



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

**November 2, 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 19, 2017 Regular Meeting

**Item #1**

**STUDIO Q – 17708 OAK PARK AVENUE**

**PUBLIC HEARING: SPECIAL USE PERMIT**

**CONSIDERATION FOR RECOMMENDATION: 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 #2**

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

**PUBLIC HEARING: SPECIAL USE PERMIT**

**CONSIDERATION FOR APPROVAL: SITE PLAN**

**CONSIDERATION FOR RECOMMENDATION: 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**

## **ORDER OF PUBLIC HEARING**

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

## **PUBLIC HEARING REMINDERS**

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





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

**OCTOBER 19, 2017**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 19, 2017 at 7:00p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Plan Commissioners: Ken Shaw, Chairman  
Lucas Engel  
Eduardo Mani  
Angela Gatto  
Tim Stanton  
Peter Kroner  
John Curran

Absent Plan Commissioner(s): Garrett Gray  
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Malmberg, Planner I  
Patrick Connelly, Village Attorney (arrived at 7:26)  
Michael Glotz, Trustee  
Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 19, 2017 at 7:00 p.m.

**COMMUNICATIONS**

COMMISSIONER KRONER recognized Ben Anderson, the camera operator at the meeting for being "Student of the Week" at his high school.

**APPROVAL OF MINUTES**

Minutes of the October 5, 2017 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER CURRAN, to approve the Minutes. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW stated due to the large agenda this evening. He requested the audience and Commission to respect meeting protocols by making sure they are recognized by the chair prior to speaking. He requested that comments should be on point and concise. He would ask that everyone this evening maintain order and show respect for folks when they are speaking.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE OCTOBER 19, 2017 REGULAR MEETING**

**ITEM #1 PUBLIC HEARING: BANGING GAVEL – 6811 HICKORY STREET  
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.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Lucas Engel  
Eduardo Mani  
Angela Gatto  
Tim Stanton  
Peter Kroner  
John Curran

Absent Plan Commissioner(s): Garrett Gray  
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Malmborg, Planner I  
Patrick Connelly, Village Attorney (arrived at 7:26 p.m.)  
Michael Glotz, Trustee

Barbara Bennett, Commission Secretary

Guests:

James Richert, Petitioner  
Joe Bandza, Trinity Construction

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MANI, to open the Public Hearing for Banging Gavel on consideration for approval of requested variations. The Motion was approved unanimously by voice call. CHAIRMAN SHAW declared the Motion approved.

The Commission will also consider the proposed Site Plan for approval and the Plat of Subdivision for recommendation to the Village Board.

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 MALMBORG, Planner I, stated the open items from the workshop were:

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 requested rendering was presented to the Commissioners.
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.

MS. MALMBORG presented photos of the existing site. She explained the zoning and the history of the building. The proposed beer garden area includes approximately 150 seats and is surrounded by a 4 foot tall ornamental fence. MS. MALMBORG displayed a rendering of the pergola, which will promote the Village's music brand and provide entertainment for patrons at the beer garden. It will provide an outdoor stage area for musicians and entertainers. The pergola is approximately 7 feet from the east property line and there is approximately 12 feet from the east property line to the curb on Oak Park Avenue. There is 40 feet from the south corner of the pergola to the curb, thus mitigating any line-of-sight issues.

MS. MALMBORG noted the Petitioner has submitted a revised Landscape Plan, which will require another Staff review to ensure that all outstanding comments are addressed.

MS. MALMBORG explained the sign plan, noting that it 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 and the regulations per the National Register.

CHAIRMAN SHAW asked for comments from the Commissioners.

COMMISSIONER MANI asked if the seating area was elevated and also asked if the seating was ADA accessible. JAMES RICHERT, Petitioner, replied that it was not elevated and he will adjust according to ADA requirements.

COMMISSIONER KRONER noted it was a pleasure working with these Petitioners.

CHAIRMAN SHAW asked if anyone from the public would like to speak during the Public Hearing. There were none.

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

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER CURRAN, 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 indicate additional plant material (per the recommendation of the Village's Landscape Architect) in the public frontage between the east property line and the sidewalk.

AYES: PLAN COMMISSIONERS KRONER, STANTON, CURRAN, ENGEL, MANI, GATTO, 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 19, 2017 REGULAR MEETING**

**ITEM #2 PUBLIC HEARING: ALDI – 16000 HARLEM AVENUE**  
**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').

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Lucas Engel  
Eduardo Mani  
Angela Gatto  
Tim Stanton  
Peter Kroner  
John Curran

Absent Plan Commissioner(s): Garrett Gray  
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Malmborg, Planner I  
Patrick Connelly, Village Attorney  
Michael Glotz, Trustee  
Barbara Bennett, Commission Secretary

Guests: Scott Kator, Aldi  
John Streetz, Doyle Sign  
Tom Bertram, Aldi

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO, to open the Public Hearing on 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 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 MALBORG, Planner I, stated the Petitioner is looking for a larger sign as well as more wall signs than the Village's Sign Regulations allow. Staff notes that this request is a Substantial Deviation from the PUD rather than a variance. At the workshop, the Plan Commission requested a visual comparison of the proposed sign compared to an Aldi sign that meets the Village's regulations. MS. MALMBORG presented the requested renderings as follows:

1. Proposed wall sign: 15 feet tall, 189.375 SF
2. Wall sign that meets code: 7 feet tall, 41.27 SF
3. Wall sign near the maximum square footage: 12 feet tall, 120.69 SF

MS. MALMBORG also displayed a photo that the Petitioner supplied that displays a 5'x 7' plywood board on the Aldi façade to represent the size of a sign that would meet Village code.

MS. MALMBORG noted the Petitioner is also seeking three (3) additional signs (small symbols of the products they sell) to be mounted on the lower portion of the façade to the right of the main wall sign.

MS. MALMBORG explained the zoning and nearby land uses. She noted that 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. Cub Foods, another previous tenant) also had a sign that exceeded the Village code. Staff could not locate a variance or special approval allowing these signs.

COMMISSIONER KRONER asked for the total frontage of the Aldi store. The Petitioner replied it is 114'. MS. MALMBORG noted they would therefore be allowed 114 SF of sign face area (or one square foot for every foot of tenant frontage).

MS. MALMBORG noted the existing Aldi site has a clear view from Harlem Avenue despite the distance of around 575' to Harlem Avenue; however, the new Aldi site will have the Chipotle/Mattress Firm outlet building partially blocking the view from Harlem Avenue to the storefront. The Plan Commission also requested information about the Sam's Club sign. A photo was presented. 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 3/4" tall since it was rotated 45 degrees. 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 noted the sign face area meets code. There was discussion regarding the Tinley Park Plaza PUD on the east side of Harlem Avenue, which allows larger signs as part of their PUD. Tenants within this shopping center are allowed 1.5 SF of signage for every 1 foot of store frontage with no maximum size limitation; however, the maximum height for a wall sign is also 7' tall.

COMMISSIONER KRONER asked how far back the Tinley Park Plaza building is located. MS. MALMBORG replied Planet Fitness is about 320' east of Harlem Avenue and meets current regulations. Planet Fitness is about 220' closer to Harlem than the proposed Aldi sign.

COMMISSIONER KRONER stated Sam's sign is 100 SF with 357' frontage and Aldi is asking for 190 SF with 114' storefront. He stated that the Village needs to be fair to everyone on that side of the road. He stated he understood the need for a bigger sign but felt the sign they are proposing is way too big. He stated that a sign similar in size to Sam's Club's sign would be fair.

CHAIRMAN SHAW asked for opinions of the other Commissioners.

COMMISSIONERS STANTON and GATTO agreed with COMMISSIONER KRONER's comments.

CHAIRMAN SHAW asked the Petitioner, JOHN STREETZ of Doyle Signs, to make a presentation.

MR. STREETZ stated this is a large capital investment. Aldi is in the process of remodeling and improving the former Eurofresh and Cub Foods space. Part of this improvement is to provide reasonable and effective identification on the storefront. This building is located approximately 540' from Harlem Avenue frontage. The previous business had 555' of signage above the entrance and 187' additional SF of secondary signage. There is no record of anyone in Tinley Park complaining about that large sign. The current code restricts wall sign area by zoning district, gross tenant space, and frontage. This restriction provides no relief for business that are set back long distances from the property line. This permits a business that is near the property line to have the same size sign as one set back over 500'. This restriction is unreasonable and inappropriate. This sign is reasonable in relationship to the size and set back of the storefront. We do not agree that the sign appears too big.

CHAIRMAN SHAW appreciates the comparisons of the three signs and asked for comments from the Commissioners. He questioned whether the middle sized sign would still requires a height deviation. MS. MALMBORG replied there would still be a deviation because it is over the 7' maximum height.

COMMISSIONER KRONER noted Sam's Club is further back and has more tenant frontage. He is open to considering a larger sign for Aldi, but not as large was what was requested by the Petitioner.

COMMISSIONER ENGEL stated we should be pro-business. He noted they have already purchased the sign proposed sign.

COMMISSIONER KRONER stated we have to be fair to all the businesses in town and that he felt it unfair to give special dispensation to one just because they bought it ahead of approval. He stated that was their error and Staff had warned them that they needed a sign permit. He noted Staff had informed them they needed approval prior to erecting the sign and they chose not to obtain the permit before purchasing the sign. He stated that Aldi is a major corporation and they should know what they are doing.

CHAIRMAN SHAW stated he felt it was a good faith error.

COMMISSIONER CURRAN stated there were two businesses there with larger signs. The larger sign fits more appropriately.

CHAIRMAN SHAW stated, per the Staff Report, the previous signs did not receive variances and are clearly nonconforming. MS. MALMBORG replied there are permit records, but there is no record of a variance approval.

CHAIRMAN SHAW asked if anyone from the public would like to speak during the Public Hearing.

TOM BERTRAM, Aldi, stated he also lives in Tinley Park. He feels that the investment Aldi is making in the community is outstanding and more than just taking over the building. Aldi is completely gutting the building and updated everything per code. It is like a brand new store for Aldi. This will be the most modern grocery store in Tinley Park. We appreciate your consideration.

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

CHAIRMAN SHAW asked for the Finding of Facts. MS. MALMBORG read them as follows:



- 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.
- The proposed signage will not negatively affect other adjacent properties within the Park Center Plaza shopping center because it will attract customers to the shopping center.
- 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.
- The site, Park Center Plaza, has existing utilities, roads, drainage, and necessary facilities.
- 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.
- The proposed signage will conform to all other applicable regulations.
- 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.

COMMISSIONER KRONER questioned whether there was consensus on the deviation for the number of signs to allow for the three (3) secondary signs. The COMMISSIONERS indicated no issue with the secondary signs.

CHAIRMAN SHAW stated he would like separate motions for the deviation on number of signs and size.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER GATTO, 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 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.

AYES: PLAN COMMISSIONERS KRONER, STANTON, CURRAN, ENGEL, MANI, GATTO, and CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion approved.

Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER CURRAN, 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 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 sign face area of 253 square feet, and the main sign would be a maximum height of fifteen feet (15').

AYES: PLAN COMMISSIONERS CURRAN and ENGEL

NAYS: PLAN COMMISSIONERS KRONER, STANTON, MANI, GATTO, and  
CHAIRMAN SHAW

CHAIRMAN SHAW declared the Motion failed.

Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER STANTON, 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 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 sign face area of 184 square feet, with a maximum height of twelve feet (12') as reflected in Option 3 withn the Staff Report.

AYES: PLAN COMMISSIONERS GATTO, MANI, ENGEL, STANTON, KRONER, and  
CHAIRMAN SHAW.

NAYS: PLAN COMMISSIONER CURRAN

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 19, 2017 REGULAR MEETING**

**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.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman  
Lucas Engel  
Eduardo Mani  
Angela Gatto  
Tim Stanton  
Peter Kroner  
John Curran

Absent Plan Commissioner(s): Garrett Gray  
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Malmborg, Planner I  
Patrick Connelly, Village Attorney  
Michael Glotz, Trustee  
Barbara Bennett, Commission Secretary

Guests: Qiana Grant, Studio Q

STEPHANIE MALMBORG, Planner I, stated the Petitioner Qiana Grant of Studio Q, is requesting a Special Use Permit to allow a recreational business use at 17708 Oak Park Avenue in the Neighborhood General Zoning District. In the Staff Report the open items are noted as:

1. Consider conditions related to sound. Music is generally played and it is important to be good neighbors to the adjacent tenants.
2. The Petitioner is required to install a bike rack to provide parking for at least two (2) bikes. Per the Legacy Code bike racks are required to be more pedestrian and bike friendly.

MS. MALMBORG displayed a photo of the existing site. She noted the total number of employees would be four (4) and the business would provide group dance and fitness classes such as Zumba, hip hop, yoga, and cycling. The proposed hours of operation are:

- 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

MS. MALMBORG noted the total maximum number of participants in fitness classes at one time is 30. The number of parking spaces allotted to the business is 45. Staff did not feel parking was an issue as there is over 170 parking spaces in the commercial center.

MS. MALMBORG stated the zoning is Neighborhood General and the property is within the Legacy District. Nearby land uses include single-family residential and commercial properties. Some tenants in Tinley Center include Cuzin's, Gateway Learning Center, Farmers Insurance, and Tinley Park Tax Center.

COMMISSIONER STANTON asked about the sound from the bar which would be noisy at night for the tutoring next door.

COMMISSIONER CURRAN asked if the bar had sound requirements. MS. MALMBORG replied just the regulations for sound per the Village's municipal code related to nuisances.

QIANA GRANT, Studio Q, stated she went next door to the tutoring business to discuss noise. Studio Q will not be open at all during the times when the tutoring business is open, so sound should not be an issue. She stated she is providing a place where people have a passion for dance and fitness. She has been a dance instructor since 2006. The instructors that will be working there also have a lot of experience.

CHARIMAN SHAW asked if there were currently any security cameras at the location. MS. GRANT replied that she is currently working with ADT for the interior security.

MS. MALMBORG asked if it was necessary to draft conditions regarding the sound. CHAIRMAN SHAW replied the same sound conditions as required for Mile 1 Fitness would be appropriate.

CHAIRMAN SHAW asked if there were any other questions. There were none. He stated the Public Hearing will be on November 2, 2017.

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**  
**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**  
**SUBJECT: MINUTES OF THE OCTOBER 19, 2017 REGULAR MEETING**

**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.

Present were the following:

Plan Commissioners:

Ken Shaw, Chairman  
Lucas Engel  
Eduardo Mani  
Angela Gatto  
Tim Stanton  
Peter Kroner  
John Curran

Absent Plan Commissioner(s): Garrett Gray  
Chuck Augustyniak

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director  
Stephanie Malmberg, Planner I  
Patrick Connelly, Village Attorney  
Michael Glotz, Trustee  
Barbara Bennett, Commission Secretary

Guests:

Karli Mayher, Developer  
Scott Shalvis, Architect  
Andrea Crowley, Attorney  
Steve Gregory, Eriksson Engineering Assoc.

CHAIRMAN SHAW requested the audience and the Commission to recognize meeting protocols and make sure they are recognized by the chair prior to speaking. Comments should be on point and concise. He would ask that everyone this evening maintain order and show respect for folks when they are speaking.

CHAIRMAN SHAW noted that COMMISSIONER STANTON has previously and continues to recuse himself from discussion on this project.

STEPHANIE MALMBORG, Planner I, stated the request is for Site Plan Approval and a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with two (2) Exceptions from the Zoning Ordinance for front yard setback and building height.

The open items are as follows:

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. Material samples have been provided and they are on the table to view.

MS. MALMBORG presented a rendering of the proposed development. She noted there are four (4) four-story multi-family residential buildings with a club house located in the center. She noted the road fronting the project curves and the buildings are aligned along the curve. Previously, the Plan Commission reviewed a proposal from the Petitioner for two (2) residential buildings and a club house with each building having 72 units. This previous proposal did not receive approval from the Plan Commission or the Village Board. The current proposal provides four (4) residential buildings with 36 units per building. The Petitioner has retained all of the luxury amenities offered with the previous plan. The Petitioner has met with Staff, elected officials, and a group of residents from the Brookside Glen development to work through issues related to the first proposal. The four (4) building proposal was found to be the preferred option since they can maintain the amenities for the development. The other option would be going back to the approved plan in 2000 which was a nine (9) building proposal without any luxury amenities. She noted that only the center part of the residential buildings are a full four (4) stories. This creates an architectural design that breaks up the bulk of the building.

MS. MALMBORG noted the zoning in the area is B-3 at the intersection and the other zoning is R-5 and R-2. It is noted that the zoning has been a topic of discussion in prior meetings. The Village originally annexed the property in 1990 and one of the exhibits from the 1990 documents which illustrates the various boundaries for the zoning districts is missing. However, the documents that were approved on the same night clearly identify the subject parcel and the area where the existing Brookside Place development is located as R-6. The Village's Official Zoning Map identifies these parcels as R-5, which is considered a mapping error.

MS. MALMBORG discussed the open items as follows:

Open Item #1 – Setback Requirements. There are two different regulations which are the minimum setback requirement for R-6 multi-family and an overlay district or the Urban Design for properties south of 179<sup>th</sup> Street. The requested exceptions for R-6 front yard setback would be 25' minimum and the UD-1 front yard setback would be 20' maximum. It is not possible to meet both requirements. The proposed setback is 18' to 27', which meets the intent of both regulations.

Open Item #2 – Building Height. The number of stories is the same as Brookside Place. The proposed difference of mean roof height is a 9'- 6.5". The Zoning Ordinance regulation for

building height in the R-6 Zoning District is 40' and the previous Substantial Deviation in 2000 allows a building height of 56'. The maximum overall height for the proposed project is about 72' and about 62' for Brookside Place, which is a difference of about 10'. The garage floor elevation or elevation of the land is about a 10' difference with Brookside Place being about 10' higher than the subject site. Thus, the proposed buildings will appear to be the same height when viewed from afar. Staff also discussed how the proposed buildings are the same number of stories as Brookside Place but provide 14' tall ceilings as an amenity for some of the units.

Open Item #3 – Landscaping. As noted in the Staff Report the Landscape Architect said there should be more groupings, relocating some plant material to provide shade in the parking areas and removing some mulch and replacing with plants. Additionally, Staff would like to see plans for landscaping on the front part of the terrace.

Staff also noted there are 171 garage spaces, 125 exterior spaces, 64 land-banked spaces with a total of 360 parking spaces. There will be 2.5 parking spaces per unit. The land-banked spaces will not be developed until it is determined they are needed by the developer or the Village.

Additionally, there is approximately 200' from the existing townhomes structure near the south end of the site.

Open Item #4 – Security and Management. The Staff Report notes the Petitioner's research done on comparable multi-family residential developments. The tenants will access their building and the club house via a key card. The tenant cannot access other residential buildings with their key card. Security cameras will be provided at entrances/exits.

Open Item #5 – Lighting. The Petitioner plans lighting throughout the private parking lot and drive aisles. There will be lighting near the entrance/exit doors on each building. The Petitioner provided updated plans displaying additional lighting.

Open Item #6 – Club house. The Petitioner provided updated plans and renderings showing the club house with matching red brick.

Open Item #7 – Foundation Materials. The Petitioner provided a material sample for the foundation material.

MS. MALMBORG noted the Petitioner proposes various amenities for the development, including:

1. Semi-underground garage parking (1.18 garage spaces per unit)
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. Pergola
  - d. Green roofs
5. Outdoor gaming areas
6. Bike storage
7. Electric car charging stations
8. Disk golf baskets
9. Outdoor exercise circuits
10. Fire pits
11. Open space
12. Dog park

MS. MALMBORG noted the Dog Park has been relocated to the north end of the development per the discussion within the small group meetings over the last few months.

MS. MALMBORG reviewed the proposed signage and stated the proposed freestanding signs meet applicable codes.

PAULA WALLRICH, Interim Community Development Director, noted that the Commission should be cognizant of the process where meetings were held with the residents of Brookside Glen, Staff, the developer, and elected officials.

KARLI MAYHER, Developer, stated the changes were made as a result of the meetings with the residents, elected officials, and Staff. The changes include a new plan for four (4) buildings, and a further distance from the existing townhouses. They are excited to return to the Plan Commission with the new plans.

STEVE GREGORY, Eriksson Engineering Assoc., stated they worked very hard with Staff and the community to make changes to reach common ground. He added they provided plans that everyone can agree upon. They want to create value for the structures and provide amenities to insure long term viability. They are putting a lot of money into this development and would not be here if they did not think it was valuable. They want to create an additional housing opportunity for the residents of Tinley Park. They had a market study done and saw there was a need and demand for this type of housing. This will also have a positive economic impact to the Village by bringing more people to Tinley Park.

MR. GREGORY presented renderings of the proposed development. There will be one elevator in each building and there will be garage doors on the end of the north and south buildings to enter and exit the garages. There will be cameras at the entrances and key fobs to enter the buildings and the garages. There will be on-site management with hours of operation on Monday through Friday from 9am-5pm, Saturday 10am-5pm, and Sunday 12pm-5pm. There will also be a 24/7 on-call emergency phone number. There will be a minimum of one year leases. The development will meet Tinley Park's noise ordinance regarding the dog park. They are very excited to work with everyone to bring the best plan on the site.

COMMISSIONER CURRAN asked about what determines the land-banked parking. MR. GREGORY replied it would depend on the need determined by the developer and the Village.

COMMISSIONER KRONER asked what is under the terraces. He also asked who will be responsible to clean up after the dogs and asked if one elevator is enough in each building. He asked if they would consider coloring the stone on the foundation. He asked for clarification on if these were apartments. MR. GREGORY replied there are garages under the terraces with entrances and exits on each end of the



north and south buildings. Parking will be assigned. The outdoor grills will be on the roof terrace. The residents will be responsible to clean up after their own pets and the management will oversee any problems. A study was done regarding having one elevator per building and it is adequate. They would consider coloring the foundation stone. They would require one year leases.

CHAIRMAN SHAW noted he lived in a building with 36 units and one elevator, which was adequate. Where the other dog park was located on previous plans is now green space and land-banked parking. He asked if there has been any consideration of using solar energy. He asked if the club house is for residents only. He asked if the key fob was only restricted to your own building. He also asked about the composite of the ceilings in the units. MR. GREGORY replied there has been no consideration of solar energy. The club house is strictly for the residents. The key fob will open your own building and the garage. The ceilings will be gypsum.

COMMISSIONER GATTO asked if there will be specific buildings that are pet friendly. MR. GREGORY noted there would probably be specific floors designated to pet owners.

COMMISSIONER KRONER asked about cameras at the end of the building and would there be any on the terraces and the amenities. MS. MAYHER replied the cameras will only be at the club house, terraces, and entrances – not on the fire pit areas.

COMMISSIONER SHAW asked about the traffic study. MS. MALMBORG replied Staff has consulted the Village Engineer. Greenway Boulevard/Magnuson Lane will connect north to 191<sup>st</sup> Street and it will be easier to exit and enter the development. This will be completed as part of this project. The Village Engineer did a daily trip analysis and it is designed for this may dwelling units. There are improvements planned to the I-80 bridge over 80<sup>th</sup> Avenue and improvements planned at the intersection of 191<sup>st</sup> and 80<sup>th</sup> Avenue that include adding with turn lanes.

PATRICK CONNELLY, Village Attorney, stated there was a previous meeting with elected officials and residents of the Brookside Glen subdivision. At that meeting there were planning issues brought up, including run off issues on the south end of the building. Some of the residents were concerned about this and the lighting in the area. The traffic was also questioned. MR. GREGORY replied this will not be an issue as there will be a retention area at the north end of the property. They will have to do some grading and this will be addressed with engineering review during the building permit stage. Regarding the lighting issues they will have lights that point down and will not point at the existing townhouses. Lighting will meet Village codes.

CHAIRMAN SHAW noted the foundation material should be addressed prior to the Public Hearing.

MR. CONNELLY stated that the debate between ownership in the case of condo vs. apartments is something that should not be discussed as part of the review. This subject is not appropriate for this Commission to consider.

COMMISSIONER KRONER would like to hear from the residents.

MR. CONNELLY noted the amount of time the residents, developers, and Staff have put in to bring up the concerns has really helped this process. Kudos to all.

(This was not a Public Hearing; however, the Commission requested that the public give comments related to the project. Please reference the Public Comment section of the minutes.)

## **GOOD OF THE ORDER**

None at this time.

## **PUBLIC COMMENT**

(Also see attached Addendum with a list of comments supplied by one of the residents.)

Resident #1 - Comment attached.

Resident #2 – Live in Brookside Glen West. I am impressed with the group that is here. There should be more electric car charging stalls to charge more cars. Gas cars will eventually be banned.

Resident #3 – The traffic study gets done by the county. They look at ground study to see if the ground can handle this traffic. We don't want anything taller. What is this costing? The roads cannot take this traffic.

Resident #4 – Comment attached.

Resident #5 – Comment attached.

Resident #6 – There will be problems with carbon monoxide fumes in the area with the additional traffic in the area.

## **ADJOURNMENT**

There being no further business, a Motion was made by COMMISSIONER CURRAN, seconded by COMMISSIONER MANI, to adjourn the Regular Meeting of the Plan Commission of October 19, 2017 at 9:47 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

# PLAN COMMISSION STAFF REPORT

November 2, 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:
  - 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
- Total Maximum Number of Participants in Fitness Classes at One Time: 30
- Parking Spaces Allotted to Business: 45

**Updates from the October 19, 2017 Staff Report are in red.**

## SUMMARY OF OPEN ITEMS

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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

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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.



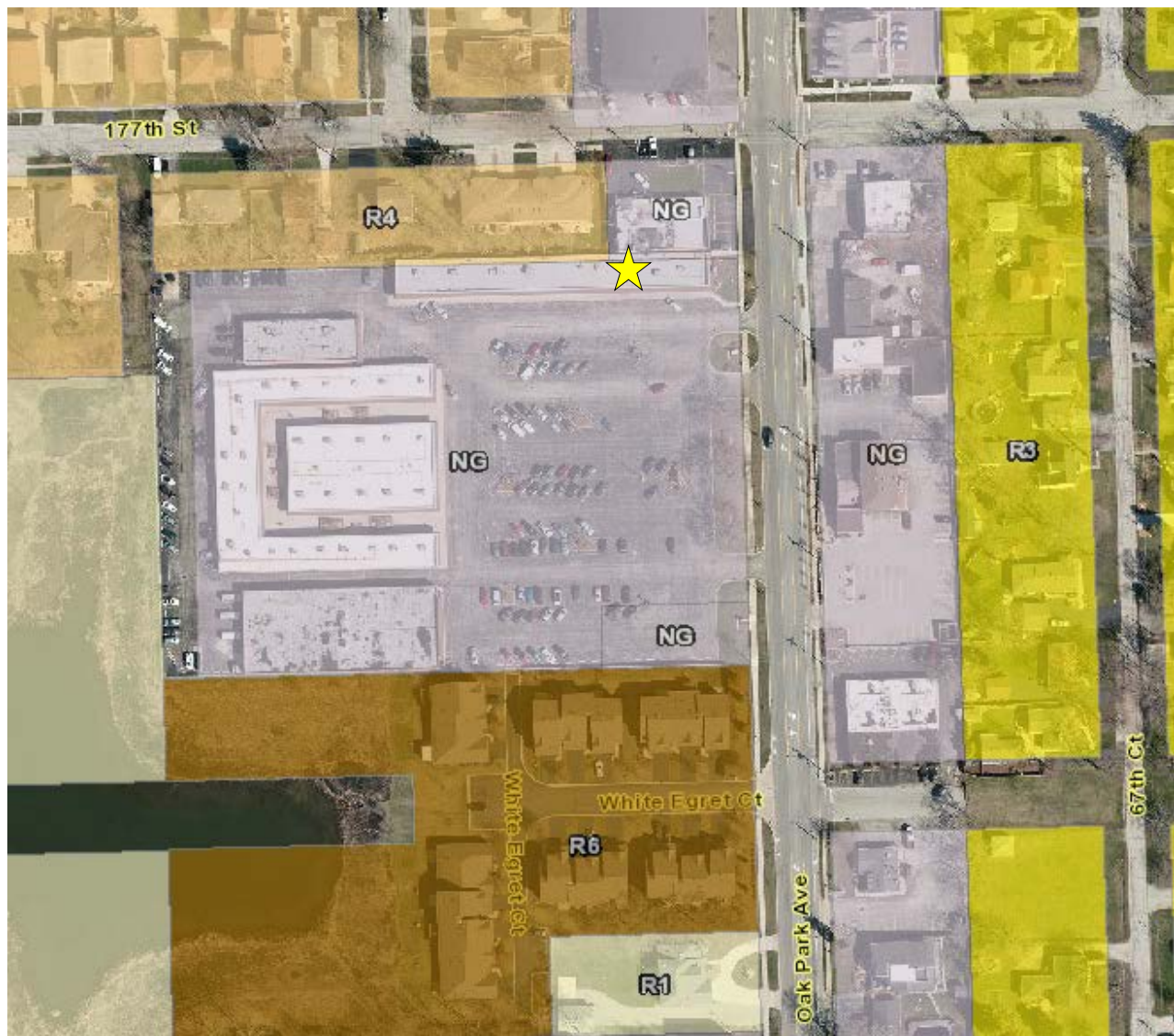


## ZONING & NEARBY LAND USES

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. **The Petitioner notes that Gateway Learning Center is adjacent to the west of the Studio Q tenant space. Gateway Learning Center is not open during the Petitioner’s proposed hours; therefore, there should be no issues with loud music during times that students are tutored at Gateway Learning Center. If the hours of operation should change, the Village’s nuisance ordinance and performance standards will be used in response to any complaints.**



## PROPOSED USE

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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 recreation establishments including bowling alleys, billiard parlors, coin-operated amusement devices, gymnasiums, swimming pools, dance halls, health clubs, skating rinks and other similar places of recreation” 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

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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	Landscaping		Front Yard Parking		Access Drive	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.

## STANDARDS FOR A SPECIAL USE

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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 for the Public Hearing.**

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 Special Use will not be detrimental because the business operations are wholly enclosed within the building and the business will provide health and fitness training to clients.**
- 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 is compatible with the other tenants in the shopping center and other properties in the vicinity.**
- 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 fill a vacancy within the commercial center. The proposed use is harmonious with the existing tenants. The proposed hours of operation are generally opposite of normal business hours so parking or sound conflicts will be minimal.**
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - **The site already exists and adequate roads, drainage, and other necessary facilities are 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
  - **Ingress and egress already exists. There is access from Oak Park 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 Special Use will conform to all other applicable regulations for the site.**
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - **The Special Use contributes to the economic development of the community by occupying a vacant space. In addition, the Petitioner, who has a background in fitness, will provide fitness classes that will aid clients to develop healthier lifestyles. Clients may choose to patronize neighboring businesses, strengthening the center's co-tenancy as businesses share customers.**



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.

## MOTION TO CONSIDER

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If the Plan Commission wishes to take action, the following motion is in the appropriate form:

“... make a motion to recommend 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.”

...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 bike parking for at least two (2) bikes be provided at the site.
3. *(any other conditions that the Plan Commission wishes to recommend)*

**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:**

Name: Qiana Grant  
Mailing Address: [REDACTED]  
City, State, Zip: Alsip, IL 60803  
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]  
(Evening)  
(Cell)  
Email Address: [REDACTED]

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):

Studio Space for dance / fitness classes  
Space is being taken over as same business previously to present  
lease, which was a Pole/Dance Studio for 10 yrs.

**B. Property Information:**

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): [REDACTED]  
Mailing Address: [REDACTED]  
City, State, Zip: Orland Park, IL 60462

Property Address: 17708 S. Oak Park Ave. Tinley Park, IL  
Permanent Index No. (PINs) 60477  
Existing land use: Condo  
Lot dimensions and area: Condo

**C. Petition Information:**

Present Zoning District: NG  
Requested Zoning District: NG

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Studio Space will provide various  
dance / fitness classes such as Zumba, Hip 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.

[REDACTED]  
Signature of Applicant

9-3-17  
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 dance and fitness classes such as yoga, Zumba, hip hop dance and cycling classes. The classes will be taught in a safe, comfort, moral and general welfare of clients.

- 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 held inside only and will not be injurious to the use and enjoyment of other property or 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.

The special use will be strictly for the encouragement of health and wellness through dance classes as well as fitness. It will not impede the normal and orderly development and improvement of surrounding properties.

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

Adequate utilities such as water, gas, and sewer have been provided and will be the only requirement for the dance studio.

- 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 space is limited to 30 parking spaces and maximum of 35 participants in classes to ensure safety and traffic control inside spaces.

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 applicable regulations of the district following all negotiations by the Village board

(Please attach additional pages as necessary)

## Stephanie Kisler

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**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 with this type of business is 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 have worked as a dance/fitness instructor for various health/fitness facilities such as women's 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 not 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 track 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 landlord, 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 tenants 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 at 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 tenants. 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 operation hours, the neighborhood businesses will not be 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>](mailto: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?
3. How many employees will you have? Include total and the number of employees that will be at the business at 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?
7. Provide a conceptual floor plan for the interior of the space. This can be something you draw out and sketch in 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.
9. Provide information about the music that will be played. Our concerns are about the sound and how loud music could affect the other businesses near you. Will it just be background music? Have you tried playing music 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](mailto:skisler@tinleypark.org)





# Studio

yoga mats

area <sup>with</sup> behind mirror

Back door

Front mirror

Side mirror

Side mirror

Restroom  
male/female  
urinal

Massage therapy  
Room  
French doors

Studio  
Floor

Front  
Door

Class schedule

Class descriptions

Front wall  
C frames

Side wall



# PLAN COMMISSION STAFF REPORT

November 2, 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-6 PD

## 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 191<sup>st</sup> 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.

**Updates from the October 19, 2017 Staff Report are indicated in red.**

## SUMMARY OF OPEN ITEMS

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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.

**See “Plan Commission Workshop” on page 18 for workshop discussion and follow up information.**

## EXISTING SITE & HISTORY

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*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.

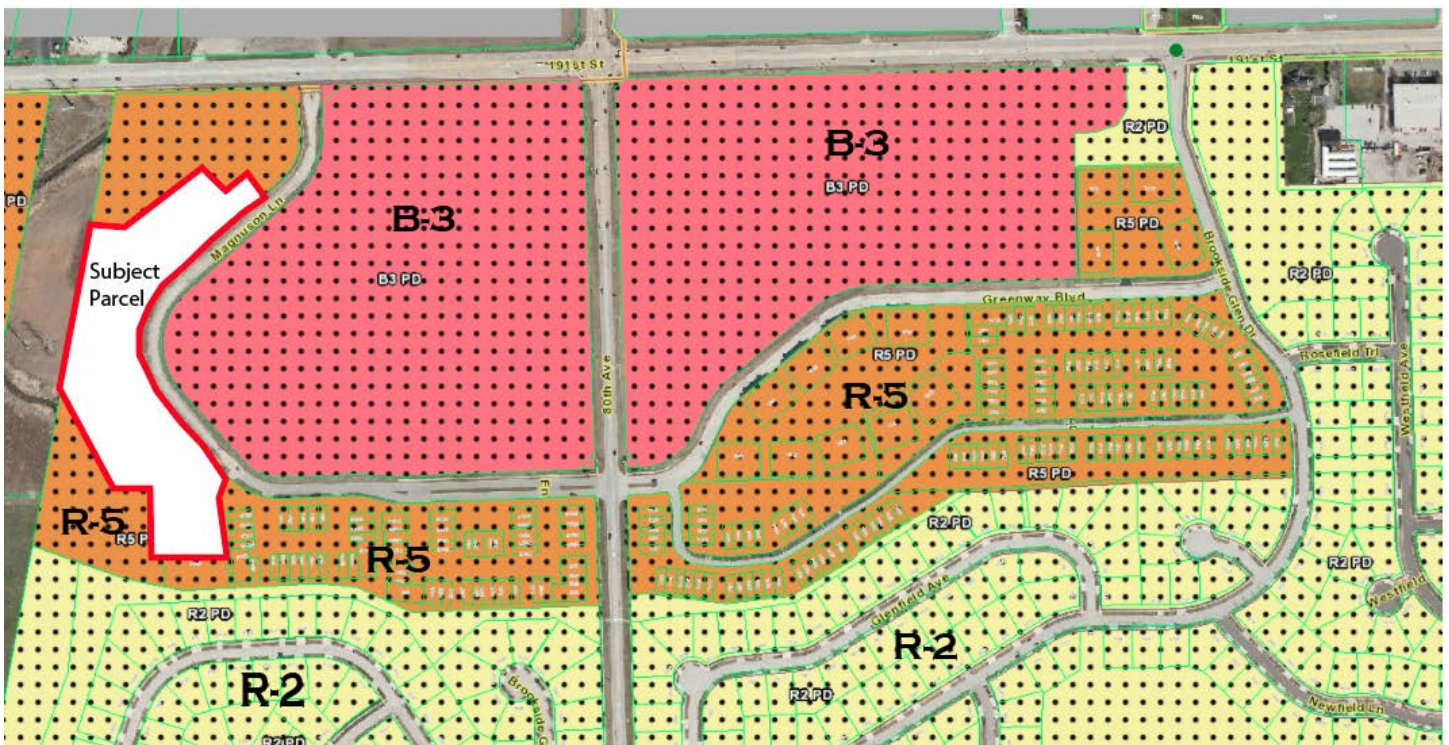
In February, 2016, the Village was approached by the Petitioner, Karli Mayher, who proposed to develop the 7.65 acre parcel. The initial application and plans were submitted in July 2016. However, her proposal was for two (2) buildings instead of the nine (9) buildings that were approved per Ordinance 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*



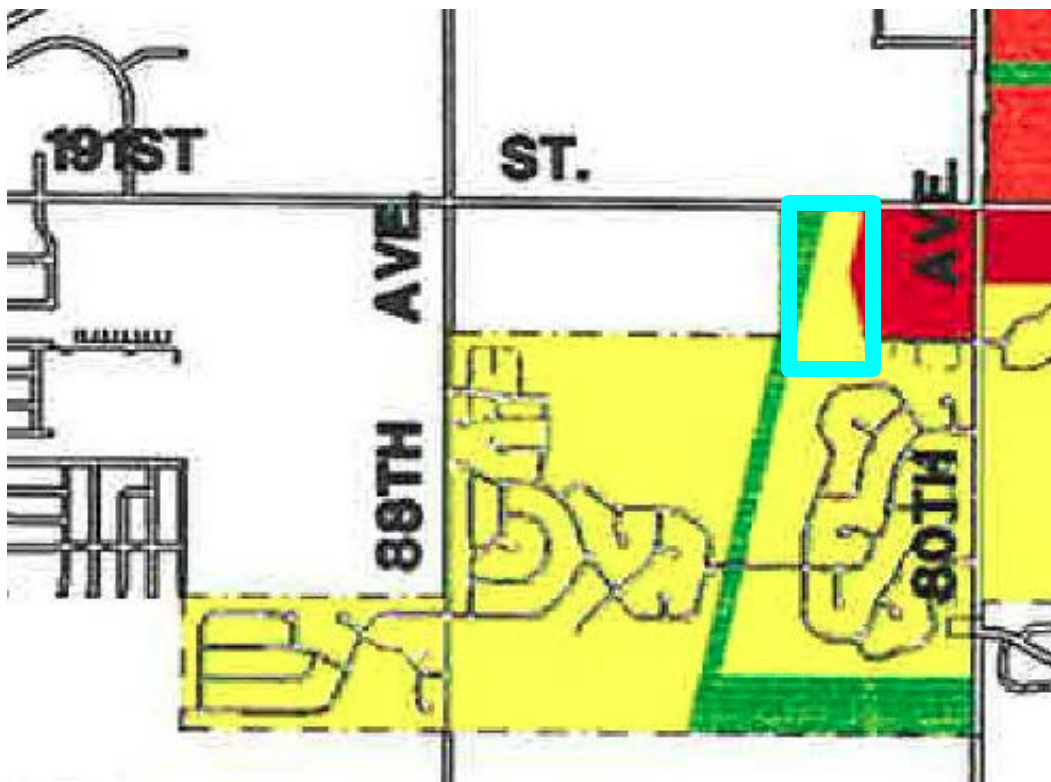
Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pumping station is located immediately to the south and a townhome development exists to the southeast with two-story structures housing 4-6 units per structure.

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 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.

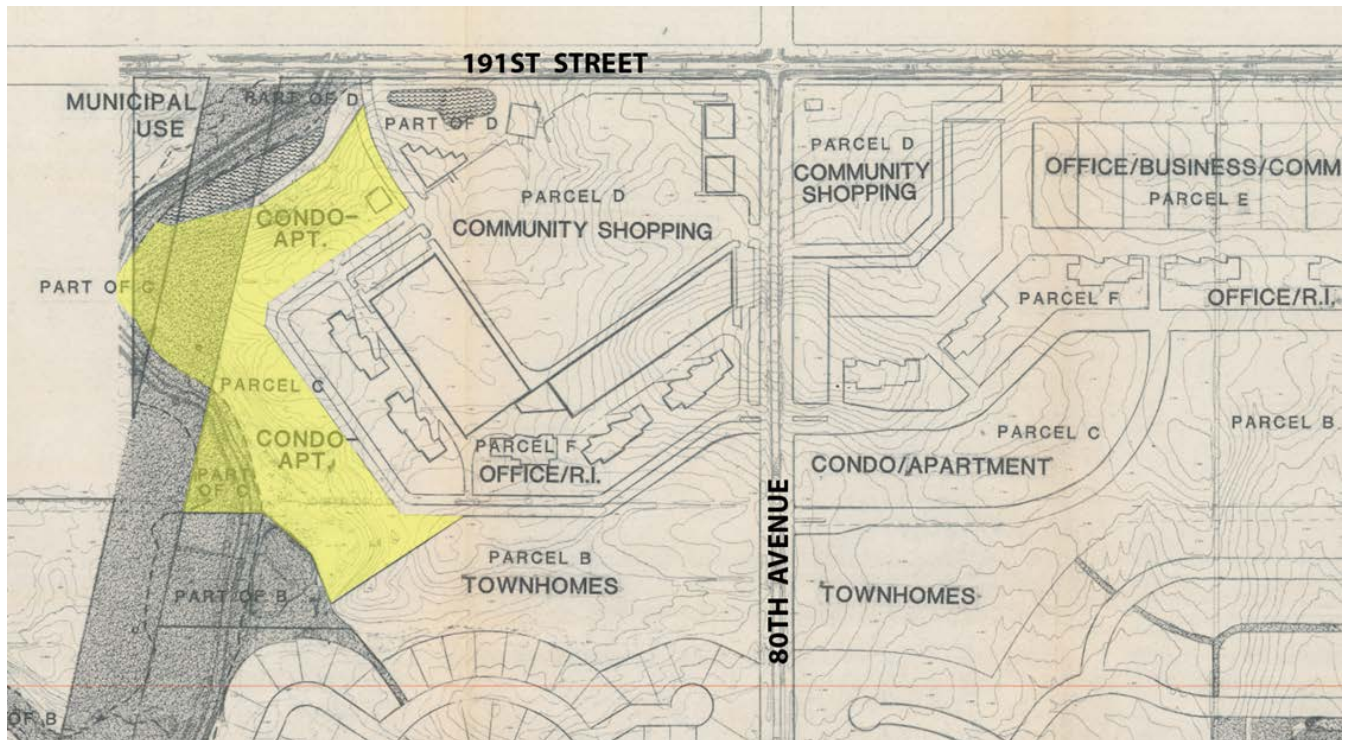
The Village's Comprehensive Plan indicates the subject site as residential.



*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 requests a Substantial Deviation from the Brookside Glen Planned Unit Development (within Ordinance 2000-O-006) to develop a one hundred forty-four (144) unit multi-family (apartment) residential project within four (4) residential structures connected by semi-underground parking. Ordinance 2000-O-006 allows one hundred forty-four (144) dwelling units within nine (9) buildings. The club house will also be located above the semi-underground parking garage between the residential structures. The proposed Substantial Deviation will reduce the number of residential structures from nine (9) to four (4).**

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
<b>Number of Stories</b>	4 + semi-underground parking garage	4 + semi-underground parking garage	none	-	4
<b>Mean Roof Height*</b>	64'-11.75"	55'-5.25"	<b>9'-6.5"</b>	40'	56'
<b>Maximum Overall Height of Building</b>	72'-2.375"	62'-3.25"	<b>9'-11.125"</b>	-	-
<b>Garage Floor Elevation</b>	700.5' – 702'	710' – 713'	<b>10.5' – 12.5'</b>	-	-
<b>Elevation at Top of Roof</b>	772'-8.375" – 774'-2.375"	772'-3.25" – 775'-3.25"	<b>5" – 1'-1"</b>	-	-

\* 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
<b>First Floor</b>	14'	10'-10"	<b>+3'-2"</b>
<b>Typical Floor</b>	10'	9'-4"	<b>+8"</b>
<b>Top Floor</b>	14'	8'-6"	<b>+5'-6"</b>

**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 ( $144 \times 2.5$  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: 171
- Exterior 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 191<sup>st</sup> Street. According to the memo, most trips will occur at the new connection at Greenway Boulevard/Magnuson Lane and 191<sup>st</sup> 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.

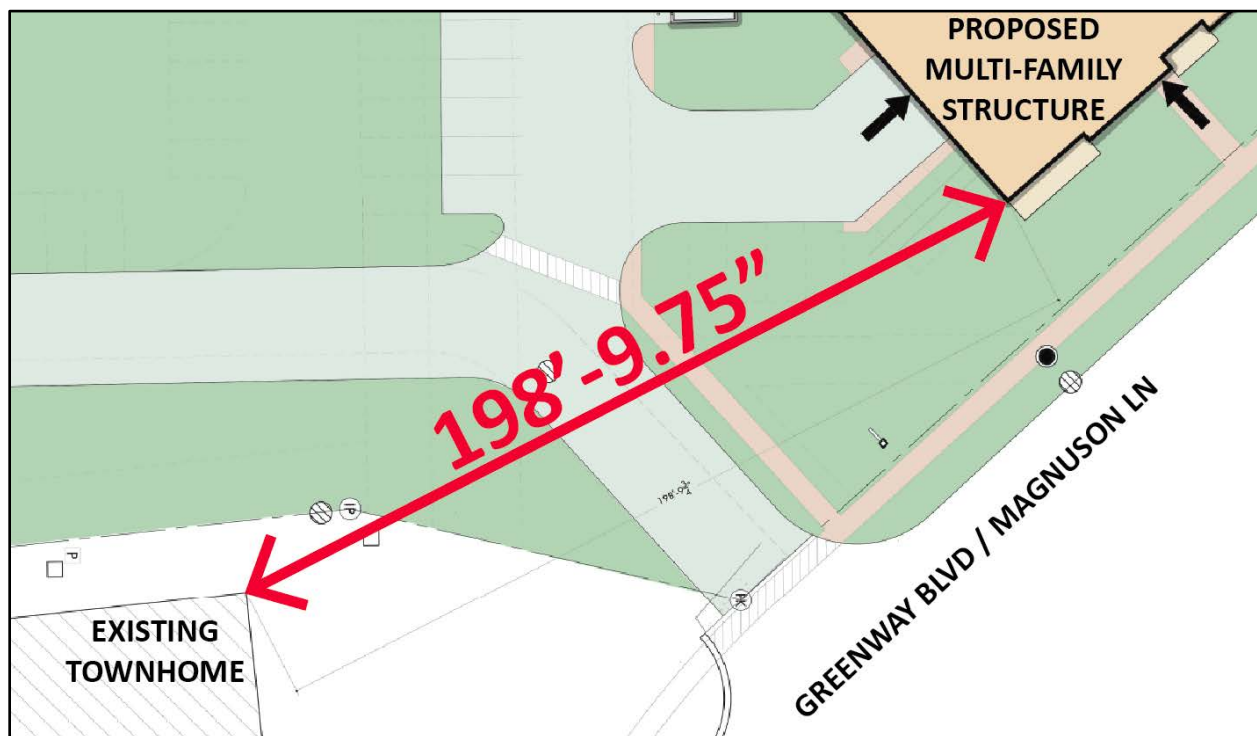
Additionally, in an attempt to meet the intent of the Urban Design Overlay District's regulations, the Petitioner has located the majority of the surface parking behind the buildings. The regulations call for parking to be set back a minimum of twenty-five feet (25') in front yards. **All parking within the current plans meets this requirement.**

#### 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

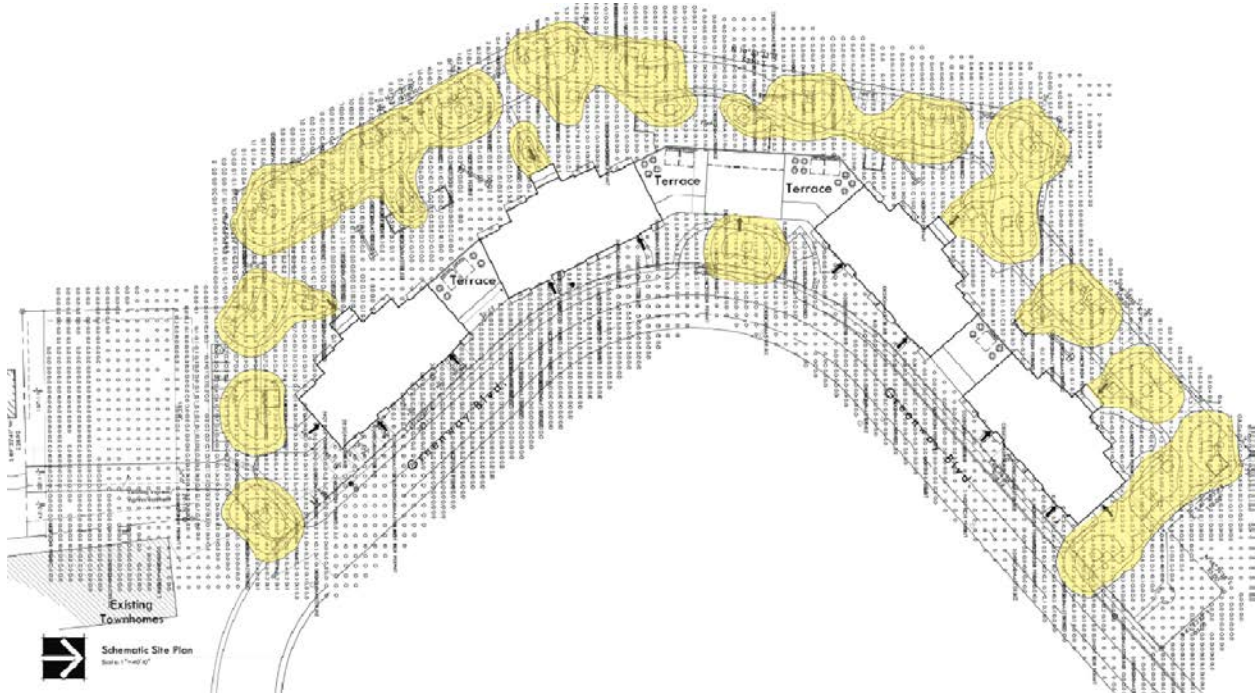
During the previous plan review, residents expressed some concerns about security and property management. Per Staff's request the Petitioner researched other comparable multi-family residential developments in order to compare best practices. A table with the Petitioner's research is provided below. 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 Emergency	8am-5pm	On Call Emergency	On Call Emergency
Orland Crossing	231	Yes	As needed	No	On Call Emergency	9am-6pm	10am -5pm	12pm - 5pm
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

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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. The 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.

#### Dwelling Unit Breakdown (Per Building)

- 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.***

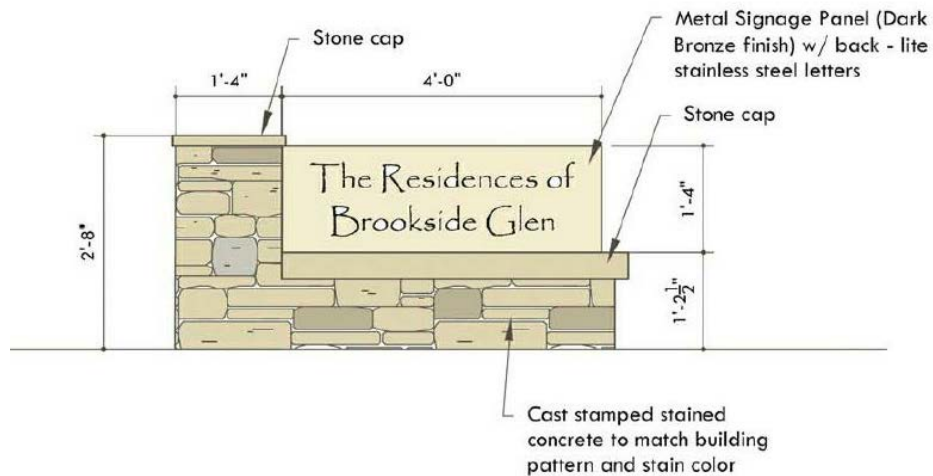


*Elevation Showing Precast Stained and Stamped Foundation Material*



## 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
<b>Number of Signs</b>	2	1 per entrance; 3 (north, club house, and south entrances)	-1
<b>Maximum Sign Face Area</b>	5.33 SF each	5 SF per acre; max of 30 SF; 7.65 x 5 = 38.25 SF, except 30 SF max	-24.67
<b>Maximum Height</b>	2'8"	5'	-2'4"

## **ATTACHMENTS**

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The following attachments correspond to the proposed project and were 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, and 9/16/1999, 5/18/2017, 6/1/2017, 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, 7/11/2017
9. Revised Brookside Glen PUD Timeline
10. Density Memo by Paula Wallrich
11. Traffic Memo by Chris King

**The following attachments correspond to the proposed project and are included in the Plan Commission Meeting Packet for November 2, 2017:**

- 1. Application**
- 2. Plans**
- 3. New Articles**
  - a. “More U.S. Households are Renting than at Any Point in 50 Years” (Pew Research Center)**
  - b. “After Big Lull, Suburban Apartment Construction has Boomed Since 2013” (Daily Herald)**
  - c. “Renters are Rocking the Suburbs” (U.S. News)**
  - d. “Perks of Renting in the Suburbs” (Zillow)**

## **PLAN COMMISSION WORKSHOP**

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### Summary of the October 19, 2017 Plan Commission Workshop:

- Discussed open items:
  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.
    - Staff noted that the proposed setbacks meet the intent of both the R-6 minimum setback and the UD-1 maximum setback requirement.
  2. Consider an Exception for the building height to allow the structures at a maximum building height of 65'.
    - Staff discussed height information for the proposed project and compared the project to the existing Brookside Place development. It was noted that although the proposed project is approximately 10' taller than Brookside Place, the ground elevation is approximately 10' less in this area thereby cancelling out the height increase.
    - Staff noted that the taller ceiling height within the proposed project is considered an amenity for future residents. The existing Brookside Place structures do not offer a 14' ceiling height.
  3. Minor revisions are required on the Landscape Plan.
    - Staff noted a few revisions to the Landscape Plan. The Petitioner indicated that they will comply with the landscape requirements.
    - Staff recommends the approval of the Landscape Plan be a condition of Site Plan Approval. The Village's Landscape Architect and Staff can approve the final Landscape Plan at building permit stage.
  4. Information is needed about the plans for security and management of the property.
    - The Petitioner provided research about security and management for similar multi-family developments in the region. The Petitioner plans to provide security and management services that are on par with the other developments.
    - Residents will access their building and the club house with a key card. The key cards will not work for the other residential buildings.
    - Security cameras will be provided at entrances and exits to the buildings.
    - The Petitioner will provide on-site property management according to the following schedule:
      - Monday – Friday: 9:00am – 5:00pm
      - Saturday: 10:00am – 5:00pm
      - Sunday: 12:00pm – 5:00pm
    - The Petitioner will provide 24/7 on-call property management.
  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.
    - The Petitioner submitted a revised Photometric Plan that includes lighting attached to the building by entrances/exits.
    - The Petitioner provided a cut sheet of the wall sconces.
  6. Revise elevations to include reddish brown brick accents on the club house.
    - The Petitioner provided updated plans that show the club house in the same brick color as the residential structures.

7. Provide material sample for the foundation of the building.

- The Petitioner provided a material sample for the foundation of the building (see photo at right).
- The Petitioner's plans indicate more color variety in the foundation material than provided in the sample.
- The Plan Commission requested that the Petitioner use a foundation material with more color variety. A new sample must be provided.
- The Petitioner provided the photo below to show the new material sample.



• Questions from the Plan Commission and Citizens:

1. The Staff Report does not mention that these are apartments but the Petitioner's presentation mentions leasing the units. Please clarify the type of housing.
  - The Petitioner stated that they intend for this multi-family project to be apartments.

2. Does the project meet the Floor Area Ratio (FAR) requirements?

- Background on Floor Area Ratio (FAR):

There are many regulations in a zoning ordinance that are used to influence a desired site plan and building design. Regulations for a zoning lot (lot area, depth, width) are imposed as a means to regulate building separation, scale, and density. There are also bulk regulations (front, side and rear yard setbacks, building height and floor area ratio) that impact building placement and intensity of use. Building setback and building height regulations are the more traditional methods that communities use to help provide appropriate buffers between uses and ensure a certain scale to a project. Floor Area Ratio (FAR) regulations are supplementary to the traditional bulk regulations and help to regulate the volume, intensity and proportion of the building in relation to the lot. Regulations for lot coverage, open space and percent impervious are also used to impact site design and together with the FAR requirements help to protect the balance between open space and building coverage.

Most Zoning Ordinances use a combination of all of these regulations, along with landscape requirements and building codes to ensure a certain quality of development. These

regulations are enforced for projects that are developed under straight zoning requirements. In a Planned Unit Development (PUD), there is an inherent flexibility that encourages a more imaginative and unified design. The proposed development is requesting an exception to the front yard setback requirements, maximum building height, and the maximum FAR as discussed below. It is important to evaluate these exceptions in context of the whole development and seek a balance between aspects of the development that exceed or meet requirements against where exceptions are requested. Staff recommends these be considered against the amount of open space that is provided (3.79 ac where .76 ac is required) and lot coverage (1.76 ac is proposed and up to 2.68 ac is allowed).

Floor Area Ratio (FAR) is calculated by dividing the gross floor area by the net site area. The gross floor area is the sum of the gross horizontal areas of all floors including accessory buildings. Our ordinance does not specifically address including enclosed parking areas in the calculation for FAR; however, they traditionally are not included in gross floor area calculations (see the American Planning Association's information about FAR at <https://www.planning.org/pas/reports/report111.htm> for a comprehensive explanation of FAR). As stated above a FAR calculation is used to supplement traditional regulations in an attempt to control intensity and volume of a building. Parking areas, whether enclosed or not, are typically not included in the overall gross floor area calculations.

Multi-family developments in the R-6 Zoning District require a maximum FAR of 0.6. The proposed project exceeds this limit with a 0.656 FAR (exceeding code by 18,646 SF). It is important to note that the architect included the area assigned for enclosed bike parking, cabanas, restrooms for the pool area, and all the stairwells, elevator shafts and mechanical rooms located on the parking level within the floor area calculation. The total for these areas is 12,414.36 SF. Underground parking is considered a luxury amenity for the development as is the recreation areas; they are not a requirement. Removing this square footage from the calculation results in a FAR of 0.618 (0.6 when rounded down). However, since the code is not clear on how to treat the underground parking, the Commission may wish to include the FAR calculation as an exception.

It is important to note that the FAR for a nine (9) building proposal on this parcel would significantly exceed FAR limitations (see information below). More importantly, the existing condominium development (Brookside Place) also exceeds FAR requirements. In comparison, the proposed four (4) building proposal more closely aligns with the intent of the FAR than the existing Brookside Place development or the alternate proposal of nine (9) buildings.

Subject Site	Gross Floor Area* (SF)	Land Area (SF)	Floor Area Ratio
<b>4 Building Plan (Current)</b>	218,440.33	332,991	<b>0.65599</b>
<b>9 Building Plan</b>	301,221.18	332,991	<b>0.90459</b>

\* not including interior parking

Brookside Place	Gross Floor Area* (SF)	Land Area (SF)	Floor Area Ratio
<b>Phase I</b>	234,283.14	268,319	<b>0.87315</b>
<b>Phase II</b>	66,938.04	74,639	<b>0.89682</b>
<b>Phase III</b>	133,876.08	141,744	<b>0.94449</b>
<b>Phase I, II, &amp; III</b>	435,097.26	484,702	<b>0.89756</b>

\* not including interior parking

3. Should there also be a deviation from Ordinance 2000-O-006 for constructing “multi-family” instead of “condominiums”?
  - Condominiums are considered multi-family units; however, Ordinance 2000-O-006 references “condominiums” throughout the ordinance. The Petitioner has clarified that they are constructing apartments for rent not condominiums.
4. What are the projected property taxes?
  - The Petitioner provided follow up information stating the projected property taxes are \$350,000.
5. What is the projected cost for the development?
  - The Petitioner provided follow up information stating the proposed cost for the development is \$30 million.
6. Where will construction traffic go?
  - The Village Engineer will determine the appropriate route for construction traffic. It is anticipated that this will be via Magnuson Lane at 191<sup>st</sup> Street.
7. Is there more information about the developer?
  - The Petitioner provided follow up information stating they will present more information about the developer at the Public Hearing.
  - The Petitioner also provided the following websites with more information about the developer:
    - [www.jmichaelbuilders.com](http://www.jmichaelbuilders.com)
    - [www.kjmconstructionco.com](http://www.kjmconstructionco.com)
8. What assurances does the Village have that the developer will complete the project?
  - The Village currently requires a Letter of Credit for public improvements.
  - The Village currently requires all contractors to be licensed and bonded prior to releasing a building permit.
9. Can the Petitioner add more electric car charging stations?
  - The Petitioner provided follow up information stating that if they see a demand in the future they will provide additional electric car charging stations. The Petitioner will not increase the number of charging stations at this time.
10. How will fumes within the parking garage be mitigated?
  - The Petitioner provided follow up information stating the enclosed parking garage will be designed in accordance with the Village’s mechanical code. The garage will be designed with intake louvers and exhaust fans, which will be automatically turned on when the carbon monoxide (CO2) reaches a designated level. When the CO2 levels set by code reach this level, the fresh air intake louvers will open and the exhaust fan turns on, removing the CO2 and drawing in fresh make-up air. The fans will remain on until the CO2 level are lowered until acceptable levels and then the louvers will close and the fan will turn off. This will be similar to what already exists at the Brookside Place buildings.
11. Who is supposed to maintain the pond north of the Petitioner’s property?
  - The pond property is not owned by the Petitioner. Staff has met with the responsible party and they are aware of the requirement to bring the pond up to code.

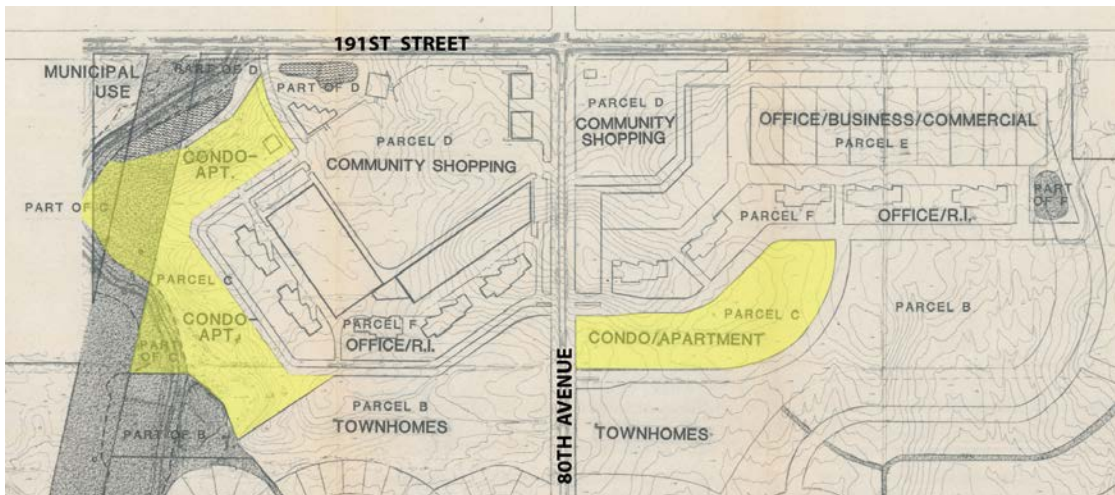


## STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS

Section VII.C. of the Zoning Ordinance provides standards and criteria for Planned Unit Developments. **Staff provided draft responses for each of these standards below in 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.

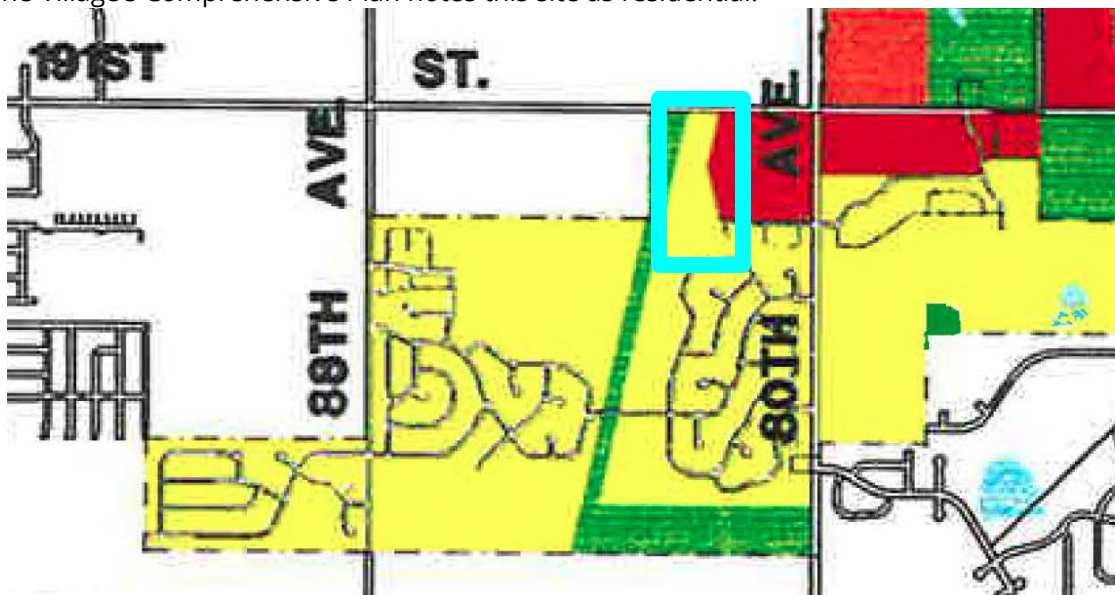
### GENERAL PROVISIONS FOR ALL PLANNED UNIT DEVELOPMENTS:

- 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-O-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 Petitioner 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 dog park, and reconfiguring the land banked parking so it would not be facing toward the existing townhomes. The terraces are now located between the residential buildings so they are no longer near the townhomes as previously shown on prior plans.
  - 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 191<sup>st</sup> Street and 80<sup>th</sup> Avenue.
  - The Petitioner 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-O-006.
  - The Petitioner 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-O-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 191<sup>st</sup> 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-O-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 191<sup>st</sup> Street.
  - The proposed development will have two major access points – the new intersection of Magnuson Lane and 191<sup>st</sup> Street and the existing intersection of Greenway Boulevard and 80<sup>th</sup> 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 191<sup>st</sup> Street and 80<sup>th</sup> 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 Petitioner will provide property management services 24/7 with a management office on-site with regular hours.
- 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 Petitioner requests an exception from the allowable height of the structures, an exception from the required front yard setback, and an exception for the floor area ratio.

**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-O-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 Petitioner is not requesting an increase from the number of dwelling units that were approved for the condo/apartment portion of the PUD.
    - The Petitioner 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 Petitioner 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 60 one bedroom units and 84 two bedroom units in the proposed plan. Per the standards above, the required open space for the proposed development would be 41,400 square feet (0.95 acres). The Petitioner 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 Petitioner's plans indicate landscaping throughout the site to buffer from other parcels; the landscape plan will meet the intent of the Landscape Ordinance. Sidewalks 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 Petitioner's plans indicate sidewalks that will link with the existing sidewalks and provide access to the nearby bike trails.
- l. 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 Petitioner's plans indicate 171 covered parking spaces and 125 outdoor parking spaces. Additionally, 64 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 Petitioner'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 Petitioner 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 residential buildings range from about 18' to 27'.
- 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 Petitioner intends to construct the proposed development in a single phase.

## **STANDARDS FOR SITE PLAN APPROVAL**

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Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. **Staff prepared draft responses for these conditions below in bullet points for the Plan Commission's consideration.**

- 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 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-O-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. The enclosures are constructed with materials that match the residential structures.

## **STANDARDS FOR A SPECIAL USE**

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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 in the Staff Report below in bullet points for the Plan Commission's consideration.**

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 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 four (4) residential structures instead of nine (9) as approved within Ordinance 2000-O-006.
  - The Substantial Deviation would allow the decrease from nine (9) buildings to four (4) residential buildings connected by semi-underground parking.
- 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, right-of-way improvements for Magnuson Lane will be completed including its intersection with 191<sup>st</sup> 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 Design Overlay District (UD-1) 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 and Ordinance 2000-O-006.
  - 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 in conjunction with 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; and
  - The density has not changed from original approvals within Ordinance 2000-O-006.



- 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.
  - Proposed exceptions include: Building height, building setback and floor area ratio. Staff recommended various conditions for the 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.



## **MOTION TO CONSIDER**

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If the Plan Commission wishes to take action, the following motion is in the appropriate form:

“... make a motion to grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, Site Plan Approval, in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, to develop a one hundred forty-four (144) unit multi-family residential project within four (4) residential structures connected by semi-underground parking. The proposed plans include various private residential amenities such as a 5,320± square foot club house, outdoor terraces, outdoor pool and cabanas, electric car charging stations, a dog park, fitness center, fire pits, and landscaping.

The Plan Commission also moves to recommend 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 (within Ordinance 2000-O-006) to develop a one hundred forty-four (144) unit multi-family residential project within four (4) residential structures connected by semi-underground parking.

Ordinance 2000-O-006 allows one hundred forty-four (144) dwelling units within nine (9) buildings. The proposed Substantial Deviation will reduce the number of residential structures from nine (9) to four (4). The club house will be located between the residential structures above the semi-underground parking garage. The subject property is generally located west of Magnuson Lane and John Michael Drive in the southwest corner of 191<sup>st</sup> Street and Magnuson Lane. The parcel identification numbers of the lots are 19-09-11-200-015-0000 and 19-09-11-200-013-0000. The Plan Commission also adopts the Standards for a Planned Unit Development, Standards for Site Plan Approval, and Findings of Fact for a Special Use Permit drafted in the Staff Report and discussed at this meeting.”

...The project includes the following exceptions:

1. An exception to the Village requirement for the front yard setback to allow the residential structures to be set back about 18' to 27';
2. A nine foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 to allow the structures at a building height of 65' where 56' is the maximum height allowed; and
3. An exception of 0.056 to the Village requirement for floor area ratio (FAR) to allow a FAR of 0.656 where 0.6 is the maximum FAR allowed.

...The Plan Commission recommends the following conditions:

1. That the Final Landscape Plan must be approved by the Village's Landscape Architect and Village Staff prior to release of the building permit;
2. That the Petitioner provides amenities in accordance with the plans;
3. All proposed residential amenities must be completed prior to issuance of final Certificate of Occupancy;
4. The public improvements (sidewalk, lighting, street trees, and intersection improvements) along Magnuson Lane toward 191<sup>st</sup> Street must be completed prior to issuance of the final Certificate of Occupancy; and
5. *(any other conditions that the Plan Commission wishes to recommend)*

## 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
A101A	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
A119A	Light Cut Sheets Cont.	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
A122A	Unnamed	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
L-1	Landscape Plan	ASL	09/26/2017
	Rendering	ASL	09/26/2017
	Rendering	ASL	09/26/2017
	Rendering	ASL	09/26/2017
	Rendering	ASL	09/26/2017
	Rendering	ASL	09/26/2017

**VILLAGE OF TINLEY PARK**

**AMENDED  
APPLICATION FOR SITE PLAN APPROVAL**

**PROJECT NAME:** The Residences of Brookside  
Glen

**LOCATION:** Just west of the Southwest  
corner of 191st Street &  
80th Ave., Tinley Park, IL 60477

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

**APPLICANT INFORMATION**

Name: Andrea T. Crowley

Company: Griffin & Gallagher, LLC

Mailing Address: [REDACTED]

Phone (Office): [REDACTED]

Phone (Cell): N/A

Fax: [REDACTED]

Email: [REDACTED]

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

**PROPERTY INFORMATION**

Property Address: Just west of the Southwest corner  
of 191st Street & 80th Ave., Tinley Park, IL 60477

PIN(s): 09-11-200-013-0000 / 09-11-200-015-0000

Existing Land Use: Vacant

Zoning District: R-6 PD

Lot Dimensions: Approximately 7.65+ acres per attached survey

Property Owner(s): First Midwest Bank, A/T/U/T/A dated 9/15/97 and Known as Trust # 97-6193

Mailing Address: [REDACTED]

**APPLICATION INFORMATION**

Description of proposed project (use additional attachments as necessary):

**144-Unit Multifamily with pool, fitness center and clubhouse.**

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No ☐ Yes: \_\_\_\_\_

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.

[REDACTED]  
*Signature of Applicant*

10/01/2017

*Date*

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL CONTACT INFORMATION

**PROJECT NAME:** The Residences of Brookside  
Glen

Just west of the Southwest  
corner of 191st Street &  
**LOCATION:** 80th Ave., Tinley Park, IL 60477

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

#### CURRENT PROPERTY OWNER OF RECORD

Name: \_\_\_\_\_  
Company: First Midwest Bank, A/T/U/T/A  
dated 9/15/97 & Known as  
Address: Trust 97-6193  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ARCHITECT

Name: Mr. Scott Shalvis  
Company: The Shalvis Group  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ENGINEER

Name: \_\_\_\_\_  
Company: Eriksson Engineering Associates  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT LANDSCAPE ARCHITECT

Name: Mr. Steve Gregory  
Company: Eriksson Engineering Associates  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### ATTORNEY

Name: Andrea T. Crowley  
Company: Griffin & Gallagher, LLC  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### END USER

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL RESPONSIBLE PARTIES

**PROJECT NAME:** The Residences of Brookside Glen

**LOCATION:** Just west of the Southwest corner of 191st Street & 80th Avenue, Tinley Park, IL 60477

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

#### GENERAL BILLING

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: [REDACTED], [REDACTED], [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR PLAN REVIEW FEES

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: [REDACTED], [REDACTED], [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: [REDACTED], [REDACTED], [REDACTED], [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR ATTORNEY FEES

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: [REDACTED], [REDACTED], [REDACTED]  
Phone: [REDACTED] D. [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: [REDACTED], [REDACTED], [REDACTED], [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

#### RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Karli Mayher  
Company: KJM-Vandenberg Brookside Joint Venture  
Address: [REDACTED]  
Phone: [REDACTED]  
Fax: [REDACTED]  
Email: [REDACTED]

October 2, 2017

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**

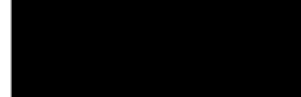
The subject property is part of the Brookside Glen Planned Unit Development, a master planned community that was approved in 1990 and consists of single family homes, townhomes, multifamily and commercial. The PUD was amended in 2000 and the current density was approved for the property of 144 units 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. CROWLEY



**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:**

Name: Griffin & Gallagher, LLC  
Mailing Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]  
[REDACTED] (Evening)  
[REDACTED] (Cell)  
Email Address [REDACTED]

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):  
attorney

**B. Property Information:**

The identity of every owner 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: [REDACTED]  
City, State, Zip: [REDACTED]

Property Address: Just west of the southwest corner of 191st Street & 80th Avenue, Tinley Park, IL 60477  
Permanent Index No. (PINs) 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:**

Present Zoning District: R 6 PD  
Requested Zoning District: R 6 PD

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Modification to the existing PD to allow for the proposed alterations to the previously approved building layout.

Will any variances be required from the terms of the Zoning Ordinance? See attached.

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):  
[REDACTED]

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.

[REDACTED]  
Signature of Applicant

10/01/2017  
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

# KJM Development

# Architectural Studio, Ltd

Eriksson Engineering Associates, Ltd.

KDC

16144 S. Bell Road  
Lockport, IL 60491  
Tel: 708-645-0545  
Fax:  
Email: [chaff@aol.com](mailto:chaff@aol.com)

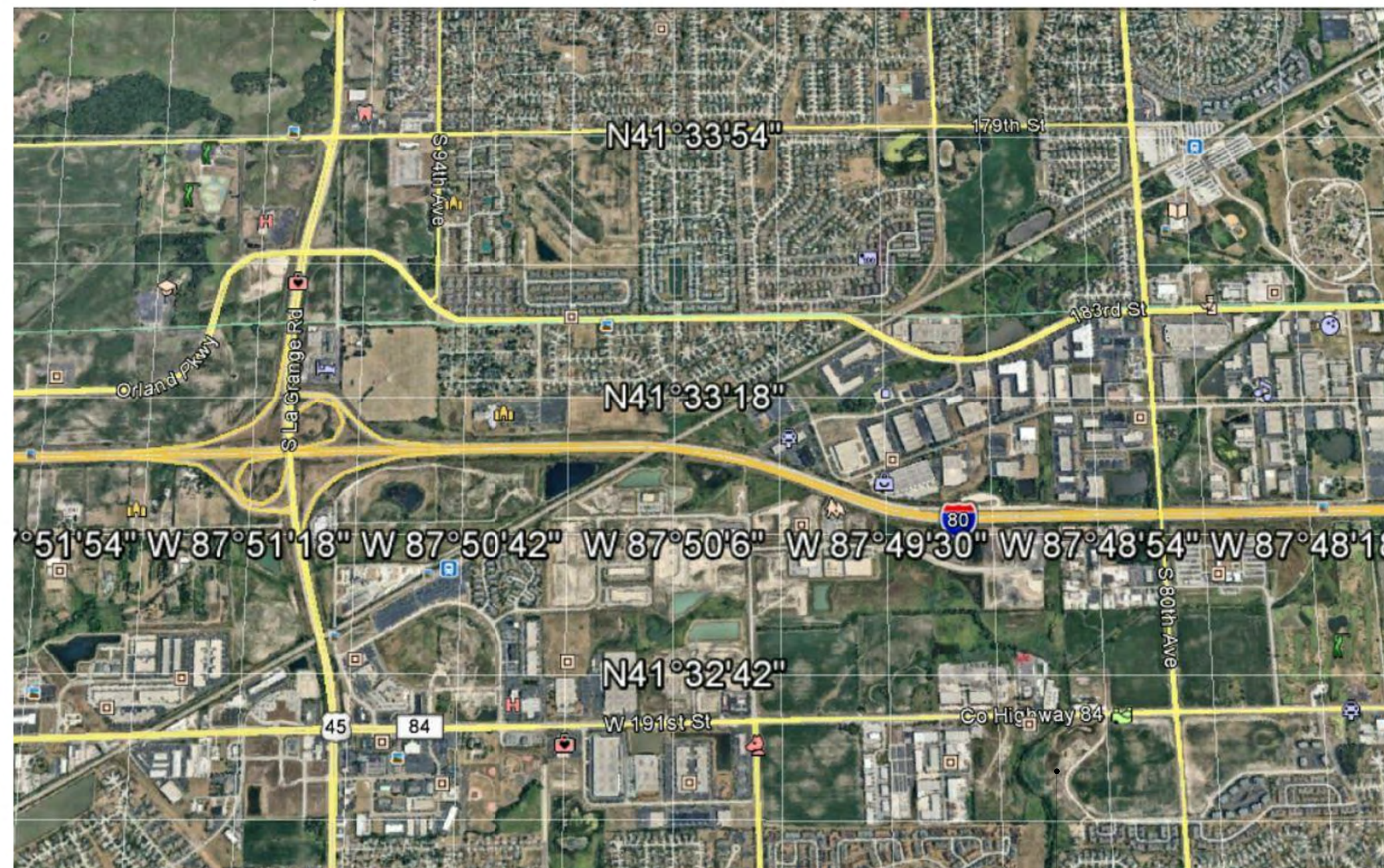
Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A100	Coversheet	10/01/17
A101	Schematic Site Plan	10/01/17
A102	Land Banked Parking Plan	10/01/17
A103	Schematic Site Plan Distance Study	10/02/17
A104	Ground Sigange	10/02/17
A105	Refuse Enclosure Details	10/02/17
A106	Turn Radius	10/02/17
A107	Building Elevation	10/01/17
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A116	First Floor Club House	10/02/17
A117	Second Floor Club House	10/02/17
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A119	Lighting Cut Sheets	10/02/17
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A122	Rendering	10/03/17
A123	Comparison	10/03/17
A124	Overall Garage Plan	10/05/17
A125	Prelim Grading	10/03/17



1 3D View 5



② 3D View 11



— **Subject Site**

www.archstudioltd.net

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

No.	Description	Date
Permit		6/12/2016
Revisions: Review comments		08/20/2016
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/ hard scape 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 deck layout		7/3/2017
Redesign for A Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

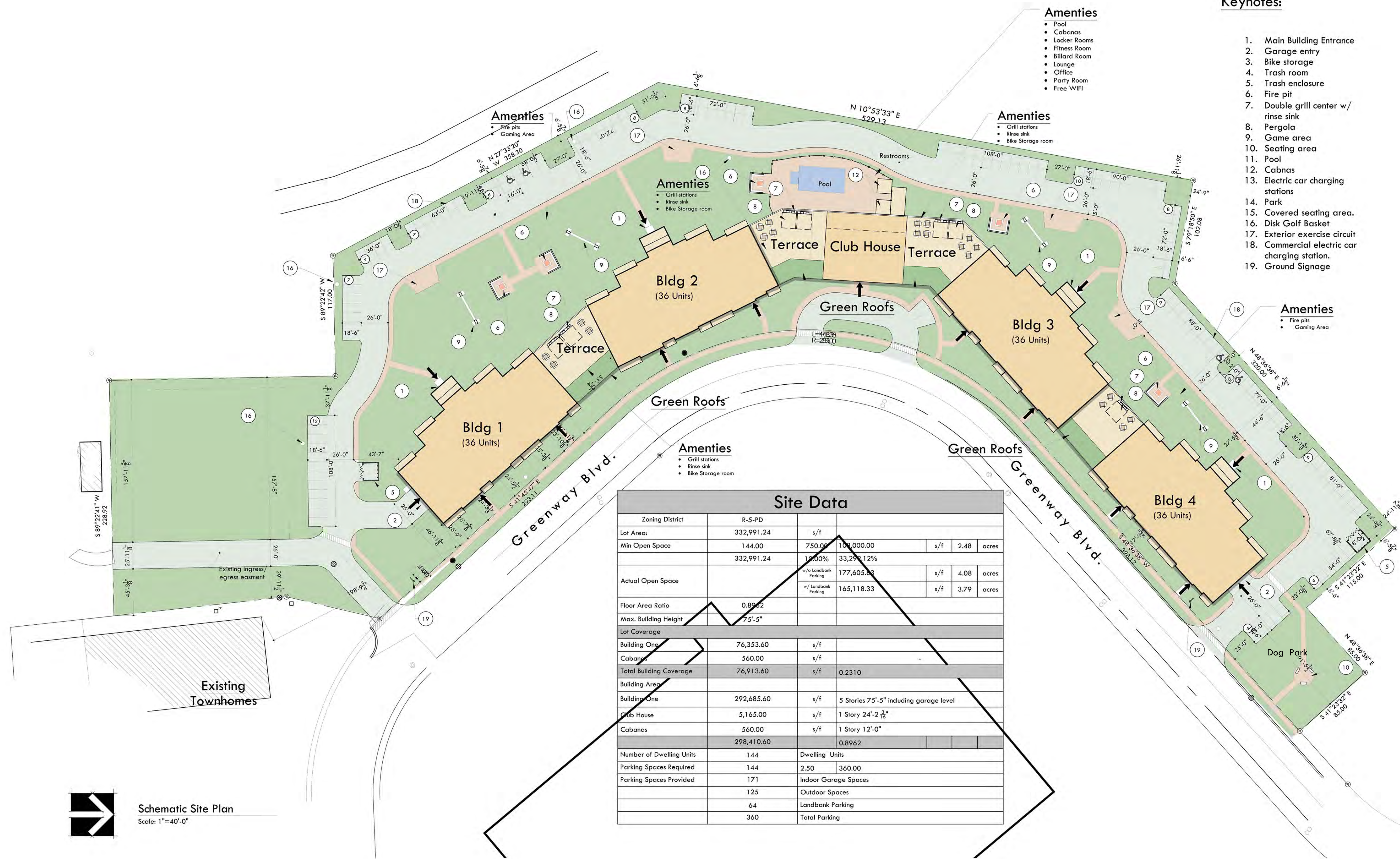
KJM Development/ Residence of Brookside Glen
Coversheet

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

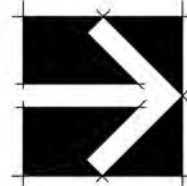
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Scale





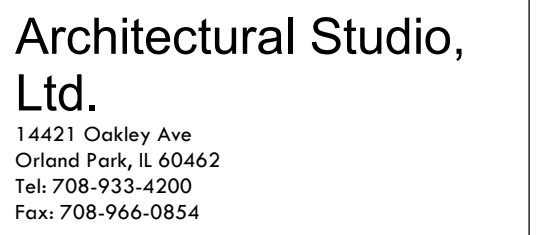
Site Data					
Zoning District	R-5-PD				
Lot Area:	332,991.24	s/f	100,000.00	s/f	2.48 acres
Min Open Space	144.00	750.00	100,000.00	s/f	2.48 acres
	332,991.24	100.00%	33,299.12%	s/f	4.08 acres
Actual Open Space			177,605.83	s/f	3.79 acres
			w/ Landbank Parking	s/f	3.79 acres
Floor Area Ratio	0.8962				
Max. Building Height	75'-5"				
Lot Coverage					
Building One	76,353.60	s/f			
Cabanas	560.00	s/f			
Total Building Coverage	76,913.60	s/f	0.2310		
Building Area					
Building One	292,685.60	s/f	5 Stories 75'-5" including garage level		
Club House	5,165.00	s/f	1 Story 24'-2 1/8"		
Cabanas	560.00	s/f	1 Story 12'-0"		
	298,410.60		0.8962		
Number of Dwelling Units	144	Dwelling Units			
Parking Spaces Required	144	2.50	360.00		
Parking Spaces Provided	171	Indoor Garage Spaces			
	125	Outdoor Spaces			
	64	Landbank Parking			
	360	Total Parking			



Schematic Site Plan  
Scale: 1"=40'-0"

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





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No.	Description	Date
	Permit	6/13/2016
	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
	Stairs/hallway/ hardwood revisions	12/1/2016
	Revisions	12/06/2016
	Revised site plan	1/23/2017
	Revised/review elevations and floor plans and the plan	4/4/2017
	Revised/review elevations, floor plans and the plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for dog design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for residential	9/26/2017
	Revisions for residential	10/13/2017

[illegible]

## Site Plan

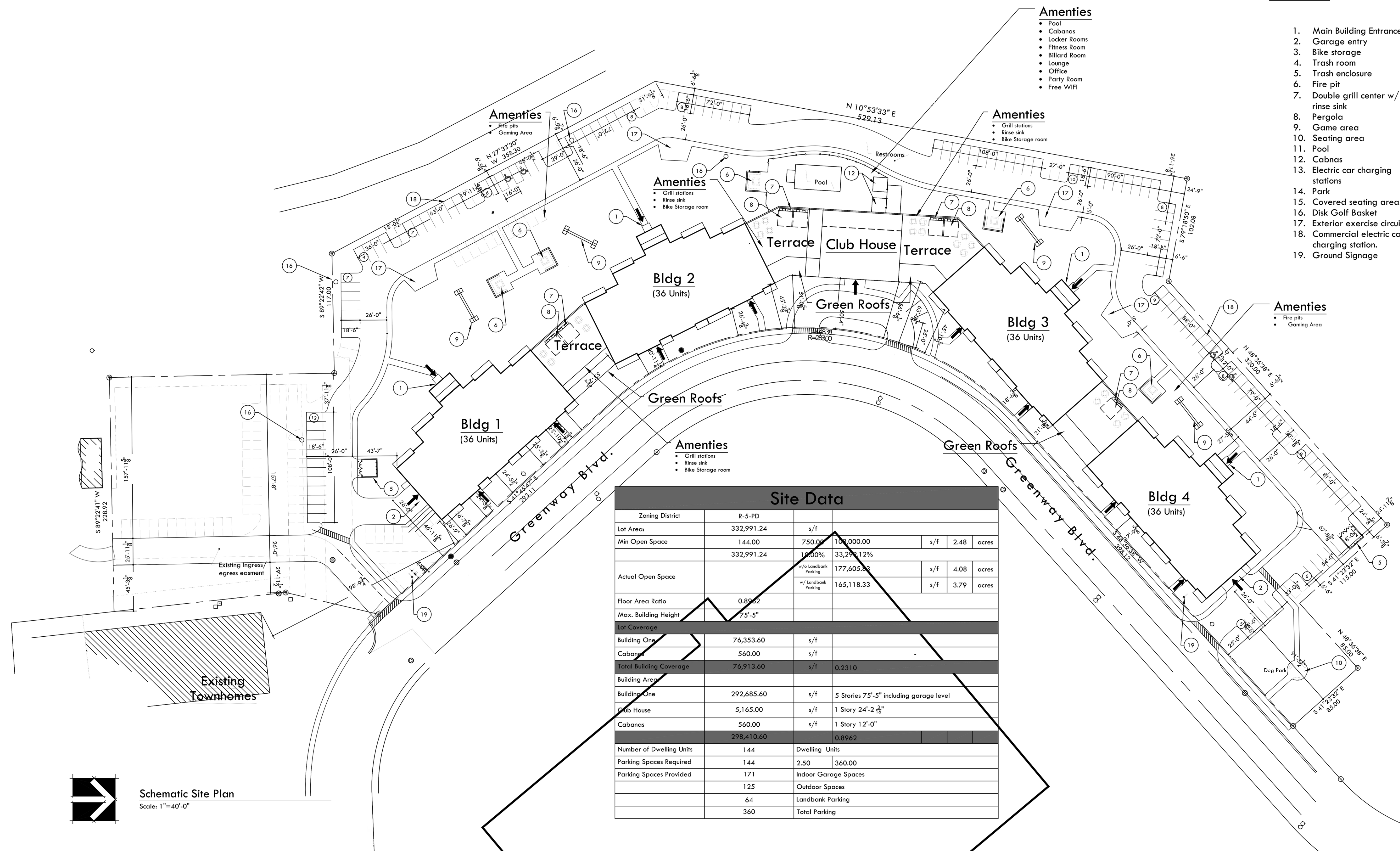
ate 9-26-2017

Drawn by \_\_\_\_\_ Author \_\_\_\_\_

Checked by	Checker
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A101 A

scale





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No.	Description	Date
1	Permit	6/12/2016
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4	Revised layout for typical floor plan	10/24/2016
5	Revised layout for typical floor plan	11/18/2016
6	Sidewalks/ hardscapes revisions	12/1/2016
7	Resubmittal	12/06/2016
8	Revised site plan	1/25/2017
9	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
10	Resubmittal-revised elevations, floor plans and site plan	4/20/2017
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15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017

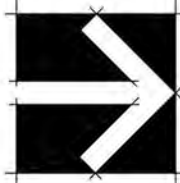
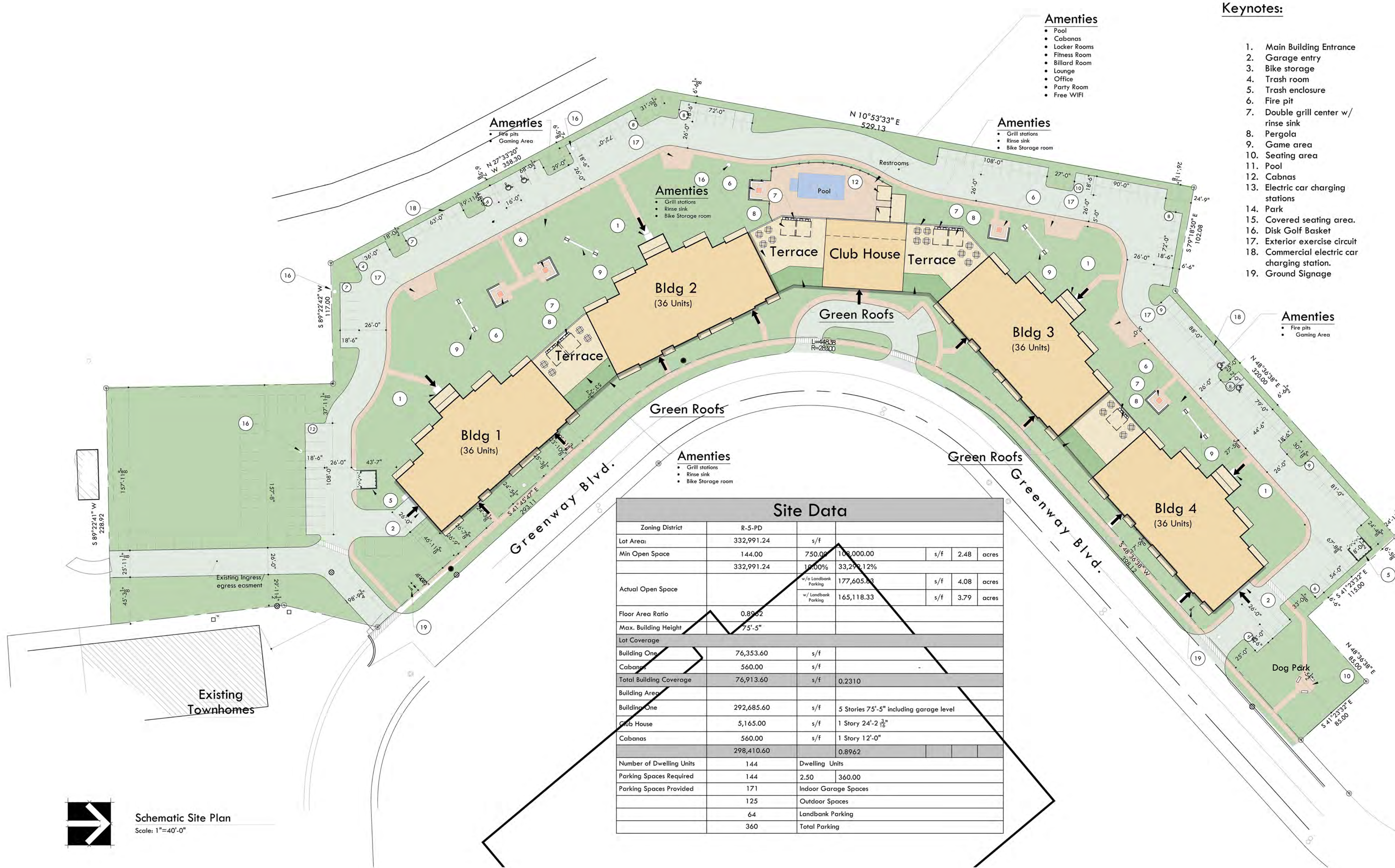
KJM Development/

Residence of Brookside Glen  
Land Banked Parking  
Plan

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

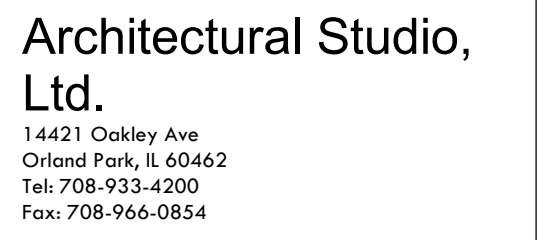
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Scale



Schematic Site Plan  
Scale: 1"=40'-0"





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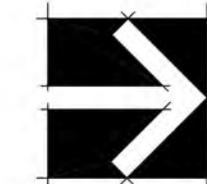
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	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Subwalls/ horseshoe revisions	12/1/2016
	Redesign	12/06/2016
	Revised site plan	1/25/2017
	Revised revised elevations and floor plans and site plan	4/14/2017
	Revised revision elevations, floor plans and the 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 residential	9/26/2017



### Schematic Site Plan Distance Study

KJM Development/

Residence of Brookside Glen

## Schematic Site Plan Distance Study

project number	2016-005
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Drawn by	Author
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Checked by	Checker
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A103

scale



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No.	Description	Date
Permit		6/12/2014
Revisions: Review comments		08/30/2017
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Revised layout for typical floor plan		10/24/2017
Revised layout for typical floor plan		11/18/2017
Sidewalks/ hardscape revisions		12/1/2017
Resubmittal		12/06/2017
Revised site plan		1/25/2018
Resubmittal-revised elevations and floor plans and site plan		4/4/2017
Resubmittal-revised elevations, floor plans and site plan		4/20/2017
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Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

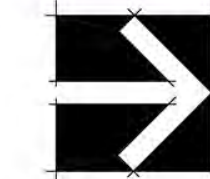
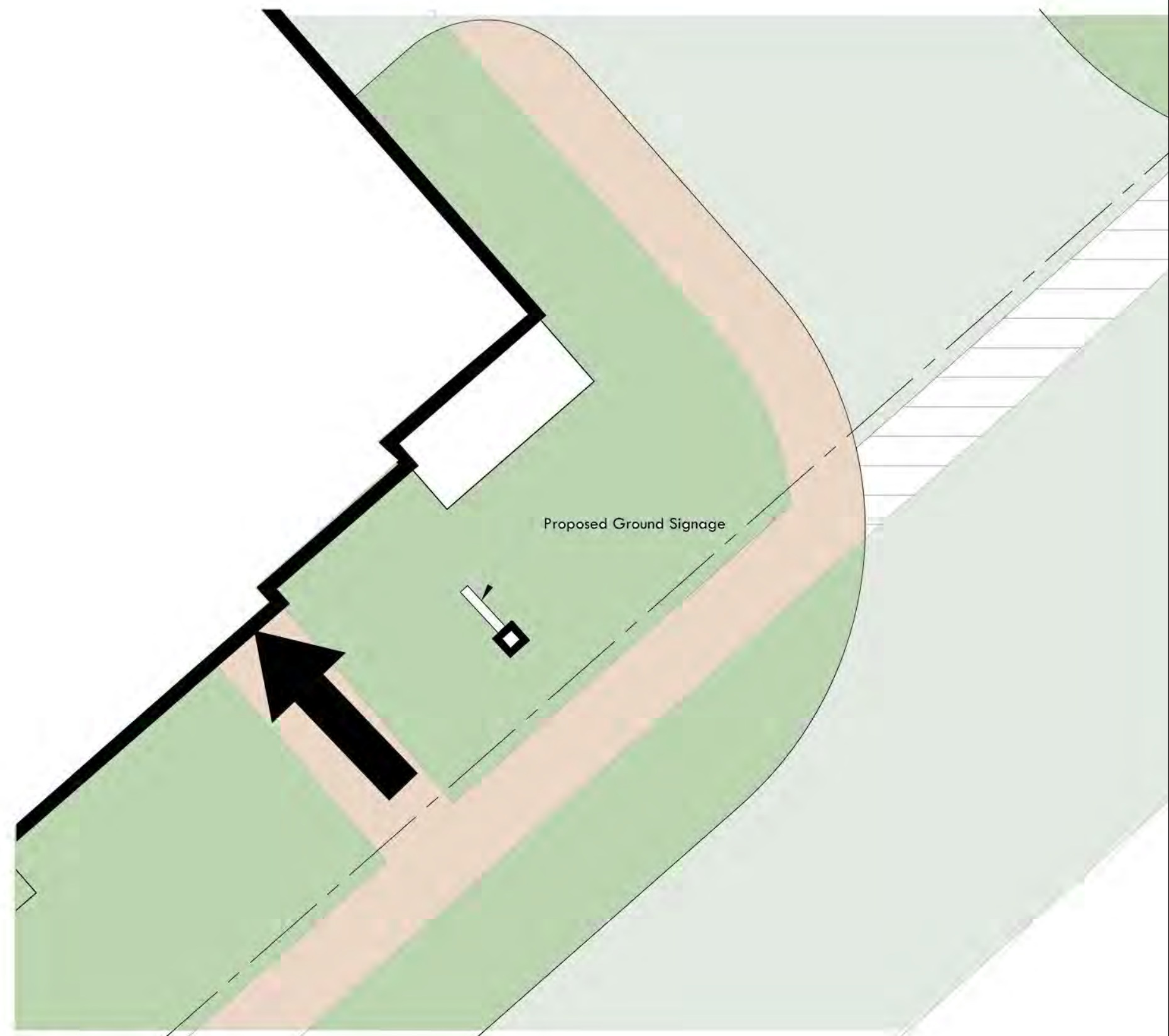
KJM Development/

Residence of Brookside Glen  
Ground Sigange

Project number 2016-00  
Date 9-26-2017  
Drawn by Auth  
Checked by Check

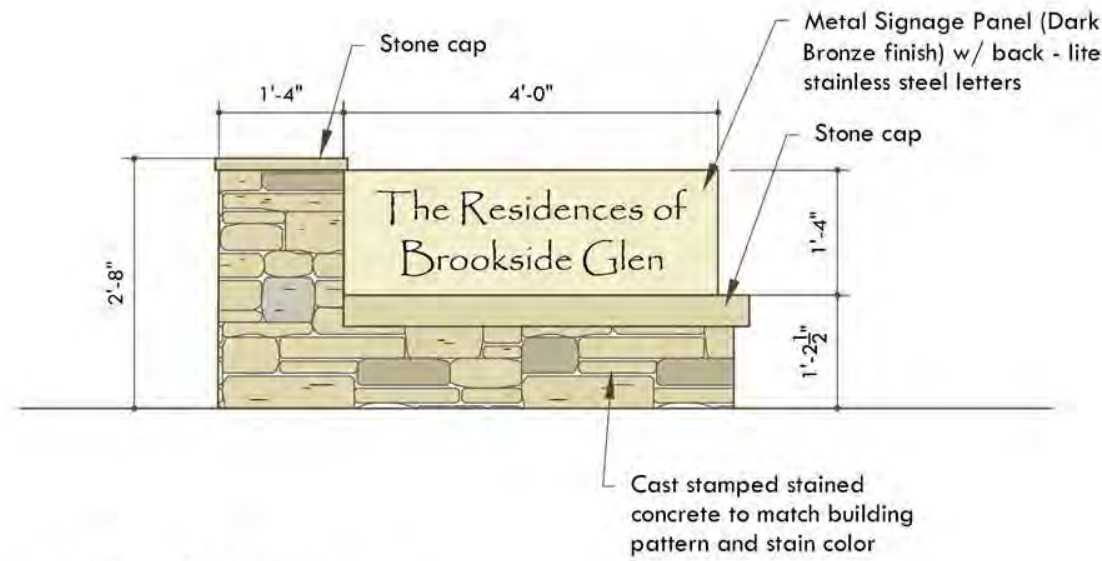
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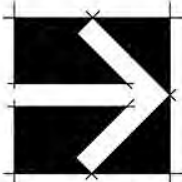
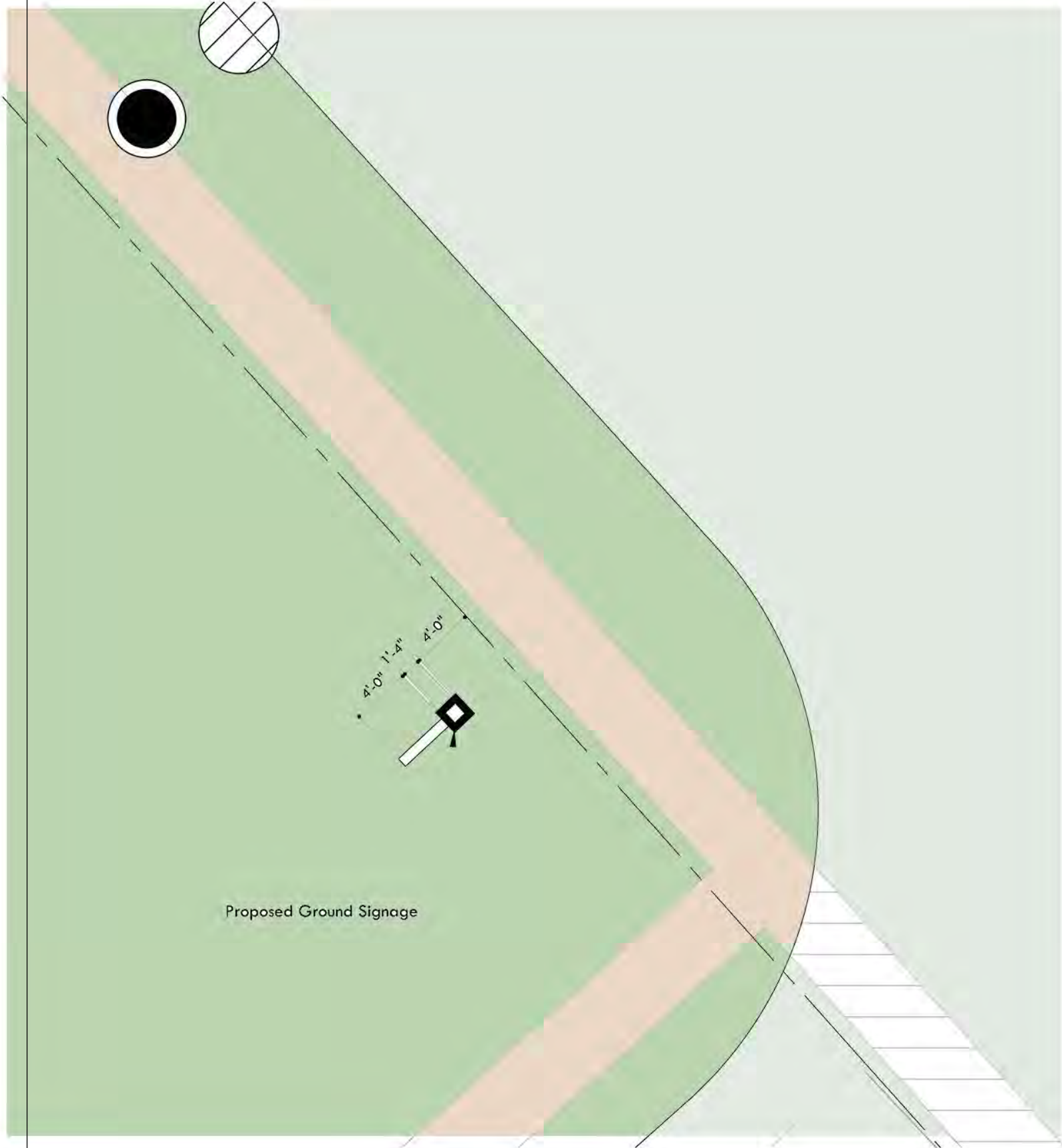
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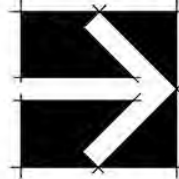
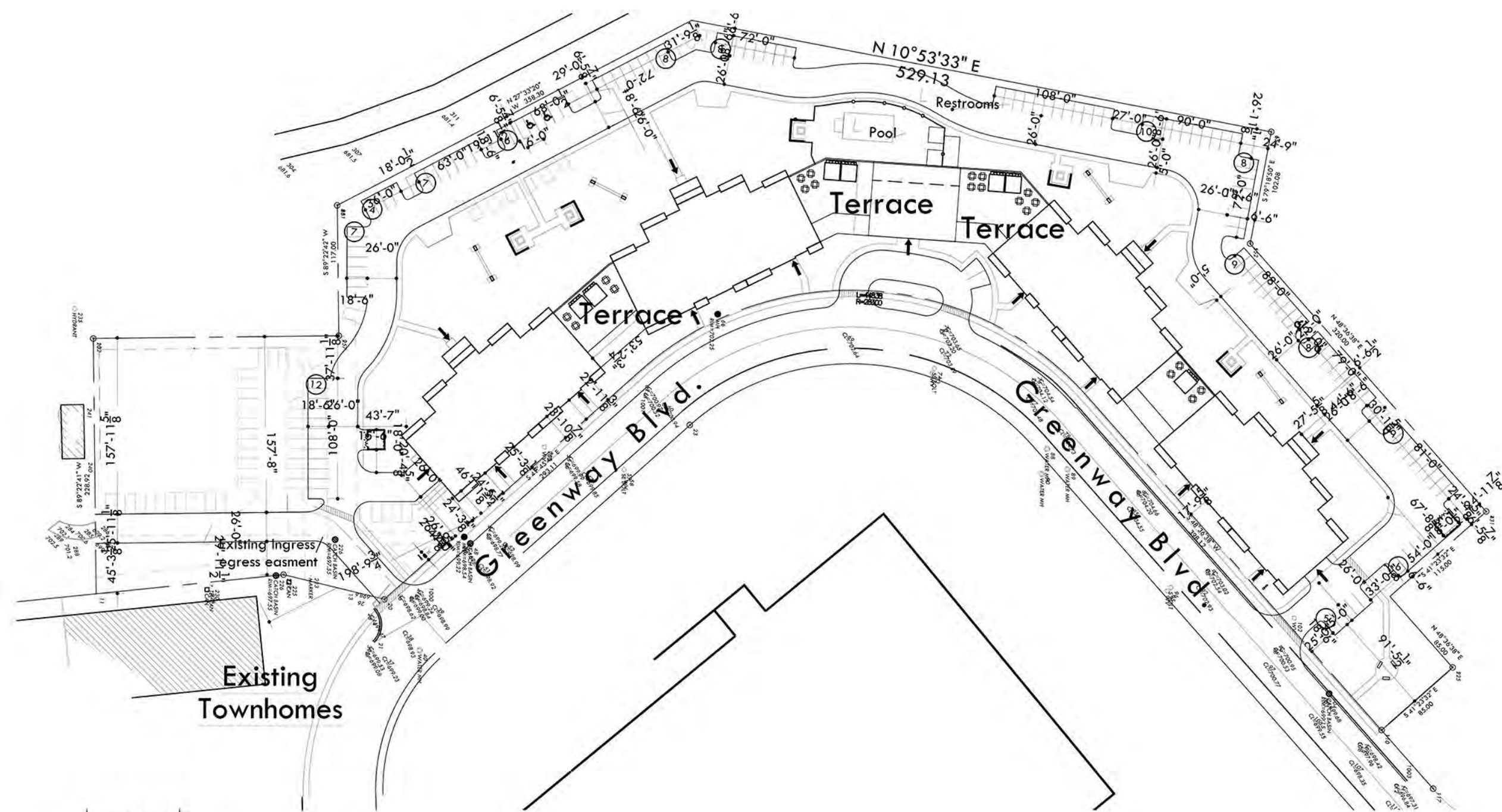
Ground Signage

Scale: 1/2" = 1'-0"



Ground Signage Plan [South Entry]

Scale: 1/8" = 1'-0"



Overall Site Plan

Scale: 1" = 100'-0"



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No.	Description	Date
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	Revisions- Review comments	08/30/2016
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	Revised layout for typical floor plan	11/18/2016
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	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
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	Revisions for resubmittal	9/26/2017

KJM Development/

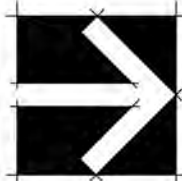
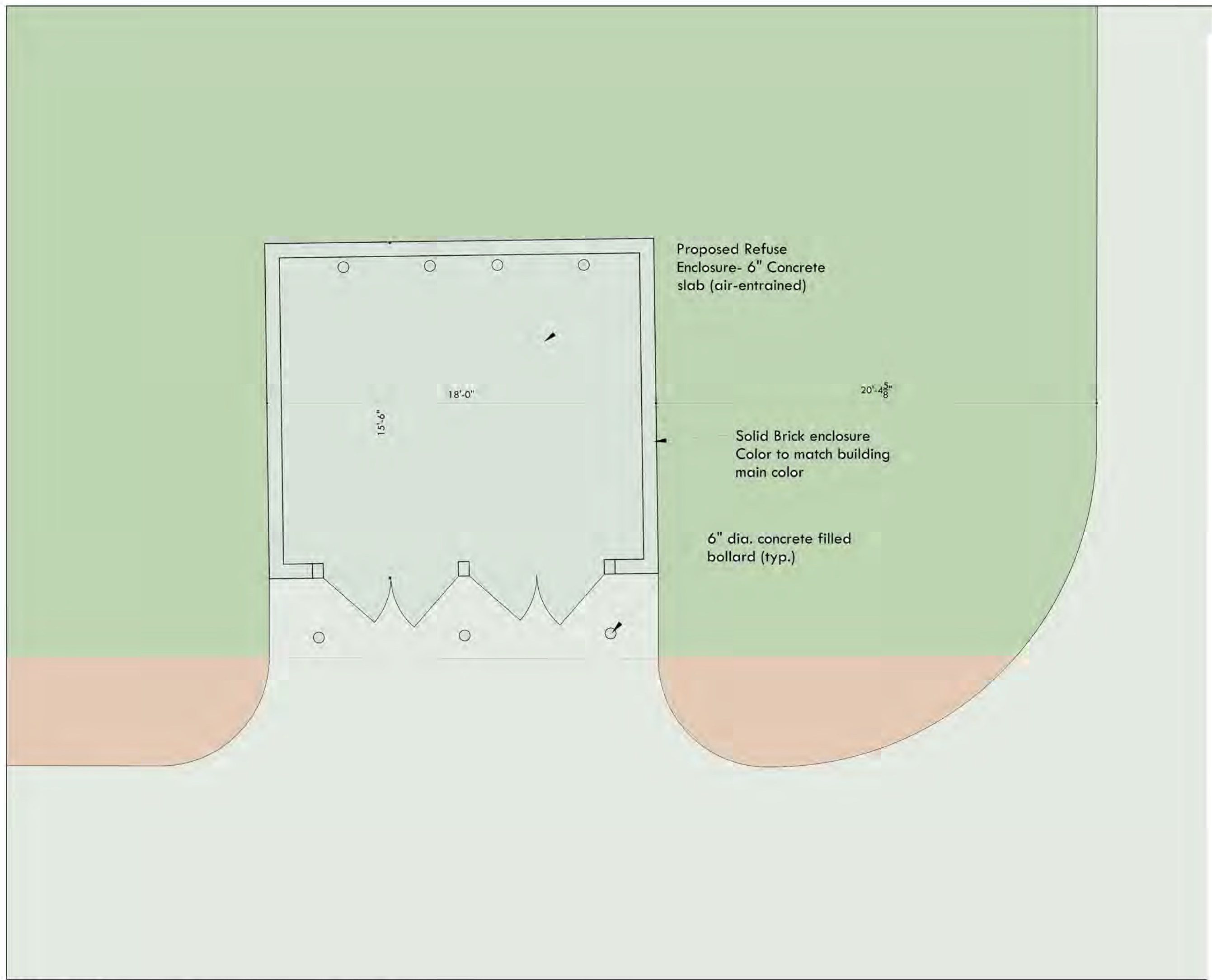
Residence of Brookside Glen

Refuse Enclosure  
Details

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

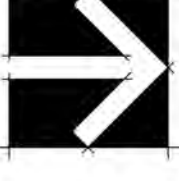
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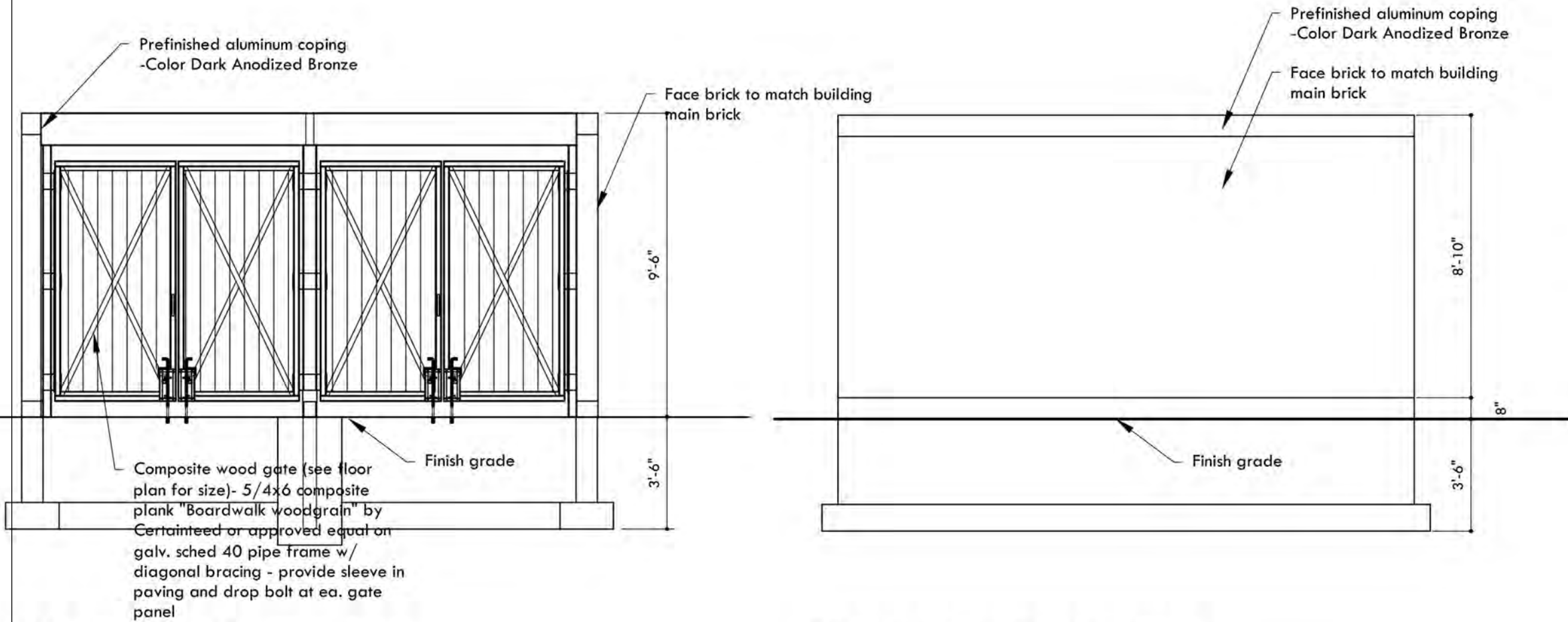
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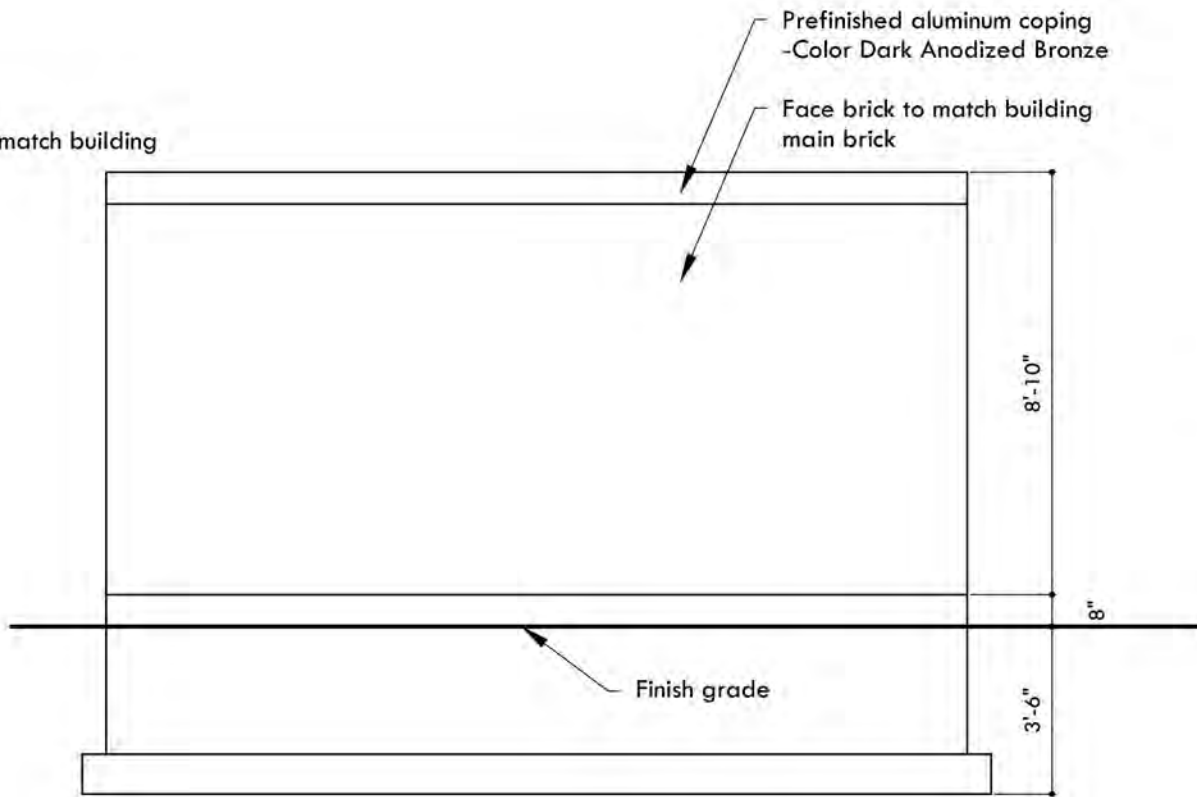
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Scale: 1/4" = 1'-0"



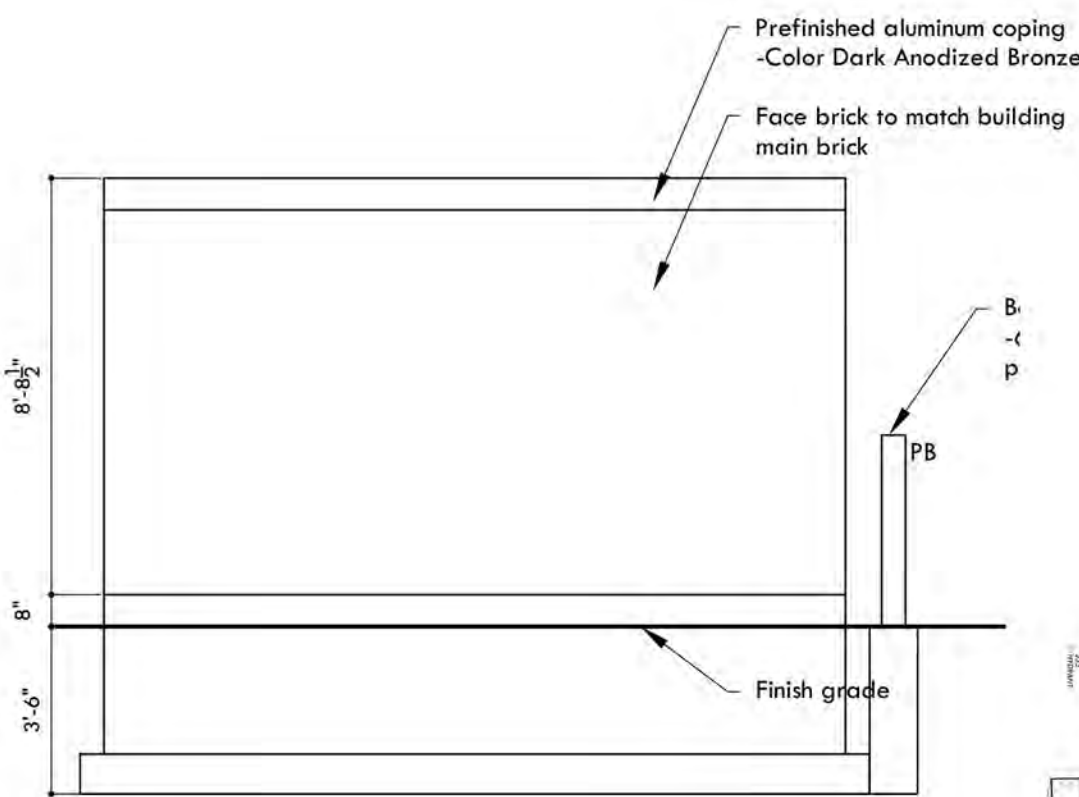
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Scale: 1/4" = 1'-0"



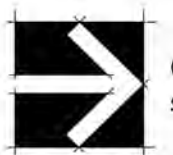
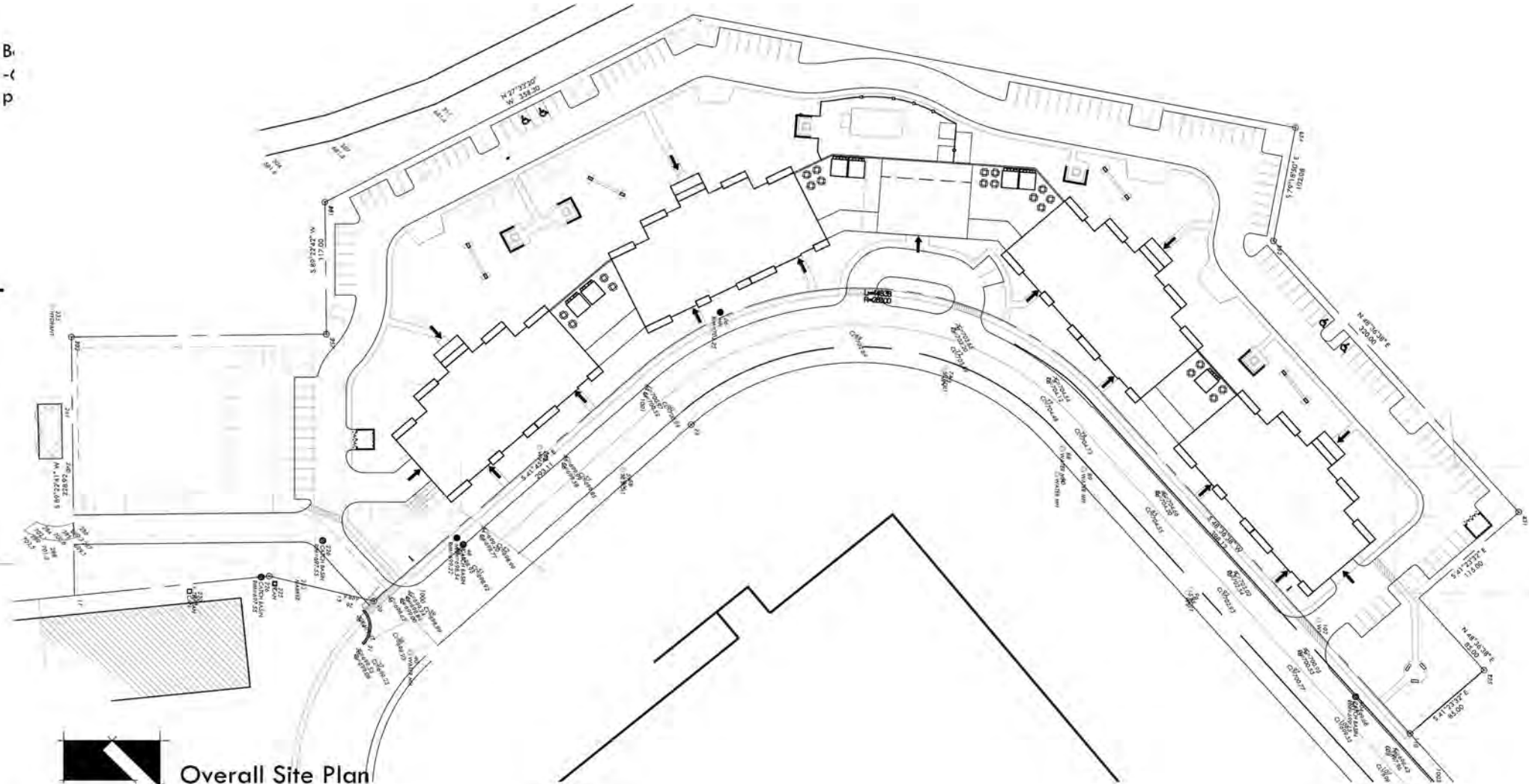
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Refuse Enclosure Elevation- Sides

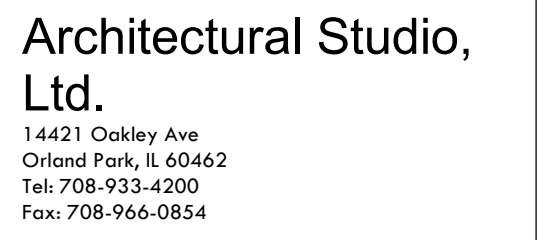
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Overall Site Plan

Scale: 1" = 100'-0"





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Resubmittal		12/06/2016
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Kusinmittal-revised elevations and floor plans and the site plan		4/4/2017
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Redesign for 4 Bldg design		8/29/2017
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Revisions for resubmittal		9/26/2017

KJM Development/

Residence of Brookside Glen

### Turn Radius

project number	2016-005
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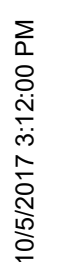
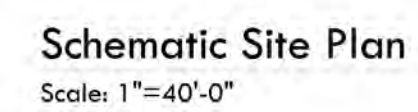
ate	9-26-2017
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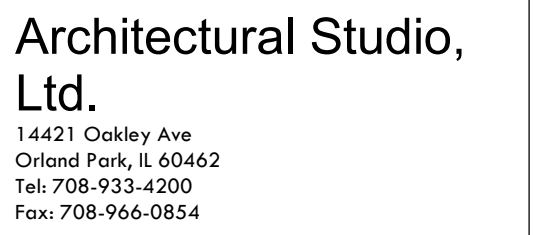
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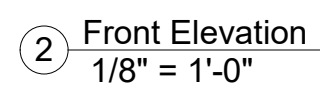
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No.	Description	Date
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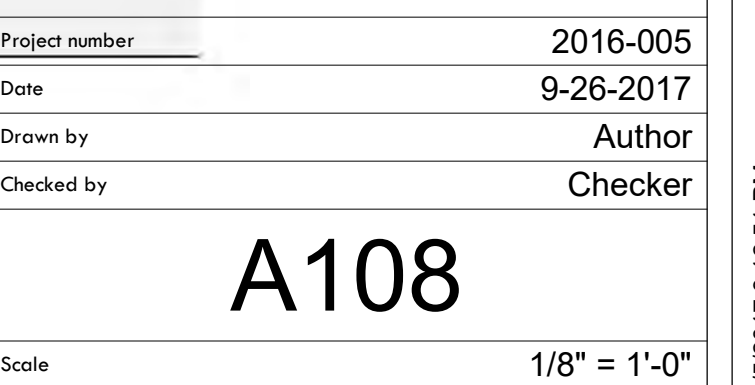
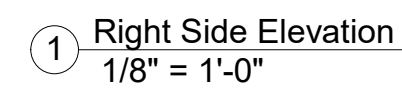
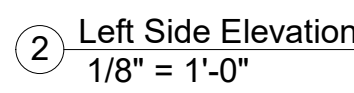
## Residence of Brookside Glen Building Elevation

A107

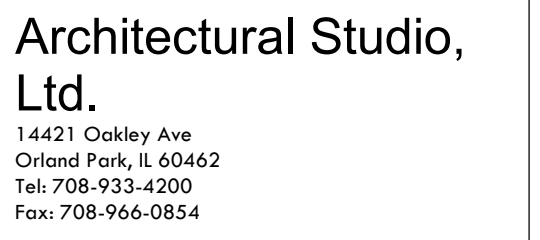
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	Revisions for resubmittal	9/26/2017

KJM Development/

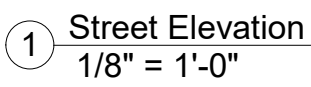
Residence of Brookside Glen
Buiding Elevaiton

project number	2016-005
date	9-26-2017

Drawn by	Author
Checked by	Checker

A109

scale	$1/8" = 1'-0"$
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No.	Description	Date
Permit		6/12/2016
Revised	Revised comments	08/30/2016
Revised	Revised layout with indoor garages	09/13/2016
Revised	Revised layout for typical floor plan	10/24/2016
Revised	Revised layout for typical floor plan	11/18/2016
Revised	Revised layout for typical floor plan	12/1/2016
Revised	Revised layout for typical floor plan	12/06/2016
Revised	Revised site plan	1/25/2017
Revised	Revised site plan	4/4/2017
Revised	Revised site plan	4/20/2017
Revised	Revised site plan	5/18/2017
Revised	Revised site plan	6/8/2017
Revised	Revised site plan	7/3/2017
Revised	Revised site plan	8/29/2017
Revised	Revised site plan	9/8/2017
Revised	Revised site plan	9/26/2017

KJM Development/  
Residence of Brookside Glen  
Typical Garage Level

Project number

2016-005

Date

9-26-2017

Drawn by

Author

Checked by

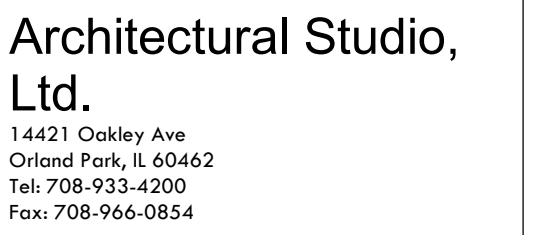
Checker

A110

Scale1/8" = 1'-0"

1 Parking Level Copy 1  
1/8" = 1'-0"

10/5/2017 3:13:18 PM



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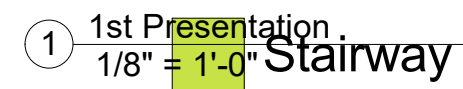
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No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Sidewalks/ horseshoe revisions	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 the site plan	4/20/2017
	Revised final meeting	5/17/2017
	Revised the site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/23/2017
	Redesign for 4 8ldg design	8/9/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

## Typical Residential Floor

Checked by	Checker
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scale	$1/8" = 1'-0"$
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	Corridor		Two Bedroom Two Bath 2
	One Bedroom One Bath 2		Two Bedroom Two Bath 3
	One Bedroom One Bath 3		Two Bedroom Two Bath 4
	One Bedroom One Bath 4		Two Bedroom Two Bath 5
	One Bedroom One Bath 6		Two Bedroom Two Bath 6

 Storage Lockers

Trash Room

 Two Bedroom  
Two Bath 1



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No.	Description	Date
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Revised layout with interior garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks/ hardcape 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: revised 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  
Top Floor Plan

Project number 2016-005

Date 9-26-2017

Drawn by Author

Checked by Checker

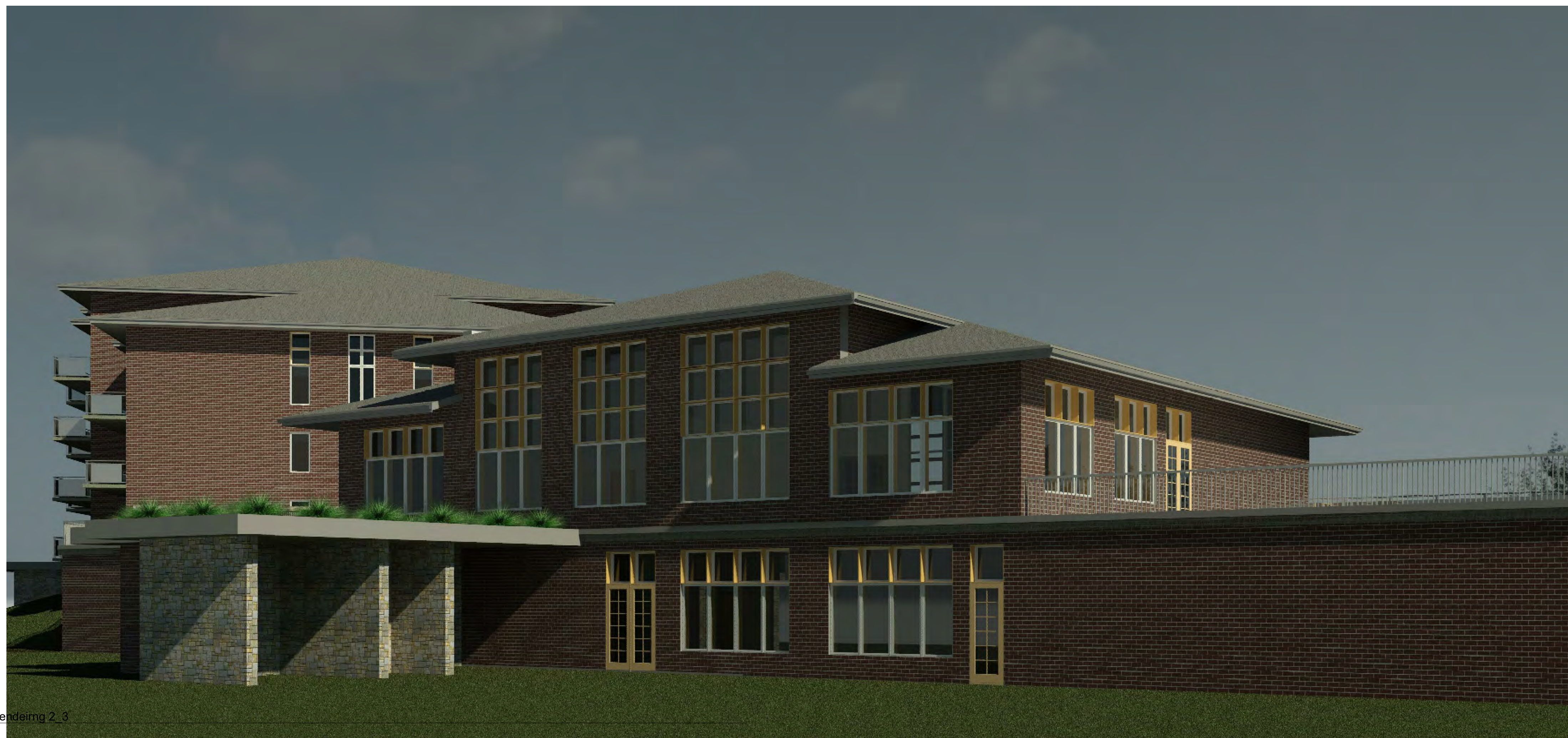
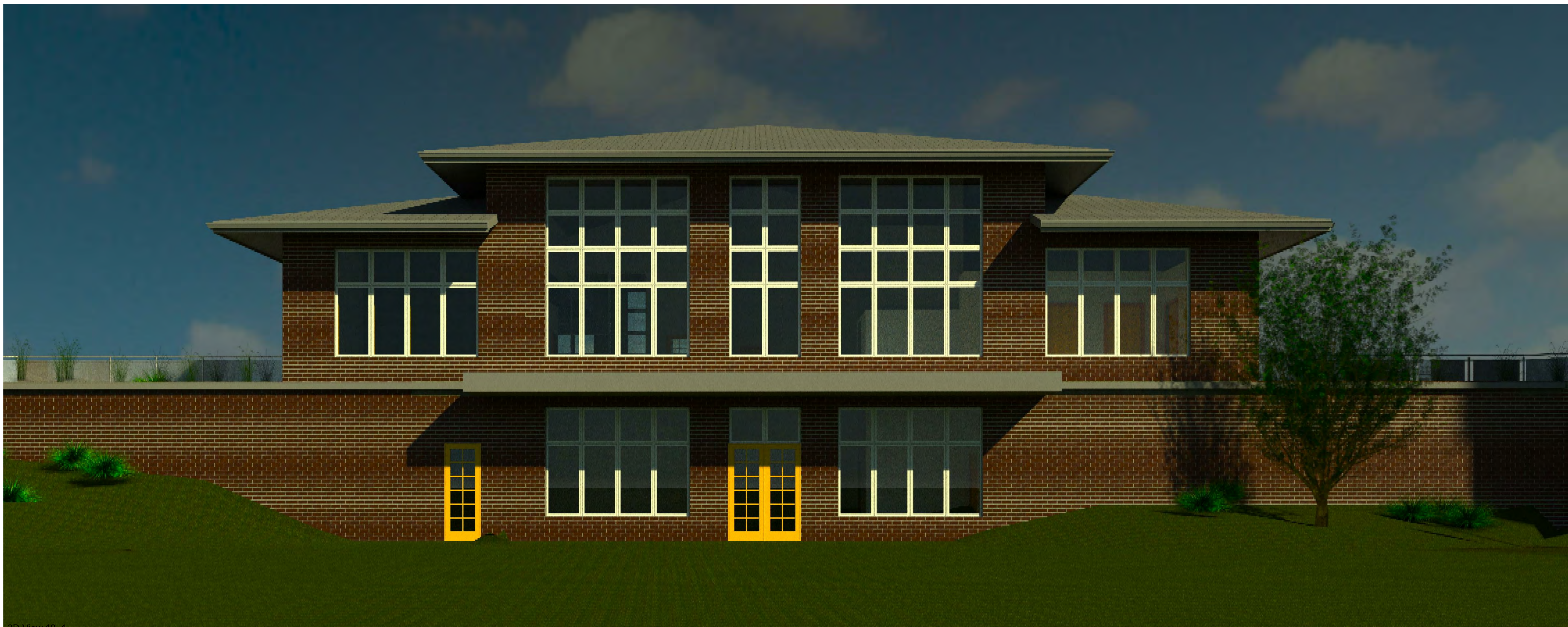
A112

Scale 1/8" = 1'-0"



1 4th Floor Presentation  
1/8" = 1'-0"



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No.	Description	Date
Permit		6/1/2017
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
	Side-walk, hardcopy revisions	12/1/2016
	Revised final	12/08/2016
	Revised the plan	1/25/2017
	Revised/rebuilt-elevations and floor plans and the plan	4/4/2017
	Revised/rebuilt-elevations, floor plans and the plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign of dog design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017
	Revisions for resubmittal	10/13/2017

KJM Development/

## Residence of Brookside Glen Club House Rendering

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

A113

Scale 12" = 1'-0"



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



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

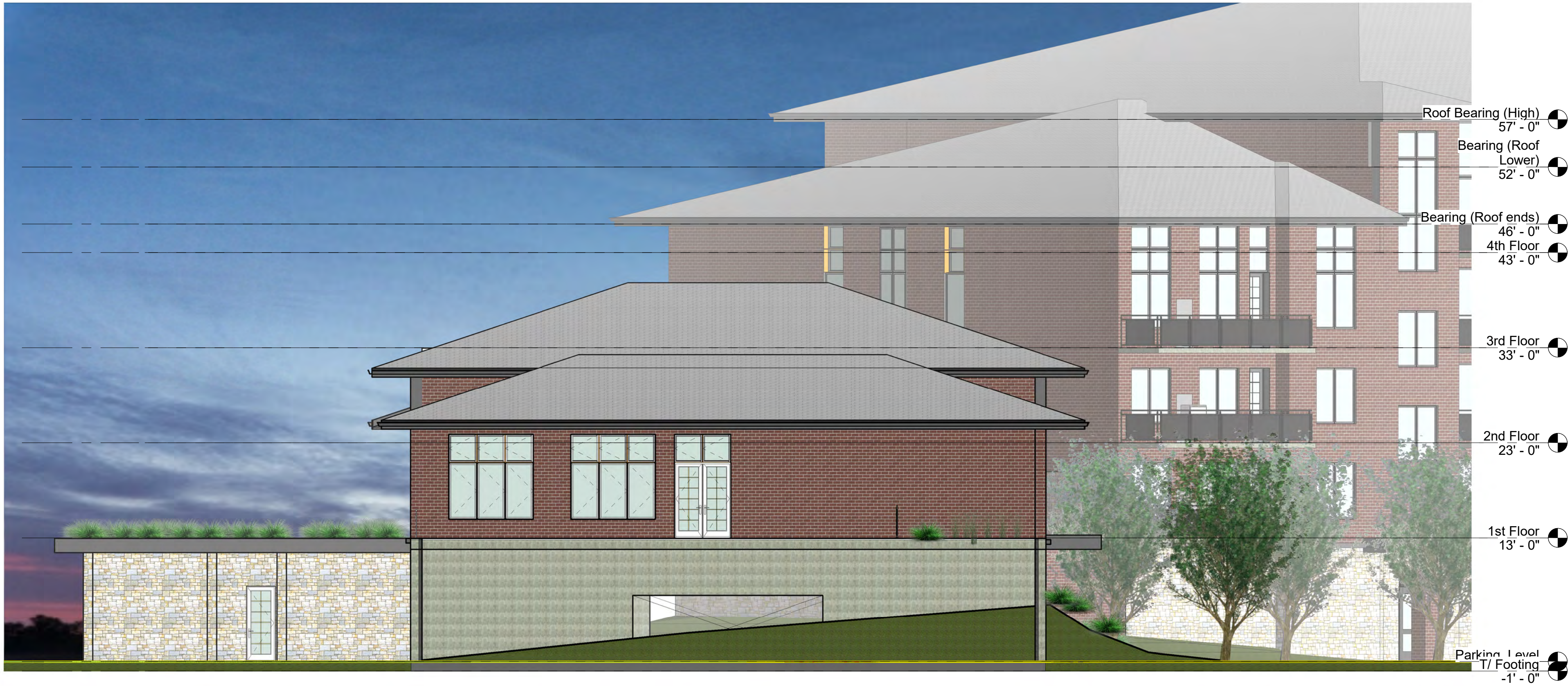


② Left Side Elevation Club House  
1/8" = 1'-0"

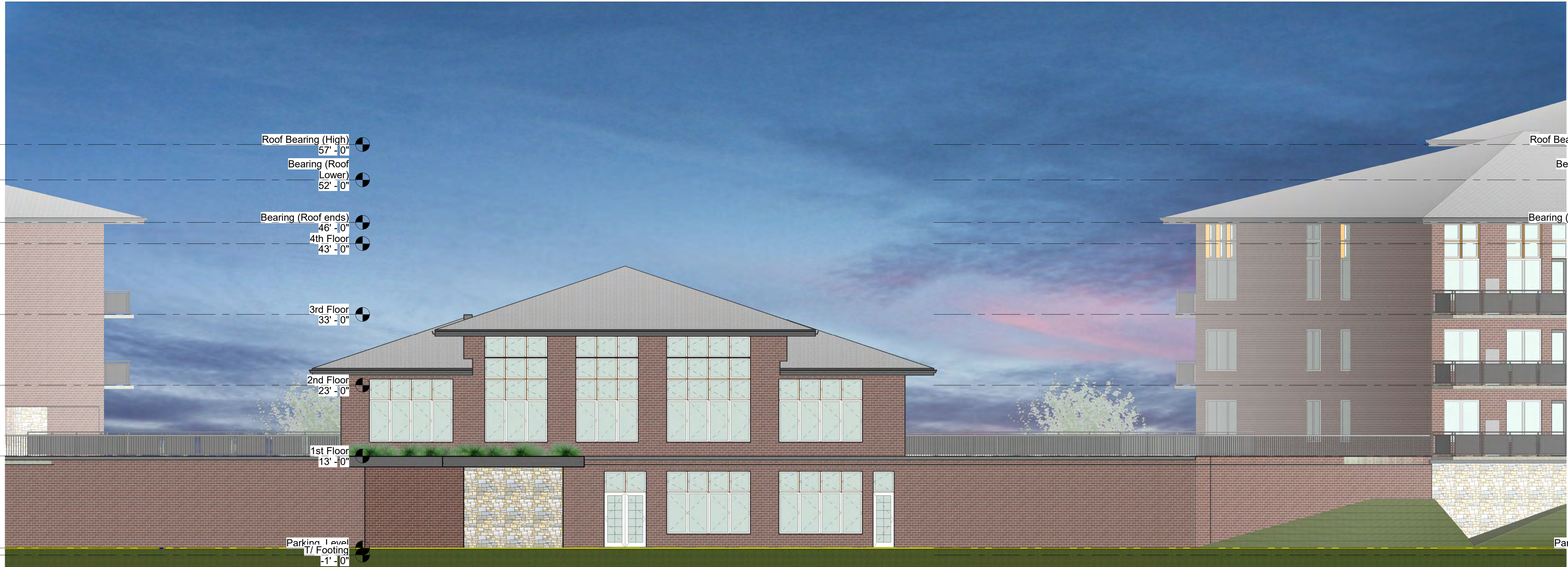
KJM Development/  
Residence of Brookside Glen  
Club House Elevations

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker
A114	
Scale	1/8" = 1'-0"





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



② Rear Elevation Club House  
1/8" = 1'-0"

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No.	Description	Date
1	Permit	6/1/2016
	Revisions: Review comments	08/25/2016
	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
	Revisions for resubmittal	10/13/2017

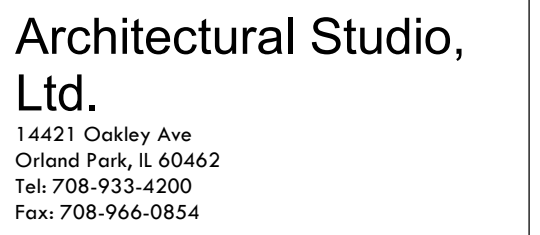
**KJM Development/**  
**Residence of Brookside Glen**  
**Club House Elevations**

Project number 2016-005  
Date 9-26-2017  
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**A115**

Scale 1/8" = 1'-0"





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No.	Description	Date
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Revisions- Review comments		08/30/2016
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Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Side-walks/ hardscape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revisionsal-revised elevations and floor plans and site plan		4/4/2017
Revisionsal-revised elevations, floor plans and site plan		4/20/2017
Revisionsal-revised meeting		5/2/2017
Revised site plan based on Village meeting comments		6/8/2017
Flagged day park		7/3/2017
Re-design for 4 Bldg design		08/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

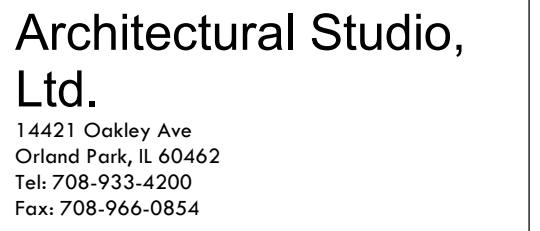
## Club House Lower Level Plan

A116

Scale  $1/8" = 1'-0"$







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Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Side-walks / handicap revisions		12/1 / 2016
Resubmittal		12/06/2016
Revised site plan		1/23/2017
Revised permit related elevations and Floor plans and the plan		4/4/2017
Revised permit revise elevations, Floor plans and the plan		4/20/2017
Revised based on meeting		5/18/2017
Revised the site based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/27/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

① 1st Floor  
1/8" = 1'-0"

KJM Development/

## Residence of Brookside Glen 2nd floor Club House

Project number	2016-005
Date	9-26-2017
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Scale  $1/8" = 1'-0"$





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KJM Development/

Residence of Brookside Glen

## Photometrics

Project number	2016-005
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Date 9-26-2017

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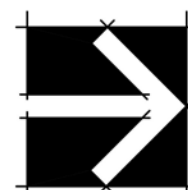
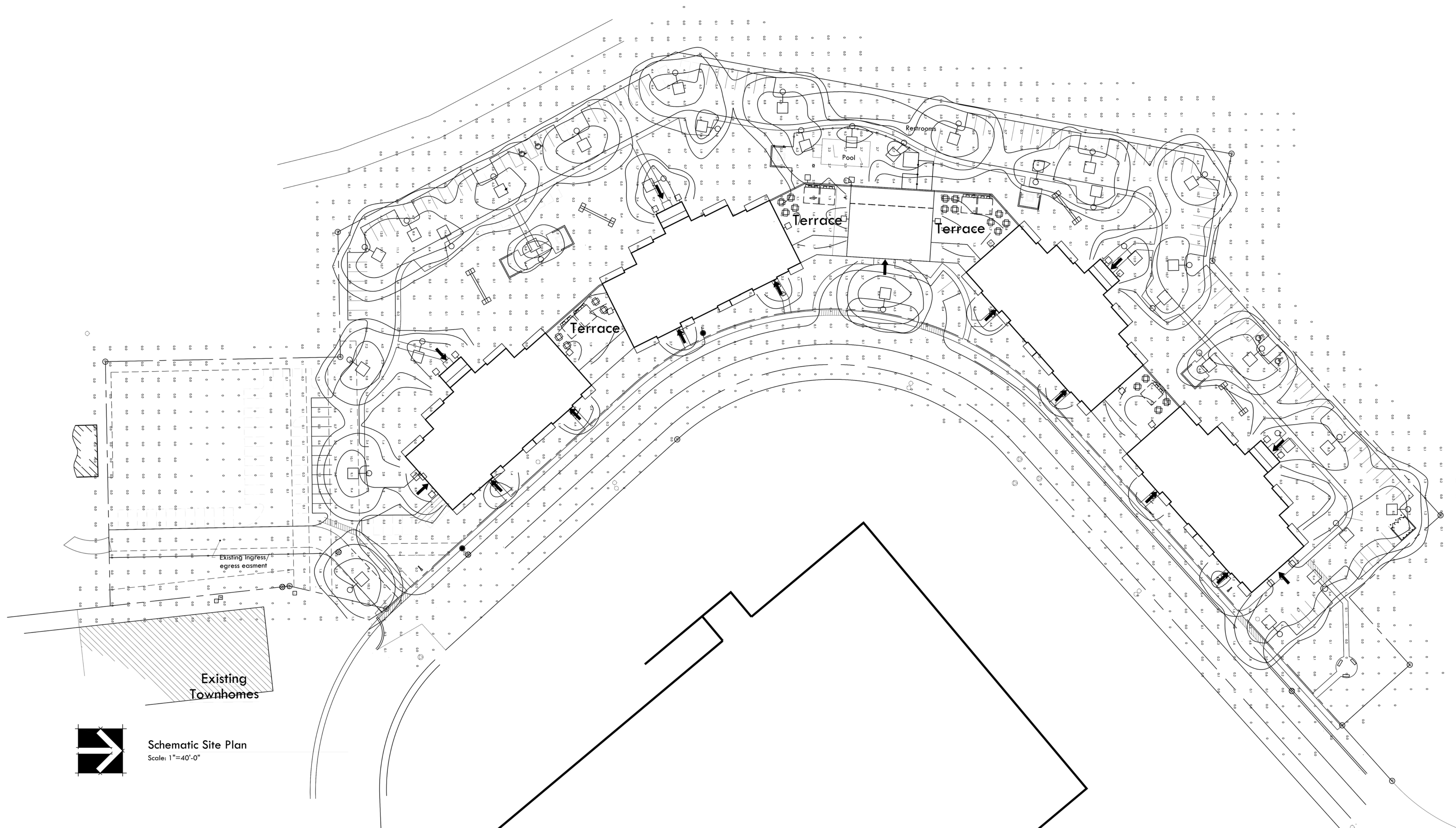
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A118

Scale

LUMINAIRE SCHEDULE											
CALCULUS	SYMBOL	LAMP	DESCRIPTION	WALL/ST	HIGHT/HT	NOT FOR PRODUCTION USE	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
F1		(1) LED, LED 311C	KAFET FOCUS LED AREA	ELECTRONIC	886-516 R4P7	GE LIGHTING SOLUTIONS, R4P7, JAWHANE, _____	184-110V E		GE LIGHTING SOLUTIONS HENDERSONVILLE NC USA, 111-27019, ASTHATIC WIDE		71
									6.500MA 1000 25 21300 182		
F2		(1) R9W LED, LED, LUXEON R	EVOLVE LED FOCUS (CONTROLLER) TWIN SUPPORT	ELECTRONIC	SUPPORT@DESIGNMASTER.COM	GE LIGHTING, RPTC, COMPT, _____	120V 1P 2W		GE LIGHTING - EAST RAIL ROCK, MA, 29-27019, ASTHATIC WIDE		24
									4000 800 87		
F3		(1) LED, LED, 311C	Indoor LED Area Light - Scalable - Vinyl Panel - EW53	SUPPORT@DESIGNMASTER.COM	EW53	GE LIGHTING SOLUTIONS ew-lighting@ge.com, EW53, 120V 1P 2W	120V 1P 2W		GE LIGHTING SOLUTIONS HENDERSONVILLE NC USA, 111-27019, ASTHATIC FORWARD		15
									68.75mA 1000 25 21300 182		
									Outdoor Area, Porch, Accent, Wall Wash Surface, Wall		
									0 F13		



### Schematic Site Plan

Scale: 1"=40'-0"



Evolve™ LED Area Lighting  
EALS



## Product Features

The GE Evolve LED Scalable V

The GE Evolve LED Scalable Wall Pack is optimized for customers looking for an efficient and reliable LED solution to replace 75W - 250W Metal Halide wall mounted, site, area and general lighting applications.

Depending on the application, Evolve™ LED Scalable Wall Pack can yield up to a 75% reduction in system energy consumption compared with standard HID systems. Standard 0-10V dimming and an optional motion sensor with daylight harvesting can provide additional energy savings. The EVWS offers a typical 105 LPW and is available in key lumen packages and reflective optics to optimize light output for most applications. This reliable system operates well in cold temperatures and offers more than 11 years of service life to reduce maintenance frequency and expense, based on a 50,000 hour rated life and 12 hours of operation per day. Containing no mercury or lead, this environmentally responsible product is RoHS compliant.

- Wall mounted, site, area and general lighting utilizing an advanced LED optical system providing uniformity, vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.

- Die-cast aluminum housing.
- Sleek architectural design incorporating a heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5 G vibration standards per ANSI C136.31-2010

- Structured LED array for optimized light distribution
- Evolve™ LED light engine utilizes reflective technology to optimize application efficiency and minimize glare
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K & 5000K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

- Projected L90>47,000 hours per IES TM-21
- Projected Lxx per IES TM-21 at 25°C for reference:

SKU	LXX (10K)@HOURS		
	25,000 HR	50,000 HR	100,000 HR
<b>EWS3</b>	L94	L89	L80

**Note:** 1) Projected Lxx based on LM80 (10,000 hour testing). 2) DOE Lighting Facts Verification Testing tolerances apply to initial Luminous Flux and lumen maintenance measurements.

AMBIENT TEMPERATURE (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
50	0.97



EWS 3

Probe ID	VOLTAGE	PHOTOMETRIC TYPE	LED COLOR TYPE	IE FUNCTION	COLOR	OPTIONS
E = End of Line 1 = 1st Generation 2 = 2nd Generation 3 = 3rd Generation 4 = 4th Generation 5 = 5th Generation 6 = 6th Generation 7 = 7th Generation 8 = 8th Generation 9 = 9th Generation 10 = 10th Generation 11 = 11th Generation 12 = 12th Generation 13 = 13th Generation 14 = 14th Generation 15 = 15th Generation 16 = 16th Generation 17 = 17th Generation 18 = 18th Generation 19 = 19th Generation 20 = 20th Generation 21 = 21st Generation 22 = 22nd Generation 23 = 23rd Generation 24 = 24th Generation 25 = 25th Generation 26 = 26th Generation 27 = 27th Generation 28 = 28th Generation 29 = 29th Generation 30 = 30th Generation 31 = 31st Generation 32 = 32nd Generation 33 = 33rd Generation 34 = 34th Generation 35 = 35th Generation 36 = 36th Generation 37 = 37th Generation 38 = 38th Generation 39 = 39th Generation 40 = 40th Generation 41 = 41st Generation 42 = 42nd Generation 43 = 43rd Generation 44 = 44th Generation 45 = 45th Generation 46 = 46th Generation 47 = 47th Generation 48 = 48th Generation 49 = 49th Generation 50 = 50th Generation 51 = 51st Generation 52 = 52nd Generation 53 = 53rd Generation 54 = 54th Generation 55 = 55th Generation 56 = 56th Generation 57 = 57th Generation 58 = 58th Generation 59 = 59th Generation 60 = 60th Generation 61 = 61st Generation 62 = 62nd Generation 63 = 63rd Generation 64 = 64th Generation 65 = 65th Generation 66 = 66th Generation 67 = 67th Generation 68 = 68th Generation 69 = 69th Generation 70 = 70th Generation 71 = 71st Generation 72 = 72nd Generation 73 = 73rd Generation 74 = 74th Generation 75 = 75th Generation 76 = 76th Generation 77 = 77th Generation 78 = 78th Generation 79 = 79th Generation 80 = 80th Generation 81 = 81st Generation 82 = 82nd Generation 83 = 83rd Generation 84 = 84th Generation 85 = 85th Generation 86 = 86th Generation 87 = 87th Generation 88 = 88th Generation 89 = 89th Generation 90 = 90th Generation 91 = 91st Generation 92 = 92nd Generation 93 = 93rd Generation 94 = 94th Generation 95 = 95th Generation 96 = 96th Generation 97 = 97th Generation 98 = 98th Generation 99 = 99th Generation 100 = 100th Generation	0 = 120-277V 1 = 120-277V 2 = 120-277V 3 = 120-277V 4 = 120-277V 5 = 120-277V 6 = 120-277V 7 = 120-277V 8 = 120-277V 9 = 120-277V 10 = 120-277V 11 = 120-277V 12 = 120-277V 13 = 120-277V 14 = 120-277V 15 = 120-277V 16 = 120-277V 17 = 120-277V 18 = 120-277V 19 = 120-277V 20 = 120-277V 21 = 120-277V 22 = 120-277V 23 = 120-277V 24 = 120-277V 25 = 120-277V 26 = 120-277V 27 = 120-277V 28 = 120-277V 29 = 120-277V 30 = 120-277V 31 = 120-277V 32 = 120-277V 33 = 120-277V 34 = 120-277V 35 = 120-277V 36 = 120-277V 37 = 120-277V 38 = 120-277V 39 = 120-277V 40 = 120-277V 41 = 120-277V 42 = 120-277V 43 = 120-277V 44 = 120-277V 45 = 120-277V 46 = 120-277V 47 = 120-277V 48 = 120-277V 49 = 120-277V 50 = 120-277V 51 = 120-277V 52 = 120-277V 53 = 120-277V 54 = 120-277V 55 = 120-277V 56 = 120-277V 57 = 120-277V 58 = 120-277V 59 = 120-277V 60 = 120-277V 61 = 120-277V 62 = 120-277V 63 = 120-277V 64 = 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POWER TYPE	PHOTOMETRIC TYPE	TYPICAL INITIAL LUMENS		TYPICAL INITIAL LUMENS 4000K & 5000K		TYPICAL INITIAL LUMENS 10000K & 12777-347		B-B SATTING 347-480V 6000K		IES FL NUMBERS 347-480V 6000K		IES FL NUMBERS 347-480V 6000K		IES FL NUMBERS 347-480V 6000K	
		IES	IES	IES	IES	IES	IES	IES	IES	IES	IES	IES	IES	IES	IES
A7	E1	2800	2900	25	28	1-0.1	1-0.1			EWS_374130_-ES	EWS_374130_-ES	EWS_374140_-ES	EWS_374140_-ES	EWS_374150_-ES	EWS_374160_-ES
	E1	2800	2900	25	28	1-0.1	1-0.1			EWS_374130_-ES	EWS_374130_-ES	EWS_374140_-ES	EWS_374140_-ES	EWS_374150_-ES	EWS_374160_-ES
	E1	2800	2900	25	28	1-0.1	1-0.1			EWS_374130_-ES	EWS_374130_-ES	EWS_374140_-ES	EWS_374140_-ES	EWS_374150_-ES	EWS_374160_-ES
C7	E1	3700	3800	32	35	1-0.1	1-0.1			EWS_381310_-ES	EWS_381310_-ES	EWS_381320_-ES	EWS_381320_-ES	EWS_381330_-ES	EWS_381340_-ES
	E1	3700	3800	32	35	1-0.1	1-0.1			EWS_381310_-ES	EWS_381310_-ES	EWS_381320_-ES	EWS_381320_-ES	EWS_381330_-ES	EWS_381340_-ES
	E1	3700	3800	32	35	1-0.1	1-0.1			EWS_381310_-ES	EWS_381310_-ES	EWS_381320_-ES	EWS_381320_-ES	EWS_381330_-ES	EWS_381340_-ES
D1	E1	4000	4200	41	46	1-0.1	1-0.1			EWS_375130_-ES	EWS_375130_-ES	EWS_375140_-ES	EWS_375140_-ES	EWS_375150_-ES	EWS_375160_-ES
	E1	4000	4200	41	46	1-0.1	1-0.1			EWS_375130_-ES	EWS_375130_-ES	EWS_375140_-ES	EWS_375140_-ES	EWS_375150_-ES	EWS_375160_-ES
	E1	4000	4200	41	46	1-0.1	1-0.1			EWS_375130_-ES	EWS_375130_-ES	EWS_375140_-ES	EWS_375140_-ES	EWS_375150_-ES	EWS_375160_-ES
E1	E1	6000	6100	67	67	2-0.1	2-0.1			EWS_370130_-ES	EWS_370130_-ES	EWS_370140_-ES	EWS_370140_-ES	EWS_370150_-ES	EWS_370160_-ES
	E1	6000	6100	67	67	2-0.1	2-0.1			EWS_370130_-ES	EWS_370130_-ES	EWS_370140_-ES	EWS_370140_-ES	EWS_370150_-ES	EWS_370160_-ES
	E1	6000	6100	67	67	2-0.1	2-0.1			EWS_370130_-ES	EWS_370130_-ES	EWS_370140_-ES	EWS_370140_-ES	EWS_370150_-ES	EWS_370160_-ES
E3	E1	8200	8600	90	90	2-0.2	2-0.2			EWS_373130_-ES	EWS_373130_-ES	EWS_373140_-ES	EWS_373140_-ES	EWS_373150_-ES	EWS_373160_-ES
	E1	8200	8600	90	90	2-0.2	2-0.2			EWS_373130_-ES	EWS_373130_-ES	EWS_373140_-ES	EWS_373140_-ES	EWS_373150_-ES	EWS_373160_-ES
	E1	8200	8600	90	90	2-0.2	2-0.2			EWS_373130_-ES	EWS_373130_-ES	EWS_373140_-ES	EWS_373140_-ES	EWS_373150_-ES	EWS_373160_-ES

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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
Side-walks/ hard scape revisions		12/1/2016
Resubmittal		12/08/2016
Revised plan		11/25/2017
Resubmittal-revised elevations and floor plans and the plan		4/4/2017
Resubmittal-revise elevations, floor plans and the plan		4/20/2017
Revised based on meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Filled 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
Revisions for resubmittal		10/13/2017


## KJM Development

## Residence of Brookside Glen

### Lighting Cut Sheets

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

# A119



**EWS3 - Asymmetric forward [D1]**  
8,600 Lumens, 5000K (EWS3\_E1D1S2) (IES)

**EWS3-Asymmetric Medium [E1]**  
8,600 Lumens, 5000K (EWS3\_E1E1S2) (IES)

Grid Distance in units of Hanging height of 12' and Footcandle (fc) at Grid

Pole Type vertical and horizontal Pole through vertical beam of 20 degree Conical beam

Grid Distance in units of Hanging height of 12' and Footcandle (fc) at Grid

Pole Type vertical and horizontal Pole through vertical beam of 20 degree Conical beam

[illegible]

**Back View**

188 in. (15 mm) DIA  
for use with 3,000 in (102 mm)  
Octagon Box (in place)

6.4 in.  
(12 mm)

2.9 in.  
(72 mm)

188 in. (15 mm) DIA  
for use with 3,250 in (83 mm)  
Octagon Box (in place)

**DATA**

- Approximate Net Weight: 21 lbs (9.53 kgs)

**Front View with Motion Sensor Option**

**Side View with Motion Sensor Option**

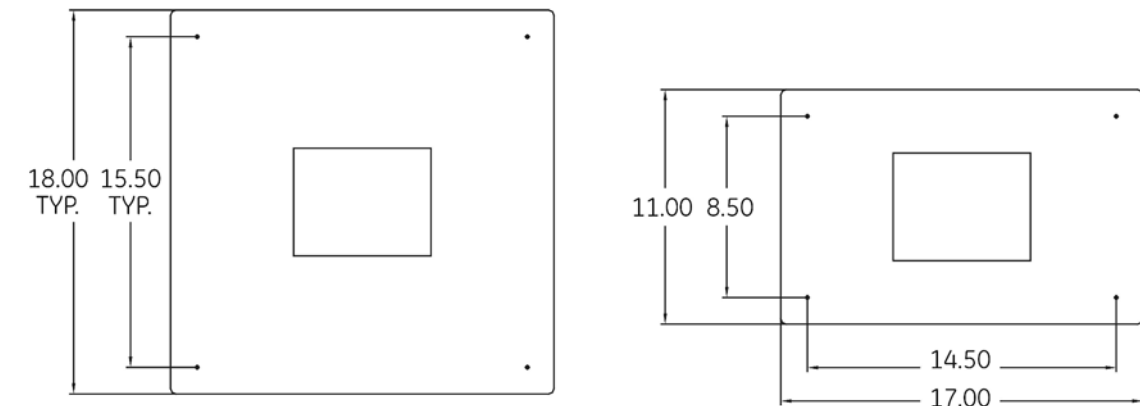
5.2 in.  
(133 mm)

6.4 in.  
(164 mm)

12.1 in.  
(307 mm)

**Escutcheon Plates**  
Cover unsightly debris and marks left behind from replacing HID product with escutcheon plates. Available in square and rectangular sizes, as well as in an assortment of colors to match the luminaire. Accessories are ordered and shipped separately from the luminaire.

PROD. ID	PHOTOMETRIC SERIES	DETAIL	COLOR
E = Evolve	E = Escutcheon Plate	1 = 17" x 11" 2 = 18" x 18"	BLACK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White
W = Wall Pack			
N = Housing Series			RAIL custom colors available Contact Manufacturer.

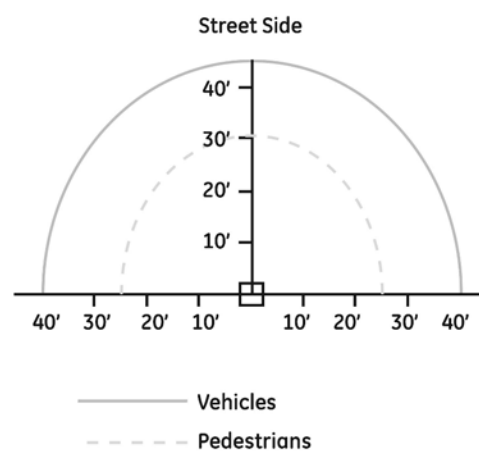


- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-30ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.

Remote Programmer part number: WS FS1R-100 PROGRAMMER (197634)

- Photoelectric control is integrated through the motion sensor, and is offered as standard

**Sensing Pattern Wall Pack Fixture  
Up to 25ft.**



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OLP3115 (Rev 05/04/17)



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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
	Revised site plan/hardscape revisions	12/17/2016
	Revised final	12/26/2016
	Revised site plan	1/25/2017
	Revised final-revised elevations and floor plans and the plan	4/4/2017
	Revised final-revised elevations, floor plans and the plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Typical dog park	7/19/2017
	Redesign for a Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for residential	9/26/2017
	Revisions for residential	10/13/2017

KJM Development/

Residence of Brookside Glen  
Light Cut Sheets cont.

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

# A119A

Seal



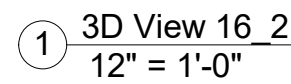




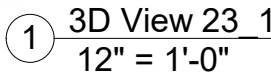
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Scale

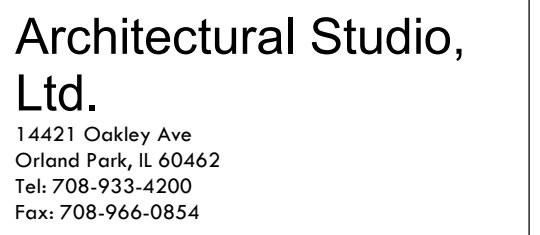












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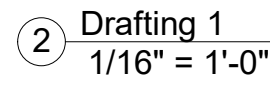
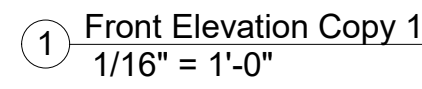
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Side-walks / handicap revisions		12/1 / 2016
Resubmittal		12/06/2016
Revised site plan		1/23/2017
Revised permit related elevations and Floor plans and the plan		4/4/2017
Revised permit revise elevations, Floor plans and the plan		4/20/2017
Revised based on meeting		5/18/2017
Revised the site based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/27/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017



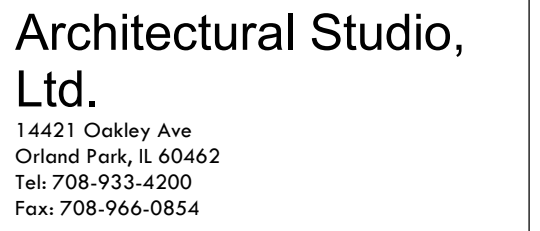
KJM Development/ Residence of Brookside Glen
Comparison

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

A-1.0 A123

Scale 1/16" = 1'-0"





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	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Revised/review elevations and floor plans and site plan	4/24/2017
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	Revisions for resubmittal	9/26/2017

KJM Development/

Residence of Brookside Glen
Overall Garage Plan

project number	2016-005
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ate 9-26-2017

Drawn by \_\_\_\_\_ Author \_\_\_\_\_

Checked by	Checker
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A124

scale 1" = 40'-0"

1 Overall Parking Level  
1" = 40'-0"

10/5/2017 3:00:42 PM



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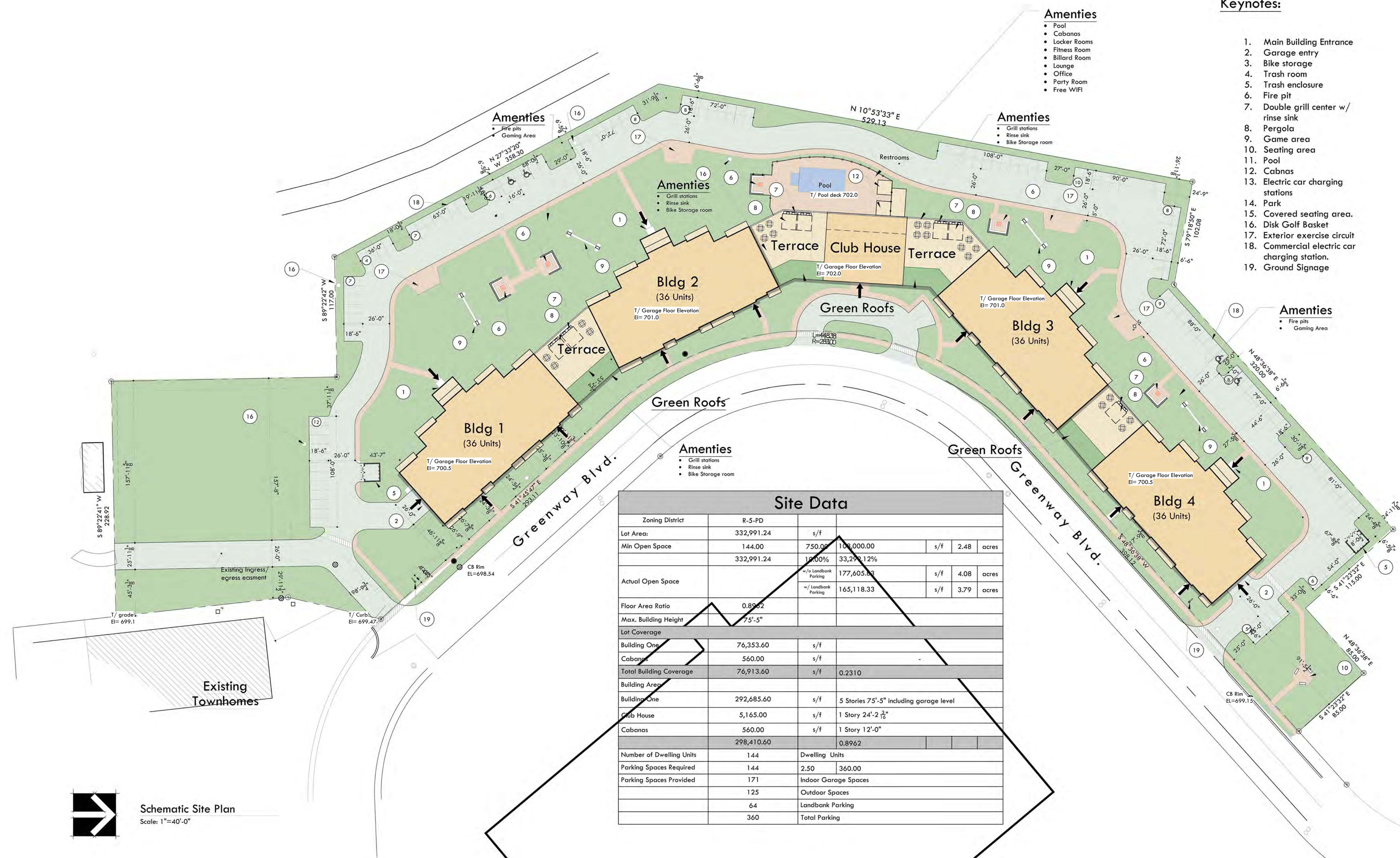
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	Revised for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/ Residence of Brookside Glen Prelim Grading
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Project number	2016-005
Date	9-26-2017
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scale



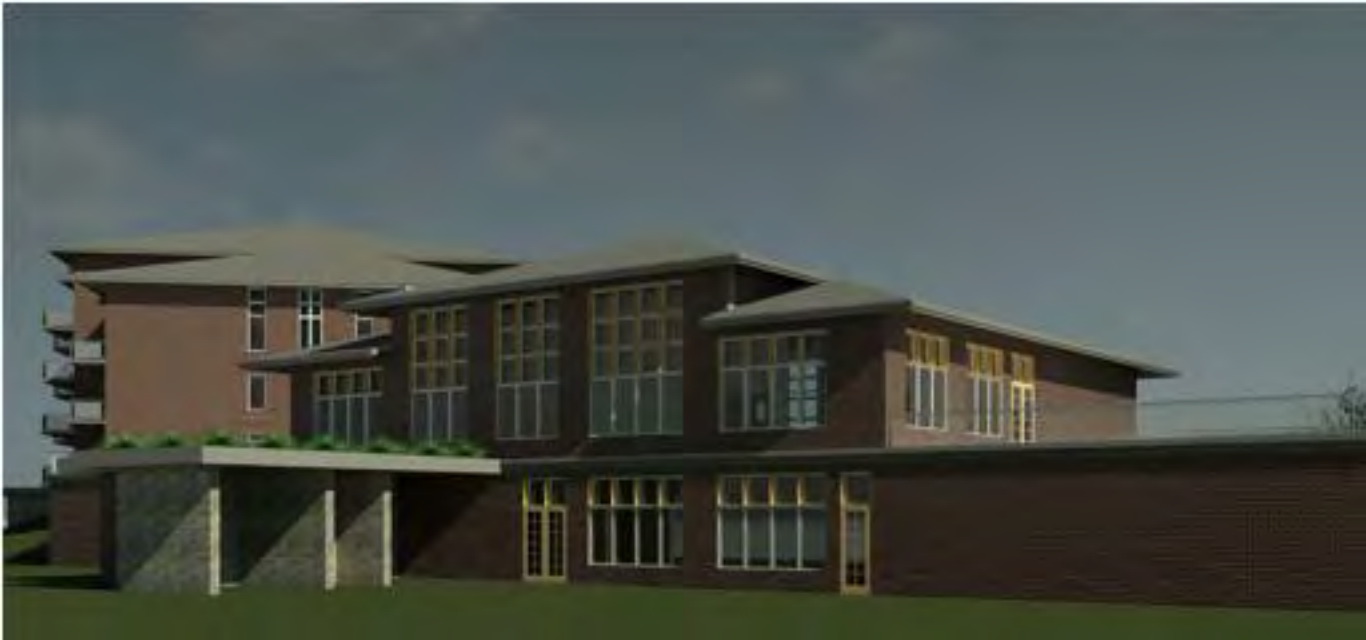
























PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
ACE AU3	ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE	B & B	2.5" CAL	22
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	19
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL	16
GLE IN2	GLEDITSIA TRIACANTHOS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	B & B	2.5" CAL	12
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL	14
PRU CHA	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2.5" CAL	12
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	16
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	12
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL	15
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6" - 8" HT.	20
PIN NIG	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" - 8" HT.	12
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6" - 8" HT.	10
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	48" HT.	41
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	MULTI-TRUNK	16
MAL PRA	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	B & B	MULTI-TRUNK	3
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL	6
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	194
FOT AIR	FOTHERGILLIA GARDENII 'MT. AIRY' / DWARF WITCHHALDER	5 GAL	24" HT.	79
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	30" HT.	87
HYD OAK	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	B & B	24" HT.	6
PHY LIT	PHYSOCARPUS 'OPULIFOLIUS' 'LITTLE DEVIL' TM / DWARF NINEBARK	B & B	24" HT.	10
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	20
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	5 GAL	24" SPREAD	173
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL	18" HT.	101
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	26
SYR KIM	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	B & B	24" HT.	37
VIB CO2	VIBURNUM CARLESII 'COMPACTUM' / KOREAN SPICE VIBURNUM	B & B	24" HT.	5
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	91
WEI WIN	WEIGELA FLORIDA 'WINE' TM / WEIGELA	5 GAL	18" HT.	61
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
BUX GR2	BUXUS X 'GREEN VELVET' / BOXWOOD	B & B	24" HT.	74
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	76
TAX DE4	TAXUS X MEDIA 'DENSE YEW	B & B	24" HT.	54
THU HOL	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR	B & B	36" HT.	118
GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	3' - 4' HT.	73
PAN CHE	PANICUM VIRGATUM 'CHEYENNE SKY' / SWITCH GRASS	1 GAL	3' - 4' HT.	154
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	1 GAL	3' - 4' HT.	101
PEN ALO	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	1' - 2' HT.	24
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
NEP WA2	NEPETA X FRASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	211

LANDSCAPE NOTES

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. 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 OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUying, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN, IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

LAWN AND PAVEMENT SCHEDULE

	LAWN (SEED)	121,427 SF
	ASPHALT	74,294 SF
	PATIO	5,519 SF
	WATER	1,175 SF
	LAWN (SOD)	27,840 SF
	MULCH	1,996 SF
	GREEN ROOF	3,627 SF

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123



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LICENSE NO. 184-003220  
EXPIRES: 04/30/2017

THE RESIDENCES of  
BROOKSIDE GLEN  
Project Address  
Tinley Park, Illinois

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

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Design By: SSG	Date: 06/20/16
Approved By: XXX	Project No. 0000.00

Sheet Title:  
LANDSCAPE  
PLAN

Sheet No:  
L-1





Pew Research Center

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JULY 19, 2017

# More U.S. households are renting than at any point in 50 years

BY ANTHONY CILLUFFO ([HTTP://WWW.PEWRESEARCH.ORG/AUTHOR/ACILLUFFO/](http://www.pewresearch.org/author/acilluffo/)), ABIGAIL GEIGER ([HTTP://WWW.PEWRESEARCH.ORG/AUTHOR/AGEIGER/](http://www.pewresearch.org/author/ageiger/)) AND RICHARD FRY ([HTTP://WWW.PEWRESEARCH.ORG/STAFF/RICHARD-FRY/](http://www.pewresearch.org/staff/richard-fry/))

A decade after the housing bust upended the lives of millions of Americans, more U.S. households are headed by renters than at any point since at least 1965, according to a Pew Research Center analysis of Census Bureau housing data (<https://www.census.gov/topics/housing.html>) .

The total number of households in the United States grew by 7.6 million between 2006 and 2016. But over the same period, the number of households headed by owners remained relatively flat, in part because of the lingering effects of the housing crisis (<http://www.pewsocialtrends.org/2016/12/15/in-a-recovering-market-homeownership-rates-are-down-sharply-for-blacks-young-adults/>) .

Meanwhile, the number of households renting their home increased significantly during that span, as did the share, which rose from 31.2% of households in 2006 to 36.6% in 2016. The current renting level exceeds the recent high of 36.2% set in 1986 and 1988 and approaches the rate of 37.0% in 1965.

## Certain demographic groups

([http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/harvard\\_jchs\\_state\\_of\\_the\\_nations\\_housing\\_2017\\_chap5.pdf](http://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/harvard_jchs_state_of_the_nations_housing_2017_chap5.pdf))

– such as young adults, nonwhites and the lesser educated – have historically been more likely to rent than others, and rental rates have increased among these groups over the past decade. However, rental rates have also increased among some groups that have traditionally been *less* likely to rent, including whites and middle-aged adults.

([http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/ft\\_17-07-19\\_rentersabouttwothirds\\_2/](http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/ft_17-07-19_rentersabouttwothirds_2/)) Young adults – those younger than 35 – continue to be the most likely of all age groups to rent. In 2016, 65% of households headed by people younger than 35 were renting, up from 57% in 2006. Rental rates have also risen notably among those ages 35 to 44. In 2016, about four-in-ten (41%) households headed by someone in this age range were renting, up from 31% in 2006.

Rental rates also went up among households headed by someone ages 45 to 64, rising from 22% of households in 2006 to 28% in 2016. But among the oldest Americans – those 65 or older – the rental rate remained steady at around 20%.



([http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/ft\\_17-07-19\\_rentersshareof\\_3/](http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/ft_17-07-19_rentersshareof_3/)) Black and Hispanic households continue to be about twice as likely as white households to rent their homes. In 2016, 58% of black household heads and 54% of Hispanic household heads were renting their homes, compared with 28% of whites. But all major racial and ethnic groups were more likely to rent in 2016 than a decade earlier.

The movement toward renting has also occurred across all levels of educational attainment. From 2006 to 2016, rental rates increased among households headed by someone with less than a high school degree, as well as among those headed by a college graduate.

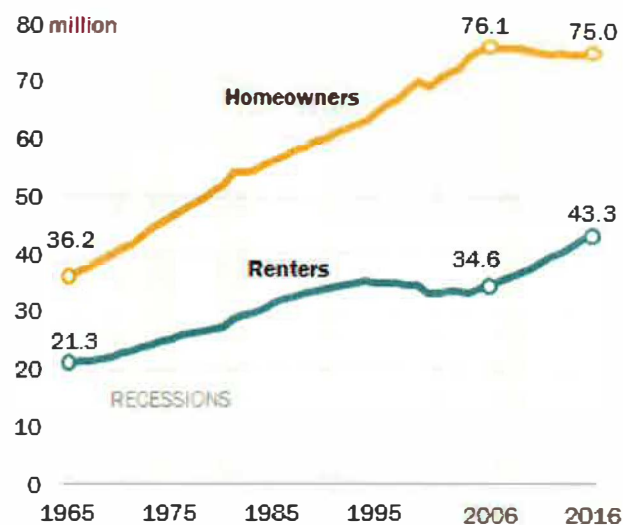
([http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/ft\\_17-07-19\\_rentershouseholds\\_2/](http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/ft_17-07-19_rentershouseholds_2/)) Even so, college graduates are the least likely group to be renters. In 2016, 29% of college-educated household heads were renters, compared with 38% of household heads with a high school degree only or some college experience and 52% of household heads who did not finish high school.

The increase in U.S. renters over the past decade does not necessarily mean that homeownership is undesirable to today's renters. Indeed, in a 2016 Pew Research Center survey

(<http://www.pewsocialtrends.org/2016/12/15/in-a-recovering-market-homeownership-rates-are-down-sharply-for-blacks-young-adults/#most-renters-would-like-to-buy-a-home-in-the-future-but-many-cite-finances-among-major-reasons-for-currently-renting>), 72% of renters said they would like to buy a house at some point. About two-thirds of renters in the same survey (65%) said they currently rent as a result of circumstances,

## Significant growth in the number and share of households renting their home since 2006

*Number of household heads, in millions*



*% of household heads who rent their home*



Note: Data labels are for 1965, 2006 and 2016. Figures for 1979, 1981, 1989, 1993 and 2000-2016 reflect revised estimates. Source: Pew Research Center analysis of U.S. Census Bureau estimates of housing inventory.

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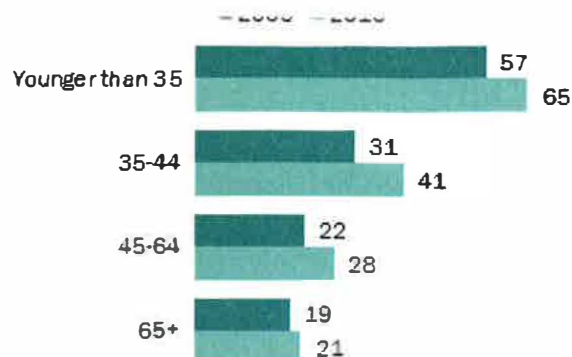
## About two-thirds of households headed by young adults are rentals

*% of household heads who rent their home, by householder's age*

■ 2006 ■ 2016



compared with 32% who said they rent as a matter of choice. When asked about the specific reasons why they rent, a majority of renters, especially nonwhites, cited financial reasons.



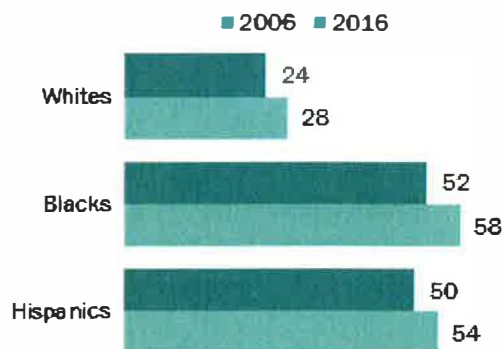
Note: Based on revised estimates.

Source: Pew Research Center analysis of Census Bureau estimates of housing inventory.

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## Share of renting households increased for whites, blacks and Hispanics since 2006

% of household heads who rent their home, by householder's race/ethnicity



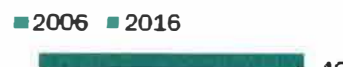
Note: Whites include only single-race non-Hispanics. Blacks include both the Hispanic and non-Hispanic components of the single-race black population. Hispanics are of any race. Annual rates calculated based on an average of quarterly rates.

Source: Pew Research Center analysis of Census Bureau estimates of homeownership rates.

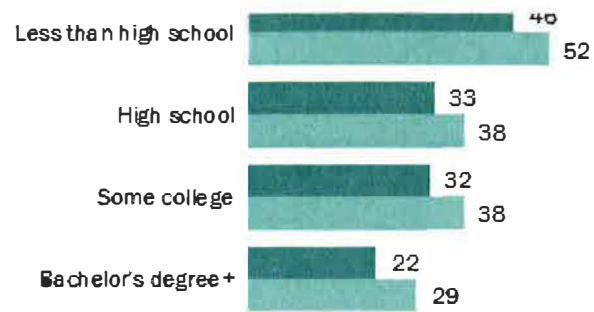
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## Households of all education levels are now more likely to rent their home

% of household heads who rent their home, by householder's educational attainment







Note: "High school" refers to those who have attained a high school diploma or its equivalent, such as a General Education Development (GED) certificate. "Some college" refers to those with an associate degree and those who attended college but did not earn a degree. Based only on those not living in group quarters. Source: Pew Research Center analysis of 2006 and 2016 Current Population Survey Annual Social and Economic Supplement (IPUMS).

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News updated: 10/23/2017 9:37 AM

## After big lull, suburban apartment construction has boomed since 2013



**This Daily Herald drone photo shows the first apartment development in Lincolnshire. The development is near the site of the Regal Cinemas.**

*Jeff Knox | Staff Photographer*

Regal  
the  
show  
Jeff K



**Chacour Koop**

At age 56, Michelle Love has never rented an apartment or condominium.

That likely will change soon when she and her husband, Ron Mousseau, sell the four-bedroom, 2,400-square-foot Arlington Heights house where they raised their children.

<http://www.dhbusinessledger.com/news/20171021/after-big-lull-suburban-apartment-construction-h...> 10/24/2017



The couple wants to trade a mortgage, yard work, shoveling snow and empty rooms for a downtown apartment that offers flexibility, proximity to the Metra station and shops.

"It's just the two of us now, so we decided, 'Why not? Let's try it,'" Love said.

They're far from alone. Across the suburbs, thousands of new apartments have been sprouting up each of the past five years to quench a demand for rental housing not seen since the 1990s.

Among the reasons: Young professionals are delaying buying a home, while more empty nesters want to downsize and get out from under the ever-increasing property tax burden.

## Zero to 9,200

Just about every metric shows the rental housing market is growing and remains strong. From 2004 to 2012, developers built roughly 1,600 apartment units in Cook and the other collar counties, according to Appraisal Research Counselors, a Chicago-based real estate consultant firm. Notably, the real estate research group reported "zero" new apartments in 2012.

That changed dramatically the next year. Since 2013, more than 9,200 apartments have hit the suburban market, and more than 2,400 are under construction. Many of these are in places that have never had apartment buildings.

The \$110 million Wheeling Town Center and its 300-unit apartment building and 10-screen movie theater will anchor the village's first downtown district, while construction is expected to begin next year on hundreds more apartment units near the Metra station off Dundee Road.

John Melaniphy, economic development director for Wheeling, said municipal governments traditionally wary of approving multiunit housing have started to embrace it.

"You create all this residential density around your downtown, which has successfully enhanced retail sales and occupancy rates," he said.

## Fewer burdens

Frank and Marilyn Woidat, ages 85 and 78, raised four children in a 2,200-square-foot, colonial-style house in St. Charles. Though they remain in good health and contemplated buying a smaller ranch-style home, the couple eventually settled on a corner apartment in Elmhurst 255, just up the street from the city's downtown.

The conveniences -- mainly maintenance-free living -- plus having neighbors, drew them to apartment living.

"I think one of the benefits of moving into an apartment like this is just to eliminate all the burdens of owning a home," Frank Woidat said. "They aren't burdens when you're 40 years old, but they are when you're older."

They're part of a trend.

For example, in 2015 more than 44 percent of Cook County households were occupied by renters, the highest rate since 1990, according to the Institute for Housing Studies at DePaul University (<https://www.housingstudies.org/research-publications/state-of-housing/2017-state-rental-housing-cook-county/>). Executive Director Geoff Smith said the increase in rental demand may be even higher in the suburbs, but the housing institute doesn't track those numbers.

"The city has always had a much higher share of renters, so in some ways the net demand for renting hasn't increased as much as it might have in the suburbs because there's more room to grow in suburbs," he said.



## 'Those people'

Despite the demonstrable interest and need for multifamily housing, there often is opposition when apartment projects go before municipal officials for approval. It's not unusual for residents to pack meetings to voice concerns about overcrowding, traffic and the size of some developments.

Just last week, Arlington Heights trustees overwhelmingly shot down a developer's proposal to build an 88-unit apartment building on vacant land near downtown after residents raised those arguments.

An implication, too, when some proposals are reviewed is that apartments may attract lower-income people and those more prone to criminal behavior and put a strain on local services.

"They're really focusing on the people -- that they don't want 'those people' living next to them -- and they don't even know who 'those people' are," said Tracy Cross, a real estate consultant and researcher in Schaumburg.

According to the DePaul housing group, renters age 55 and older now account for more than 27 percent of the rental population, a rising trend expected to continue as the nation ages. The same data show renters earning \$75,000 a year or more make up a growing share of the rental market, accounting for 21 percent.

## Too much?

With rent costs increasing and occupancy rates in the suburbs at 95 percent, it doesn't appear the demand for apartments is going away soon.

However, given that Illinois is losing population and lagging in economic growth, are developers building too much too fast?

Experts give varied responses.

"Are we building too many luxury apartments? The answer is, 'Probably,'" said Steve Hovany, a former planning director for Naperville and Schaumburg, and a real estate analyst. "But occupancy is full, and rent keeps going up."

Other experts see it differently. After nearly a decade of virtually no new apartments, the region is catching up. A couple thousand new units per year in the entire suburban market won't cause saturation, one said.

DePaul's Smith called predictions a "terrible idea," but said Chicagoans, experiencing a similar building boom, are asking the same question: Will there be enough households to keep pace with development?

"That's one question," he said, "both in the long- and short-term, that (the answer) will be interesting to see."







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## Renters Are Rocking the Suburbs

As more and more Americans have migrated from cities, rental housing on their outskirts has become increasingly popular.



By [Andrew Soergel](https://www.usnews.com/topics/author/andrew-soergel) (<https://www.usnews.com/topics/author/andrew-soergel>), Economy Reporter | March 8, 2016, at 6:40 p.m.



Renting is becoming an increasingly popular housing option in America's suburbs, according to a new study. (Getty Images)

Renters and apartment-dwellers are often painted as young professionals living in cramped, expensive domiciles, mostly within America's biggest, most populous cities.

But that perception may be taking a hit. A previous study showed that [more than half](https://www.usnews.com/news/articles/2015/12/09/old-people-not-millennials-are-taking-all-the-apartments) (<https://www.usnews.com/news/articles/2015/12/09/old-people-not-millennials-are-taking-all-the-apartments>) of the country's rental population is at least 40 years old, and now a [new report](#)



[http://furmancenter.org/files/NYU\\_Furman\\_Center\\_Capital\\_One\\_National\\_Affordable\\_Rental\\_Housing\\_Landscape\\_2016.pdf](http://furmancenter.org/files/NYU_Furman_Center_Capital_One_National_Affordable_Rental_Housing_Landscape_2016.pdf) from Capital One and New York University's Furman Center for Real Estate and Urban Policy suggests more and more renters are actually settling in the suburbs and living well outside major city limits.

"Indeed, the renter population in the suburban areas outside principal cities grew by more than a third – by more than 12 million people – between 2006 and 2014," the study said, noting that the number of renters within city limits grew by only 9 million over the same period.

The study looked specifically at the 11 largest metropolitan regions across the country, which it referred to as "principal cities" and included the Boston, Los Angeles, New York City and District of Columbia areas. Ultimately, researchers found that the percentage of renters in both cities and suburbs grew between 2006 and 2014 in all of the major metro regions.

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Renting has long been popular with city dwellers, and the study confirmed that a greater percentage of people living in major cities rented their homes compared with those who live in the suburbs. About two-thirds of those living within Miami's and New York City's limits were renters in 2014, and the majority of city dwellers in nine of the 11 regions profiled paid rent to live where they did.

But even though renting isn't nearly as popular in suburbia, the percentage of the suburban population that does so has ballooned at a faster pace over the last few years. Back in 2006, the suburbs of San Francisco and Los Angeles were the only regions in which at least 30 percent of the suburban population rented their homes. By 2014, the suburbs of Philadelphia, Houston and Chicago were the only regions whose rental population still sat beneath that threshold.

"In 2006, 23 percent of the population living in metro area suburbs nationwide lived in rental units. By 2014, that share had increased to 29 percent," the report said.

The suburbs have typically been viewed as a cheaper alternative to city living. Indeed, in nine of the 11 metro areas profiled in Tuesday's report, rental costs within city limits climbed faster between 2006 and 2014 than they did in the suburbs. And a separate [Zillow study](http://www.zillow.com/research/urban-suburban-rural-values-rents-11714/) (<http://www.zillow.com/research/urban-suburban-rural-values-rents-11714/>) released last month showed average rent per square foot in the suburbs was about 15 percent cheaper than in urban areas. Average home values were also slightly cheaper in suburbia, according to the report.



These cheaper living options are at least part of the reason millions of Americans have flocked to the suburbs in recent years. The [Census Bureau](http://www.census.gov/hhes/migration/data/cps/cps2014.html) (<http://www.census.gov/hhes/migration/data/cps/cps2014.html>) estimates that about 11.3 million Americans migrated to American suburbs in 2012 and 2013, up from the 10.6 million individuals in 2006 and 2007.

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That's compared with only about 6.7 million people who moved to major cities in 2012 and 2013. Cities reportedly lost more than 10.6 million people over that period, while only 6.5 million people left the suburbs.

Yet the new study also highlights a potential problem: There wasn't a single major city or suburb profiled in the report where housing availability was able to keep up with increasing demand between 2006 and 2014.

And with limited availability and more people looking to move, rental and housing prices are bound to go up.

"This study shows that affordable housing is becoming increasingly out of reach for many low- and even moderate-income renters in the nation's largest metro areas – both in the central cities and their surrounding suburbs," Ingrid Gould Ellen, faculty director of the NYU Furman Center, said in a [statement](http://press.capitalone.com/phoenix.zhtml?c=251626&p=irol-newsArticle&ID=2146894) (<http://press.capitalone.com/phoenix.zhtml?c=251626&p=irol-newsArticle&ID=2146894>) accompanying the report. "As supply did not keep pace with this growth in demand, vacancy rates decreased, the average number of people living in a rental unit increased, and, in most areas, rents rose."

Indeed, rental vacancy rates have plummeted across the country in recent years, hitting their lowest level since 1989 in the second quarter of 2015, according to the [Census Bureau](https://www.census.gov/housing/hvs/data/histtabs.html) (<https://www.census.gov/housing/hvs/data/histtabs.html>). They've rebounded only slightly since then, and still sit near historical lows.



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As a result, rental prices have been able to climb to their highest levels in history. The median asking rent across the U.S. in the fourth quarter of 2015 sat at an all-time high of \$850 per month. For a family of three living at the [poverty level](https://www.healthcare.gov/glossary/federal-poverty-level-FPL/) (<https://www.healthcare.gov/glossary/federal-poverty-level-FPL/>), that equates to more than half of the household's annual income.

"In all but two of the 11 largest metros, the median renter household in 2014 could have afforded less than 40 percent of recently available units," the study said.

Such expensive rent payments restrict consumer spending and prevent renters from saving up enough money to make a down payment on a home. The national homeownership rate in the second quarter of 2015 hit an all-time low of 63.5 percent and has only ticked up slightly since. Analysts generally believe that higher rent prices are prohibiting would-be homebuyers from entering the homeownership market, instead leaving them stuck in a rent payment cycle that could seem impossible to break.

Fixing this dynamic is hardly an easy task. Rent prices are generally expected to decrease when new housing options become available, so more apartment construction is one possible solution. But in already saturated cities and suburbs, where enough space for a new apartment building could be at a premium, renters aren't finding very much relief.

"Millions of people nationwide are struggling with the gap in affordable housing, leaving many rent-burdened as the population of renters continues to increase," Laura Bailey, a managing vice president with Capital One, said in a statement. "We know that our investment in affordable rental housing needs to go beyond just financing construction."



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## KNOW-HOW

# The Perks of Renting in the

Rent in the city, buy in the suburbs? Not so anymore. The perks of suburban renting abound.

BY SARAH PIKE (HTTPS://WWW.ZILLOW.COM/BLOG/AUTHOR/SARAHPIKE/) ON 7 MAR 2017

While more millennial homeowners live in urban areas than older generations, the Zillow Group Report on Consumer Housing Trends (https://www.zillow.com/research/zillow-group-report-2016-13279/) notes that nearly half of millennial homeowners (47 percent) are moving to suburbia — and renters are following.

While city life may seem like it has everything and more, the suburbs offer plenty of those perks, too.

## More bang for your buck

Don't be fooled if monthly rent prices in the city and suburbs (https://www.zillow.com/blog/city-or-suburbs-197435/) seem fairly comparable — look at the rent cost per square foot.

That sweet little abode in suburbia is likely to get you more for your money. Zillow data shows (https://www.zillow.com/research/urban-suburban-land-values-rents-1717/) that the average rent per square foot in more urban areas is \$1.22, while suburban rent per square foot is \$1.04.

## Wide open spaces

In the suburbs, you'll get more space for your money. The perks of renting in the suburbs include a spacious kitchen, grand entryway, or two-car garage.

You'll also have more access to nature escapes and community parks. Oh, and you can finally have



your own parking spot (or two).

## Privacy, please

More space equals more privacy. The suburbs tend to have more single-family homes to rent, which means you won't have to share a wall (or ceiling) with neighbors.

You can also enjoy a backyard of your own — and not having to share a community barbecue or picnic table.

## Community vibes

Living in a suburban neighborhood means more opportunities for block parties — and really, more opportunities to get to know the people in your community.

The art and culture options are improving, too. Today's suburbs do not equal strip malls — think local shops, art galleries, community gardens (<https://www.zillow.com/blog/dig-into-community-gardening-195807/>), yoga studios, and performing arts centers.

## Safer spaces

Crime rates are still lower in suburban communities than their surrounding cities. In fact, a 2014 FBI report (<https://ucr.fbi.gov/crime-in-the-u.s/2014/crime-in-the-u.s.-2014/tables/table-6>) shows that within all metropolitan areas in the United States, major cities had twice the property crime rate and 2.5 times the violent crime rate compared to surrounding suburban areas.

## Better schools

You may hear suburban school districts boast about their high-performing schools, and it's for good reason. Suburban districts generally have higher graduation rates (<http://hechingerreport.org/struggling-cities-and-excelling-suburbs-a-repeated-pattern-around-the-country/>) than urban ones.

And even if you don't have or plan on having kiddos, having quality schools in your neighborhood benefits your whole community.

## Happier life

Yes, seriously. This poll reveals that Americans who live in suburban areas are more satisfied with where they live than those outside of the suburbs, according to a CityLab poll (<http://www.citylab.com/politics/2014/08/overall-americans-in-the-suburbs-are-still-the-happiest/378964/>). In fact, 84 percent of surveyed suburbanites rated the communities they live in as overall excellent or good.

So, if you decide you're ready to escape the city rental game, know you're not alone. And if renting isn't a long-term solution for you, the money you'll save by moving to the suburbs can be stashed away toward a down payment (<https://www.zillow.com/mortgage-learning/down-payments/>).

Still debating on whether renting in the city or the suburbs is best for you? Let us help you find the scene that suits you best (<https://www.zillow.com/blog/rent-in-city-or-suburbs-197435/>).

### Related:

- City Living Costs Families Up to \$9,000 More a Year Than Suburban (<https://www.zillow.com/blog/cost-of-living-report-213208/>)



- Two Ways to Compare Renting vs. Owning a Home (<https://www.zillow.com/blog/compare-renting-vs-owning-home-201408/>)
- "You're Throwing Money Away" and Other Myths About Renting (<https://www.zillow.com/blog/3-myths-renting-201963/>)

## About the author



Sarah Pike

(<https://www.zillow.com/blog/author/sarahpike/>)

Sarah Pike is a freelancer, writing teacher, and new homeowner. When she's not writing, teaching, or obsessively organizing her home, she's probably binge-watching RomComs or reading home decor magazines. She also enjoys following far too many celebrities than she should on Instagram. You can find Sarah on Twitter at @sarahzpike (<https://twitter.com/sarahzpike>).

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