

## **NOTICE OF THE MEETING OF THE PLAN COMMISSION**

The meeting of the PLAN Commission is scheduled for  
November 19, 2020 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and  
can be found at [www.tinleypark.org](http://www.tinleypark.org).

### **NOTICE - MEETING MODIFICATION DUE TO COVID-19**

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the Commission members may be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 25 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

*Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org) or place requests in the Drop Box at the Village Hall by noon on November 19, 2020 . Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.*

Kristin A. Thirion  
Clerk  
Village of Tinley Park

**VILLAGE OF TINLEY PARK**  
**TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES**

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

***Written Comments***

After publication of the agenda, email comments to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org). When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

### ***Live Public Participation During Meeting***

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to [clerksoffice@tinleypark.org](mailto:clerksoffice@tinleypark.org). The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



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

**November 19 , 2020 – 7:00 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the October 1, 2020 Regular Meeting

**ITEM #1      Workshop/Public Hearing – ELFI – 17201 Ridgeland – Special Use Permits, Plat of Consolidation, Site Plan Approval**

Consider recommending that the Village Board grant IBD Corp., (Contract Purchaser of property owned by Hendricks Commercial Properties), a Special Use Permit to allow Level 2 open storage on property located at 17201 Ridgeland Avenue. The request will permit ELFI wall systems to store overflow product and finished product that is ready to be shipped in an area measuring 200' x 25' on the south side of the building. The area will be enclosed by a fence. Site Plan and Final Plat approval will also be considered at the meeting.

**ITEM #2      Workshop– Crana Homes – 19100 80<sup>th</sup> Avenue - Special Use Permits – Substantial Deviation**

Consider recommending that the Village Board grant Frank Bradley of Crana Homes, Concept Site Plan approval for property located at the southwest corner of 80th Avenue and 191st Street (8001 191st St.), in the Brookside Glen Planned Unit Development. The request, if granted, will allow the Petitioner to develop final plans in accordance with the approved Concept Site Plan which includes the construction of fifty duplex homes comprising 24.5 acres and commercial uses comprising 6.6 acres.

**Good of the Order**

**Receive Comments from the Public**

**Adjourn Meeting**





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

**October 1, 2020**

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on October 1, 2020.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of the maximum limit will be asked to wait in another room with a live feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)  
Steven Vick (Participated electronically)  
Eduardo Mani (Participated electronically)  
Lucas Engel (Participated electronically)  
Kehla West (Participated electronically)  
James Gaskill

Absent Plan Commissioners:

Angela Gatto  
Mary Aitchison

Village Officials and Staff:

Paula Wallrich, Planning Manager (Participated electronically)  
Barbara Bennett, Commission Secretary

**CALL TO ORDER**

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for October 1, 2020 at 7:02 p.m.

**COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

Minutes of the September 17, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to approve the minutes as presented.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

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

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

**SUBJECT: MINUTES OF THE OCTOBER 1, 2020 REGULAR MEETING**

**ITEM #1 Workshop/Public Hearing – Lenny’s Food N Fuel – 18421 West Creek Drive – Special Use Permit for a Substantial Deviation with exceptions**

Consider recommending that the Village Board grant Leonard McEnery on behalf of Lenny’s Food N Fuel 183rd Street, LLC (Contract Purchaser) an amendment to the North Creek Business Park Planned Unit Development Ordinance (Ord. 91-O-083) to permit an automobile car wash to be a Special Use on the subject property. Additionally, to grant a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for the property located at 18421 West Creek Drive in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. The requests will include Site Plan Approval and Final Plat Approvals to allow for the addition of a car wash to the previously approved automobile service (gas) station and convenience store site.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)  
Steven Vick (Participated electronically)  
Eduardo Mani (Participated electronically)  
Lucas Engel (Participated electronically)  
Kehla West (Participated electronically)  
James Gaskill

Absent Plan Commissioners: Angela Gatto  
Mary Aitchison

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)  
Barbara Bennett, Commission Secretary

Guests: Len McEnery, Applicant  
Lyman Tieman, Attorney  
Brian Hertz, MG2A - Civil Engineer

Paula Wallrich, Planning Manager, presented the Staff Report. She noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked the Applicant to comment.

Lyman Tieman, Attorney for the Applicant introduced himself, Mr. McEnery and Mr. Hertz and noted he believes they are in tune with the findings of staff on this development and also agree to the conditions indicated in the staff report. He will answer any questions. Mr. McEnery also noted staff did an excellent job of presenting the staff report.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER ENGEL noted he supported the Gas Station and the Car Wash will be a great addition. The Petitioner has agreed to resolve any issues the staff has and he is happy moving forward with this. It will be a great addition to the Village.

COMMISSIONER MANI asked for clarification on the landscape waivers. He questioned which trees will be omitted.

Ms. Wallrich noted the bird's eye view looking east is accurate. Per the landscape plan there are street trees and 5 or 6 trees in the parking lot. There are 4 other trees required, but she noted they would obscure the building and signage.

COMMISSIONER MANI noted he is concerned about impacting the integrity of the PUD. He does not want to see the integrity fade away. He drives past this property several times a day and he does not want to see a hole and he felt the plan is not up to the standards/charm/character of the code.

Ms. Wallrich replied this will be a heavier landscaped property than most of the other properties in the immediate area. She noted that landscaping is one of the things Mr. McEnery does well with his other properties, not only in terms of installing, but also in maintaining. Staff stated she felt the proposed landscape plan meets the intent of the code.

COMMISSIONER MANI noted the petitioner is requesting a substantial deviation regarding the sign on the east side. He thinks this is too much and is above and beyond what code allows.

COMMISSIONER WEST agreed with COMMISSIONER MANI regarding the degree of deviation and the stated intent of the area. She agrees with staff that the deviation makes sense, given the business and also given what else is in the area. She thanks staff for a very thorough report.

COMMISSIONER GASKILL is satisfied with everything.

CHAIRMAN GRAY noted he agrees with staff's recommendation. He is okay with the setback exception and the parking in the front yard. It is screened well from West Creek Drive and based on the other Food N Fuel's with car washes, the sites look generally clean and well maintained.

He agrees with staff's recommendation of the canopy columns matching the canopy. He likes the fact that the lots are being consolidated. The extra curb cut is okay. He agrees with COMMISSIONER MANI and wonders if there is a need for a car wash sign on the east side. From the conceptual view it looked like the trees obscured most of building and this is great for most of the surrounding businesses across from the pond. This is not a deal breaker, but he does not feel a sign is necessary in this area. There is a good buffer to the east of the building and will not disturb the charm of the area. It will fit very tastefully.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER WEST to open the Public Hearing for Lenny's Gas N Fuel (Car Wash Addition)

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing be published in the local newspaper as required by state law.

Anyone wishing to speak on this matter will be sworn in after staff's presentation.

Ms. Wallrich noted she had nothing more to add except the trees on the west of the building are deciduous trees and there is a good point that in the summer you would not see the car wash sign but in the winter you would.

CHAIRMAN GRAY asked the Applicant for comments.

Mr. Tieman noted he had nothing more to add and they have heard the report that was prepared and want to make it part of the public record. He noted they have no comments or changes to that report to add. They are fine with any conditions that are placed upon them as indicated in the report.

CHAIRMAN GRAY asked for comments from the public.

Ms. Wallrich noted an email was sent in by Mr. Vivek Iyengar, MD, owner of Dermatology Associates at 18425 West Creek Drive. He did not find any opposition to the car wash. He had questions as to the traffic flow and asked for all traffic to enter and exit from 183<sup>rd</sup> Street and to add a traffic light. He also commented on signage, because he has signage issues on his own building.

Ms. Wallrich tried to reach him by phone and was unable to do so prior to the meeting.

A Motion was made by COMMISSIONER GASKIL, seconded by COMMISSIONER ENGEL to close the Public Hearing for Lenny's Gas N Fuel (Car Wash Addition)

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Ms. Wallrich presented the Standards for Special Use, Site Plan and Architectural Approvals as noted in the Staff Report.

#### **MOTION 1 (Site Plan)**

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER ENGEL to grant the Petitioner, Lenny's Food N Fuel 183rd Street LLC, Site Plan Approval to construct a car wash in addition to the previously approved gas station and convenience store building at 18421 West Creek Drive and 7451 183<sup>rd</sup> Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed in the October 1, 2020 Staff Report and subject to the following conditions:

1. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.
2. Site Plan approval is subject to final engineering review and approval.
3. Columns used on the canopies of the car wash site shall match the material and design utilized on the primary gas station canopy.
4. Site Plan approval is subject to approval of the PUD Ordinance Amendment, Special Use for a Substantial Deviation with the PUD, and Final Plat approval."

AYE: COMMISSIONERS ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: COMMISSIONER MANI

CHAIRMAN GRAY declared the Motion approved by roll call.

#### **MOTION 2 (PUD/Special Use Ordinance Amendment):**

A Motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to recommend that the Village Board amend Section 4-A. in Ordinance 91-O-083 (Special Use for North Creek Business Park PUD) at the request of Lenny's Food N Fuel, 183rd Street LLC to permit an "car wash" as a permitted use on Lot 1 of the North Creek Gas N Wash Resubdivision.

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

**MOTION 3 (Special Use for Substantial Deviation):**

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance as listed in the staff report to the Petitioner, Lenny's Food N Fuel 183rd Street LLC, to permit a car wash to be added to the previously approved gas station and convenience store at 18421 West Creek Drive and 7451 183<sup>rd</sup> Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the October 1, 2020 Staff Report."

AYE: COMMISSIONERS ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: MANI

CHAIRMAN GRAY declared the Motion approved by roll call.

**MOTION 4 (Final Plat):**

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER WEST to recommend that the Village Board grant approval to the Petitioner, Lenny's Food N Fuel, 183rd Street LLC Final Plat Approval for North Creek Gas N Wash Resubdivision in accordance with the Final Plat submitted and listed herein, subject to the following condition:

1. The Final Plat approval is subject to Final Engineering approval by the Village Engineer."

AYE: COMMISSIONERS MANI, ENGEL, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

The staff report was presented at the meeting and is hereby entered into the record.

This item will be heard at the Village Board on Tuesday, October 20, 2020 and November 3, 2020.

Lyman Tieman and Len McEnery both thanked the Plan Commission for their support and look forward to opening in Tinley Park.



# PLAN COMMISSION STAFF REPORT

October 1, 2020 – Workshop/Public Hearing

## Petitioner

Leonard McEnery on behalf of Lenny's Food N Fuel 183rd Street, LLC (Contract Purchaser/Property Owner)

## Property Location

18421 West Creek Drive & 7451 183<sup>rd</sup> Street

## PIN

19-09-01-201-025-0000,  
19-09-01-201-015-0000,  
19-09-01-201-016-0000

## Zoning

ORI PD (Office & Restricted Industrial, North Creek PUD)

## Approvals Sought

- PUD Ordinance Amendment
- Special Use Permit
- Site Plan Approval
- Final Plat Approval

## Project Planner

Daniel Ritter, AICP  
Senior Planner

## Gas N Wash (Formally Food N Fuel) – Car Wash Addition

18421 West Creek Drive & 7451 183<sup>rd</sup> Street



## EXECUTIVE SUMMARY

The Petitioner, Leonard McEnery, on behalf of Lenny's Food N Fuel 183rd Street LLC (Contract Purchaser), is seeking an amendment to the existing North Creek Business Park Planned Unit Development (PUD) Ordinance (Ord. 91-O-083), a Special Use Permit for a Substantial Deviation with Exceptions, Site Plan Approval, and Final Plat of Consolidation Approval. The requests allow for the construction of a car wash addition at 18421 West Creek Drive. The car wash would be on a consolidated lot with the previously approved Food N Fuel gas station and convenience store at 7451 183<sup>rd</sup> Street. The new site would be branded as a Gas N Wash instead of the originally proposed Food N Fuel.

The location of this site was chosen due to high existing traffic counts, I-80 access, and the need to supply additional gas station services in the area to meet demand. The area is home to many hotels, restaurants, stores, and other commercial uses compatible with a gas station, convenience store, and car wash. Since the original approval in 2019, the Petitioner came to an agreement on the land to the south of their gas station site to add the proposed car wash. The car wash is expected to bring more convenience to customers and generates additional fuel, food, and retail sales at the site.

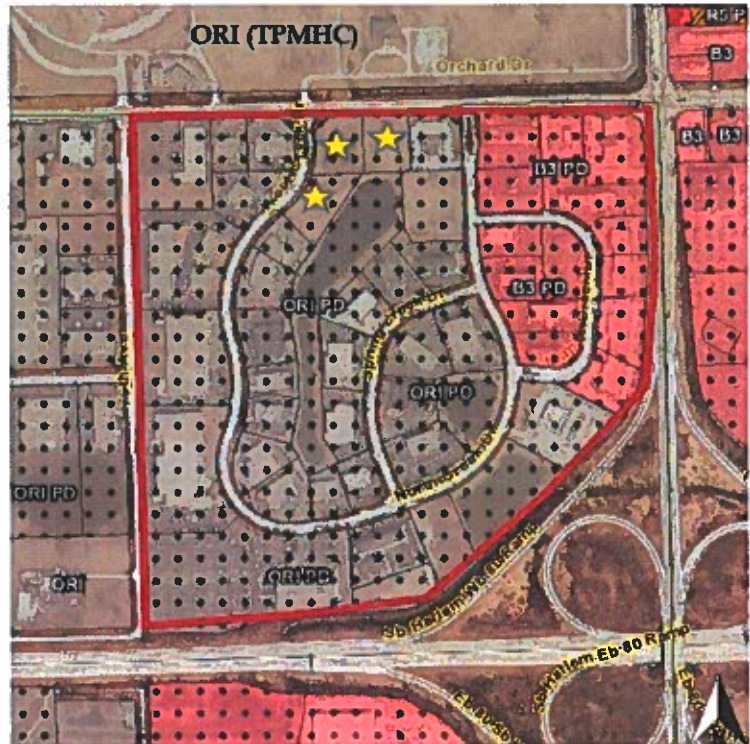
In addition to the car wash proposal, the Petitioner requests a change to their signage on the primary gas station canopy. The Petitioner is requesting some additional square footage be permitted on the main canopy facing 183<sup>rd</sup> Street, so that they can place a sign for their interior tenant, Do-Rite Donuts & Chicken, who will be utilizing both interior tenant spaces. The additional signage will help with the brand recognition of the interior business. The Gas N Wash canopies are among the largest gas canopies in the Village, and the signage is designed so that it does not appear overcrowded.



## EXISTING SITE & ZONING

The subject property consists of three parcels on the southeast corner of West Creek Drive and 183<sup>rd</sup> Street. The two lots located to the west of the existing Hamada of Japan Restaurant (18310 North Creek Drive) were approved for the Food N Fuel convenience store and gas station in late 2019. The site has a permit issued and is currently under construction. The third lot is vacant and to the southwest of the site. The properties are zoned Office and Restricted Industrial (ORI) and part of the North Creek Business Park PUD. The PUD was originally approved and subdivided in 1991 (Ord. 91-O-083) with the ORI base zoning covering the full area, but permitting some specific uses more typical of the B-3 zoning district. In 1995, a portion of the area included in the PUD that was most adjacent to Harlem Avenue, was rezoned from the ORI base zoning to a B-3 (General Business) base zoning (Ord. 95-O-055).

Most of the PUD has been developed and includes a mixture of office, light industrial, educational, and commercial uses. The area is a destination for many travelers due to its proximity to I-80, Hollywood Casino Amphitheater, Convention Center, hotels, and many shopping/service



Above: Zoning Map around subject property (indicated with stars) in the North Creek Business Park PUD (outlined in Red).





establishments. There is only one gas station (Speedway) in the immediate area and does not have a car wash. All properties surrounding the subject site are in the same North Creek PUD.

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park PUD, staff relied primarily on the PUD regulations to guide the review of the original Food N Fuel project, and that view has continued here with the car wash addition to the site. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. However, a gas station and car wash are heavily auto-oriented uses that are difficult to fit into the intent of the UDOD regulations. Despite a lack of pedestrian connectivity in the subdivision and general area, the Petitioner has done their part to plan for pedestrian connections throughout and around the subject site.

## PROPOSED USE & PUD SPECIAL USE AMENDMENT

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The PUD regulations were amended in 2019 (Ord. 2019-O-075) to allow automobile service (gas) station with a convenience store as a permitted use on this subject site. However, that approval did not mention a car wash, which is a separate use outlined in the zoning code, and also not listed as a permitted use in the underlying ORI zoning district. Car washes are only permitted uses in the B-5 (Automobile Service Business) and M-1 (General Manufacturing) zoning districts; it is a special use in the B-3 (General Business and Commercial) zoning district when “attached to an automobile service station”. The subject site is near to the portion of the PUD that has an underlying B-3 use and is immediately adjacent to a restaurant and a heavily traveled section of 183<sup>rd</sup> Street. Additionally, it should be noted that the car wash will not be physically attached to the automobile service station, but will be on a consolidated lot, so they cannot be owned separately without further Village approval.

The proposed car wash site will include a 4,905 sq. ft. automatic car wash building and a canopy with 20 free vacuum stations. The car wash site will have three lanes that consolidate to one at the entrance to the car wash. Each lane takes a card payment, prepaid car wash codes purchased from the fuel pumps/c-store, and prepaid monthly memberships. The site will function the same as other Gas N Wash Locations, including the nearby locations at 19420 Harlem Avenue in Tinley Park and 8810 191<sup>st</sup> Street in Mokena. The car wash will only be used by personal vehicles; no large semi-trailer or box trucks can use the car wash.

Car washes have been traditionally limited to certain auto-oriented districts because they can be unsightly, noisy, and create traffic congestion with a limited positive impact to the economy. However, car washes are a service with strong demand and helps to drive additional fuel and retail sales when attached to the other uses on gas station sites. Additionally, many of the concerns about the car washes can be solved by good site design and landscaping; the concerns about the appearance can be solved by applying the same architectural standards that would be applied to other commercial buildings.

***Open Item #1: Discuss the request to amend the PUD ordinance to permit a “car wash” as permitted use on the subject site.***

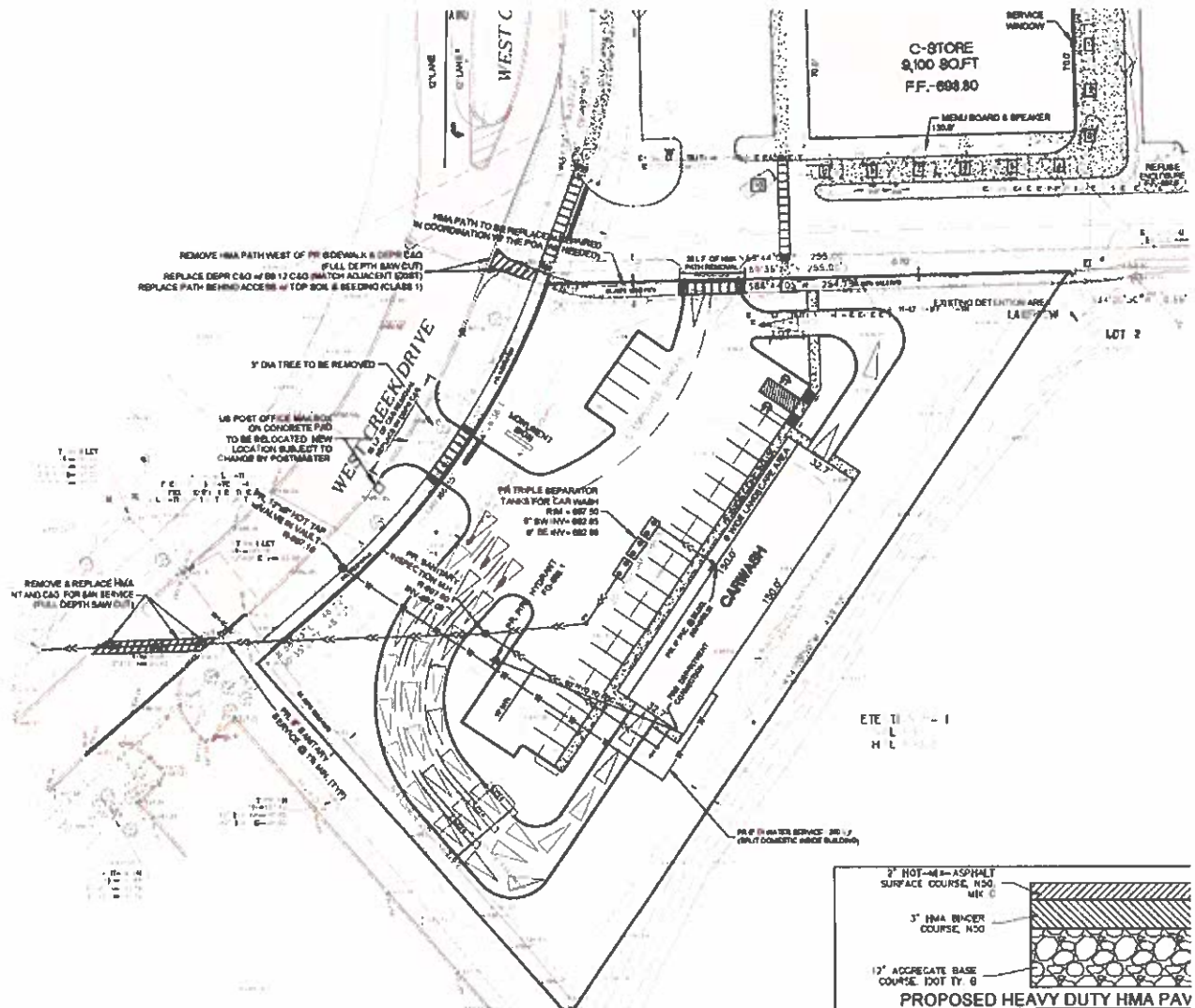
## SITE PLAN

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The proposed site plan indicates how the subject site will function on its own as a car wash, and how it connects with the previously approved gas station site, which will share customers and traffic with the car wash. The car wash site will include the automatic car wash building, payment area/canopy, vacuum area/canopy, vehicle parking, walkways, and landscaping. Additionally, new utilities will be provided to the building, such as watermain, sewer lines, and lighting. Access to the site will be through one curb cut onto West Creek Drive, as well as a connection point on the north site with the gas station site. While the car wash will not wash large trucks, the site has been designed with approximate spacing and turning radii to accommodate semi-trailer and fire trucks through the site.

The Subdivision Code requires that any new development or redevelopment install a public sidewalk on all public frontages. While the existing sidewalk network in the area is limited, there is a sidewalk running west of the site along 183<sup>rd</sup> Street, and a sidewalk is being installed along the gas station frontages to connect to that walkway. The gas station sidewalk is 6 feet wide and will run along the West Creek Drive frontage, connecting to the car wash and convenience store sidewalks. The sidewalk will also connect to the existing pathways around the detention pond that are owned by the North Creek Property Owner Association. The walkways also connect to the public sidewalk on the north and south sides of the subject site. It should be noted since this will become one lot and one site plan, that the conditions of approval on the gas station/c-store site have been included on this approval, to avoid any confusion or miscommunication of those conditions in the future.

**Open Item #2: Discuss overall site plan layout, walkways, and circulation.**

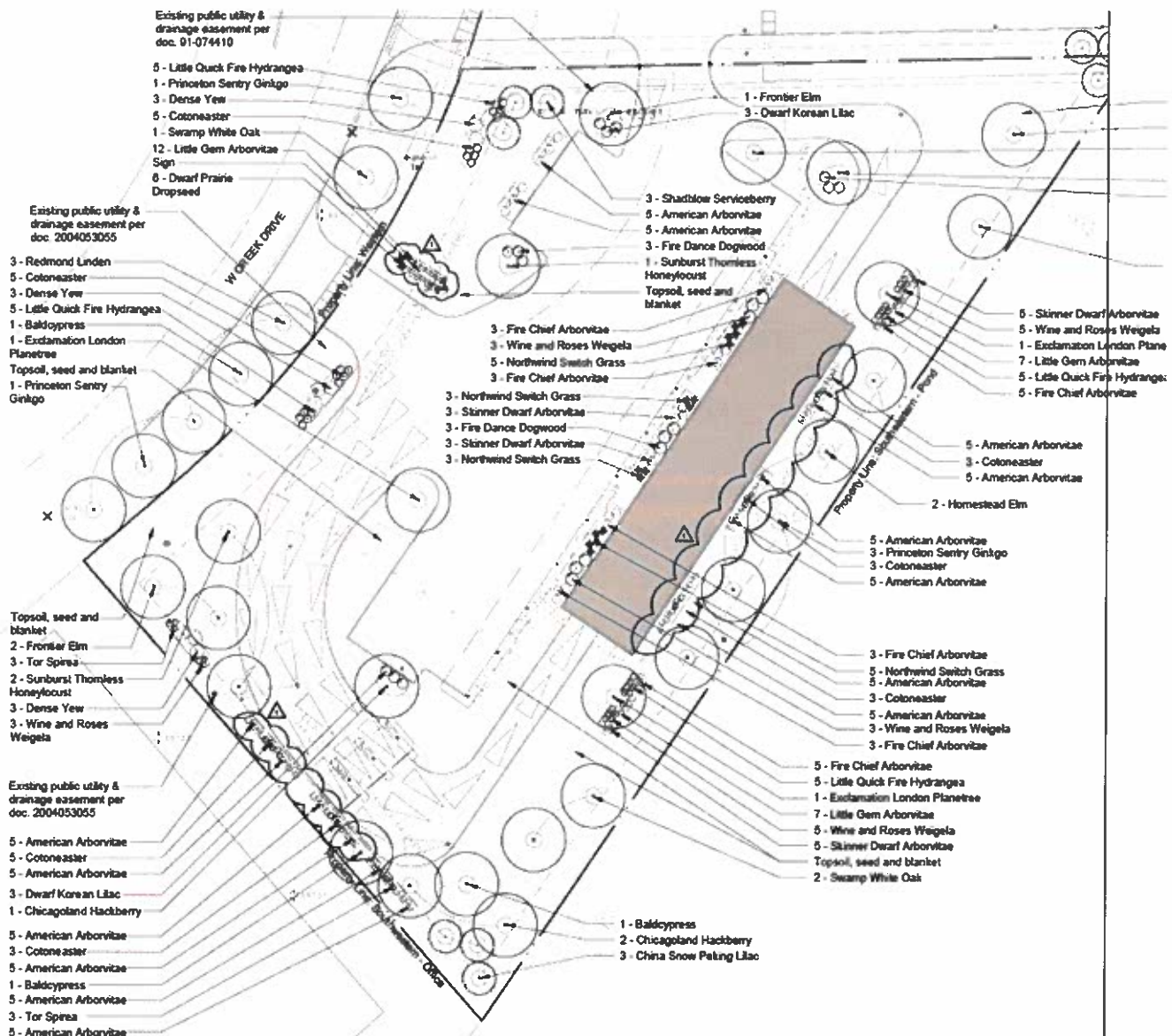


## LANDSCAPE

The proposed Landscape Plan has been reviewed by Village Staff and finds it to be in general conformance with the Village's Landscape Ordinance, with a few exceptions. The proposal meets the most of the landscape requirements, yet a few deficiencies remain due to site constraints. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, Sleep Inn, and the recently approved Holiday Inn. The species and variety of plantings are expected to increase the appeal of the property and overall area. Below is a list of the landscaping deficiencies in the proposed plan.

- The proposal requests a waiver from the west bufferyard landscaping canopy tree total due to a substantial number of parkway trees already proposed to be installed. There is a shortage of four canopy trees in the private bufferyard. The under-story trees and shrub totals comply with their respective bufferyard requirements. The Petitioner has indicated that additional landscaping along the West Creek Drive frontage will block most visibility to the site, including signage, which is required to successfully run the business and for wayfinding purposes. A similar bufferyard canopy tree request was approved for the northern 183<sup>rd</sup> Street frontage for the gas station portion of the site. The frontage landscaping will be substantial and exceeds most of the existing development surrounding the site.
- The second waiver being requested is in regards to the interior parking lot landscaping. The Petitioner has worked to offset these deficiencies by meeting the high density and size of landscaping required throughout the site perimeter. The landscape code is not particularly easy to comply with on a gas station property in regards to interior parking lot landscaping. The car wash stacking and vacuum areas need to remain free from obstructions and allow room for vehicle and truck movements. Landscaping pots can be added to the area, but these are often hard to maintain hearty landscaping in throughout the year.

**Open Item #3: Discuss the proposed Landscape Plan and requested Landscape Ordinance waivers.**

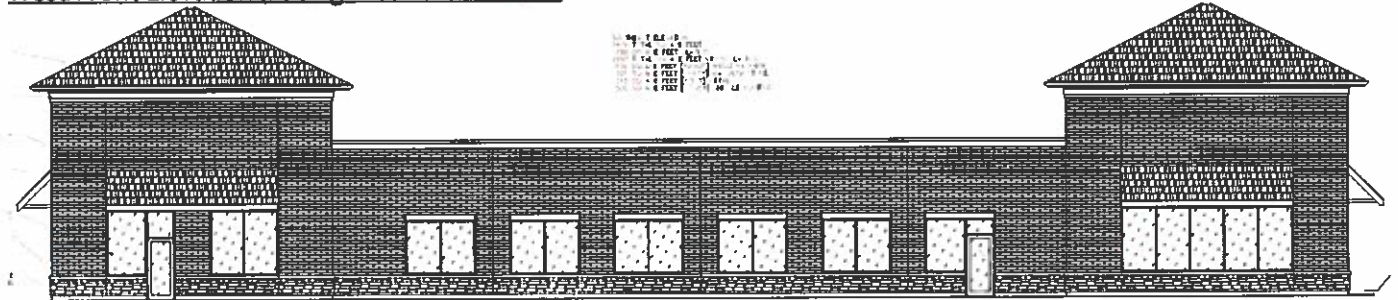




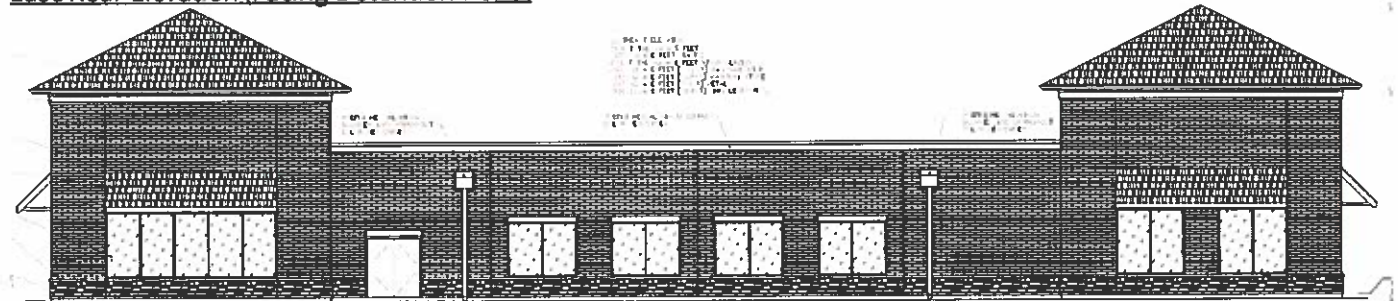
## ARCHITECTURE

The building's exterior architecture will be similar to their other locations and will also tie into the convenience store building currently under construction. The same brick and stone materials will be used with the same layout and color. The goal is to utilize a common high-quality architectural theme throughout the property. The car wash building will feature windows on the long western and eastern sides of the building. The use of these windows creates an attractive commercial appearance to the structure. The use of windows on the east side was included at the request of staff, to avoid a large brick wall that will be visible from the businesses on the east side of the pond. The building complies with the masonry requirements by using a plethora of brick and stone where glazing isn't proposed.

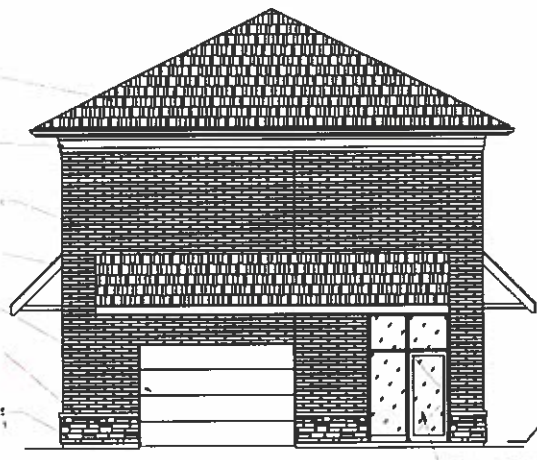
West/Front Elevation (Facing West Creek Drive)



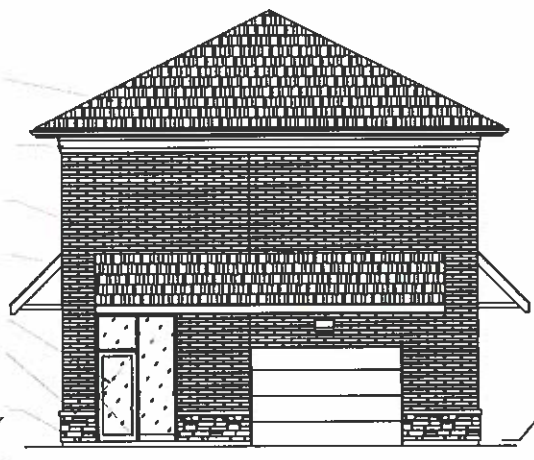
East/Rear Elevation (Facing Detention Pond)



South Elevation (Car Wash Entrance)



North Elevation (Car Wash Exit/Facing Gas Station)



### Canopy

The details of the column design on the two canopies are not shown on the architectural plans and are shown as red on the renderings. Staff recommended that these canopy columns be wrapped in brick and stone to match the gas station and truck canopies. The Petitioner has agreed to this request and submitted a detail sheet of the work. However, staff has recommended a condition be included with the approval for clarification purposes.

***Open Item #4: Review the overall proposed architecture and the condition of approval in regards to the canopy columns matching the gas station canopy's design.***

### Renderings







## SIGNAGE

The petitioner has proposed the following signs on the car wash site:

- Three wall signs at 41 sq. ft (north) and 68 sq. ft. sq. ft. on the car wash towers (west and east). The sign on the east elevation is not permitted by the zoning code because it is not a formal “frontage” that is adjacent to a roadway, parking lot or drive aisle; this requires an exception. However, it will be visible from the commercial properties east of the detention pond.
- One “Car Wash Entrance” directional sign at 35.7 sq. ft. (exception required - max size permitted is 6 sq. ft.)
- Three “Free Vacuums” canopy directional signs at 14.7sq. ft. each (exception required - max size permitted is 6 sq. ft.)
- One monument sign – 60 sq. ft. total, 12 sq. ft. LED message center, 8 ft. high.
- 3 car wash menu board signs. These signs were requested but not submitted. They will need to meet the code requirements (max: 45 sq. ft. and 7 ft. height).

The proposed signs require a few exceptions, most notably with the size of the directional signage. The additional size on these signs is needed to increase their visibility to help direct vehicles from different areas on the site and from the roadway before they enter the site. The canopies are uniquely used as directional signage and the sizes were chosen to be visible and the best appearance. The other exception is to allow a wall sign on the east façade. While this is not a formal “frontage” visible from the roadway, they would like to have some visibility from the commercial properties and hotels on the other side of the detention pond.

**Open Item #5: Review proposed signage and required Exceptions to the Zoning Ordinance for the car wash site.**





### Gas Station Canopy Change

The Petitioner now has a specific tenant for the convenience store restaurant spaces and are able to better understand the tenant's signage needs. The tenant is Do-Rite Donuts & Chicken, which will be taking the space originally thought would be utilized by two different food tenants. Instead of having two wall signs on the convenience store building, the Petitioner is requesting some additional signage on the gas station canopy instead. As a high-quality food tenant, Do-Rite Donuts & Chicken is hoping the canopy signage helps give them additional visibility to potential customers, who may not be aware of their brand. The code permits 1 sq. ft. of signage for each 1 ft. of canopy length. With a 240 ft. long canopy, the total signage is limited to a maximum of 120 sq. ft. The original proposal with "Gas N Wash" signs total 113.5 sq. ft. the new "Do-Rite Donuts & Chicken" sign will be located only along the north side of the canopy and is an additional 32.5 sq. ft. for a total of 146 sq. ft. The total exception required is to permit an additional 26 sq. ft. of gas station canopy signage.

**Open Item #6: Discuss the Exception to the Zoning Ordinance to allow 26 sq. ft. of additional canopy signage.**



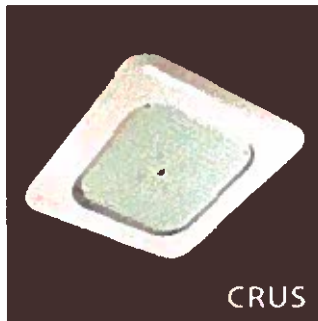
### PARKING

The car wash portion of the site will have 20 free vacuum stations which function similarly to parking stalls. Customers must exit their vehicles to utilize the vacuums. The free vacuums can be used by someone before or after their car wash, and they can also be used by people who haven't purchased a car wash. There will be an additional seven traditional parking stalls (two are ADA compliant stalls). The car wash will not have any customer traffic that will park and leave their vehicles, so it is expected that those stalls will be primarily used by employees of the car wash and gas station.

## LIGHTING

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The lighting/photometric plan has been designed to minimize light spillage and any visible glare offsite. The plan is in conformance with the Village's lighting standards by limiting the maximum light spillage to 2fc at the property lines adjacent to a commercial use or public right-of-way. All lights are LED light sources that are downcast and full cutoff to avoid off-site glare.



## SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION

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The Petitioner is requesting a Special Use Permit for a Substantial Deviation from the PUD. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact, as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals.

The Urban Design Overlay District standards help promote a more urban and walkable environment by influencing things like building placement, parking placement, pedestrian connections, limited curb cuts, and cross-access. However, the auto-oriented nature of a Gas Station makes meeting many of the requirements difficult. The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Due to the unique nature of the site and the existing development patterns within the PUD, the exceptions retain the character and previously set design of the PUD.

Below are the specific Exceptions and Deviations being requested as part of the Special Use Permit:

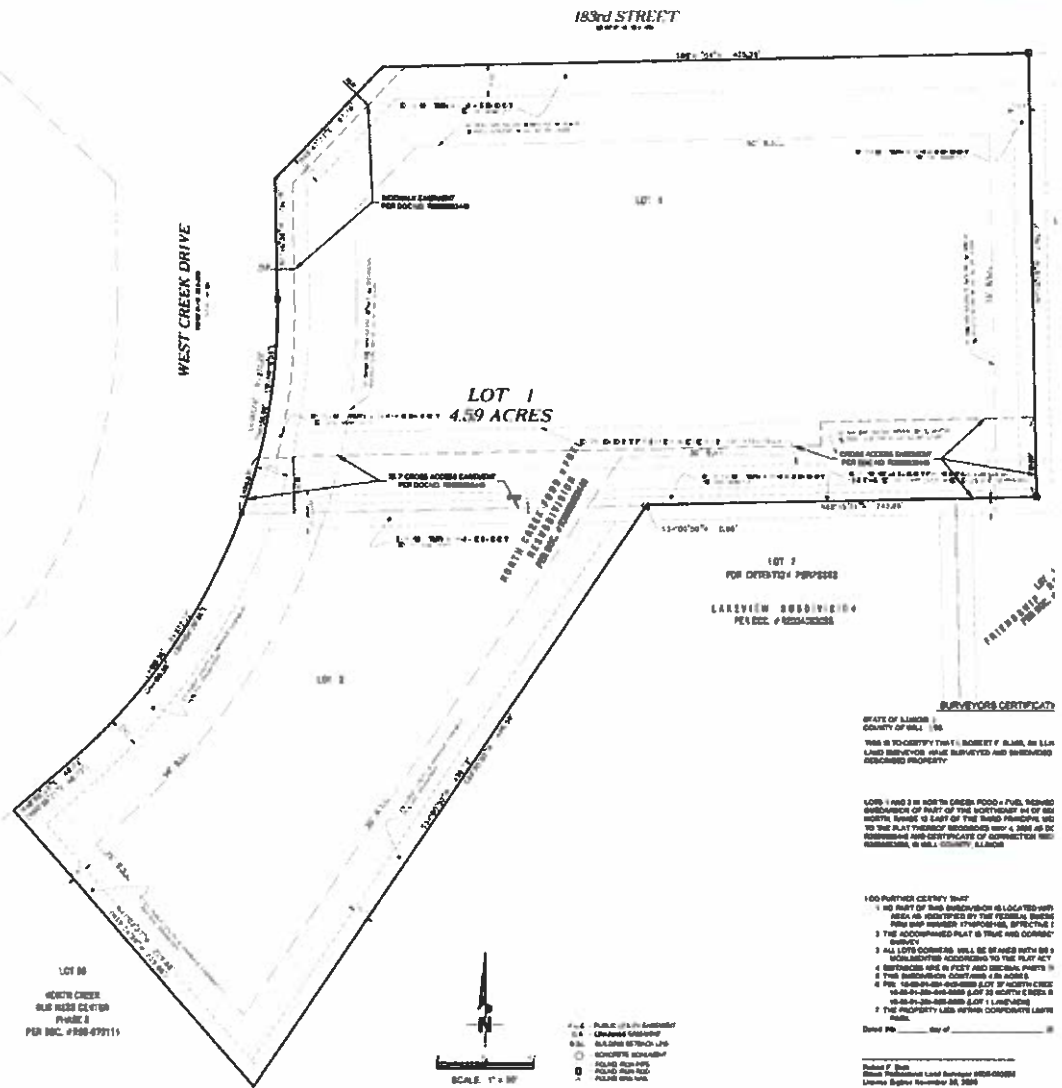
1. Exceptions from the Urban Design Overlay District (Section V)
  - a. Increased front yard setback (140.5' proposed)
  - b. Allow parking in the front yard
  - c. Maximum of one curb cut per site (two proposed)
2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
  - a. Allow parking in the front yard
  - b. Changes to the approved lots as indicated in the Final Plat of Subdivision
  - c. Permit wall sign to be placed on the east elevation that does not have immediate frontage to a roadway, parking lot, or drive aisle
  - d. Permit one car wash entrance directional sign to be 35.7 sq. ft. and three free vacuum directional signs to be 14.7 sq. ft. instead of the maximum size of 6 sq. ft.
  - e. Permit total canopy signage to be 146 sq. ft. where the maximum permitted is 120 sq. ft.

**Open Item #7: Review requested Exceptions to the Zoning Ordinance and Deviations from the PUD.**



## FINAL PLAT APPROVAL

The gas station and car wash parcel are being proposed and designed to be integrated together. The uses compliment each other in regards to their customers and traffic generation. Additionally, the site has been integrated with cross connections, landscaping, easements, and signage. To avoid the two uses and sites being sold off separately, the parcels will be consolidated into one lot, and the PUD will be amended to reflect the newly proposed lot, which consolidates three of the original PUD lots.



## SUMMARY OF OPEN ITEMS

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

1. Discuss the request to amend the PUD ordinance to permit a "car wash" as permitted use on the subject site.
2. Discuss overall site plan layout, walkways, and circulation.
3. Discuss the proposed Landscape Plan and requested Landscape Ordinance waivers.
4. Review the overall proposed architecture and the condition of approval in regards to the canopy columns matching the gas station canopy's design.
5. Review proposed signage and required Exceptions to the Zoning Ordinance for the car wash site.
6. Discuss the Exception to the Zoning Ordinance to allow 26 sq. ft. of additional canopy signage.
7. Review requested Exceptions to the Zoning Ordinance and Deviations from the PUD.

## 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's draft Findings of Fact are provided below for the Commission's review and approval.

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 Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass the development of a car wash that will service for visitors and residents of the community and compliment the previously approved automobile service (gas) station and convenience store. The project will be constructed meeting current Village building codes and compliment surrounding businesses and properties.*
- 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 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 because the proposed project will develop land that is currently vacant and provide services for visitors and residents of the community. The site will be well-landscaped and the building will be constructed with quality materials. This proposed use is similar and compatible with existing nearby uses.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - *The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area is already developed or approved to be developed. Landscape buffers and cross-access has been supplied to surrounding properties, where possible.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - *The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Gas N Wash site. Drainage has been accounted for within the existing subdivision pond to the east of the proposed site.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - *The proposed plans include site access by a curb cut on West Creek Drive and a cross-connection to the gas station/convenience store portion of the site. These access points allow for ingress/egress to the site and efficient site circulation. The site incorporates proposed public and private walkways for safe pedestrian travel to and from the site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other

properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.

- *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, and the maximum number of curb cuts. Additionally, exceptions to the signage are specific to the unique layout and characteristics of this property and use. These exceptions are consistent with other properties in the North Creek Business Park and the intent of the regulations are met where possible.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- *The proposed car wash will benefit the entire Gas N Wash development that will contribute directly to the economic development of the community by providing fuel, retail, car wash, and food services to visitors; providing additional jobs, and providing additional property and sales tax revenue where the existing vacant property is generating minimal tax revenue.*

## **STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVALS**

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Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific responses are not required but each shall be met and considered for approval.

### Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).

- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.
- j. **Trash Enclosures:** Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

#### Site Design

- a. **Building/parking location:** Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. **Loading Areas:** Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. **Outdoor Storage:** Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. **Interior Circulation:** Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. **Pedestrian Access:** Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

## **MOTION TO CONSIDER**

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If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

### **Motion 1 (Site Plan):**

*"...make a motion to grant the Petitioner, Lenny's Food N Fuel 183rd Street LLC, Site Plan Approval to construct a car wash in addition to the previously approved gas station and convenience store building at 18421 West Creek Drive and 7451 183<sup>rd</sup> Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed in the October 1, 2020 Staff Report and subject to the following conditions:*

- 1. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.*
- 2. Site Plan approval is subject to final engineering review and approval.*
- 3. Columns used on the canopies of the car wash site shall match the material and design utilized on the primary gas station canopy.*
- 4. Site Plan approval is subject to approval of the PUD Ordinance Amendment, Special Use for a Substantial Deviation with the PUD, and Final Plat approval."*

*[any conditions that the Commission would like to add]*

### **Motion 2 (PUD/Special Use Ordinance Amendment):**

*"...make a motion to recommend that the Village Board amend Section 4-A. in Ordinance 91-O-083 (Special Use for North Creek Business Park PUD) at the request of Lenny's Food N Fuel 183rd Street LLC to permit an "car wash" as a permitted use on Lot 1 of the North Creek Gas N Wash Resubdivision."*

*[any conditions that the Commissioners would like to add]*

### **Motion 3 (Special Use for Substantial Deviation):**

*"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance as listed in the staff report to the Petitioner, Lenny's Food N Fuel 183rd Street LLC, to permit a car wash to be added to the previously approved gas station and convenience store at 18421 West Creek Drive and 7451 183<sup>rd</sup> Street in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the October 1, 2020 Staff Report."*

*[any conditions that the Commission would like to add]*

### **Motion 4 (Final Plat):**

*"...make a motion to recommend that the Village Board grant approval to the Petitioner, Lenny's Food N Fuel 183rd Street LLC Final Plat Approval for North Creek Gas n Wash Resubdivision in accordance with the Final Plat submitted and listed herein, subject to the following condition:*

- 1. The Final Plat approval is subject to Final Engineering approval by the Village Engineer."*

*[any conditions that the Commissioners would like to add]*



## LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Final Plat of North Creek Food n Fuel Resubdivision (Recorded)	MGA	11-11-19
Final Plat of North Creek Gas n Wash Resubdivision (Proposed)	MGA	9-1-20
Preliminary Site Plan	MGA	9-14-20
Preliminary Engineering/Utility Plan	MGA	9-14-20
Building Elevations	ARSA	9-17-20
Color/3D Renderings	ARSA	9-17-20
Canopy Columns Cut Sheet	ARSA	9-17-20
Landscape Plan	Upland	9-17-20
Car Wash Exterior and Main Canopy Signage Plans	VB	9-18-20
Lighting Plan and Fixture Specs	LSI	9-18-20
Truck, Fueling, and Fire Engine Turning Templates	MGA	9-14-20

MGA = M Gingerich Gereaux & Associates (Civil Engineering & Surveying)

ARSA = Alan R Schneider Architects P.C. (Architect)

Upland = Upland Design (Landscape Architects)

VB = VanBruggen Signs (Sign Contractor)

LSI = LSI Industries Inc (Lighting)



# PLAN COMMISSION STAFF REPORT

November 5, 2020 – Workshop

**ELFI Wall System (IBD Corp.) -Special Use for Level 2 Open Storage**

17201 Ridgeland Avenue

## Petitioner

George Modrovic on behalf of IBD Corp.

## Property Location

17201 Ridgeland Ave.

## PIN

28-29-300-028-0000 &  
28-29-300-035-0000

## Zoning

ORI Office and Restricted Industrial

## Approvals Sought

Special Use Permit  
Lot Consolidation  
Site Plan Approval

## Project Planner

Paula J. Wallrich, AICP  
Planning Manager



## EXECUTIVE SUMMARY

The Petitioner, George Modrovic on behalf of IBD Corporation is the contract purchaser of the former ABC Roofing facility located at 17201 Ridgeland Avenue. Mr. Modrovic will be leasing the facility to a related entity, ELFI Wall System (EWS) who will use the site to expand its growing business. EWS currently leases a 12,000 square foot facility located at 1175 Central Avenue in University Park and has two (2) full time employees. With the move to the new location, EWS plans on expanding to 15-20 shop employees and 3-5 office/engineering employees by the end of the 2021 year.

Founded in 2002, ELFI Wall System (EWS) manufactures state-of-the-art energy-efficient, green and sustainable building envelope (wall and roofing) panelized systems. EWS's component-based system begins with a light-gauge steel and EPS proprietary product which is pre-engineered and pre-fabricated through a streamlined and exclusive process. The company claims to have developed the most energy-efficient building envelope in the world.

EWS plans to vacate their current facility in University Park and utilize the Subject Property primarily for manufacturing, warehousing and distribution of their pre-fabricated construction components. As part of their business operations EWS will need to have an outdoor storage area (25' x 200') for the periodic storage of their finished product while they wait for it to be delivered to job sites. This constitutes a Level 2 Open Storage which requires a Special Use Permit.

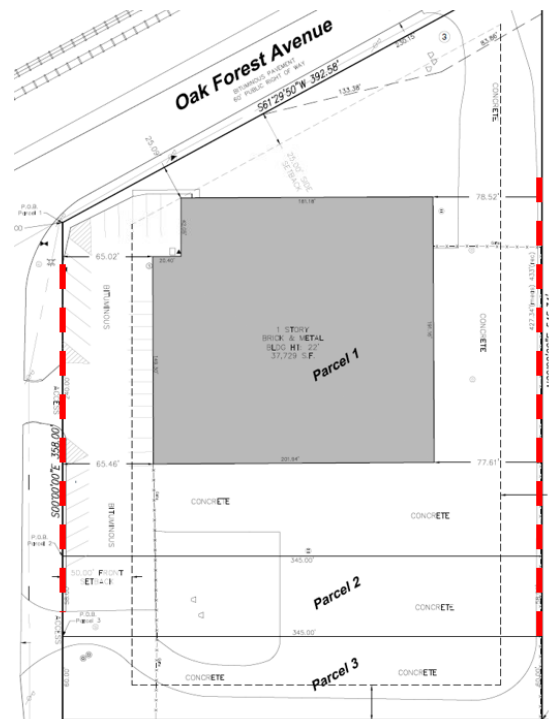
The subject property is comprised of 3 separate parcels (2 PINS) and therefore will be required to consolidate as one parcel (1PIN). Site plan approval is also required.

## EXISTING SITE & HISTORY

The subject property is located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. The property was formerly home to the ABC Roofing Company who occupied the property from 1993 to 2018; it has been vacant since that time. The building was constructed in 1962, prior to many of the current zoning regulations—especially landscaping and screening requirements. The Panduit Corporation occupied the area to the south until they built their new headquarters at 80<sup>th</sup> Avenue and 191<sup>st</sup> Street. The majority of their manufacturing facilities are demolished except for their research facility to the southeast which fronts 175<sup>th</sup> Street.



The property is comprised of three parcels totally 3.58 ac  $\pm$ ; the structure is approximately 37,767 sq. ft. There is parking located on the west side of the building along with 2 overhead doors. There is a fenced rear yard this is paved with a small grass area that provides some on-site detention. There is an access drive connecting the subject parcel to the parcel to the south. Existing pavement runs to the property lines on the east and west sides of the property. (See red dashed lines below)



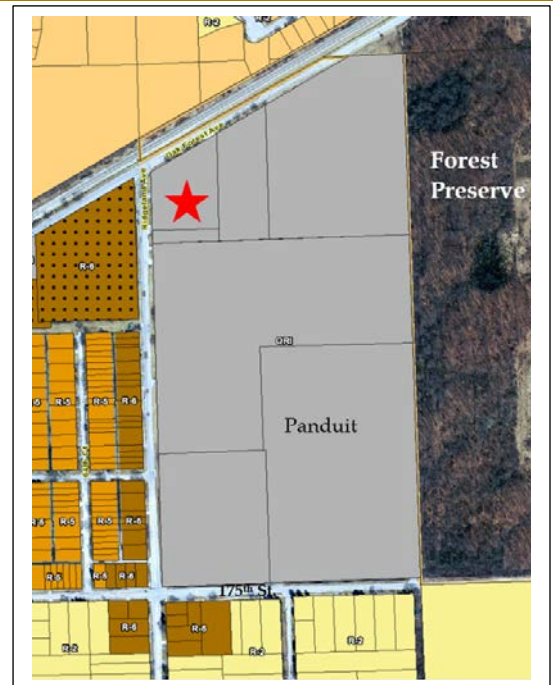
ACCESS DRIVE  
TO THE SOUTH



## ZONING & NEARBY LAND USES

The subject property is zoned Office and Restricted Industrial (ORI). Property to the east and south are also zoned ORI; property to the north is zoned R-4 (Single Family Residential) and property to the west is zoned R-6 (Medium Density Residential).

Panduit Corporation owns the property to the south. Many of their structures have been demolished and they have been marketing the site for future residential. Staff has met with a residential developer to discuss senior housing, attached single family and small lot detached single family proposals for the property surrounding the subject parcel. Despite the existing zoning, the Village's long-term vision for this area is residential. A multifamily development exists to the west and Vogt Woods is located to the north of the railroad tracks across Oak Forest Avenue. The property immediately to the east is not owned by Panduit; it is undeveloped and zoned ORI.



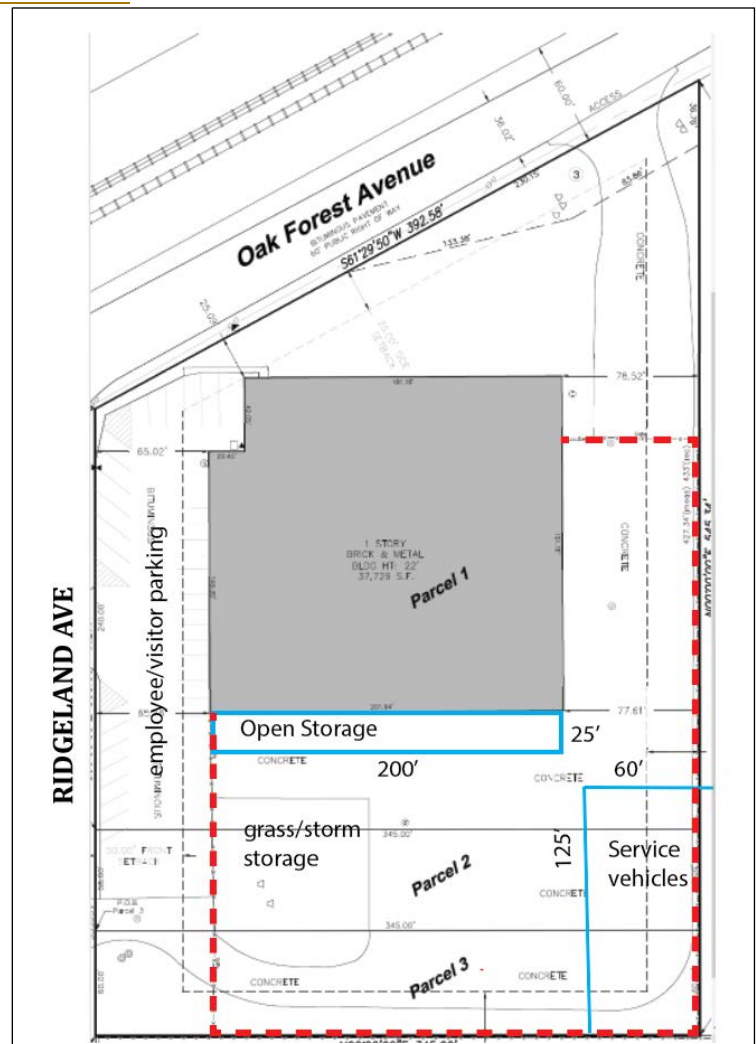
## SITE PLAN

### PARKING/SITE CIRCULATION

The parking requirement for industrial uses is 1 space for every 2 employees plus 1 space for each vehicle used in the conduct of the business. The applicant has indicated a maximum of 25 employees and currently has one pickup truck that serves as a company vehicle. Therefore, per code there are 14 parking spaces required. Currently there are 19 parking spaces on the west side of the building with some additional parking against the west building façade. However, a dimensioned site plan has not been provided that verifies that the dimensions of the spaces meet the code requirement for parking spaces. The parking area needs to be re-striped with the required parking space dimensions. Since there is no curb at the edge of the asphalt, parking blocks are required. (There are some currently on site but most need repair.)

**Open Item #1: Parking needs to be dimensioned on the site plan. Discuss conditioning the approval on the provision of a dimensioned site plan with staff approval of parking spaces, re-striping and replacement of parking blocks prior to occupancy.**

The company pickup truck will be parked within the fenced area at the southeast corner of the lot; there is adequate room for any additional parking needed for employees.



The Applicant has stated that deliveries will enter off of Oak Forest Avenue and exit on Ridgeland. Staff has requested verification of adequate turning radii for their delivery trucks as well as fire trucks.

***Open Item #2: Turning radius studies must be provided. Discuss conditioning the approval on verification of adequate turning area for fire and delivery vehicles.***

There is an access drive connecting the subject parcel to the parcel to the south. This will need to be removed since there is no cross-access easement on the plat.

***Open Item #3: Discuss conditioning the approval on the removal of south access drive.***

#### SCREENING

Fencing. The east and west sides of the property at the rear of the building are enclosed by a 6' tall chain link fence with privacy slats and barbed wire. This kind of fence is no longer allowed in the Village and is therefore considered a non-conforming fence. Per the Zoning Ordinance, open storage areas must be screened by a 100% opaque fence (at least 6' on height) or a combination of fence and landscaping.

The applicant has agreed to remove the barbed wire and begin to replace the fence with a 6-8' PVC fence in phases. The first phase will be the Ridgeland Avenue frontage, as seen in the adjacent photograph. It is visible from Ridgeland Avenue and is also directly across the street from residential uses, therefore the replacement is considered the higher priority of the three fences for replacement. The applicant has agreed to complete this replacement by December 1, 2021. The south and east fence lines, which are not as visible from public ROW, will be replaced either once development occurs on the adjacent property or five years from SUP approval (December 1, 2025), whichever comes first. The fence to the south of the property is off site and belongs to Panduit, therefore once that area redevelops the fence will be removed by Panduit and ELFI will need to provide the required fencing in compliance with Village Code.



A Change of Owner inspection was conducted and staff noted that the east fence had sections that needed repair. If it possible to be repaired then the fence can remain and be replaced per the schedule mentioned above. However, if there are sections of the fence greater than 8' in length that need to be replaced, then the entire length of the fence will need to be replaced with a compliant fence. This will be enforced through code enforcement staff.

***Open Item #4: Discuss adequacy of fencing and conditioning approval upon replacement of non-compliant fence on the west side of property by December 1, 2021. Replace east and south non-compliant fence once development occurs on the adjacent property or five years from SUP approval (December 1, 2025).***

#### Landscaping

Per the landscape ordinance tree trees are required along Ridgeland Avenue and a Bufferyard "B" is required for the entire perimeter of the property. Since there is no opportunity to meet this requirement along the east and west



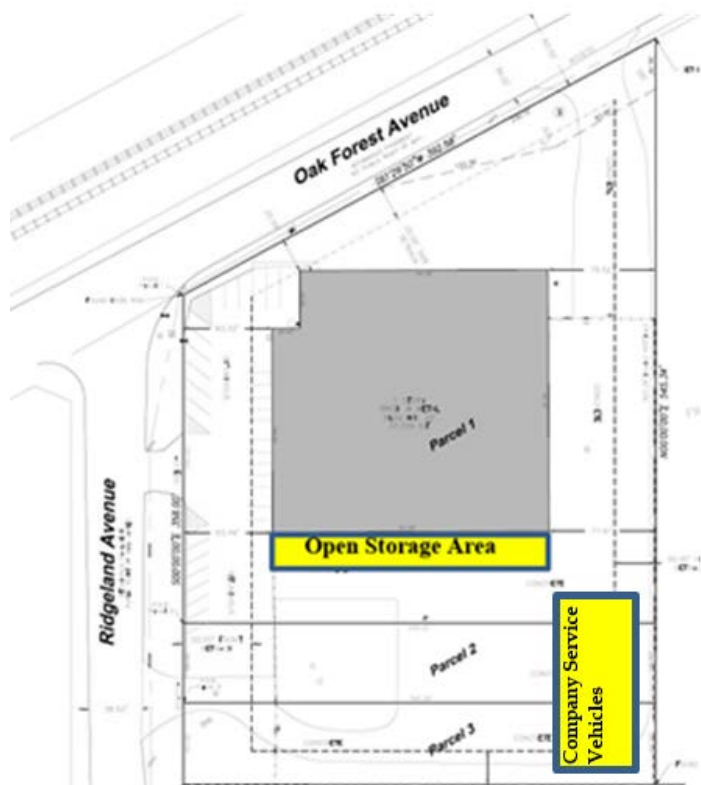
## PROPOSED USE & SPECIAL USE PERMIT

IBD Corp. is the contract purchaser of the subject property. One of their related entities, ELFI Wall System (EWS), will be leasing the property. Mr. George Modrovic founded EWS in 2002 as a state-of-the-art energy-efficient, green and sustainable building envelope (wall and roofing) panelized system manufacturer. Advances resulting from his research and development expanded ELFI's capabilities by *"optimizing and integrating additional complementary, proven technologies to maximize energy-efficiency, beyond the Wall and Roofing System alone. Empirically, the ELFI-based System realized an 82% reduction in utility costs, first in retail stores, and is now expanding its advantages for net-zero-energy and off-the-grid buildings, to tourism and resort development, to urban and master planning, and entire community planning and development projects. Meeting or exceeding all Global Standards through customized, responsible, transitional implementation planning, technology-based approaches, processes and methods, EWS is dedicated to the future of sustainable development"*. (excerpts from submittal narrative) A review of the EWS website (<https://elfi.green>) notes that *"builders can construct ELFI component-centric buildings in one-third of the time when compared with traditional construction methods,"* and experience energy savings of 40-60%.

ELFI Wall System (EWS) will utilize the site to expand its growing business. They currently lease a 12,000 square foot facility located at 1175 Central Avenue in University Park and have two (2) full time employees. The Ridgeland Avenue site will primarily be used for manufacturing, warehousing and distribution of pre-fabricated construction components such as environmentally friendly wall and roofing systems. EWS plans to hire approximately 15-25 new full-time employees. Of these new employees, 15-20 will work in the warehouse/shop area and 3-5 employees working in the office or engineering department.

Operations within the ORI district are required to be wholly enclosed within the building. The only exception is Open Storage as defined by the Zoning Ordinance. There are defined levels to the intensity of open storage. Level 1 is allowed by right in the ORI District and is defined as *"the overnight storage of trucks, excluding associated trailers, over eight-thousand (8,000) pounds in weight provided the vehicle is licensed and operable and is essential to the function of the authorized principal use of the property."* T

he only service vehicles owned by EWS is a pick-up truck; it will be parked within the fenced area at the southeast corner of the property. Deliveries to and from the property will be made by third party services.





As part of EWS business operations there may be times when production levels exceed indoor storage capacity of the finished product. They have requested outdoor storage to accommodate this need. An area measuring 25' x 200' at the rear of the building has been identified for this use. The finished products measure 8' x 10' and will stack flat on the ground to a height of 11'2". They will only store in this area a finished product waiting for shipment to the client. Product is only expected to be stored for 2-3 weeks. Commission may wish to discuss the height of the stored product.

This type of storage is defined as Level 2 Open Storage: "the storage of goods, products, materials or light equipment". Level 2 storage requires a Special Use permit in the ORI District.

There are conditions placed on all Open Storage as follows:

- Location: Open storage shall not be located in any front or corner side yard. No open storage shall be permitted to occur in areas designated for parking, driveways, or walkways;
- Lot Coverage: Level 1 and Level 2 cannot each exceed 15% lot coverage;
- Screening: Screening of the open storage area must be 100% opaque through the use of a fence (at least 6' on height) or a combination of fence and landscaping; and
- Landscaping: Bufferyards are required along all property lines in accordance with the Landscape Ordinance.

The following describes how the applicant proposes to meet these requirements:

- Location: Both Level 1 and Level 2 open storage areas are located to the rear of the property within a fenced area.
- Lot Coverage: The area designated for parking of the service vehicles (Open Storage Level 1) measures 125' x 60' (7,500 sq. ft.) and therefore does not exceed the lot coverage maximum of 15% (23,374 sq. ft.). The area designated for Open Storage Level 2 measures 200' x 25' (5,000 sq. ft.) which also does not exceed the lot coverage limits.
- Screening: The east and west sides of the property at the rear of the building are enclosed by a 6' tall chain link fence with privacy slats and barbed wire. As discussed under the Site Plan section above, barbed wire and privacy slats are no longer allowed in the Village and is therefore considered a non-conforming fence. The applicant has agreed to remove the barbed wire and begin to replace the fence with a 6-8' PVC fence in phases beginning with the fence on the west side of the property. Additionally, there are portions of the fence, primarily on the east side, that need repair and may require replacement. Per code, no more than an 8' section of a non-conforming fence can be replaced. If more of the fence needs to be replaced then the entire length of fence must be replaced with a conforming fence. Enforcement of fence replacement is handled by Code Enforcement. The south fence is off-site and belongs to Panduit. It is a chain link fence without privacy slats and therefore is code compliant. When that fence is removed, the Applicant will be required to provide a compliant fence on their property.
- Landscaping: The bufferyard requirement can be met on the south side of the fenced area but since pavement extends to the property edge on the east and west property lines, there is no opportunity for landscaping in these areas. Staff has recommended supplementing the landscaping on the north and south sides of the property to compensate for the lack of bufferyards on the east and west. See the site plan section for information on the bufferyard plantings.



**Open Item #6: Discuss Special Use request for Level 2 storage and the ability to meet screening requirements with respect to fencing and landscaping. Discuss conditioning the SUP approval upon the installation of a 6-8' solid PVC fence at the west side of the paved area at the rear of the building by December 1, 2021, and replace the fence at the south and east property lines once development occurs on the adjacent property or five years from SUP approval (December 1, 2025), whichever comes first. Install landscaping by June 15, 2021.**

## LOT CONSOLIDATION

The subject parcel is comprised of three parcels and two property index numbers (PIN). Parcels 1 & 2 are non-conforming lots and therefore the parcels will be consolidated into one lot with one PIN number.

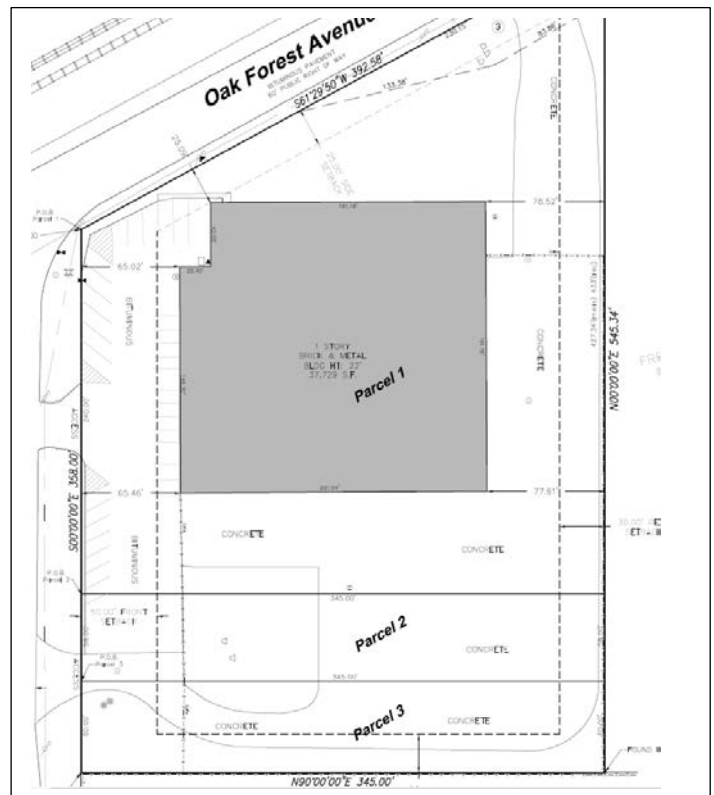
A Plat of Consolidation has not yet been submitted.

**Open Item #7: Discuss conditioning final approval upon final engineering review.**

## SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion:

1. Discuss conditioning the approval on the provision of a dimensioned site plan with staff approval of parking spaces, re-striping and replacement of parking blocks prior to occupancy.
2. Discuss conditioning the approval on verification of adequate turning area for fire and delivery vehicles.
3. Discuss conditioning the approval on the removal of south access drive.
4. Discuss adequacy of fencing and conditioning Site Plan approval upon replacement of non-compliant fence on west side of property by December 1, 2021. Replace east and south non-compliant fence once development occurs on the adjacent property or December 1, 2025, whichever comes first.
5. Discuss the adequacy of the landscape proposal and condition the Site Plan approval on installation by June 15, 2021.
6. Discuss Special Use request for Level 2 storage and the ability to meet screening requirements with respect to fencing and landscaping and condition the SUP approval upon the installation of a 6-8' solid PVC fence along Ridgeland Avenue frontage by December 1, 2021; replace the fence at the south and east property lines once development occurs on the adjacent property or five years from SUP approval (December 1, 2025), whichever comes first; and install landscaping by June 15, 2021.
7. Discuss conditioning final approval upon final engineering review.



## STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings of Fact. These draft findings may be amended as the Plan Commission feels fit prior to supplying a recommendation to the Village Board.

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 open storage area will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare since it will only be used for finished product stored for 2-3 weeks at**

- a time. The area is screened by an existing 6' non-conforming fence that is expected to be replaced in phases with the west fence replaced by December 1, 2021 and the remaining fence by Dec 1, 2025 or at such time as adjacent property develops whichever happens first.**
- 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 open storage area 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 since it will be adequately screened with a fence and landscaping where possible.**
- 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 open storage area will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district since the area surrounding the site to the east and south are also zoned ORI. Any future redevelopment of the area for other less intense uses will need to provide adequate screening.**
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- **The site was previously occupied by a similar use and has adequate existing utilities, access roads, and drainage.**
- 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 site was previously occupied by a similar use and therefore access has properly functioned previously.**
- 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 business and property will otherwise conform to zoning, building, and fire codes, conditions of approval have been made require adequate screening of the open storage area.**
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- **The property has been vacant for two years; the granting of the Special Use will allow the property to function successfully.**

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 Petitioner. This is different from a process such as a Variation, 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.

## MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

### Motion 1 (Site Plan):

*"...make a motion to grant the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), Site Plan Approval for property located at 17201 Ridgeland Avenue in accordance with Plans submitted and listed in the November 19, 2021 Staff Report and subject to the following conditions:*

- 1. Submission of a dimensioned site plan with staff approval of parking spaces, provision of parking blocks and restriping of parking spaces prior to issuance of an occupancy permit;*
- 2. Verification of adequate turning radii for fire and delivery trucks;*
- 3. Removal of the south access drive;*
- 4. Replace non-compliant fence on west side of property with a 6'-8' solid PVC fence by December 1, 2021; replace east and south non-compliant fence with a 6'-8' solid PVC fence once development occurs on the adjacent property or December 1, 2025, whichever comes first; and*
- 5. Installation of approved landscape plan by June 15, 2021."*
- 6. [any conditions that the Commission would like to add]*

### Motion 2 (Special Use Ordinance for Open Storage (Level 2):

*"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), for Open Storage (Level 2) for property located 17201 Ridgeland Avenue in accordance with Plans submitted and listed in the November 19, 2021 Staff Report and subject to the following conditions:*

- 1. Replace non-compliant fence on west side of property by December 1, 2021 with a 6'-8' solid PVC fence; replace east and south non-compliant fence with a 6'-8' solid PVC fence once development occurs on the adjacent property or December 1, 2025, whichever comes first; and*
- 2. Installation of approved landscape plan by June 15, 2021."*
- 3. [any conditions that the Commission would like to add]*

### Motion 3 (Plat of Consolidation):

*"...make a motion to recommend that the Village Board grant approval to the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), for a Plat of Consolidation of three parcels located at 17201 Ridgeland Avenue in accordance with the Plat of Consolidation submitted and listed herein, subject to the following condition:*

- 1. Final Engineering approval by the Village Engineer."*

*[any conditions that the Commissioners would like to add]*

## LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Alta Survey	JLH Land Surveying	9.18.20
Elfi Site Plan	Monica Shamass	11.12.20
Site Key	Monica Shamass	11.12.20
Landscape Plan	Garden Guy	11.12.20





Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### REQUEST INFORMATION

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: \_\_\_\_\_
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for \_\_\_\_\_
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: \_\_\_\_\_

Project Description: \_\_\_\_\_

Project Address: \_\_\_\_\_ Property Index No. (PIN): \_\_\_\_\_

Zoning District: \_\_\_\_\_ Lot Dimensions & Area: Office and showroom: ±42' x 183'

Estimated Project Cost: \$ 1,000,000.00 Warehouse: ±150' x 206'

Total Sq Ft. sitting on 3.58 acres

### OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: \_\_\_\_\_ Company: \_\_\_\_\_

Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Phone Number: [REDACTED]

### APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_

Relation To Project: \_\_\_\_\_

Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



Village of Tinley Park  
Community Development Dept.  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477  
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS  
**PLANNING AND ZONING GENERAL APPLICATION**

**Authorized Representative Consent**

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

*I hereby authorize \_\_\_\_\_ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.*

**Property Owner Signature:** \_\_\_\_\_

**Property Owner Name (Print):** \_\_\_\_\_

**Acknowledgements**

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

**Property Owner Signature:** \_\_\_\_\_

**Property Owner Name (Print):** \_\_\_\_\_

**Applicant Signature:**  
(If other than Owner)

**Applicant's Name (Print):** \_\_\_\_\_

**Date:** \_\_\_\_\_



LEGEND & ABBREVIATIONS

	Power Pole		Traffic Signal	N.	North
	Light Pole		Sign	S.	South
	Transformer		Flag Pole	E.	East
	Utility Pedestal		Satellite Dish	W.	West
	Gas Valve		Telephone	°	Degrees
	Water Valve		Bollard	'	Feet or Minutes
	B-Box		Auto Sprinkler	"	Inches or Seconds
	Manhole		Flared End Section	Sq.	Square
	Catch Basin		Stone Wall	Ft.	Feet
	Fire Hydrant		Chain Link Fence	Vol.	Volume
	Electric Meter		Stockade Fence	Pg.	Page
	Gas Meter		Guard Rail	Calc.	Calculated
	Clean Out		Soil Boring Location	Rec.	Record
	ST Storm Sewer		Survey Bearing	Meas.	Measured
	SAN Sanitary Sewer		Traffic Signal	ROW	Right of Way
	Parking Stop		Buried Utilities	CL	Centerline
			Telephone	OHW	Overhead Wire
			Gas		Monitoring Well Location
			Electric		

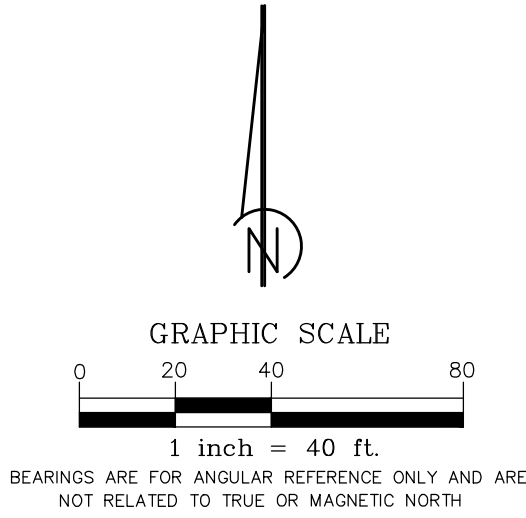
ALTA/NSPS LAND TITLE SURVEY

SIGNIFICANT OBSERVATIONS

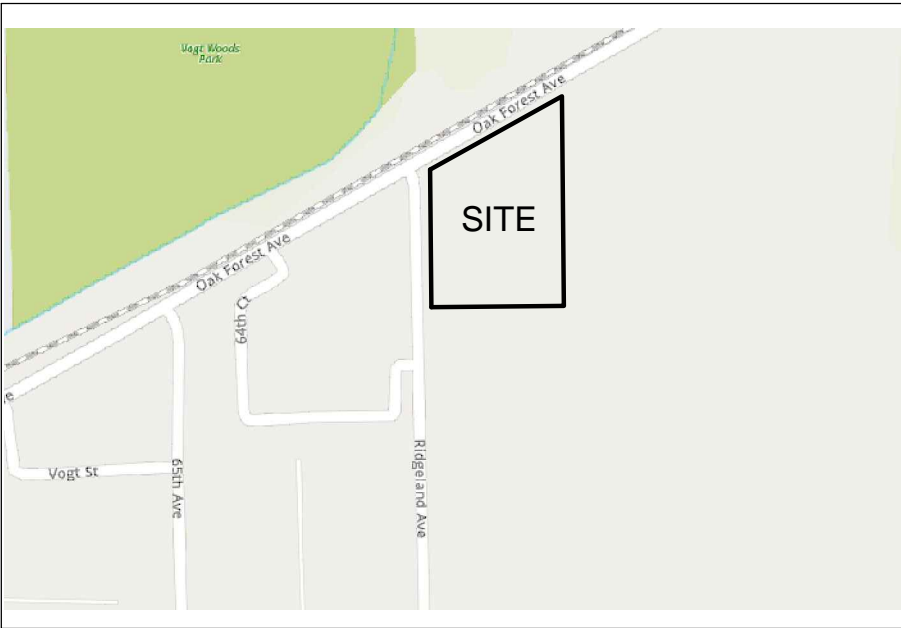
NO SIGNIFICANT OBSERVATIONS TO REPORT.

LAND AREA:

PARCEL 1: 115,116.39 SF± OR 2.64 ACRES±  
PARCEL 2: 20,010.00 SF± OR 0.46 ACRES±  
PARCEL 3: 20,700.00 SF± OR 0.48 ACRES±  
TOTAL: 155,826.39 SF± OR 3.58 ACRES±



VICINITY MAP



RECORD DESCRIPTION

PARCEL 1:  
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FEET WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILWAY COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE A DISTANCE OF 240 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 433 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE AND MAKING AN ANGLE 61 DEGREES 29 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM SOUTH TO WEST) A DISTANCE OF 392.58 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 240 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 58 FEET, THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 58 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 298 FEET ALONG THE EAST LINE OF RIDGELAND AVENUE SOUTH FROM THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH OAK FOREST AVENUE (SAID SOUTHEASTERLY LINE BEING 60 FEET SOUTHEASTERLY BY RECTANGULAR MEASUREMENT OF THE SOUTHEASTERLY LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY) WITH THE EAST LINE OF RIDGELAND AVENUE (SAID EAST LINE BEING 50 FEET EAST BY RECTANGULAR MEASUREMENT, OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4); THENCE SOUTH ALONG THE EAST LINE OF RIDGELAND AVENUE, A DISTANCE OF 60 FEET; THENCE EAST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET; THENCE NORTH IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60 FEET; THENCE WEST IN A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 345 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1030228-MAD, DATED SEPTEMBER 17, 2020.

SURVEYOR'S CERTIFICATE

TO: INTERNATIONAL BUSINESS DEVELOPMENT CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 7a, 8, 9, 10a, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2020.

JAMES L. HARPOLE DATE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190  
IN THE STATE OF ILLINOIS, EXPIRES 11-30-2022

MISCELLANEOUS NOTES

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN3 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN4 ASSUMED BEARING: THE EAST RIGHT OF WAY LINE OF RIDGELAND AVENUE TO BE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.
- MN5 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN6 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 17201 RIDGELAND AVENUE.
- MN7 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM WEST RIDGELAND AVENUE AND OAK FOREST AVENUE WHICH ARE GOVERNED BY THE VILLAGE OF TINLEY PARK.
- MN8 IN REGARDS TO TABLE "A" ITEM 10a, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN9 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN10 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

SCHEDULE B

- ③ EASEMENT RECORDED JANUARY 10, 2007 AS DOCUMENT 0701035293 IN FAVOR OF THE COOK COUNTY HIGHWAY DEPARTMENT, A PERMANENT STORM WATER AND DRAINAGE EASEMENT TO MAINTAIN AND REPAIR CULVERTS AND STORM WATER DITCHING. ITEM IS PLATTED HEREON.

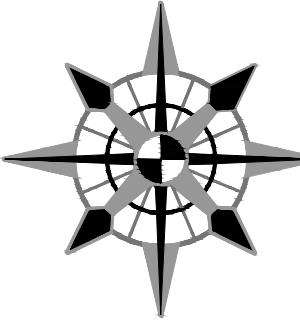
ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	31
ADA	0
TOTAL	31

FLOOD NOTE:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) \_\_\_\_\_ OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17031C0709J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 09/24/2020 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JLH LAND  
SURVEYING INC.  
Illinois Professional Design Firm No. 184.007.20  
910 Geneva Street, Shorewood, Illinois 60404  
815.729.4000 www.jlhsurvey.com



SURVEY PREPARED FOR:  
Liston & Tsantilis, P.C.  
33 N LaSalle Street, 28th Floor  
Chicago, IL 60602  
Phone: 312.604.3818

DATE	BY	REVISIONS

International Business Development Corp.  
17201 Ridgeland Avenue  
Tinley Park, Illinois

PROJ. MGR.: JLH  
DRAWN BY: JAH  
CHECKED BY: JLH  
FIELD DATE: 9/18/2020  
SCALE: 1"=40'

SHEET  
1 OF 1  
20-670-102



4 JEFFERSRED (AUTUMN BLAZE) FREEMAN MAPLE  
4 AUTUMN BRILLIANCE APPLE SERVICEBERRY

EXISTING TREE  
124 COMPACTUS BURNING BUSH

4 LITTLELEAF LINDEN  
3 DENSIFORMIS ANGLOJAPANESE YEW

35 STELLA D'ORO DAYLILY  
3 KARL FOERSTER FEATHER REED GRASS  
EXISTING TREE

4 IVORY SILK JAPANESE TREE LLAC

3 CHANTICLEER GALLERY PEAR

RIDGELAND AVENUE

INTERNATIONAL BUSINESS DEVELOPMENT

17201 RIDGELAND AVENUE

TINLEY PARK

client:

scale

1" = 20'

drawn by

MATT MLYNSKI

date

11.2020

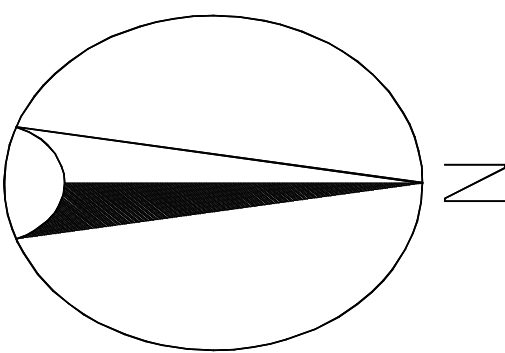
checked by

revision

drawing #

1

1" = 20'



Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer x freemani 'Jeffersred (Autumn Blaze)'	JEFFERSRED (AUTUMN BLAZE) FREEMAN MAPLE	25"
4	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6'
3	Pyrus calleryana 'Chanticleer'	CHANTICLEER GALLERY PEAR	25"
4	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LLAC	25"
4	Tilia cordata	LITTLELEAF LINDEN	25"
Shrubs			
24	Euonymus alatus 'Compactus'	COMPACTUS BURNING BUSH	24"
21	Taxus x media 'Densiflora'	DENSIFORMIS ANGLOJAPANESE YEW	24"
Ornamental Grasses			
21	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1G
Perennials and Annuals			
35	Heemerocallis 'Stella d'Or'	STELLA D'ORO DAYLILY	1G

OAK FOREST AVENUE

EXISTING TREES

EXISTING SHRUBS

5 COMPACTUS BURNING BUSH



INTERNATIONAL BUSINESS DEVELOPMENT

17201 RIDGELAND AVENUE

TINLEY PARK

client:

scale

1" = 20'

drawn by

MATT MLYNSKI

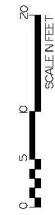
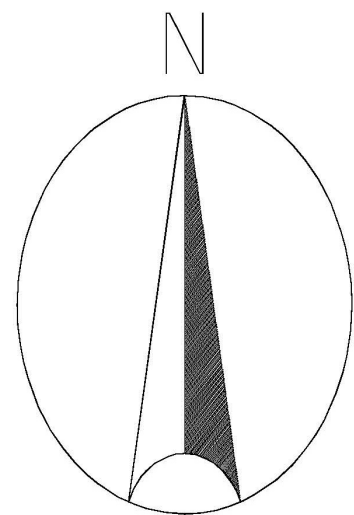
revision

11/2020

checked by

drawing #

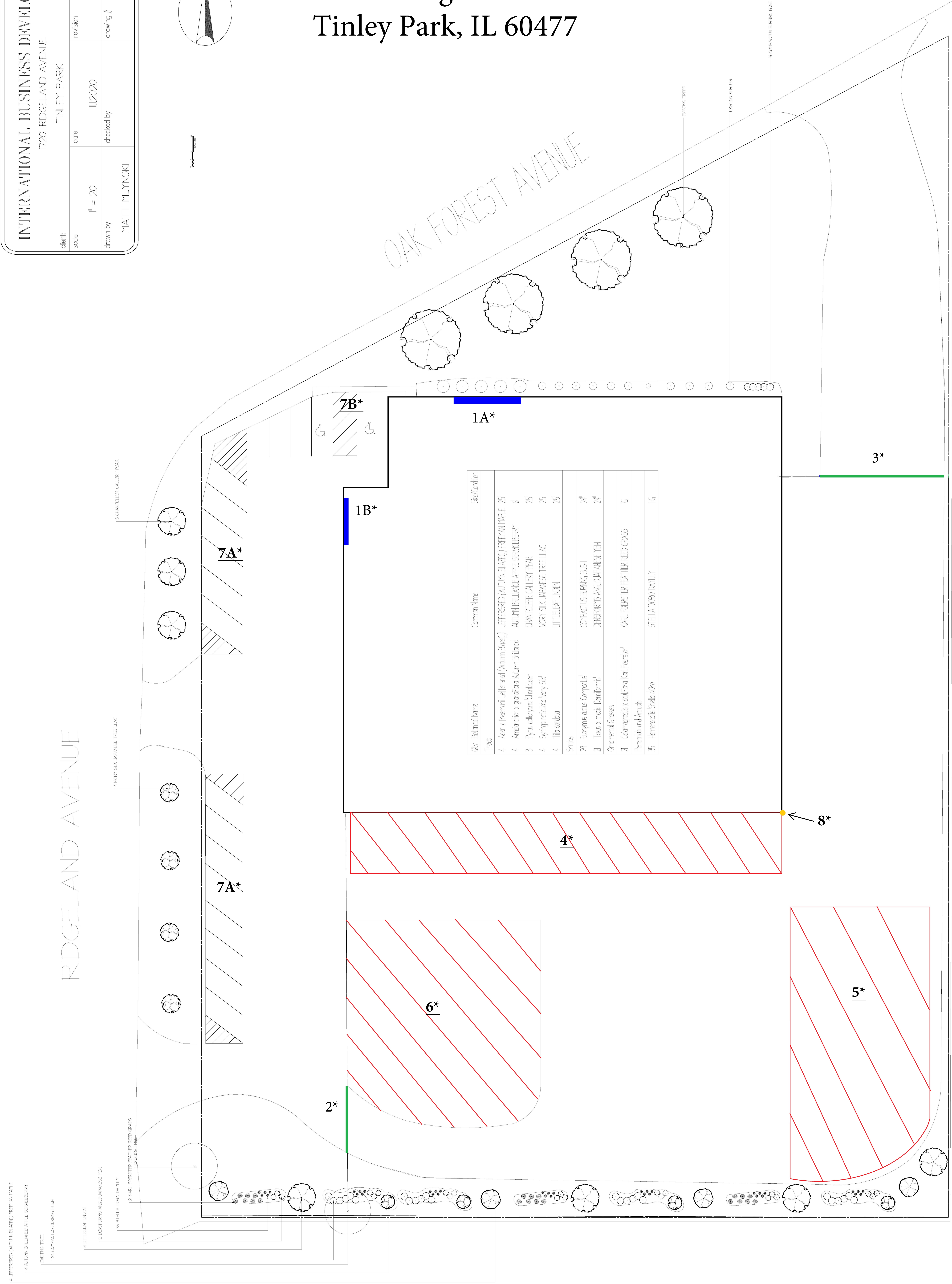
1



ELFI Site Map

17201 Ridgeland Ave

Tinley Park, IL 60477



Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer x Freemanii 'Jefferson' (Autumn Blaze)	JEFFERSON (AUTUMN BLAZE) FREE-MAN MAPLE	25'
4	Arista x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6'
3	Pyrus calleryana 'Chanticleer'	CHANTICLEER CALLERY PEAR	25'
4	Syringa reticulata 'Moyii'	MOYII SYRK JAPANESE TREE LILAC	25'
4	Tilia cordata	LITTLE-LEAF LINDEN	25'
Shrubs			
24	Euonymus alatus 'Compactus'	COMPACTUS BURNING BUSH	24"
2	Taxus x media 'Desiderata'	DESIDERATA ANGLO-JAPANESE YEW	24"
Ornamental Grasses			
2	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	16'
Perennials and Annuals			
35	Heimerdallia 'Stella d'Oro'	STELLA D'ORO DAYLILY	1' G



## **SITE MAP KEY**

ELFI Site Map

17201 Ridgeland Ave

Tinley Park, IL 60477

1. Signage
  - a. North side company (ELFI) sign (smaller and maybe illuminated)
  - b. East side company sign (larger and no lights)
2. East side chain-link fence gate motorized
3. North side chain-link fence gate motorized
4. Outdoor overflow storage for finished materials (200'x 25')
5. Company service vehicles parking (60'x 125')
6. Existing grass area on the property
7. Parking
  - a. Existing Parking for office employees and visitors (approx. 10-12 spots)
  - b. Handicap parking. Spot on left is standard sized. Middle area is the Access Aisle for vans. Van spot is to the right.
8. Building surveillance camera installation

# PLAN COMMISSION STAFF REPORT

November 19, 2020 - Workshop

## Crana Homes -Concept Site Plan Approval

8001 191<sup>st</sup> Street- Southwest corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue

### Petitioner

Frank Bradley  
Crana Homes

### Property Location

8001 191<sup>st</sup> Street  
SW Corner of 191<sup>st</sup> Street  
and Magnuson Lane

### PINs

19-09-11-200-014-0000

### Zoning

B-3

### Approvals Sought

Concept site plan review  
for a Substantial  
Deviation from the  
Brookside Glen Planned  
Unit Development

### Project Planner

Paula J. Wallrich, AICP  
Planning Manager



## EXECUTIVE SUMMARY

The Petitioner, Frank Bradley of Crana Homes, is a local builder and developer that has been involved with the development of Brookside Glen Planned Unit Development (PUD) since its approval in 1990. He has owned the 31± acre parcel located at the southwest corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue for over 30 years. The property is zoned B-3 (General Business and Commercial District) and has been actively marketed for commercial development since its PUD approval. As of this date there has been no viable commercial interest in the property nor any commercial proposal presented to the Village.

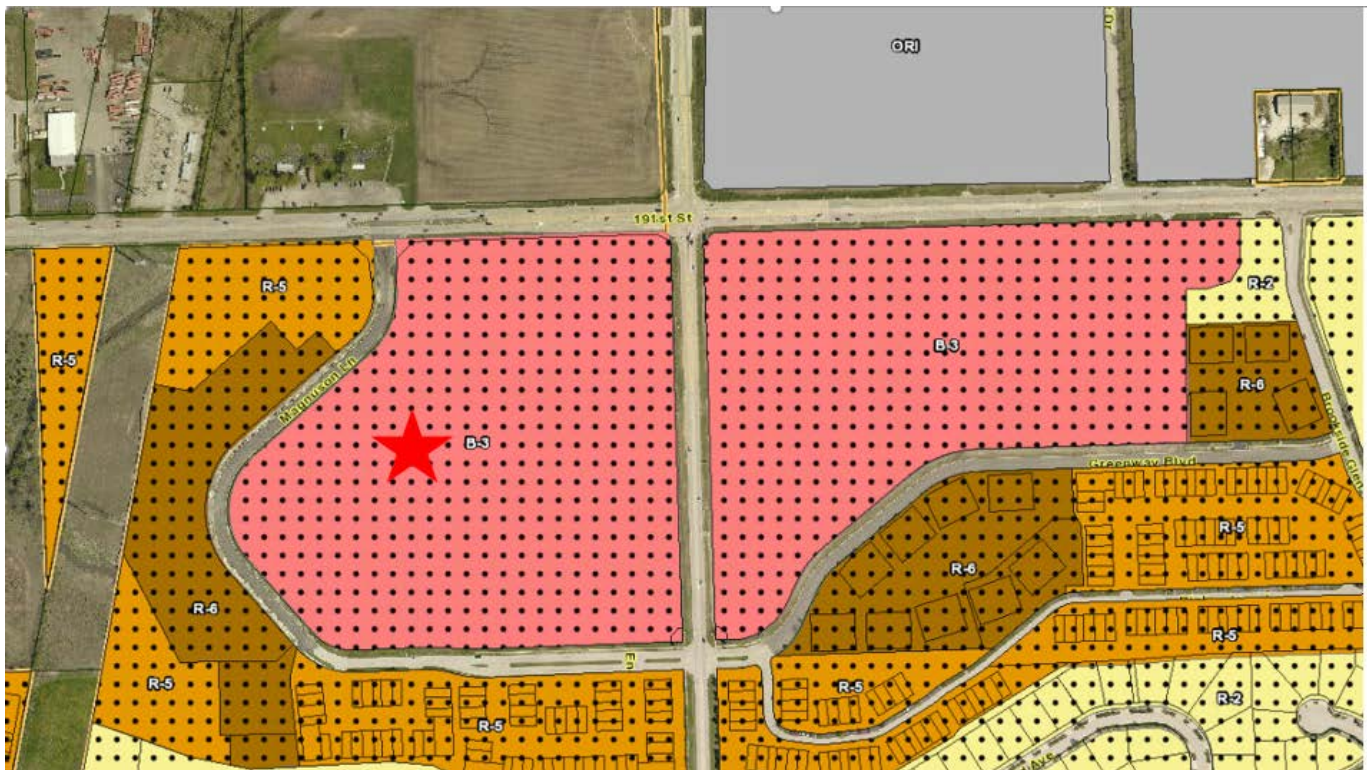
Recently, Mr. Bradley approached the Village about sectioning off a portion of the property for low density two-family (duplex) attached housing (R-5-Low Density Residential District). Mr. Bradley feels there is a strong market for this type of housing that has not been provided in the Village. Due to the controversy surrounding the approval of *the Residences at Magnuson*, staff felt it prudent to have the Plan Commission and Village Board review the proposed conceptual site plan at a public hearing prior to investing more time and money in developing the plans further. The proposed plan provides for 6.6 acres of commercial uses and 24.5 acres of residential uses with the balance of the 31 acres devoted to Right-of-Way and open space.

## EXISTING SITE & HISTORY

The subject site is a 31.4 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 responded to market trends and fluctuating economic conditions over time. The subject property was originally planned and zoned for the Village's most intense commercial district B-3 (General Business and Commercial District) which includes such uses as hotels, indoor recreation, retail membership clubs, theaters and large retail centers. This is the same zoning as the Brookside Marketplace commercial development at Harlem and 191<sup>st</sup> Street.

In December of 2017, the Village Board approved plans for the *Residences at Magnusan* which includes four multi-family structures with 144 dwelling units as well as a clubhouse and various amenities. The project is currently under construction. The *Residences at Magnusan* is located immediately west of the subject property. A history of amendments to the Brookside Glen PUD is attached as Exhibit A.

## ZONING & NEARBY LAND USES



The subject property is zoned B-3 (General Business and Commercial District) and is part of the Brookside Glen PUD. The property to the west is zoned R-6 with a multifamily development under construction. To the south the property is zoned R-5 and is developed with townhomes. To the east, across 80th Avenue, is undeveloped B-3 property with R-6 and R-5 zoning immediately to the south. To the north is an undeveloped parcel in unincorporated Will County zoned C-6, which is intended to accommodate commercial recreation, amusement and entertainment uses. The property to the north east is zoned ORI (Office and Restricted Industrial).

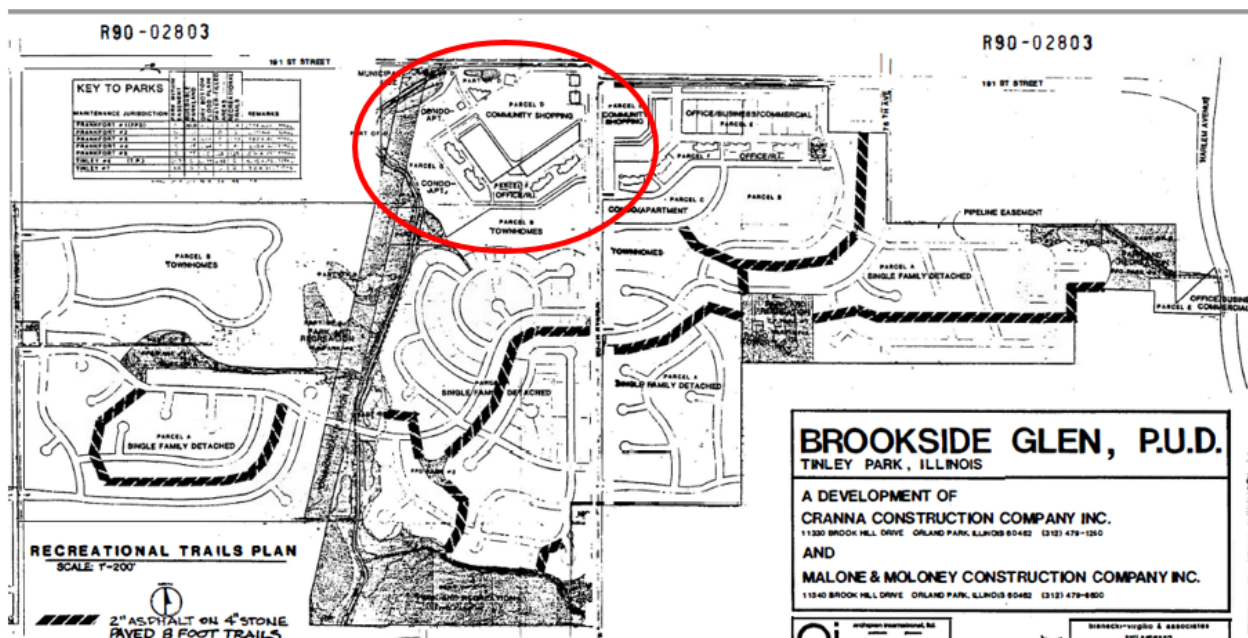


The subject parcel is also located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to “accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties”. UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots.

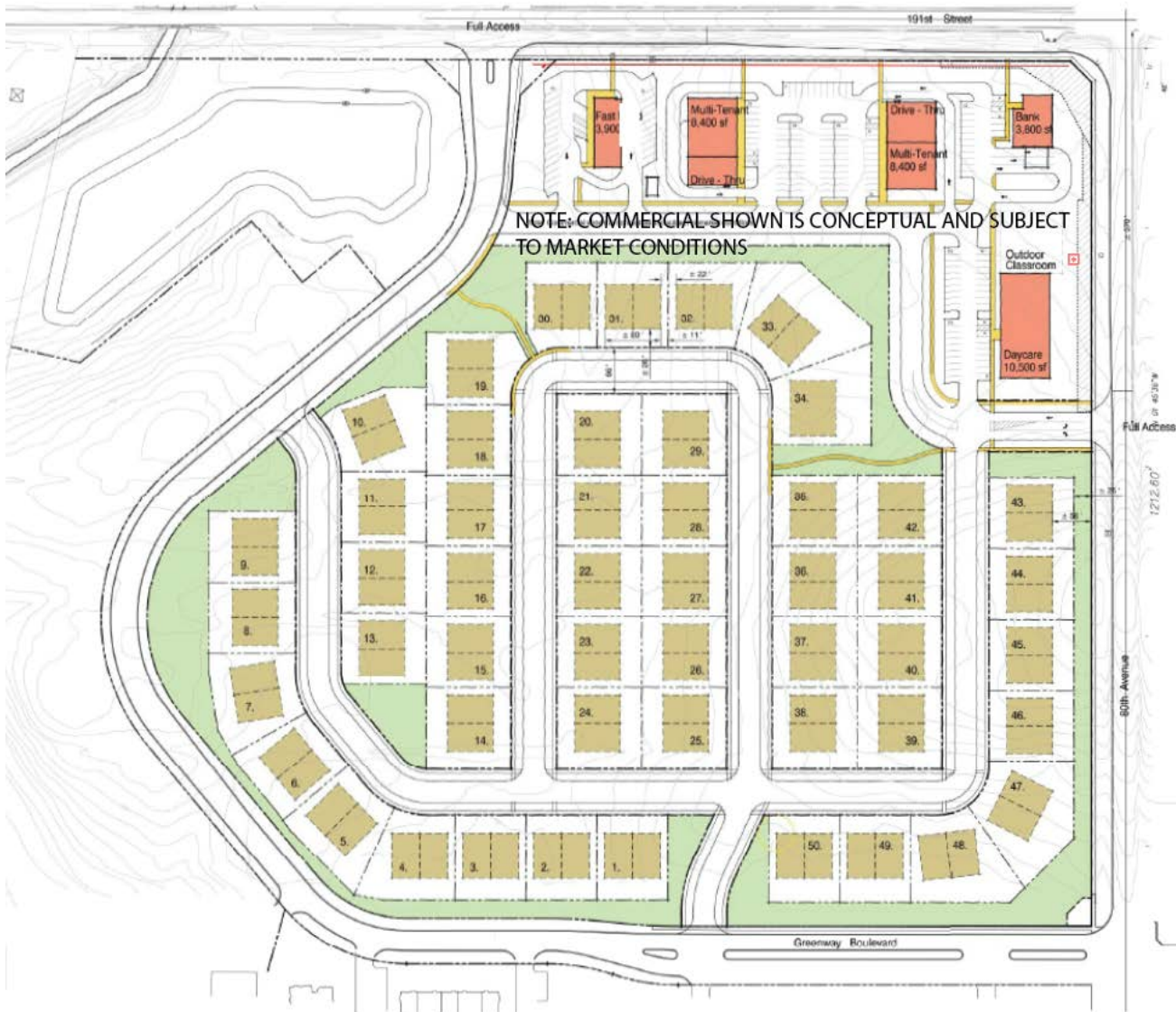
## UNDERSTANDING PLANNED UNIT DEVELOPMENTS (PUDs)

In 1990, the annexation of 828 acres for the Brookside Glen PUD 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 PUD 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.**"* The Applicant is requesting the change in landuse due to his inability to develop the parcel in accordance with the original intent for commercial development. The retail market has changed significantly since 1990 with internet sales taking the lead over on-site purchases. Brick and mortar commercial development is stagnant and parasitic at best with new construction luring tenants from existing centers. The Village is working toward maintaining the current inventory of commercial property and has recently incentivized several commercial properties along Harlem Avenue, however attracting larger commercial development for parcels of this size has been difficult. The subject parcel remains attractive for retail development however it is more likely to be at a smaller scale. In addition, the original intent to use office development as a buffer for the residential uses to the south is also compromised with the declining commercial office market.

The concept plan approved with the Annexation in 1990 is depicted below. Amendments to the original PUD changed the alignment for Greenway Boulevard and provided for the townhomes that currently exist to the south .



## CONCEPT SITE PLAN REVIEW



**Process.** The issue before the Plan Commission is to approve, in concept, the proposed site plan and land use changes to the PUD approved in 1990. Since the proposed plan will change the original concept or intent of the original development, it is considered a Substantial Deviation. The Plan Commission is required to take action in the same manner as required for concept approval. This includes the holding of a Public Hearing and a recommendation will then be forwarded to the Village Board of Trustees for final action. If approved, the applicant will finalize their site plan, apply for a Special Use for a Substantial Deviation, and return to the Plan Commission for a final recommendation. This will also require a rezoning of the property to reflect the proposed land uses.

**Proposal.** Crana Homes is proposing to construct fifty (50) duplexes to function as a buffer between the commercial area fronting 191<sup>st</sup> Street and 80<sup>th</sup> Avenue and the townhomes to the south of Greenway Boulevard. The plan will change the land use mix from 100% commercial to approximately 20% commercial and 80% residential. The commercial area identifies five structures with labels of "fast food, multi-tenant, drive thru, bank and daycare". These uses are for illustrative purposes only. The zoning designation will remain B-3 and therefore any future uses will need to conform with that zoning district. The site plan as proposed respects the intent of the Urban Design Overlay District (UD-1) by limiting the parking fields to the side or rear of the structures. If the concept plan is approved further refinement of the plan will indicate additional landscaping and bicycle parking.



The residential area includes duplex housing that maintains an internal orientation of all units thereby preventing any direct access from a unit to the external road system. This allows for greater screening along the perimeter.

**Landscape:** A landscape buffer is proposed along the entire perimeter to serve as an additional buffer to adjacent uses (see below). This buffer ranges in depth from 15' at its narrowest to 30' at its widest. This is in addition to the 30 rear yard setback for the duplexes with frontage on Greenway Boulevard. The landscape buffer along the perimeter of the property will be required to meet the Village's landscape ordinance.



**Circulation:** Access is limited to one point of access on Greenway Boulevard for the residential section and two points of access on Magnusan Lane—one for the residential area and one for the commercial area. Only one point of access is provided for 80<sup>th</sup> Avenue. Earlier versions of the plan included four points of access on Greenway Blvd. Staff recommended this change to minimize traffic and congestion on Greenway Boulevard.

Full access is provided on 80<sup>th</sup> Avenue that serves both the commercial and residential areas. Staff encouraged the applicant to increase the commercial area slightly and “wrap” the corner with commercial uses, thereby allowing for full access on 80<sup>th</sup> Avenue. The landuse designations in the commercial section

are for illustration purposes only. Once a developer is identified for the commercial area, the plans will be finalized with an end user in mind. The plan does however reflect requirements of the Urban Overlay District which attempts to limit parking fields to the side or rear of the building so that the architecture of the buildings will dominate the streetscape rather than parking lots. Approval of the commercial area provides direction to future planning as to the layout and access of this area.

An internal sidewalk system has been provided throughout the commercial and residential areas. Some refinement will be necessary in the commercial area to ensure safe separation between pedestrian and vehicular traffic. Sidewalks along all street frontages (Magnusan, Greenway and 80<sup>th</sup> Avenue) will be required per the Subdivision Regulations.

Architecture: Per the applicant, the design of this project is focused *"on the active adult market. To that end, all homes will have a bedroom on the first floor, and some may have secondary bedrooms on a partial second floor. The maintenance free focus for this lifestyle will include Association maintained landscape for the homes and yards, in addition to the Association common spaces."*

Conceptual architecture has been provided for review purposes only. Staff will continue to work with the applicant on such things as architecture, landscaping and lighting if the conceptual site plan is approved.





## CONDITIONS OF SITE PLAN APPROVAL

Section III.U.6. of the Zoning Ordinance provides the following Site Design Standards as a tool to encourage good site design that is cost effective yet contributes in a positive way to the overall quality aesthetic of Tinley Park.

### Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.  
*Parking fields for the commercial area have been designed to the rear or side of the structures*
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.  
*There are no loading areas the front public rights-of-way.*
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and not permitted to occupy areas designated for parking, driveways, or walkways.  
*There are no outdoor storage areas identified at this time.*
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible, visitor and employee traffic shall be separate from truck or equipment traffic.  
*Cross access and shared parking opportunities have been provided.*
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways, a crosswalk shall be provided that is distinguished by a different pavement material or color.  
*Internal sidewalk system has been provided.*

## RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the December 3, 2020 meeting.

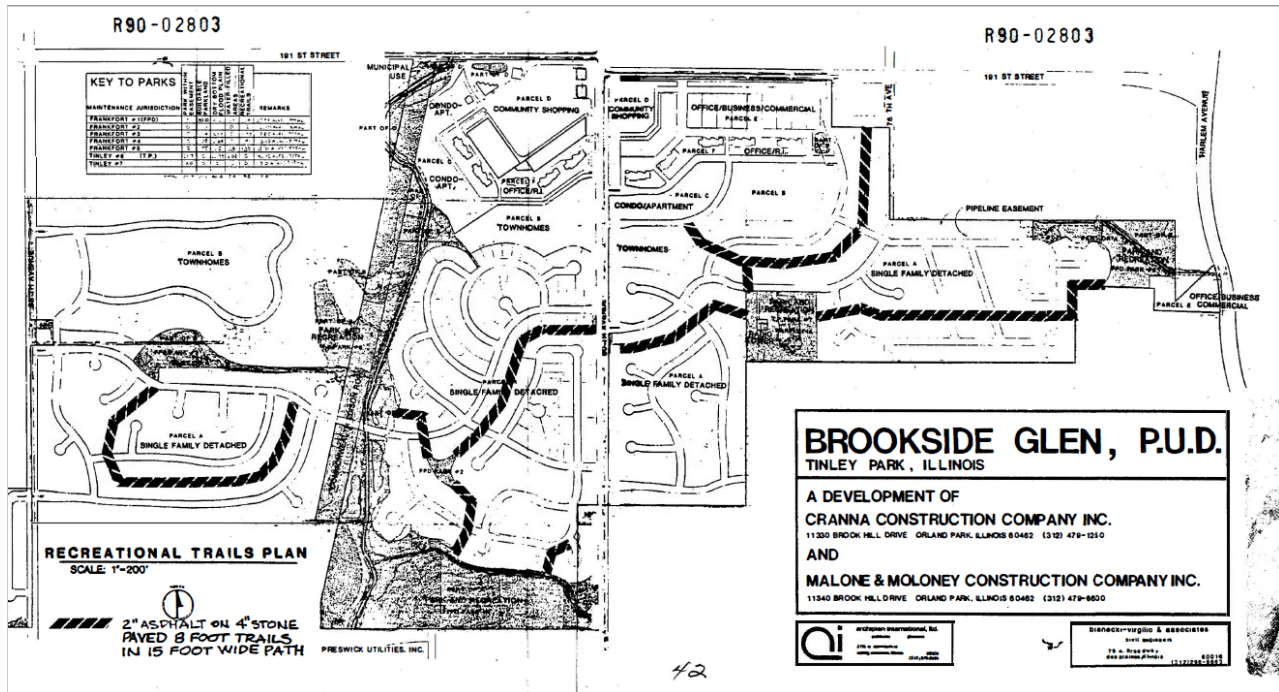
## LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey	G & B	12.3.2019
	Concept Plan - Site Data	HKM	10.26.20
	Concept Landscape Plan	HKM	10.26.20
	Elevations	HKM	10.28.20

ROB = ROBINSON ENGINEERING  
 HKM = CRANNA HOMES  
 G & B = GREMLEY & BIEDERMANN SURVEYORS

## EXHIBIT A Brookside Glen PUD Timeline

- **1989:** A Pre-Annexation Agreement was adopted as Ordinance 89-O-052.
- **1990:** The Annexation Agreement (Resolution 90-R-002) was adopted on January 11, 1990. This agreement also accounted for the Special Use Permit for the Brookside Glen Planned Unit Development. Below is Exhibit C from the Annexation Agreement denoted approved landuses.



The Brookside Glen property was officially annexed under Ordinance 90-O-004 and Ordinance 90-O-005. The first amendment to the Brookside Glen Annexation Agreement was adopted on February 6, 1990 (90-R-004).

Ordinance 90-O-008 was adopted on February 27, 1990 (although the ordinance itself incorrectly states the adoption year as 1989). This ordinance annexed the Brookside Glen property again due to concerns with proper notice for the annexation. Ordinance 90-O-009 officially rezoned the Brookside Glen property following annexation.

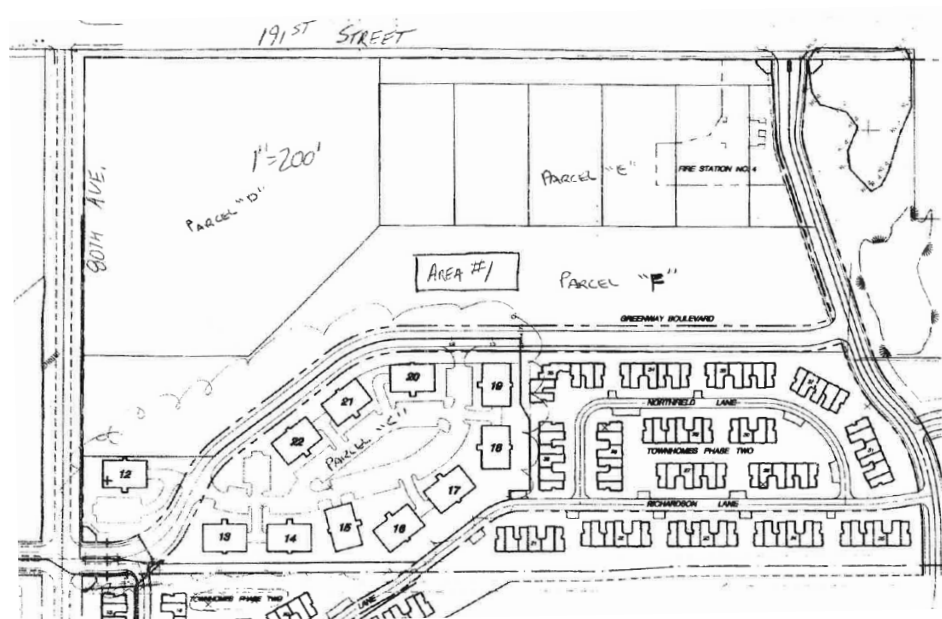
- **1994:** Amendment to the Brookside Glen Annexation Agreement was approved on October 25, 1994 as Resolution 94-R-030 (labeled in error as 94-O-030). This amendment included changes to some of the standards for the single-family residential lots, updated fees, discussed requirements for dedication of public streets and sidewalks, and discussed water mains and sanitary sewers.
- **1998:** A parcel is annexed and added to the Brookside Glen PUD per Ordinance 98-O-018 and Ordinance 98-O-019 on March 17, 1998. A 200' x 209' parcel was annexed and added to the Brookside Glen PUD. The parcel was not available in 1990 when the original PUD was approved. The property that was annexed is located near approximately 19501 88<sup>th</sup> Avenue (currently this is approximately Brookside Glen Drive and 88<sup>th</sup> Avenue).
- **1999:** Staff notes that the November 4, 1999 Plan Commission meeting minutes indicate that the New Lenox Pumping Station was considered for a Special Use Permit.



- 2000:** A Substantial Deviation to the original Brookside Glen Planned Unit Development was approved on February 15, 2000 as Ordinance 2000-O-006. This Substantial Deviation amended the acreage and dwelling units for single-family, townhomes, and condominiums. The allowable acreage of condominiums increased from 21.5 acres to 27 acres and the allowable number of dwelling units increased from 258 to 352 dwelling units. The Ordinance also allowed for an increase in the allowable building height for the condominium buildings (from three stories to four stories with underground parking). The Substantial Deviation was considered at the Plan Commission meetings on 4/15/1999, 5/6/1999, 8/5/1999 and 9/16/1999 and the Village Board meetings on 9/7/1999, 9/21/1999, 1/4/2000, 1/18/2000, 2/1/2000, and 2/15/2000. It appears this is when Greenway Boulevard alignment was changed.

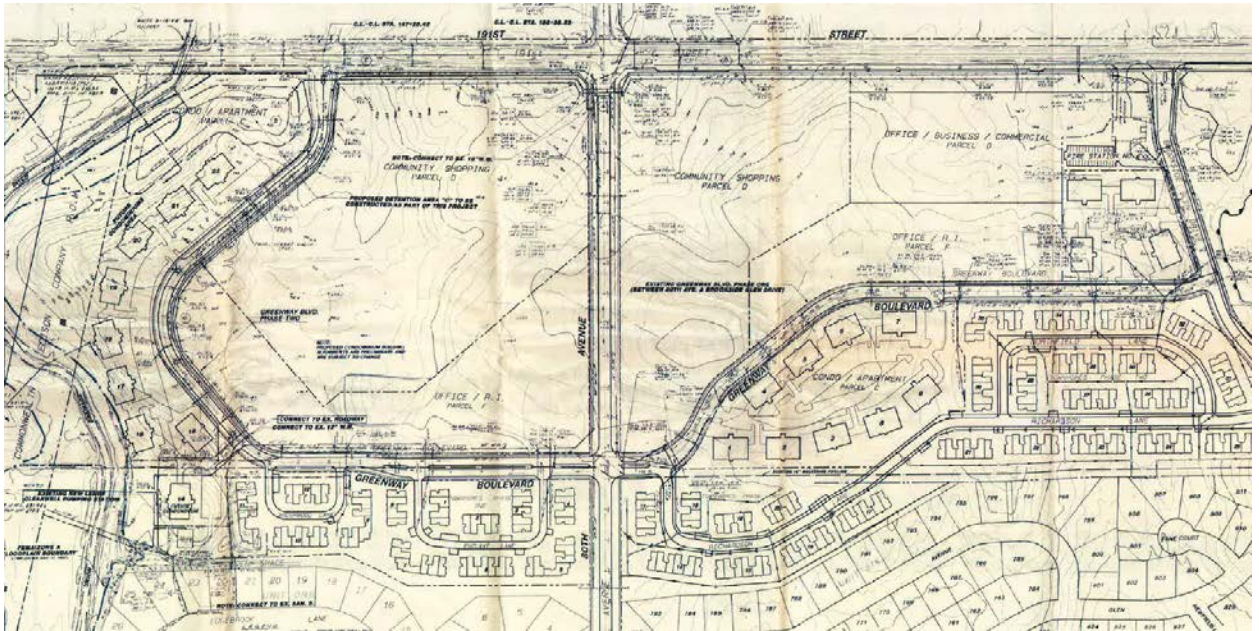


Excerpt from the Site Plan for the Southwest Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue  
(Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)



Excerpt from the Site Plan for the Southeast Corner of 191<sup>st</sup> Street and 80<sup>th</sup> Avenue  
(Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)

- **2001:** The Plat for Brookside Place Phase I was recorded on January 12, 2001 and included the first seven (7) multi-family buildings (see buildings 1-7 on the image on the following page). The buildings had sixteen (16) units each for a total of one hundred twelve (112) dwelling units. The Plan Commission recommended approval of the Plat on October 5, 2000.
- **2002:** The Plat for Brookside Place Phase II was recorded on June 28, 2002 and included two (2) multi-family buildings (see buildings 8-9 on the image on the following page). The buildings had sixteen (16) units each for a total of thirty-two (32) dwelling units. The Plan Commission recommended approval of the Plat on February 21, 2002.



*Excerpt from Engineering Plans for Brookside Place (2002)*

- **2004:** The Plat for Brookside Place Phase III was recorded on August 5, 2004 and included four (4) multi-family buildings (see buildings 10-13 on the image below). The buildings had sixteen (16) units each for a total of sixty-four (64) dwelling units. The Plan Commission recommended approval of the Plat on May 20, 2004.



- 2016: Karli Mayher submits an application (“The Residences at Brookside Glen”) on July 5, 2016 for two (2) four-story, one hundred, forty-four (144) unit multi-family apartment buildings, with surface parking and parking in garages at the rear of the site and an accompanying clubhouse building. On July 11, 2017 Village Board concurred with the Plan Commission’s recommendation to deny the project.
- **2017:** Karlie Mayher submits 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. Village Board approved December 5, 2017.





Village of Tinley Park  
Community Development Dept  
16260 S. Oak Park Ave.  
Tinley Park, IL 60467  
708.443.5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### REQUEST INFORMATION

\*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: Substantial Deviation - Concept Review
- ☒ Planned Unit Development (PUD) ☒ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☐ Variation ☐ Residential ☐ Commercial for \_\_\_\_\_
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From \_\_\_\_\_ to \_\_\_\_\_
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: \_\_\_\_\_

### PROJECT & PROPERTY INFORMATION

Project Name: Brookside Glen Villas

Project Description: \_\_\_\_\_

Project Address: 80th and 191st Street Tinley Park, IL Property Index No. (PIN): 19-09-11-200-014-0000

Zoning District: \_\_\_\_\_ Lot Dimensions & Area: +/- 31 Acres

Estimated Project Cost: \$ \_\_\_\_\_

### OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Frank Bradley Company: Crana Homes Inc.

Street Address: 19839 Mulroy Circle City, State & Zip: Tinley Park, IL 60487

E-Mail Address: lisa@cranahomes.com Phone Number: [REDACTED]

### APPLICANT INFORMATION

☒ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: \_\_\_\_\_ Company: \_\_\_\_\_

Relation To Project: \_\_\_\_\_

Street Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_





Village of Tinley Park  
Community Development Dept  
16250 S. Oak Park Ave.  
Tinley Park, IL 60467  
708.444.5100

## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

### Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize \_\_\_\_\_ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

### Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: \_\_\_\_\_

Property Owner Name (Print): \_\_\_\_\_

Frank Bradley

Applicant Signature:  
(If other than Owner)

Applicant's Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_

10-22-20

LEGEND

These standard symbols will be found in the drawing.

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- Water MH
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Hand Hole
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Vault
- Sign Post
- Unclassified Manhole
- Iron Pipe
- Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF  
PLCS Corporation

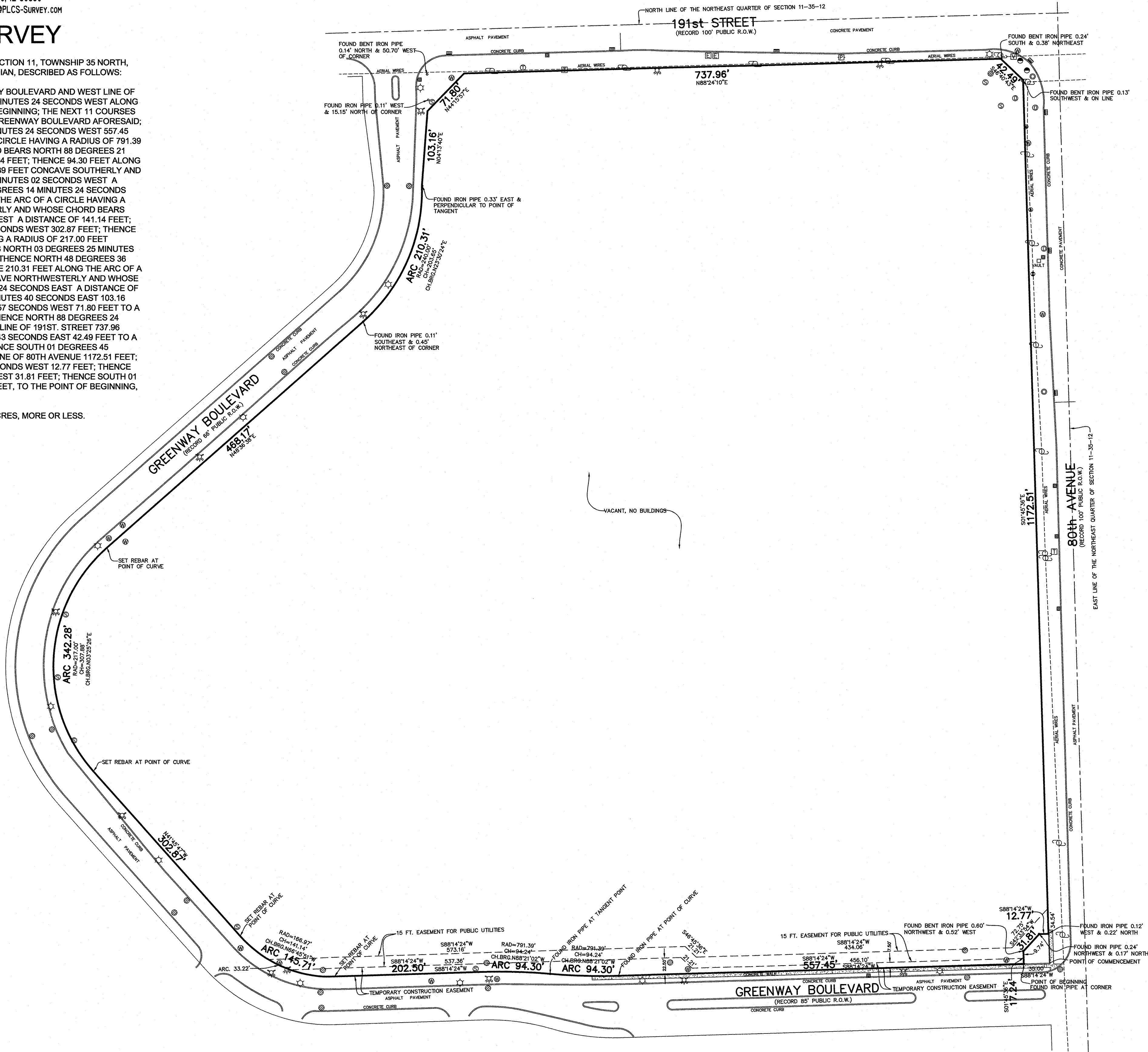
LICENSE NO. 184-005332  
PROFESSIONAL LAND SURVEYORS  
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

PLAT OF SURVEY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH LINE OF GREENWAY BOULEVARD AND WEST LINE OF 80TH AVENUE THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST ALONG SAID NORTH LINE 35.00 FEET TO THE POINT OF BEGINNING; THE NEXT 11 COURSES BEING ALONG THE NORTH AND EAST LINES OF GREENWAY BOULEVARD AFORESAID; THENCE CONTINUING SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 557.45 FEET; THENCE 94.30 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 791.39 FEET CONCAVE NORTHERLY AND WHOSE CHORD BEARS NORTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 94.24 FEET; THENCE 94.30 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 791.39 FEET CONCAVE SOUTHERLY AND WHOSE CHORD BEARS NORTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 94.24 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 202.50 FEET; THENCE 145.71 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 166.97 FEET CONCAVE NORTHEASTERLY AND WHOSE CHORD BEARS NORTH 66 DEGREES 45 MINUTES 51 SECONDS WEST A DISTANCE OF 141.14 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 47 SECONDS WEST 302.87 FEET; THENCE 342.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 217.00 FEET CONCAVE EASTERLY AND WHOSE CHORD BEARS NORTH 03 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 307.88 FEET; THENCE NORTH 48 DEGREES 36 MINUTES 38 SECONDS EAST 468.17 FEET; THENCE 210.31 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 240.00 FEET CONCAVE NORTHWESTERLY AND WHOSE CHORD BEARS NORTH 23 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 203.65 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 40 SECONDS EAST 103.16 FEET; THENCE NORTH 44 DEGREES 15 MINUTES 57 SECONDS WEST 71.80 FEET TO A POINT ON THE SOUTH LINE OF 191ST STREET; THENCE NORTH 88 DEGREES 24 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF 191ST STREET 737.96 FEET; THENCE SOUTH 46 DEGREES 40 MINUTES 43 SECONDS EAST 42.49 FEET TO A POINT ON THE WEST LINE OF 80TH AVENUE; THENCE SOUTH 01 DEGREES 45 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF 80TH AVENUE 1172.51 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 12.77 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES 54 SECONDS WEST 31.81 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 36 SECONDS EAST 17.24 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

CONTAINING 1,369,008 SQUARE FEET OR 31.42 ACRES, MORE OR LESS.



EASEMENT ADDED DECEMBER 16, 2019

ORDERED BY: MALONE & HOLONEY	CHECKED BY: A. J. WILSON
ADDRESS: BRIDGESIDE GLEN F.I.D. WEST COMMERCIAL AREA	
GREMLEY & BIEDERMANN	
PLCS CORPORATION	
LICENSE NO. 184-005332	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2019-27400-001	DATE: DECEMBER 3, 2019
SCALE: 1 INCH = 80 FEET	PAGE NO. 1 OF 1

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2020

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois)  
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

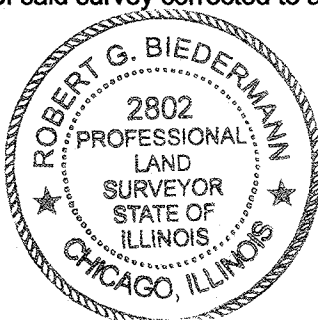
Field measurements completed on DECEMBER 3, 2019.

Signed on December 17, 2019.

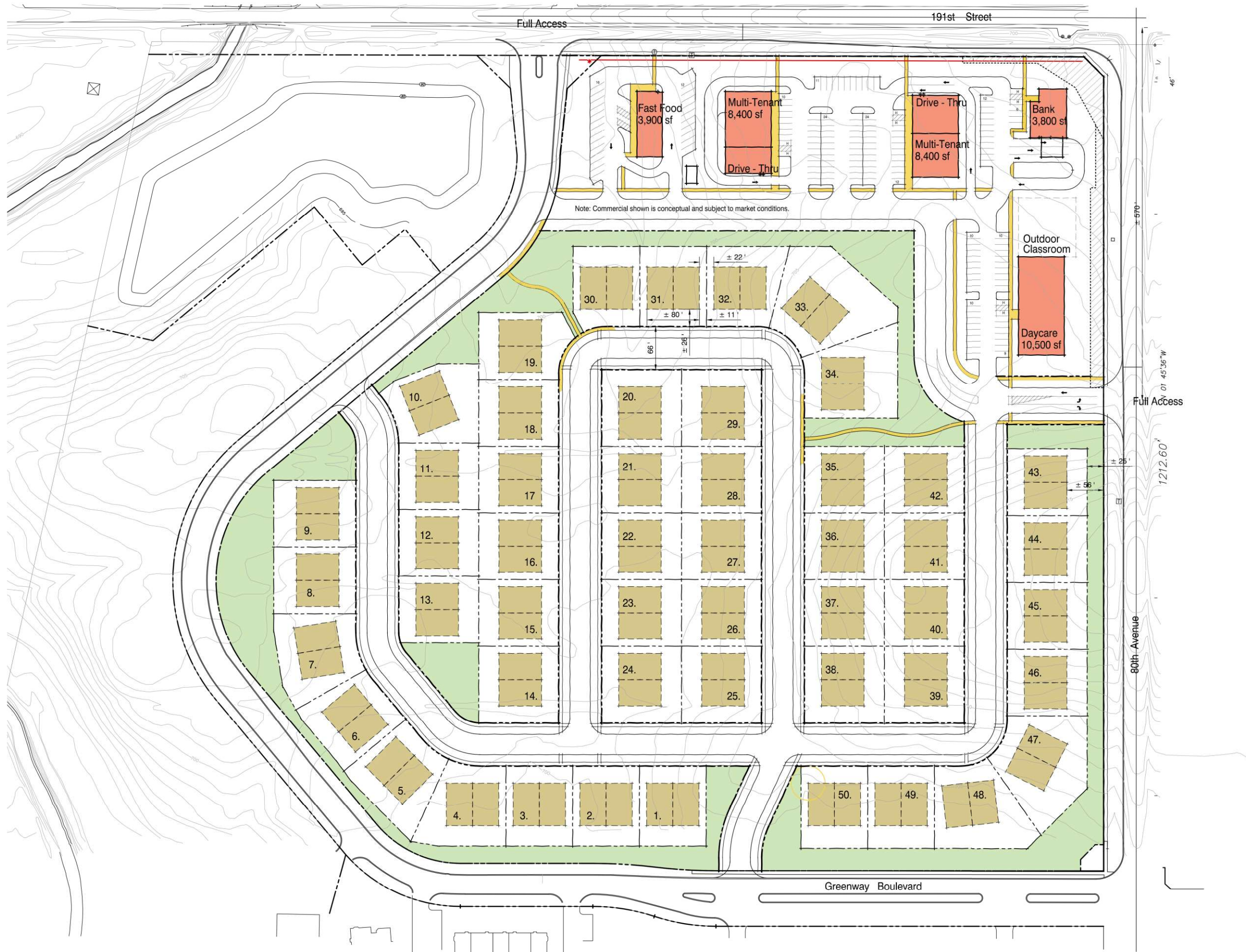
By:

*Robert G. Biedermann*

Professional Illinois Land Surveyor No. 2802  
This professional service conforms to the current Illinois minimum standards for a boundary survey.







## Site Data

### General

Site Area	± 31.4 ac.
ROW Taking	± 0.3 ac.
Net Site	± 31.1 ac.
Passive Open Space	± 3.8 ac.

### Commercial

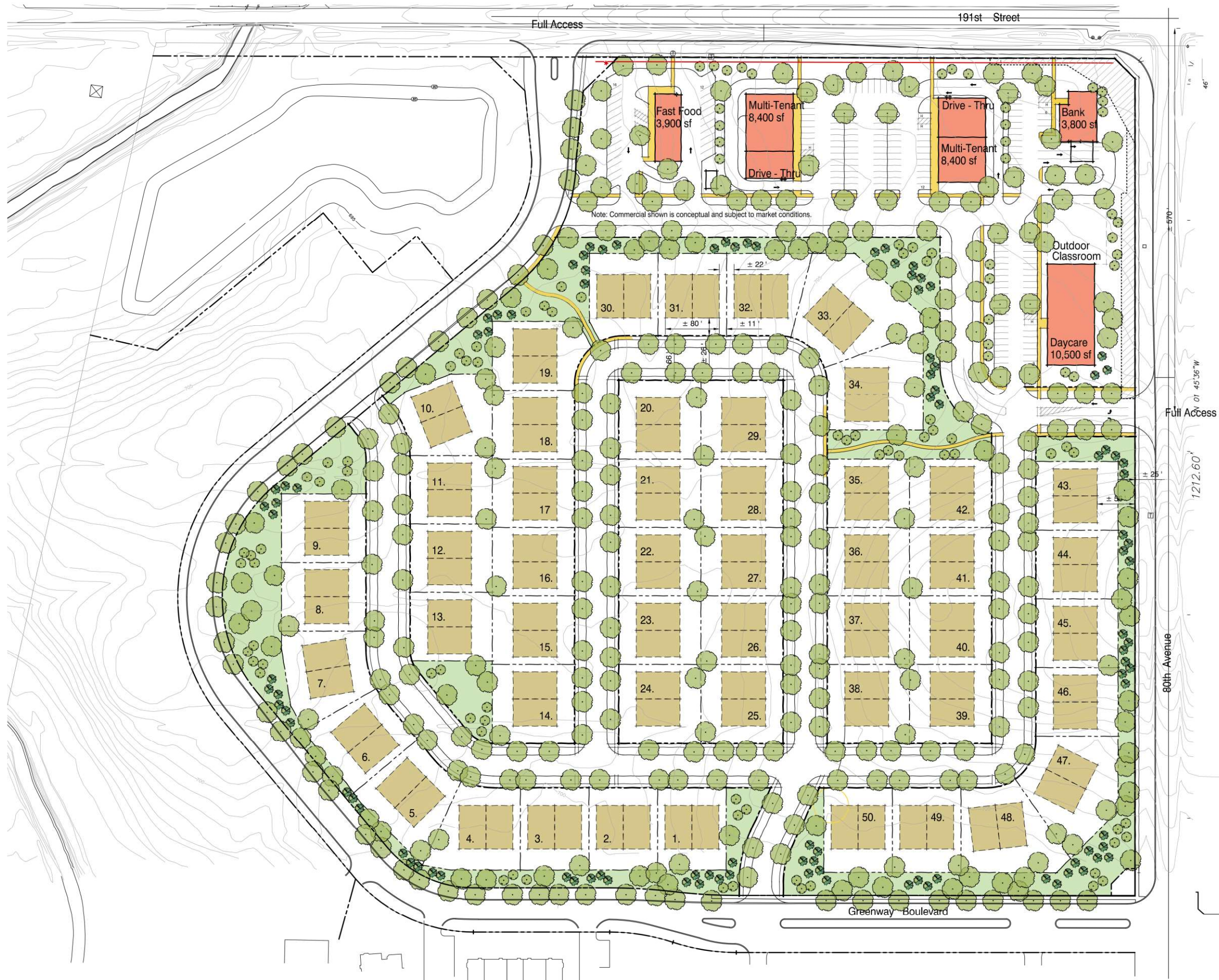
Site Area	± 6.6 ac.
Gross Bldg. SF	± 35,000 sf
Parking	168
- Ratio	4.8

### Residential

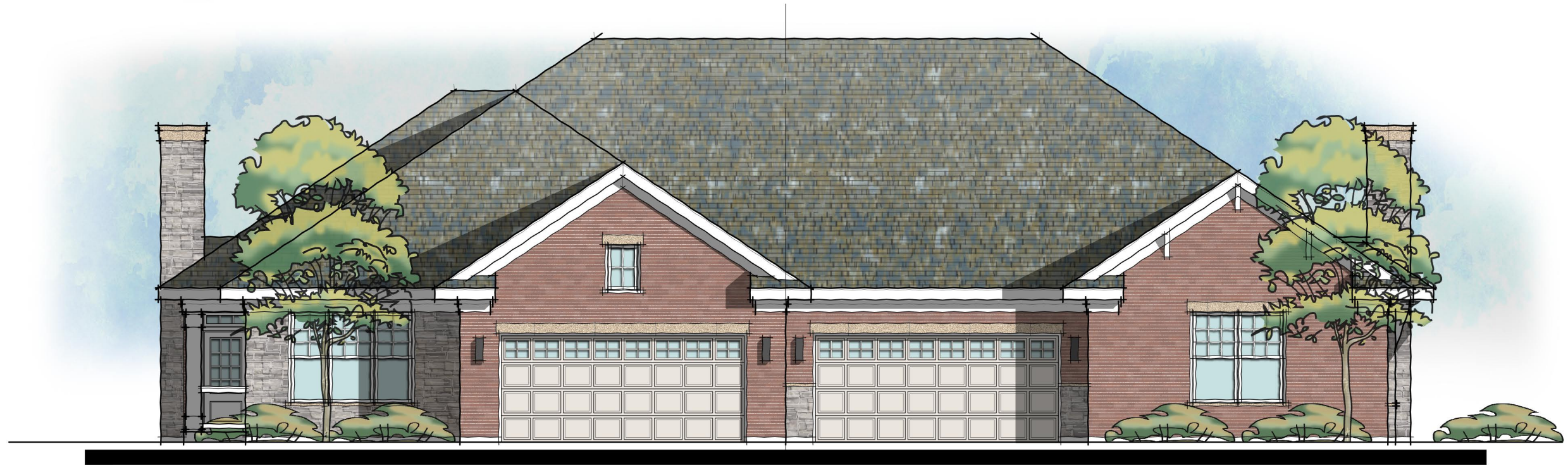
	100 Units
Site Area	± 24.5 ac.
Density	4.1 units/ac.
R-5 Duplex Lot	50
- Front Yard	25'
- Side Yard	10'
- Rear Yard	30'











Unit Type 'A'

Unit Type 'B'



Unit Type 'A'

Unit Type 'B' w/ Opt. Upper Floor

