconded by Trustee Pannitto, to ACCEPT THE RECOMMENDATION OF THE PLAN COMMISSION THAT BASED ON THE EVIDENCE PRESENTED THE SUBMITTED PROJECT FAILED TO MEET THE STANDARDS FOR THE GRANTING OF A SUBSTANTIAL DEVIATION FROM A PUD.

Village Attorney Connelly clarified what the Village Board would be voting on. The motion was made to accept the recommendation of the Plan Commission and essentially deny this project. This would be a failure at first reading and would not come back before the Village Board.

Vote on roll call: Ayes: Younker, Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: None. President Pro-Tem Younker declared the motion carried.

At this time, President Vandenberg asked if anyone from the Board or Staff would care to address the Board.

President Vandenberg announced that the Downtown Tinley Block Party will take place on Sunday, July 16th from noon - 7:00 p.m. The Village will celebrate its 125th Year of Incorporation. He noted his appreciation for Public Works and Public Safety staff for their hard work that day.

Trustee Glotz congratulated Kiera Fitzmaurice, daughter of Tinley Park Fire Fighter Liam Fitzmaurice, who raised \$1,570 for Tinley Wish at her lemonade stand earlier this summer. He thanked Clerk Thirion, Fire Chief Reeder, Deputy Fire Chief Klotz and founder of Tinley Wish, Dennis Mahoney, for supporting Kiara in her efforts.

Trustee Pannitto stated he hopes the petitioner for the Residences at Brookside Glen finds a new plan to fit into the quality of Tinley Park and its citizens.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

Steve Reed gave his perspective on the Residence project as a Brookside Glen resident.

Katie Campbell thanked the Brookside Glen neighbors for their support.

Michael Paus thanked Clerk Thirion for organizing this meeting at a larger venue and congratulated the Brookside Glen residents.

Judy Jenny thanked Trustee Glotz for helping her solve an issue at her home. Trustee Glotz thanked Public Works Director Kevin Workowski for his help with this matter.

Helen Ricks thanked the Board for not approving the Residences at Brookside Glen.

Debra Hunter stated her concerns with the marketing survey done by the petitioner of the Residences at Brookside Glen.

Jim Cappella thanked the Board for listening to the residents.

## Special Meeting of the Board of Trustees - Minutes

Michael Mueller thanked the Board for supporting the citizens. He stated a special thanks to Trustee's Pannitto, Glotz and Brady for returning emails and phone calls.

Dina Karch asked if the Board could put a cap on apartment dwellings in the Village. Attorney Connelly stated that would not be in compliance with State Law.

Rick Bruno presented a remembrance of former Tinley Park Police Officer Louis Jogman, who was shot in the line of duty forty (40) years ago.

Mayor Vandenberg stated that there will be no Executive Session at this meeting.

Motion was made by Trustee Younker, seconded by Trustee Pannitto, to adjourn the special Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board meeting at 8:44 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."

hirion, Village Clerk

## Brookside Glen PUD Timeline In Relation to the Proposed Residences at Brookside Glen Development

#### As of October 13, 2017

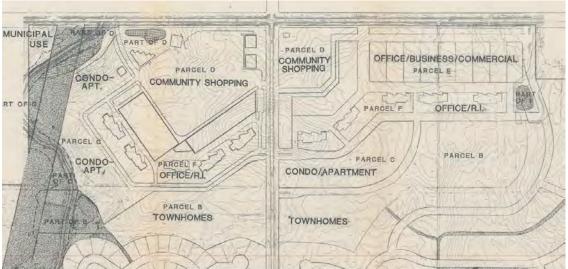
#### Summary of Brookside Glen History:

• 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.

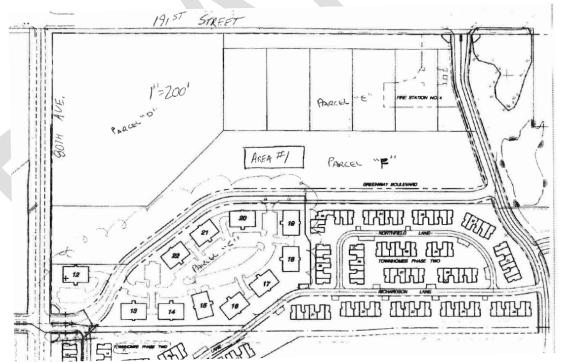
This supports that there might be an error on the Zoning Map. Staff has not found any record of the condominium/apartment portion of the PUD being rezoned from R-6 to R-5 (as shown on the current Zoning Map).

• 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.



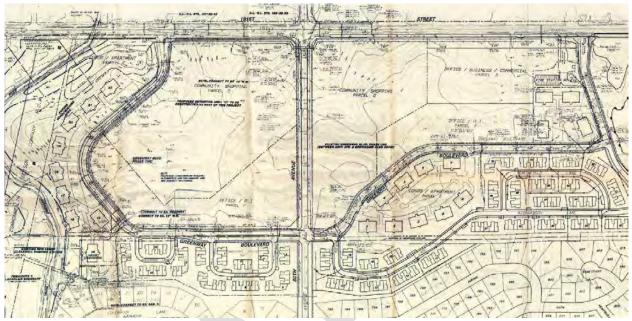
Excerpt from the Site Plan for the Southwest Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue (Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)



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

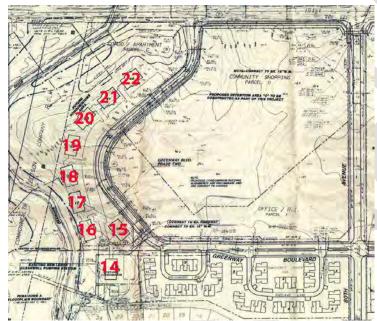
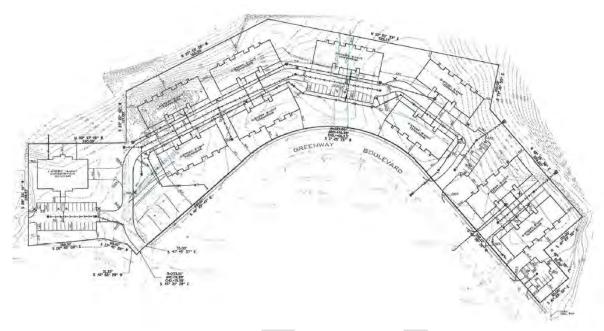


Image Showing Remainder of the Multi-Family Structures as Denoted on the 2002 Engineering Plans



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.

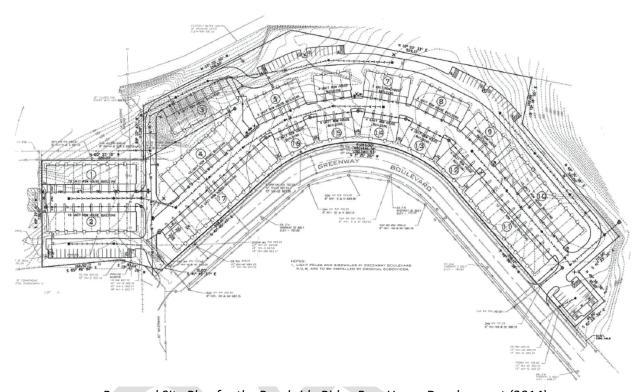


Proposed Site Plan for Brookside Ridge Development (2007)



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)

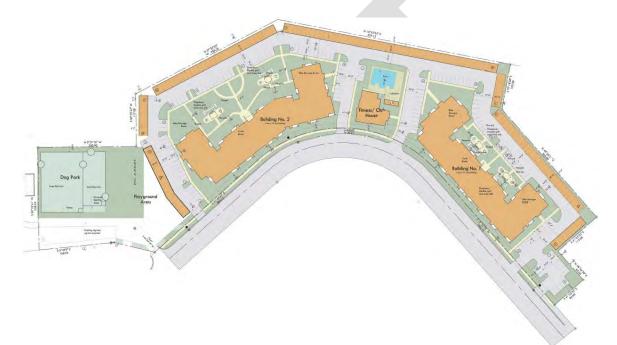


Color Elevation of a Proposed Structure within the Brookside Ridge Row House Development (2014)

• 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:

- o February 11, 2016 (pre-application meeting)
- o May 11, 2016 (pre-application meeting)
- 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 heard at the following Plan Commission meetings:

- o May 18, 2017 (Workshop)
- o June 1, 2017 (Public Hearing)
- June 15, 2017 (Continuation/close first Public Hearing)
- o June 28, 2017 (Special Meeting new Public Hearing); Plan Commission recommended denial.



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)

The project was heard at the following Village Board meetings:

 July 11, 2017 (First Reading); Village Board concurred with the Plan Commission's recommendation to deny the project.

Meetings occurred with Village Staff, elected officials, the Applicant, and representatives from the Brookside Glen subdivision to discuss revised plans that would be more amenable to the nearby residents:

- o July 20, 2017
- o August 4, 2017
- o September 11, 2017

The Applicant submitted revised plans on October 2, 2017. These plans include four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. The floor plan shows a mixture of one and two bedroom units. The plans indicate a semi-underground parking garage connecting the residential structures and clubhouse along the curvature of Magnuson Lane/Greenway Boulevard. The first floors of the residential structures are connected by outdoor terraces with partial green roofs. A two-story clubhouse is located in the center of the development and includes various indoor and outdoor amenities, such as a fitness center, pool, and cabanas. The new elevations show balconies for each unit and floor-to-ceiling windows for the fourth floor units and some third floor units.



Proposed Site Plan from Submittal #22 of the Residences at Brookside Glen Development (2017)



Partial Renderings of a Proposed Structure from Submittal #22 of the Residences at Brookside Glen Development (2017)



## Memorandum

Community Development

Date: August 10, 2017

To: Pat Connelly, Village Attorney

From: Paula J. Wallrich, AICP

Stephanie Kisler, Planner I

Re: Density – Residences at Brookside Glen

#### **Executive Summary**

Questions have been raised as to what the allowable density is for the 7.65 acre parcel proposed for the Residences at Brookside Glen multi-family residential project located in the southwest corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue and west of Magnuson Lane. Staff provides the following information regarding density but also provides a discussion on the approved number of units for the parcel. What is evident in staff's analysis is that – due to the changes in the land plan over time for the Condominium area – a density calculation is complex; however, Staff has provided the information and calculation to indicate that the subject property meets density requirements. More importantly, the proposed project meets the approved unit count (144 dwelling units) from Ordinance 2000-O-006 where a Substantial Deviation from the Brookside Glen Planned Unit Development was approved.

#### **Density**

The term 'density' is misleading due the various definitions and use of the term, and the distinction between net and gross density. Per the Village Zoning Ordinance, Section II, Rules and Definitions, "Density" is defined as:

<u>DENSITY</u>: Density is the number of families residing on, or dwelling units developed on, an acre of land. Unless otherwise stated in this Ordinance, all Densities are stated in families per <u>net acre</u>; that is, per acre of land devoted to residential use, exclusive of land in streets, alleys, parks, playgrounds, school yards, or other public lands and open spaces.

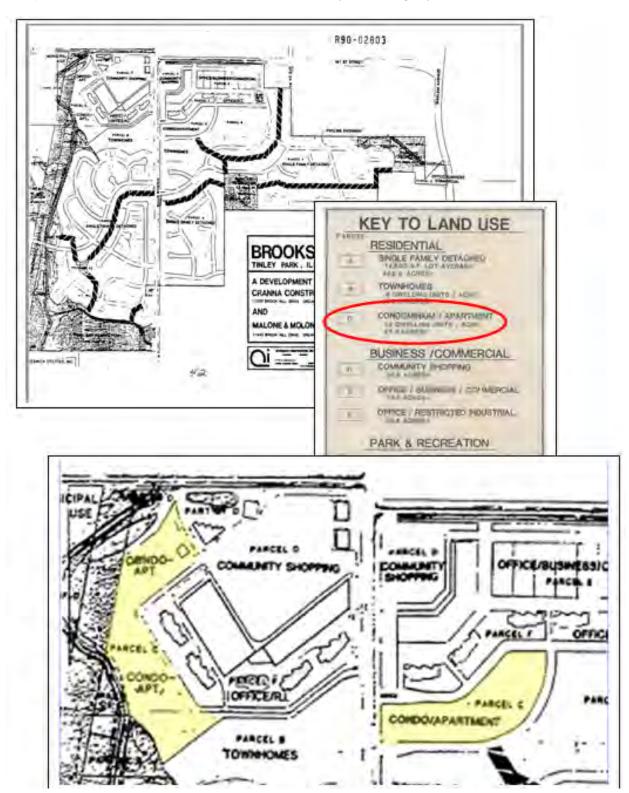
Note: Despite this definition, net density is not discussed or used anywhere in the Zoning Ordinance.

The Zoning Ordinance does not provide a definition for Gross Density; however, according to the <u>Planner's Dictionary</u>, published by the American Planning Association, Gross Density is defined as:

<u>GROSS DENSITY</u>: The ratio of dwelling units per acre utilizing the full acreage of the parcel without subtracting areas dedicated to public or private roads, schools, parks, or similar public use and open space areas or hazard areas.

This distinction is important to note because the allowable densities noted in the District Regulations of Zoning Ordinance (Section V.B., Schedule II) reference <u>gross density</u> thresholds for the various residential districts. This is further complicated by the fact that there continues to be debate regarding the zoning of the subject property. Despite the debate, the Annexation Ordinance for Brookside Glen (90-R-002) provided for 21.5 acres for condominium/apt uses under R-6 zoning:

"...approximately 21.5 acres for condominiums under the R-6 Medium Density Residential District classification (hereinafter referred to as Parcel C and as so identified and generally located in the area depicted on EXHIBIT C)." Exhibit C is duplicated (and enlarged) below.



Page 2 of 10

The Zoning Ordinance (Section V.B., Schedule II) limits the density for R-6 to 12 DU/AC. This was also indicated in Exhibit C of the Annexation Agreement 90-R-002 (see previous page). The Annexation Agreement provided for 21.5 acres of land for condos/apts at a density of 12 DU/AC, which translates to allowing a total of 258 dwelling units. Therefore, the Annexation Agreement approves an area and a density for "condos/apts" and by expressing the density an allowable number of units (258) is established.

In 2000 a Substantial Deviation from the original Brookside Glen PUD was approved. Ordinance 2000-O-006 applied to several portions of the PUD and included:

- 1. An increase in the number of dwelling units and land area for single-family detached housing;
- 2. A decrease in the number of dwelling units and land area for townhomes;
- 3. An increase in the number of dwelling units and land area for condominiums; and
- 4. An increase in the building height/number of floors allowed for the condominium structures (allowing 4 floors with required underground parking instead of a maximum of 3 floors).

The approved deviations for area and number of units are outlined below:

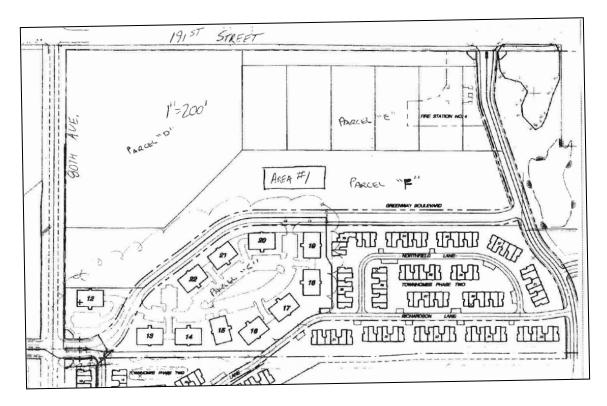
Housing Type		Approved with 90-R-002	Approved with 2000-O-006	Difference
Single-	Area	429.9 ac	460 ac	+30.1 ac
Family	# of DU	1,127 DU	1,192 DU	+ 65 DU
Townhomes	Area	123.3 ac	94.6 ac	-28.7 ac
Townhomes	# of 740 DU	527 DU	- 213 DU	
Condo/Apts Area # of DU	Area	21.5 ac	27 ac	+ 5.5 ac
		258 DU*	352 DU**	+ 94 DU
Total	Area	574.7 ac	581.6 ac	+ 6.9 ac
Change	# of DU	2,125 DU	2,071 DU	-54 DU

<sup>\*12</sup> DU/ac \*\*13.03 DU/ac

Ordinance 2000-O-006 references an Exhibit A that has not been located. This exhibit would have identified the specific areas impacted by the changes listed above. Staff did however find an exhibit that was used for the legal notice for the Public Hearing for the Substantial Deviation:



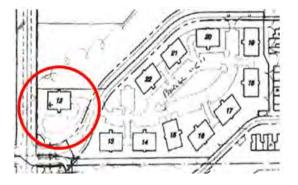
Excerpt from the Site Plan for the Southwest Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue (Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)



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)

Despite the missing Exhibit A, Ordinance 2000-O-006 is very clear that it approved 27 acres and a total of 352 condominium units. Although not specifically stated in the ordinance, this resulted in a change in density as well (352 units on 27 acres is 13 DU/AC). Per the table on page 3, it is also clear that 6.9 acres was added to the overall area subject to this ordinance. There is no documentation as to where this additional land area is located. Despite the math, what is not clear is what areas are included in this calculation since it reflects a gross density calculation. What roads are included? What open areas, detention? However, what is evident in the graphics on page 4 is the general location of the areas planned for the condos, which comprise 27 acres.

After the approval of Ordinance 2000-O-006, Blackhawk Construction presented plats for Brookside Place Phase I, II, and III (see attached Plats) that were approved with very little discussion (minutes attached). Of particular note are the changes on the east side of 80<sup>th</sup> Avenue. The area in Phase I & II originally planned for 11 condo buildings but was eventually developed with only 9 condo buildings. The area designated for the condo building labeled as #12 was removed from the condo development area entirely (see images below).



Original Plan for Phase I & II (11 Buildings)



Existing Phase I & II (9 Buildings)



Existing Phase III (4 Buildings)

There is no documentation or discussion as to changes in densities or areas included as part of the condo area development known as Brookside Place. Phase III included the area at the east end of the development just south of what is now the fire station. This area was never considered for condos during the annexation process; it was originally designated as Parcel F for Office and Restricted Industrial uses (see Exhibit C of the Annexation Agreement in 90-R-002). Staff also notes that the fire station was originally planned for where PAWS currently exists according to the Annexation Agreement.

These changes in the condo building locations were approved as final plats of subdivision. It is apparent that the approvals were based on maintaining the approved unit count of 352 units in 22 buildings, rather than a density calculation.

There was limited discussion or explanation as to the total net or gross area designation for condo use except for staff reports, which identify a density of 18.8 DU/AC. Since this is significantly above the gross density approval of 12 DU/AC, Staff assumes it is a net density calculation. Trying to compute a density calculation without clear demarcation of areas is complex. Staff notes that we lost the ability to use gross density calculations once the plans changed. However, taking some calculations as indicated in the graphics on page 6, the subject property still meets gross density requirements.

Using the Village's GIS system, Staff measured the three areas below which include the areas platted as Brookside Place and includes the general area around the subject property that was depicted in the Legal Notice for Ordinance 2000-O-006. The graphics approximate the 27 acres originally designated for condo use; therefore, the unit count of 352 dwelling units in 27 acres is consistent with approvals in Ordinance 2000-O-006.

Staff also notes that there are several reports/memos in the files that reference an approved density for the condos of 18.8 DU/AC. (see attached Exhibit A.) This obviously reflects a net density calculation. Adding Brookside Place Phase I & II (7.86 ac), Brookside Place Phase III (3.25 ac), and the subject net area (7.65 ac) totals 18.68 ac. This results in a 18.84 DU/net acre calculation.

Brookside Place Phase I & II 7.86 ac
Brookside Place Phase III 3.25 ac
Subject Property (including detention, open space) 15.80 ac
26.91 ac



Brookside Place Phase I & II



Brookside Place Phase III



Subject Property

#### **Unit Count**

Ordinance 2000-O-006 provides a prescribed number of units devoted to the condominium housing type totaling 352 units (22 buildings with 16 units in each building). Unfortunately, there was a typo in the ordinance which stated "16 buildings with 22 units each" but the minutes prove that the intent was 22 buildings of 16 units each. Regardless of the error, the total number of units allowed for condominium units was 352. There have been 13 buildings of 16 units each constructed for a total of 208 units. Since 352 units were approved within 2000-O-006 there are 144 units left to construct. According to Exhibit C of the Annexation Agreement (90-R-002), the remaining land in the PUD that was planned for condo/apt use is located on the subject property; thus, the property is entitled to 144 dwelling units. Lastly, the 2002 engineering plans for the area clearly show nine (9) buildings planned on the subject property and also show the pump station (see Exhibit A).

Developing the subject parcel (7.65 ac) with 144 units reflects a net density of 18.8 DU/AC.

For comparison purposes, here are net densities for the existing Brookside Place development by phase:

Net Densities for Existing Brookside Place Condominium Development				
Brookside Place	# of Dwelling Units	Land Area	Net Density	
Phase I	112	6.15 ac	18.2 DU/AC	
Phase II	32	1.71 ac	18.7 DU/AC	
Phase III	64	3.25 ac	19.6 DU/AC	

#### **Exhibit A**

#### • 2007 Brookside Ridge

Staff Review Letter stated conflicting information about density:

#### **Residential Density**

The proposed residential density of 11.5 dwelling units per acre represents a 39% reduction of the previously approved Planned Development for this area which allowed 18.8 dwelling units per acre. The proposed density, however, remains inconsistent with the maximum allowable 6.0 dwelling units per acre applicable in the underlying R-5 Zoning District as required by Section VII.C.2.a of the Zoning Ordinance.

o Letter from developer notes density too:

March 26, 2007

Ms. Amanda Riordan Village of Tinley Park 16250 South Oak Park Avenue Tinley Park, Illinois 60477

RE: Property Proposal - Southwest corner of 191st & 80th Ave.

Dear Amanda Riordan:

This letter is to advise that RBT Development, Inc. has purchased 7.65 acres on the west side of Greenway Boulevard (south of 191st and west of 80th Ave.) from Blackwater Development. The property currently has an approved PUD for nine 16-unit condominium buildings (4 story buildings at a height of 63'-6") for a total of 144 units.

RBT Development, Inc. would like to propose to have this changed to nine 8-unit condominium buildings (2 story buildings at a height of 28'-6") while retaining one 16-unit condominium building (4 story building). Combined the proposed plan would have a total of 88 units which is a reduction from the approved density of 18.8 DU/ac to 11.5 DU/ac. This is nearly 40% less density than the previously approved plan.

#### 2014 Brookside Ridge

o Staff Review Letter clarifies entitlement for density

#### **ENTITLEMENT**

#### Previous Planned Development Approval

The Village has previously authorized a Planned Unit Development for the subject property and surrounding property, collectively named Brookside Glen. Specific to the area of the subject property – also known as Brookside Place and Brookside Ridge – the previously approved Planned Unit Development authorized the construction of nine 16-unit, 4-story condominium buildings, or 144 dwelling units on the subject property (18.8 DU/AC.). The underlying zoning is R-5, Low Density Residential.

#### Deviation from Previous Planned Development Approval

The proposal under review is substantially different from the plans previously approved by the Village. The proposed plan includes 17 buildings comprised of between 4 and 15 attached single-family row houses, or 123 dwelling units (16.1 DU/AC.). The underlying zoning shall remain R-5, Low Density Residential.

#### Staff Report noted density and history of proposals:

#### PROJECT HISTORY

#### Existing Planned Development Approval

The Village has previously authorized a Planned Unit Development for the subject property and surrounding property, collectively named Brookside Glen. Specific to the area of the subject property – commonly known as Brookside Ridge – the previously approved Planned Unit Development authorized the construction of nine (9) 4-story, 16-unit condominium buildings, or 144 dwelling units on the subject property (18.8 DU/AC.). The underlying zoning is R-5, Low Density Residential. No official Site Plans are on file.

#### 2007 Deviation from Previous Planned Development Approval

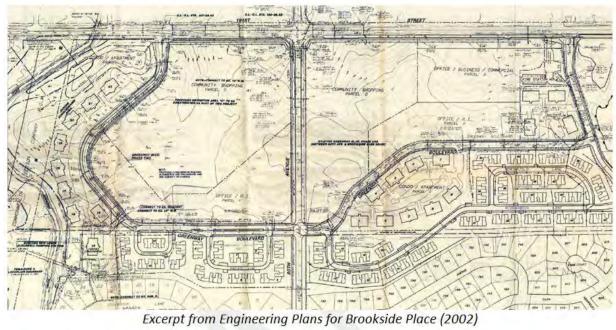
The Petitioner approached the Plan Commission in 2007 with a modified plan that included nine (9) 2-story, 8-unit townhomes and one (1) 4-story, 16-unit condominium building, or 88 dwelling units on the subject property (11.5 DU/AC). The underlying zoning was to remain R-5, Low Density Residential. This plan was not viewed favorably by the Plan Commission due to open items related to building orientation (the backs of the structures faced the public right-of-way) and architectural styling. The proposal did not receive approval.

#### Proposed Deviation from Previous Planned Development Approval

The proposal under review is substantially different from the plans previously approved by the Village. The proposed plan includes <u>16 buildings</u> comprised of between 4 and 15 attached single-family row houses, or up to 121 dwelling units (15.8 DU/AC.). The underlying zoning shall remain R-5, Low Density Residential.

#### PROJECT HISTORY SUMMARY

Version	Buildings	Height	Total Dwelling Units	DU/AC
Existing	9	4	144	18.8
2007	10	2 & 4	88	11.5
Proposed	16	3	121	15.8





## MEMO

To:	Stephanie Kisler, Planner	Date:	October 5, 2017	
From:	Christopher J. King, PE	_		
Proiec	t/Subject: Brookside Glen Development at 191st and Greenway Blvd.	Project N	lo: 17-R0055	

A question has been raised on the capacity of Greenway Boulevard to handle the expected traffic for the 144 units planned at the west side of Greenway Boulevard and south of 191<sup>st</sup> Street. The Brookside Glen PUD was master planned and include 144 units on this parcel, so the proposed development is essentially the equivalent of the original plan. Greenway Boulevard is a ring road that circulates traffic to 80<sup>th</sup> Avenue (a collector) and 191<sup>st</sup> Street (an arterial). The section of Greenway that extends beyond the exiting 62 townhome units will need to be reconstructed as it has sat vacant and is greatly deteriorated. Additionally, the connection to 191<sup>st</sup> Street will be required.

Once the new intersection at 191<sup>st</sup> Street is connected, traffic on the ring road will have two ingress/egress points, whereas today, only 80<sup>th</sup> Avenue can be accessed. Using the Institute of Traffic Engineers guide for projected traffic and assuming a 70% traffic distribution to 191<sup>st</sup> Street from the new development, the daily traffic volumes would be:

INTERSECTION	CURRENT DAILY TRIP	WITH DEVELOPMENT DAILY TRIPS
Greenway and 80th	380	410
Greenway and 191st	0	960

For comparison

East side of Greenway at 80<sup>th</sup> 840

These trips are spread out during the day, and an estimate of 12% is reasonable to determine the peak hour. Doing so on average means that in the peak hour, there is from 1 to 2 cars per minute. A time study could be done to calculate the average delay for these trips during the peak hour, though I would expect it to fall well below a value that would create a poor level of service. That is not to say that no vehicle ever has a period of delay, just that the typical delay is well within acceptable limits. The additional 30 daily trips only add 4 trips during a peak hour, well within the capacity of these intersections.

One other improvement that will occur in this area is the intersection of 191st Street and 80th Avenue. Will County is currently studying this intersection and it is scheduled for improvements, including dual left turn lanes due to the commuter traffic heading to the 80th Avenue station. The current plan is for design to be completed in 2019 and construction is 2020.

Please call with any questions.

CJK/pc

