

AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

November 2, 2023 – 7:00 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order Pledge of Allegiance Roll Call Taken Communications Approval of Minutes: Minutes of the October 19, 2023 Regular Meeting

ITEM #1 PUBLIC HEARING – WEST POINT AT HARMONY SQUARE, 67th CT. & NORTH ST. SPECIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, and Variations for the mixed-use development West Point at Harmony Square. A Text Amendment to the Zoning Ordinance is also proposed to facilitate the development by relocating a segment of the "Street-Level Commercial Required" designation in the Legacy Downtown Core Regulating Plan. The project includes a five-story mixed-use building on North Street with commercial space on the first floor and 63 residential units located above. Additionally, the development includes 63 townhome units at the former site of Central Middle School. Site Plan and Final Plat approval are also being considered at the meeting.

ITEM #2 WORKSHOP – HARMONY SQUARE PLAZA, 173rd ST. & OAK PARK AVE. REZONING, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant the Village of Tinley Park (petitioner) a map amendment to rezone the properties generally located south of 173rd Street, east of Oak Park Avenue, and north of North Street from the Downtown Core (DC) Zoning District to the Civic (CV) Zoning District. The purpose for this request is to provide proper zoning for the future Harmony Square Plaza development and all related structures on site. Site Plan and Final Plat approval are also being considered at the meeting.

Receive Comments from the Public Good of the Order Adjourn Meeting



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

October 19, 2023

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 19, 2023,

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for October 19, 2023 at 7:00 p.m.

Jarell Blakey, Management Analyst, called the roll.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Steve Sepessy
Absent Plan Commissioners:	Angela Gatto Kehla West
Village Officials and Staff:	Patrick Carr, Village Manager Michael Pasquinelli, Village Attorney Dan Ritter, Community Development Director Jason Engberg, Planning Manager Lori Kosmatka, Associate Planner Jarell Blakey, Management Analyst
Petitioners:	Bob Goes (item 1) John Schiess (item 2) Pat Curran (item 3)
Members of the Public:	John Pavlik (item 3) Janet Gallagher (item 2 & 3) Karen Stalmack (item 3) Jessica Frank (item 3) John Stalmack (item 3) David Brueggemann (item 3) Brian Meyer (item 3) Chuck Latronico (item 3) Sara Nolan (item 3)

Jack Coyle (item 3) Tim Moriarty (item 3) Katherine Peplinski (item 3)

COMMUNICATIONS -

none

APPROVAL OF THE MINUTES - Minutes of the October 5, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER seconded by COMMISSIONER to approve the October 5, 2023 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 19, 2023 REGULAR MEETING

ITEM 1: PUBLIC HEARING – TINLEY BOWL – CONCESSIONS BUILDING ADDITION – 7601 183RD STREET – SPECIAL USE, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Cassie Beno on behalf of Tinley Bowl a Special Use for a Substantial Deviation of the Hickory Creek Business Center for the development of a concessions building and athletic courts at 7601 183rd Street. Site Plan/Architectural Approval is also being considered at the meeting.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Steve Sepessy
Absent Plan Commissioners:	Angela Gatto Kehla West
Village Officials and Staff:	Patrick Carr, Village Manager Michael Pasquinelli, Village Attorney Dan Ritter, Community Development Director Jason Engberg, Planning Manager Lori Kosmatka, Associate Planner Jarell Blakey, Management Analyst
Petitioners:	Bob Goes, RKG Design
Members of the Public:	None

CHAIRMAN GRAY introduced item #1 and then requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing; COMMISSIONER MANI seconded. CHAIRMAN GRAY requested a voice vote, the motion was declared carried.

CHAIRMAN GRAY certified that legal notice was posted in accordance with state law and informed that anyone wishing to speak on the matter could do so after staff presents their report.

Jason Engberg, Planning Manager presented the staff report

CHAIRMAN GRAY asked the petitioner if he wished to speak but he declined.

COMMISSIONER HAMILTON noted he had no questions.

COMMISSIONER MANI commented that he is excited to see the business expanding.

COMMISSIONER GASKILL made no comment

COMMISSIONER MARAK asked if there would be any parking concerns as a result of the project.

Jason Engberg said that the additional volleyball pits would not create a parking problem. He added that the development is overparked relative to the requirements in the Zoning Ordinance. Dan Ritter said that there are additional areas on-site to add parking in the future if it is needed.

COMMISSIONER SEPESSY stated that he feels it is a good plan and he is pleased with the project as proposed.

CHAIRMAN GRAY said he felt the plans were a big upgrade to the site and that he liked that the Petitioner proposed adding landscaping. He added that he liked the overhead doors.

CHAIRMAN GRAY called on the audience for public comment; none came forward.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPPESSY made the motion and COMMISSIONER MANI seconded. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the motion carried.

Staff presented the standards

CHAIRMAN GRAY requested a motion regarding the Special Use Permit.

COMMISSIONER GASKILL made a motion to recommend the Village Board grant a Special Use Permit for a Substantial Deviation to the Hickory Creek Business Center PUD to allow for the construction of an accessory building and athletic courts to the Petitioner, Cassie Beno of Tinley Bowl, at 7601 183rd Street in the ORI-PD (Office and Restricted Industrial, Hickory Creek Business Center PUD) Zoning District, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 19, 2023 staff report. COMMISIONER MANI seconded.

CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Site Plan/Architectural Approval.

COMMISSIONER HAMILTON made a motion to grant Site Plan/Architectural Approval to the Petitioner, Cassie Beno of Tinley Bowl, to allow for the construction of an accessory building addition and athletic courts at 7601 183rd Street in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 19, 2023 staff report, subject to the following

condition: The Petitioner must submit evidence to the Village of the Petitioner's application, if necessary, to the Cook County Department of Transportation and Highways to install required parkway tree(s) prior to the issuance of any building permit. COMMISSIONER SEPESSY seconded.

CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted that the item will go to the November 7th Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 19, 2023 REGULAR MEETING

ITEM 2: PUBLIC HEARING – SPLISH SPLASH CAR WASH – 7130 171st STREET – SPECIAL USE, VARIATION, FINAL PLAT, PLAT OF DEDICATION, SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Iftekhar Syed of Tinley Park Properties LLC (dba Splish Splash Car Wash) a Special Use for an Automobile Car Wash and a Variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Code. The petitioner is requesting the Special Use and Variation to permit site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district. Site Plan and Plat approvals will also be considered at the meeting.

Present Plan Commissioners:	Chairman Garrett Gray James Gaskill Terry Hamilton Eduardo Mani Andrae Marak Steve Sepessy
Absent Plan Commissioners:	Angela Gatto Kehla West
Village Officials and Staff:	Patrick Carr, Village Manager Michael Pasquinelli, Village Attorney Dan Ritter, Community Development Director Jason Engberg, Planning Manager Lori Kosmatka, Associate Planner Jarell Blakey, Management Analyst
Petitioners:	John Schiess
Members of the Public:	Janet Gallagher

CHAIRMAN GRAY introduced item 2 and requested a motion to open the public hearing. COMMISSIONER GASKILL made a motion to open the public hearing. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor.

CHAIRMAN GRAY certified that legal notice was posted in accordance with state law and informed that anyone wishing to speak on the matter could do so after staff presents their report.

Lori Kosmatka, Associate Planner presented the staff report.

CHAIRMAN GRAY asked the Petitioner if they wished to speak.

CHAIRMAN GRAY swore in John Schiess.

John Schiess introduced himself and asked if there were any questions. He mentioned that his team had addressed the open items discussed during the workshop meeting.

CHAIR GRAY requested commissioner comment

COMMISSIONER SEPESSY stated that he is impressed with the project.

COMMISSIONER MARAK stated that he is looking forward to the improvement of the site.

COMMISSIONER GASKILL had no comment

COMMISSIONER MANI stated that the project looks nice.

COMMISSIONER HAMILTON commented that he is excited to see the site be brought back into use.

CHAIRMAN GRAY asked the petitioner how the stacking at the site will work during peak times.

John Schiess explained that on-site attendants and adjustable tunnel speed will be used during peak times to ensure vehicle flow, and that there will be a bypass lane in case of emergencies.

CHAIRMAN GRAY commented that his primary concern is traffic spillover onto the road at a major intersection.

John Schiess said the traffic report indicates that the site design will function properly.

CHAIRMAN GRAY requested if the public wanted to speak on this item

CHAIRMAN GRAY swore in Janet Gallagher.

Janet Gallagher noted concerns with traffic flow when entering and exiting the site at a busy intersection. Then asked is it possible to restrict left turns.

Lori Kosmatka answered that there will be a no left turn sign.

Janet Gallagher asked if there are any residential properties to the north that will be impacted by the development.

Lori Kosmatka said the property to the north is zoned commercial.

Daniel Ritter, Community Development Director commented that the residential area is offset far enough that there should be no nuisance to those residents.

CHAIRMAN GRAY asked if a driveway would connect to the property to the west. He noted the area where a driveway would go is proposed as a parking area.

Dan Ritter said that in the future, if the property to the west is redeveloped, that property will be required to build a connection to the subject property.

CHAIRMAN GRAY requested a motion to close the public hearing. COMMISSIONER SEPESSY made a motion to close the public hearing; COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the motion carried.

Lori Kosmatka presented the standards.

CHAIRMAN GRAY requested a motion regarding the Special Use Permit.

COMMISSIONER HAMILTON made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Iftekhar Syed of Tinley Park Properties LLC to permit an Automobile Car Wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the October 19th, 2023 Staff Report, subject to the following conditions:

- 1. Approval is subject to final engineering plan review and approval.
- 2. Approval is subject to the approval of the Plat of Cross-Access Easement and Plat of Dedication of Right-of-Way by the Village Board and recording of the Plat of Cross-Access Easement with the County Recorder of Deeds prior to issuance of a building permit.
- 3. Proposed signage (including but not limited to Wall Signs on building and canopy) are not approved with the zoning entitlement, and will require code compliance or future Variation request and approval. The existing nonconforming "pole" ground sign may be maintained and refaced per Sign Code provisions.
- 4. If the three southwest parking stalls are removed to utilize the cross-access easement in the future, then the three southern stalls in the main row shall be for the three employees.

COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Variation.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant the Petitioner, Iftekhar Syed of Tinley Park Properties LLC a variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Ordinance to increase the property's maximum curb cut width from thirty feet (30') to forty-one and three/tenths feet (41.3'), in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the October 19th, 2023 Staff Report.

COMMISSIONER MANI seconded the motion. CHAIRMAN GRAY requested a roll call vote; all

were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Site Plan/Architectural Approval.

COMMISSIONER HAMILTON made a motion to grant the Petitioner, Iftekhar Syed of Tinley Park Properties LLC, Site Plan and Architectural Approval to permit building and site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash on the property located at 7130 171st Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Special Use Permit, Plat of Cross-Access Easement and Plat of Dedication of Right-of-Way by the Village Board.
- 2. Site Plan Approval is subject to final engineering plan review and approval.
- 3. Final colors and materials shall be subject to review and approval by Village staff at permitting to ensure uniformity. All new and existing brick must match.
- 4. Selection of the permeable pavers within the east drive aisle and the west bypass lane will be subject to Village staff review and approval in the permitting process.
- 5. All canopy trees will require four inch caliper at installation.

COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Plat of Easement.

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval for the Petitioner, Iftekhar Syed of Tinley Park Properties LLC, Plat of Cross-Access Easement for the property located at 7130 171st Street, dated October 10, 2023, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.

COMMISSIONER SEPESSY seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY requested a motion regarding the Plat of Dedication.

COMMISSIONER SEPESSY made a motion to recommend that the Village Board grant approval for the Petitioner, Iftekhar Syed of Tinley Park Properties LLC, Plat of Dedication for Public Street to the Village for the property located at 7130 171st Street, dated May 16, 1989, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney.

COMMISSIONER GASKILL seconded the motion. CHAIRMAN GRAY requested a roll call vote; all were in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY informed the Petitioner that the item will go to the Village Board on

November 7th, 2023.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 19, 2023 REGULAR MEETING

ITEM 3: PUBLIC HEARING – WEST POINT AT HARMONY SQUARE, 67th CT. & NORTH ST. SPECIAL USE, VARIATIONS, REZONING, TEXT AMENDMENT, FINAL PLAT, AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Iftekhar Syed of Tinley Park Properties LLC (dba Splish Splash Car Wash) a Special Use for an Automobile Car Wash and a Variation from Section III.H.2. (Permitted Encroachments in Required Yards, Commercial Zoning District, Driveways) of the Zoning Code. The petitioner is requesting the Special Use and Variation to permit site improvements to convert an existing nonconforming manual bay car wash to an automated tunnel car wash at 7130 171st Street in the B-3 (General Business & Commercial) zoning district. Site Plan and Plat approvals will also be considered at the meeting.

Present Plan Commissioners:	Chairman Correct Croxy
Present Plan Commissioners:	Chairman Garrett Gray James Gaskill
	Terry Hamilton
	Eduardo Mani
	Andrae Marak
	Steve Sepessy
Absent Plan Commissioners:	Angela Gatto
	Kehla West
Village Officials and Staff:	Patrick Carr, Village Manager
	Michael Pasquinelli, Village Attorney
	Dan Ritter, Community Development Director
	Jason Engberg, Planning Manager
	Lori Kosmatka, Associate Planner
	Jarell Blakey, Management Analyst
Petitioners:	Pat Curran
Members of the Public:	John Pavlik
	Janet Gallagher Karen Stalmack
	Jessica Frank
	John Stalmack
	David Brueggemann
	Brian Meyer
	Chuck Latronico

Sara Nolan Jack Coyle Tim Moriarty Katherine Peplinski

CHAIRMAN GRAY introduced item 3 and requested a motion to open the public hearing. COMMISSIONER MARAK made a motion to open the public hearing. Second by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote; all were in favor.

CHAIRMAN GRAY certified that legal notice was posted in accordance with state law and informed that anyone wishing to speak on the matter could do so after staff presents their report.

Dan Ritter, Community Development Director presented the staff report.

CHAIRMAN GRAY invited the Petitioner to present their presentation.

CHAIRMAN GRAY swore in Pat Curran.

Pat Curran of West Point Builders presented the revised plans and highlighted the proposed changes. Dan Ritter noted that a traffic analysis indicated the street network has capacity to accommodate the proposed development.

CHAIR GRAY requested comment from the Commission.

COMMISSIONER SEPESSY stated he had no comment.

COMMISSIONER MARAK asked if the proposed on-street parking will be available to the public. Pat Curran confirmed that on-street spaces will be public.

COMMISSIONER GASKILL asked if townhouses were part of the Village's plan for Harmony Square. Dan Ritter said that townhouses have always been part of the Village's plans for the area and that the project is generally in line with what has been proposed by the Village for about the last twenty years.

COMMISSIONER HAMILTON said that it looked like the Petitioner had made a good-faith effort to address issues raised previously.

COMMISSIONER MANI asked if the plan for the area always proposed higher residential density. Dan Ritter said that the Legacy Plan permits five story buildings on the former Central Middle School portion of the property and seven stories on the remainder of the property. He noted these building heights would allow for much greater density than the Petitioner is proposing. He noted that these building heights are intended to encourage Transit Oriented Development and support local small businesses by bringing more residents into the downtown area. He said the plan has been in place since 2011.

COMMISSIONER MANI asked about the Citizen Advisory Committee. Dan Ritter said any

committee predates his time at the Village. He also noted that a committee was used to develop the Legacy Plan and Legacy Code.

CHAIRMAN GRAY said that he has attended Plan Commission meetings for the last twenty years as a commissioner and as a member of the public. He said that an intensification of development surrounding the train station has been the vision for at least the last twenty years. He said that plans change as the public, leadership, and the market change, and some projects come to fruition while others stall or fail. He said that it's important to consider the Village's plan for the area as it exists today instead of discussing what may have happened years ago.

COMMISSIONER MANI said that he was referring to discussions that happened in 2017 about downtown. Dan Ritter said that some of that discussion is used to give feedback to developers for their proposals. Dan Ritter gave the examples of the developer not proposing a building that takes advantage of the maximum building height and adding townhouses rather than additional multi-unit buildings.

CHAIRMAN GRAY said he appreciated the developer responding to public comment by changing the design of the townhouse area and removing the carports. He also said he was okay with the faux façade proposed for the North Street frontage. He said he agreed with COMMISSIONER HAMILTON that the developer made a good faith effort to respond to public comment.

COMMISSIONER GASKILL said that private parking will not impact traffic flow and that traffic will be increased. Dan Ritter said the traffic report says the street network is adequate to handle the increase in vehicle trips. He said that the previously approved movie theater would have generated substantially more vehicle trips. COMMISSIONER GASKILL said that he agrees the streets can handle the increased traffic but asked whether the current residents could handle the traffic. CHAIRMAN GRAY said the traffic report was prepared by traffic engineers and it says the streets can handle the increased vehicle traffic. COMMISSIONER GASKILL asked about the impact on current residents. Dan Ritter said the report did not consider individual homes, only the street network.

CHAIRMAN GRAY asked if anyone from the public wished to speak. He notified the audience to approach the dais, sign in, and be sworn in.

John Pavlik was sworn in. He said he was worried about traffic and the proposed development pattern.

<u>Janet Gallagher</u> was sworn in. She said she was worried about speeding and traffic. She also said she was worried about school enrollment.

<u>Karen Stalmack</u> was sworn in. She said the project is a Planned Unit Development. She also said she did not want to live near low-income people. She said she did not want taxpayers to pay for public infrastructure downtown. She said she wanted to know the developer's timeline for starting and completing the project. She asked about the acreage; Dan Ritter said the property is 4.42 acres total. He added that the project is not a Planned Unit Development. Karen Stalmack asked why the developer was requesting variances. CHAIRMAN GRAY asked her to repeat her comments on traffic from the PUD regulations. He asked Dan Ritter if the traffic engineer was present. Dan Ritter said no. Karen Stalmack said she has not seen any plans. CHAIRMAN GRAY said they are available online and that printing out the full packet is not reasonable. He said that the professional engineer that prepared the report should be present to address accusations that the traffic report is not accurate. COMMISSIONER GASKILL repeated that he did not think the traffic report considered whether existing residents could handle increased vehicle traffic. CHAIRMAN GRAY said the report was prepared by a professional and it says the street network can accommodate the vehicle traffic generated by the new development. CHAIRMAN GRAY said that the traffic report analyzed future traffic, not only existing traffic. He added that if the engineer was present, they could explain the report in more detail. Karen Stalmack said she does not want to wait to cross the street if there is increased traffic. She asked if there were five-story buildings in an already built development and then said that there were not any. She mentioned something about commercial and office developments in Orland Park. She said that she heard that another project by the developer used low quality materials. She accused the developer of using low quality materials for this project. She asked a member of the developer's team if the developer has built anything in his home neighborhood. She said she is concerned about fires. She asked why the townhouses would be built first. She asked Dan Ritter how old he was and asked if he was like a former Community Development Department director. CHAIRMAN GRAY directed her to not ask for personal information from Staff and asked that she understand that plans change. Karen Stalmack asked the developer how many square feet were eliminated with the elimination of three townhouse units in the revised plans. The developer responded by saying that all proposed unit types are around 1,500 to 1,800 square feet and that the units exceed the minimum square footage requirements.

Janet Gallagher came back up to the dais to say that a traffic report does not consider the surrounding neighborhood. CHAIRMAN GRAY said that is not the case, but that the traffic engineers could explain their methodology better. Janet Gallagher commented on the availability of parking for the VFW. CHAIRMAN GRAY asked the audience whether anyone in the audience read the traffic report and asked whether the report said that the surrounding neighborhood is not considered. He said that the professionals said the street network can accommodate additional trips. Janet Gallagher said trains sometimes cause traffic. She said she is worried about privacy and property values.

<u>Jessica Frank</u> was sworn in. She said there is already traffic in the neighborhood, and the people that live immediately adjacent to the proposed development should have more of a say than a traffic engineer's traffic report. She said that there is traffic during events and that there is no parking. She said she was worried about school enrollment. She said there are commercial vacancies downtown.

<u>John Stalmack</u> was sworn in. He said that he used to be an attorney. He said that the traffic study was the engineer's opinion. CHAIRMAN GRAY said that the study is an official report and that the engineer stamped it. John Stalmack said the traffic report findings differ from his and his neighbors' experiences with traffic in the neighborhood. He said he doesn't like it when people turn around in his driveway.

David Brueggemann was sworn in. He asked about east-west pedestrian connectivity. He asked someone from the Petitioner's team whether the sidewalk would be public or private. Someone

from the Petitioner's team responded that it will be private. CHAIRMAN GRAY said nothing in the staff report indicates that the public will be restricted from using the sidewalk. David Brueggemann said the traffic report considered the development a transit-oriented development and asked that the Village go back to the traffic engineer to reassess the conditions as a non-transitoriented development. CHAIRMAN GRAY said the traffic engineer can explain how the analysis works. David Brueggemann asked if any additional public parking is added from the last proposal. Someone from the Petitioner's team said there is not. CHAIRMAN GRAY said there are other parking lots in the area. David Brueggemann commented on the proposed density and compared it to the density of other developments further from the center of downtown.

Brian Meyer was sworn in. He said he thinks the proposed buildings are too tall.

<u>Chuck Latronico</u> was sworn in. He said the proposed development does not have enough green space. He asked if the development is rental or fee simple. Dan Ritter said it is not the Village's project. Chuck Latronico said he does not want rental properties across the street from his house. COMMISSIONER MARAK said the Fair Housing Act prohibits the Plan Commission and staff to discuss current, proposed, or future ownership and ownership must not be a consideration for the project to proceed. Chuck Latronico asked what price units would be rented for. Dan Ritter said the Village cannot discuss ownership. Chuck Latronico asked if the project was receiving TIF funding. Dan Ritter said there is a development agreement but that he did not have the details of that agreement. He added that the development agreement and any TIF funding are not relevant to the requests before the Plan Commission.

Sara Nolan was sworn in. She said she was worried about overcrowding.

<u>Jack Coyle</u> was sworn in. He asked what the sequence of developments in the area will be. CHAIRMAN GRAY said he did not have information on phasing. Dan Ritter said there is a lot of underground infrastructure work concurrently with plaza construction and that the utility work is necessary to construct the townhouses and mixed-use building. Jack Coyle asked about limits on units per acre. Dan Ritter said there are not density restrictions.

<u>Tim Moriarty</u> was sworn in. He said he thinks there are good aspects to the project. He said he graduated from Tinley Park High School when over 1,300 students were enrolled and said there are fewer students now. He said he likes the design of the Boulevard building on South Street and that it makes Tinley Park distinct. He said developments like the Boulevard will help businesses downtown.

<u>Katherine Peplinski</u> was sworn in. She said the traffic study did not consider traffic during special events. She said she was concerned about parking. Dan Ritter said the purpose of the traffic study was to examine the vehicle traffic impact of the proposed development, not the plaza development. He added that a new parking lot will be constructed on the west side of Oak Park Avenue to accommodate visitors to the plaza. COMMISSIONER MARAK said the community's broader vision for neighborhoods will be part of the upcoming comprehensive plan. Dan Ritter said public engagement for the comprehensive plan project will be very important.

Jessica Frank came back up to the dais. She said she was worried about vehicle traffic in the Village

in general.

Janet Gallagher came back up to the dais. She asked if public comment mattered. She said she wanted luxury townhouses with high-income residents. She said that no one ever asked the neighborhood what it wanted for the property. CHAIRMAN GRAY said the Petitioner revised plans after hearing public comment. He said that public input is important. He suggested continuing the public hearing so that the traffic engineer can address concerns raised during public comment.

Someone from the audience asked if the traffic report was available for review. CHAIRMAN GRAY said the report is included in the packet online.

COMMISSIONER GASKILL said he is in favor of continuing the public hearing so that the traffic engineer can be present. He said he was concerned about density.

CHAIRMAN GRAY said he wanted the traffic engineer present to explain the traffic report.

COMMISSIONER MANI asked what an appropriate density is for quality of life.

COMMISSIONER SEPESSY made a motion to continue the public hearing to the next meeting. COMMISSIONER HAMILTON seconded the motion. CHAIRMAN GRAY requested a voice vote. CHAIRMAN GRAY, COMMISSIONERS GASKILL, HAMILTON, MANI, and SEPESSY voted in the affirmative; COMMISSIONER MARAK voted in the negative. CHAIRMAN GRAY declared that the ayes had it and that the public hearing was continued to the November 2, 2023 Plan Commission meeting.

CHAIRMAN GRAY asked Dan Ritter to have someone from the traffic engineer's office available at the next Plan Commission meeting. Dan Ritter confirmed he would do so.

Good of the Order

Dan Ritter said Commissioner Kurt Truxal stepped down from the Plan Commission.

He said that the Village purchased the former Sports Station property and that the building will be torn down.

Receive Comments from the Public

None came forward.

Adjournment

CHAIRMAN GRAY requested a motion to adjourn the meeting.

COMMISSIONER GASKILL made a motion to adjourn the meeting; COMMISSIONER MANI seconded the motion. CHAIRMAN GRAY requested a voice vote; all were in favor. He declared the meeting adjourned at 9:57 p.m.



Date: November 2, 2023

To: Plan Commission

From:Daniel Ritter, AICPCommunity Development Director

Subject: Item 1 – West Point at Harmony Square

Item 1 on the meeting agenda for the public hearing for the West Point at Harmony Square development that was originally continued from the September 7, 2023, and most recently at the October 19, 2023, meeting and with around 5 hours of public comment already on record. The Plan Commission continued the hearing specifically requesting KLOA to attend to give an overview of their analysis. KLOA is working to see if they can attend but with short notice it has not been confirmed yet. To-date no Commissioners have sent in specific questions or concerns for KLOA to be answered at the meeting. Commissioners are still encouraged to send any questions or concerns to staff ahead of the meeting, so that they have time to be properly addressed.

The Petitioner's proposed plans have not changed from the October 19, 2023, meeting and remain available on the Village's website in that meeting packet. The Staff Report for that meeting is attached to this memo for reference of the drafted Findings of Fact and recommended motions.

It is requested that the specific zoning requested it is related to is noted so that the findings of any information or questions can be correctly associated with the recommendation. Please also note that reasoning for a vote should be given if contrary to the drafted findings so that they can be adjusted for the recommendation given to the Village Board. Also note that the Variations have been drafted together to help expedite the need to make separate motions, but any variations can be broken out for separate votes.

Attachment





Petitioner

West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC

Property Location

North Street, 67th Court & 67th Avenue

PINs

28-30-407-007-0000, 28-30-407-008-0000, 28-30-404-025-0000, & 173rd St. right-of-way

Zoning

DG (Downtown General) & DC (Downtown Core)

Approvals Sought

- Special Use Permit
- Site Plan/Arch. Approval
- Variations
- Final Plat Approvals
- Rezoning
- Text Amendment

Project Planner

Daniel Ritter, AICP Com. Dev. Director

Jason Engberg, AICP Planning Manager

PLAN COMMISSION STAFF REPORT

October 19, 2023 – Public Hearing

West Point at Harmony Square

67th Court and North Street

EXECUTIVE SUMMARY

The Petitioner is requesting Site Plan/Architecture Approval, a Special Use, Final Plat of Subdivision, Plat of Vacation, Rezoning, Variations, and a Text Amendment for the mixeduse West Point at Harmony Square development. The project includes a 5-story mixeduse building on North Street with approximately 4,350 sq. ft. of commercial space (fronting the future Harmony Square Plaza) and 63 residential units. Amenities include a rooftop terrace overlooking the plaza, a fitness center, bike storage, community room, covered parking, open space, and onsite office. Additionally, the development includes 60 townhome units at the former site of Central Middle School (revised from the originally proposed 63 townhome units). The project is proposed to be constructed in one phase, but construction is expected to begin on the townhome portion first due to utility and engineering work required closer to the plaza.

The text amendment request is based on staff feedback and will relocate the required street-level commercial space from North Street to front the Harmony Square Plaza. The commercial space facing the plaza will help activate the space (which was not originally contemplated at this location). The project includes the vacation of approximately .531 acres of right-of-way (ROW) along 173rd Street that will be deeded to the developer and consolidated with the property to support this development. The development includes improvements to the adjacent sidewalks and streetscape areas. The development scale is consistent with the vision of the Legacy Plan and Transit Oriented Development (TOD) principles by providing residential density near mass transit. Through these principles, the Village will be able to attract stable commercial users that will serve residents of the project and the community, thereby contributing to the economic health and vitality of the downtown area and Village as a whole.

CONTINUATION OF THE PUBLIC HEARING

The public hearing for these requests was opened and conducted on September 7, 2023. After the public and Petitioner made their comments on the proposed requests, the Plan Commission voted to continue the public hearing to the next regularly scheduled meeting and directed the petitioner to look at possible revisions based on that feedback. The public hearing for these requests was continued at the September 21st and October 5th meetings to allow time for revisions to be made.

The Petitioner has taken the comments given at the initial meeting and is attempting to alter the layout of the townhome development to provide more parking options and availability. Parking has now been supplied behind each garage unit and the total available parking has increased from 120 to 240 spaces for 60 units (reduced from 63). The revised layout includes removal of the private open space area originally proposed along 67th Avenue. Additionally, the townhomes architecture side elevations were adjusted to improve the appearance for units with building sides that face towards 67th Avenue. These changes were made to give it the same feel and appearance as the buildings' front elevations.

The Petitioner has not altered the previous zoning requests except to add an additional curb cut needed for circulation and is still seeking a positive recommendation from the Plan Commission.

Staff notes that any on-street parking and roadway planning shown on the plan documents is conceptual and the final design and layout of all rights-of-way is subject to the Village's final engineering and Public Works review/approval. The overall design and location of on-street parking is yet to be determined.

It is also noted that it is expected a temporary public parking lot will be constructed on property owned by the Village that is on the west side of Oak Park Avenue, north of Midlothian Creek and south of Evon's Trophies. The parking lot is meant to assist in parking demand needed during the busiest events like the Downtown Block Party and Music in the Plaza.

Traffic Analysis

A traffic report was conducted for the development by transportation planning consultant KLOA (Kenig Lindgren O'Hara Aboona). The report indicates sufficient capacity in the existing roadway system to accommodate the additional trips from the proposed development. The overall roadway system aligns with the adopted Legacy Plan from 2009, which included a more in-depth analysis of the downtown and roadway framework to ensure it could support the desired development. The plan anticipated a higher density of residential and commercial areas along North Street than proposed in the Petitioner's current submittal. School traffic (vehicles, pickup/drop-offs, and buses) prior to the 2004 demolition of the school also adequately functioned within the existing roadway network.

PROPOSED REQUESTS

The in-depth details of this request can be found in the attached Staff Report from the September 7, 2023, meeting. The only change in the Petitioner's requests from the original proposal, was to add an additional curb cut on 67th Ave. Requests are summarized as follows:

Text Amendment - Public Hearing

A text amendment to *Section XII.2.A.3* to relocate a segment of the frontage designated as "Street-Level Commercial Required" from a certain segment of North Street to a certain segment of the 67th Court extension.

Rezoning - Public Hearing

Rezone the vacated portion of 173rd Street right-of-way to the DC (Downtown Core) Zoning District.

Special Use – Public Hearing

A special use request to allow accessory residential uses on the street level in a mixed-use building.

Variations - Public Hearing

- 1. Five studio units to be permitted at a minimum of 705 sq. ft. instead of the minimum 800 sq. ft. size. For a residential dwelling (Sec. V.C.2).
- 2. Permit residential parking that is not within or below the building envelope or an attached parking structure. 24 required stalls are required to still have a carport covering or approved parking structure (Sec. XII.3.C.3.d.).
- 3. Permit floors 2-5 to be setback 24' instead of the permitted maximum of five feet (5') (Sec. XII.2.A.2.9.).
- 4. Permit a reduction of the required 60% of all street frontage facades on a commercial building to be transparent windows. Opaque, non-mirrored" windows shall be permitted on the three non-primary facades (Sec. XII.3.B.6.a.).
- 5. Permit 57.5 sq. ft. development wall signs on the west (67th Ct.) and south (North Street) facades to be placed at the top of the 5th floor parapet as shown on the elevation (Sec. XII.4.E.8.).
- 6. Permit 6 sq. ft. in size, 4 ft. high identification signs at the private park and dog park areas (Sec. XII.4.E.16.).
- 7. Permit two 15 sq. ft. in size, 68 inch high townhome development entrance ground signs to be setback a minimum of two feet from the property lines (Sec. XII.4.E.14.).

- 8. Permit Commercial Depth of 45' instead of the minimum 50' where street-level commercial is required (Sec. XII.2.A.4.).
- 9. Permit additional driveway curb cut/access points along 67th Ave and North Ave. This would permit 6 access points instead of the maximum of 2.

Final Plats - Review/By-Right

Plat of Vacation The vacation of a 0.531-acre area of the 173rd Street right-of-way.

Plat of Subdivision

Consolidation of existing lots into two lots for the townhome development and mixed-use structure development.

Site Plan/Architectural Approval – Review/By-Right

The submitted plans for a mixed-use structure on Lot 2 of the site and for approximately 63 townhome units (as amended) on Lot 1 of the site. All plans are attached to this Staff Report.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that the following standards are met. Staff has provided draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance.
 - The Legacy Plan specifically calls for maximizing the number of people living within walking distance of the train station. The project will have the potential to bring, at a minimum, 126 new residents to the downtown area near the commuter line. The new commercial storefronts adjacent to the Harmony Square Plaza and overall site design are in conformance with the goal of having a walkable downtown with a strong economic center.
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
 - The mixed-use building and townhomes are permitted within their respective Zoning Districts and are compatible with the commercial service uses preferred in the downtown area.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
 - The mixed-use and townhome buildings provide for a consistent style of architecture without being monotnous. The first-floor retail storefront provides for varying materials with the use of brick, stone, fabric and metal awnings, light fixtures, and recessed doorways. The upper floors utilize balconies and a mixture of brick, stone, fiber cement panel siding, cornices, and trim to create interest. The overall appearance is traditional in nature to help complement the existing downtown buildings.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - The proposed improvements provide new commercial space, increasing the availability of downtown commercial space, and will add residents within walking distance to support downtown businesses. The Village will be able to attract commercial users that will serve residents of the project, the community and beyond, thereby contributing to the economic health of the downtown area and the village overall.

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 for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - The incorporation of ground-floor residential amenities will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The uses are incorporated with the overall design of the first-floor lobby area and will be built to meet all building codes.
- 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 inclusion of ground-floor residential amenities will not be injurious to the use and enjoyment of other properties in the immediate vicinity. There is a train station across the street and a mix of commercial and residential uses surrounding the property.
- 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;
 - Having residential amenities on the first floor will not impede the normal development of the downtown, however these uses will not generate sales tax revenue the community hopes to achieve with downtown redevelopment. In the future, the amenity space could be converted in whole or part to commercial space.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - As part of this development, the adjacent roadways will be reconstructed according to the Village's streetscape and roadway plans. A regional pond, which was established on the Panduit Site, is providing the necessary stormwater management that normally would have been required on 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 residential amenities will only be accessed from the interior lobby area of the mixed-use building. Since these areas will only be utilized by the residents living in the apartments, there will not be any issues of increased traffic on the public streets.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The 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 DC (Downtown Core) District for this area requires first floor commercial space. The residential amenity space is permitted by Special Use.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The Special Use will add required commercial space along the future 67th Court extension at the corner of South Street, adjacent to the future Harmony Square Plaza. The DC (Downtown Core) District requires ground floor commercial space. Although a portion of the ground floor of the mixed-use building will be occupied by resident amenity space, the development adds available commercial space downtown. The amenity space will not generate additional foot traffic for businesses; however it will enhance the living experience of future residents of the building.

It is 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 variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire and a new owner would be required to receive a new approval.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has provided the following draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - The Variations are based upon the existing market conditions and available space on the property. The requests have been minimized whenever possible but allow the preferred development pattern to occur. Resident amenities have been maximized where there is available space.
- 2. The plight of the owner is due to unique circumstances.
 - Most of the Legacy and Zoning Code requirements have been met by the Petitioner with only a few changes that have been minimized where possible that allow for the project to be financially viable and fit within the site's size constraints. The overall proposal fits within the visions and plan for their respective Districts.
- 3. The Variation, if granted, will not alter the essential character of the locality.
 - The Variations do not change the character of the area and have been minimized where possible to keep in line with the existing development pattern, Legacy Plan and Legacy Code requirements.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review by the Plan Commission.

<u>Architectural</u>

- 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 of 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.

<u>Site Design</u>

- 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 crosswalk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is 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, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Text Amendment)

"...make a motion to recommend the Village Board amend Sec. XII.2.A.3. of the Zoning Ordinance (Legacy District) "Downtown Core Regulating Plan" to relocate a segment of the frontage designated as "Street-Level Commercial Required" from a certain segment of North Street to a certain segment of the 67th Court extension as proposed in the October 19, 2023 staff report."

Motion 2 (Zoning)

"...make a motion to recommend the Village Board grant West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, a rezoning of the vacated portion of the 173rd Street right-of-way to the DC (Downtown Core) Zoning District, subject to the condition that the Plat of Vacation is reviewed and approved by the Village Attorney, Village Engineer, and Village Board."

Motion 3 (Special Use)

"...make a motion to recommend the Village Board grant a Special Use Permit to allow "Accessory Residential Uses on the Street Level in a mixed-use building" to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, in the DC (Downtown Core) Zoning District, where street-level commercial is required in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 19, 2023 staff report, subject to the following conditions:

- a) The "Accessory Residential Uses on the Street Level in a mixed-use building" must not occupy more than 93 feet 8 inches (49%) of the proposed building frontage on the 67th Court extension.
- *b)* Approval is subject to final engineering reviews and approval.
- *c)* Approval is subject to approval by the Village Board of all other related zoning requests.
- d) As required by Village Ordinance, any changes in ownership require a new Special Use Approval.
- e) The commercial architectural character of the residential uses must be maintained to create a uniformed commercial frontage appearance. The architecture and character of the exterior frontage of the "Accessory Residential Uses on the Street Level in a mixed-use building" must be designed and maintained to give the appearance of a storefront substantially similar to that of the commercial spaces occupying the ground floor.

Motion 4 (Variations)

"...make a motion to recommend the Village Board grant nine Variations from the Zoning Ordinance as listed in the October 19, 2023, Staff Report to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, to permit the construction of a development consisting of townhomes and a mixed-use five-story building at North Street and 67th Court, in accordance with the plans submitted and adopt the Findings of Fact as proposed in Staff Report, subject to the following conditions:

- a) Revised plans with all updates to the design of the parking lot, garage entrances, and elevations as noted in the staff report and discussed during the public hearing must be revised prior to the Village Board approval.
- *b)* Approval is subject to final engineering review and approval, and may, at the sole discretion of the Village, require revisions to the proposed streetscape to comply with the Village's forthcoming streetscape plan.
- c) All required parking stalls for dwelling units must be covered, situated within the mixed-use building garage, or, if approved by the Village, covered by carport canopies or within accessory garages. either interior to the building,
- *d) "Faux"/opaque windows specifications and design must be reviewed and approved by staff prior to permitting and installation. Windows must not be mirrored.*

Motion 5 (Site Plan/Architectural Approval)

"...make a motion to g2023, Site Plan/Architectural Approval to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, for the development of 63 townhomes and a 5-story mixed-use building with commercial space and 63 units at North Street and 67th Court in accordance with the plans submitted and adopt the Findings of Fact as proposed in the October 19, 2023 staff report, subject to the following conditions:

- a) Revised plans with all updates to the parking lot, garage entrance, and elevations as noted in the staff report and public hearing, must be revised prior to the Village Board approval.
- *b)* "Public Event signage" areas on the North Street facade must be comprised of glazing to give the appearance of windows when not utilized. "Public Event Signage" must not be used for commercial signage purposes and must be left empty when not utilized by the Village, or other public agency.
- *c)* Commercial signage must be of a consistent style and mounting design as noted on the plans. Any signage without a variation must comply with the zoning code requirements.
- d) Approval is subject to final engineering reviews and approval, and may, at the sole discretion of the Village, require revisions to the proposed streetscape to comply with the Village's forthcoming streetscape plan. Site-work, grading, and utility permits require prior approval by MWRD, as well as submittal of the Final Plat with all applicable signatures for recording. Foundation-only permits are not permitted unless complying with the Village's policy and are approved by the Village Board.
- *e)* The developer must obtain the necessary construction easements from the Village for the use of their property during construction.
- *f)* A minimum of one parking space to one residential unit must be provided on-site for the duration of the construction process related to any phasing of occupancies.
- *g)* All lighting fixtures and the photometric plan are subject to Village review to confirm compliance with all applicable standards.
- *h)* All rooftop HVAC and mechanical equipment must be screened by the parapet wall and must not be visible at ground level.

Motion 6 (Plat of Vacation and Subdivision)

"...make a motion to recommend approval of the Final Plat of Vacation dated June 7, 2023 and the Harmony Square Final Plat of Subdivision dated August 16, 2023 to the Petitioner, West Point Builders, Inc. on behalf of Tinley Park Main Street, LLC, subject to the following condition that it is subject to final review and approval by the Village Engineer and Village Attorney."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Overall Site Plan (Updated)	WMA	10/6/23
2	Illustrative Plan and Landscape Plan (Updated)	WPB/SL	10/6/23
3	Preliminary Traffic Impact Statement	KLOA	10/2/23
4	Updated Townhome Side Elevations	SL	10/5/23
5	Application	WPB	6/19/23
6	Combined Arch and Elevations 20230811	SL	7/27/23
7	Tinley Park Exteriors with Brick	Eleni	
8	Townhome Elevations and Floor Plans	SL	7/27/23
9	Townhome Anti-monotony plan	SL	7/27/23
10	Final Plat of Subdivision	WMA	7/18/23
11	Plat of Vacation Harmony Square 2023-06-19	Robinson	6/7/23
12	Lot 1 Engineering	WMA	7/19/23
13	Lot 2 Engineering	WMA	7/19/23
14	Sight Distance Exhibit	WMA	7/19/23
15	Photometric Plan and Fixture Cut Sheets	ITG	7/27/23
16	Harmony Square Sign Package 20230810	VanBruggen	8/10/23
17	Workshop Presentation	WestPoint/Petitioner	8/17/23
18	Updated Mixed-Use Layout with Trash Enclosure and Garage Access	WPB/SL	8/27/23



PLAN COMMISSION STAFF REPORT

November 2, 2023 – Workshop

Harmony Square Plaza

Oak Park Avenue and 173rd Street

Petitioner

Village of Tinley Park, Illinois

Property Location

Oak Park Avenue and 173rd Street

PINs

28-30-407-006-0000; 28-30-407-005-0000; 28-30-407-004-0000; 28-30-407-003-0000; 28-30-407-002-0000; 28-30-407-009-0000; 28-30-407-010-0000

Zoning

DC (Downtown Core)

Approvals Sought

- Rezoning
- Final Plat Approval
- Site Plan/Arch. Approval

Project Planner

Jason Engberg, AICP Planning Manager



EXECUTIVE SUMMARY

The Village of Tinley Park is requesting site plan/architectural, rezoning, and final plat approval for the Harmony Square Plaza and the associated structures on the site generally located south of 173rd Street, east of Oak Park Avenue, and north of North Street. The project is intended to provide a unique public space to attract residents and to experience Tinley Park's unique cultural offerings and serve as the Village's primary hub of activity. The site will include flexible open space, a stage for concerts and shows, supporting buildings, gateway features, and commercial uses fronting Oak Park Avenue.

The Village is looking to rezone the approximately 1.6 acre property from the Downtown Core (DC) Zoning District to the Civic (CV) Zoning District. This will provide proper zoning for the plaza as a public space and provide flexibility in its overall design and use. A final plat is proposed, which will combine many of the smaller parcels into a single property for the plaza and separate the main structure (Teehan's Tavern) into its own parcel. Finally, the Village is seeking approval from the Plan Commission regarding the overall site plan and architecture of the project.



EXISTING SITE BACKGROUND & PROPOSED LAND USE

The development site consists of seven (7) parcels, which are approximately 1.6 acres combined, containing vacant land, parking, and two separate commercial structures which front Oak Park Avenue and is bound by 173rd Street, Oak Park Avenue, and North Street. The existing structure located at the northeast corner of Oak Park Avenue and North Street is partially occupied by Teehan's Tavern, which has been in operation for over 100 years. The red bricked and stone structure at the southeast corner of Oak Park Avenue and 173rd Street is a mixed-use building that has now been demolished. The vacant properties once had an industrial structure on the site (most recently Tinley Ice) but was demolished in the early 2010's.

These parcels have long been planned for redevelopment as their location in the downtown and access to the Oak Park Avenue Train Station are ideal for a public space. Over the past 5 years, the Village has been working with consultants familiar with Tinley Park to design and envision the Harmony Square Plaza. The submitted plans and elevations are the result of years of visioning and deliberation on how best to utilize the space and offer residents and visitors a unique experience. The plaza will inlcude not only a public space for gathering but a separate strucutres which will support the plaza with a stage and provide a building for Teehan's to continue to operate.

ZONING & NEARBY LAND USES

The subject property is zoning Downtown Core (DC) Zoning District witin the Legacy District. The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	Downtown General Downtown Flex	Commercial Businesses Parking Lot Townhomes
East	Downtown Flex Civic	Vacant Land (Future Mixed-Use) Train Parking Lot
South	Civic	Train Parking Lot
West	Downtown Core R-4 Single-Family Residential	Commercial Businesses

Currently, the land to the east and northeast is vacant but is being proposed for single-family attached housing and a mixeduse structure adjacent to the plaza. The plan is to have the 5-story mixed-use structure face the plaza to activate the east side of the plaza, as opposed to facing the North Street frontage.

MAP AMENDMENT (REZONE)

The property is proposed to be rezoned from the Downtown Core (DC) Zoning District to the Civic (CV) Zoning District. Both of these zoning districts are located in the Legacy Code of the Zoning Ordinance. The characteristics of the Downtown Core District is defined in the code as follows:

"The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks".

The characteristics of the Civic District is defined in the code as follows:

"The Civic District consists of a variety of public buildings and uses of both local and regional importance. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity."

The orginal Legacy Plan and Legacy Code did not originally anticipate a public plaza at this specific location and planned for private development with mixed-used buildings. While the plan has been a guiding document for the Village since 2011, over time the priorities and opportunites have change. The potential for private residentail development to the northeast of the site provides an opportunity to plan the entire region as a whole. The Harmony Square Plaza and proposed structures align with the Legacy Plan's overall vision and goal to offer a variety of uses in Tinley Park's downtown with an emphasis on pedestrian access.

The rezoning to the Civic Zoning District is required to have the public use zoned appropriately since the municipality will be owning and operating the entire site. Additionally, it will provide the Village with flexibility to design and develop the site utilizing best practices for a public space without having to go through any variation process or worry about bulk regulations. The Civic Zoning District gives elected bodies the felxibility to construct destinct public ammenities that custom fit a certain site and that best serve the general public, without traditional zoning restrictions on development.

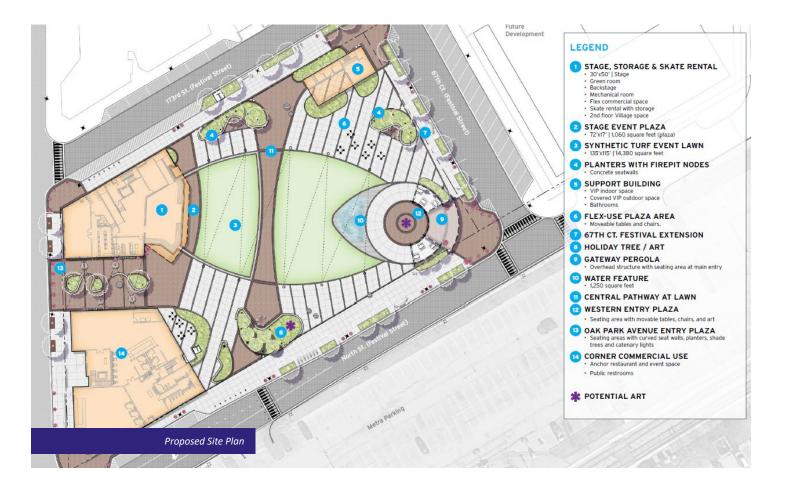
FINAL PLAT

A final plat is proposed which will consolidate the vacant properties into a single parcel which will contain the entire plaza. There will be a separate parcel which will contain the Teehan's structure at the northeast corner of the Oak Park Avenue and North Street intersection and a separate parcel which will contain the support structure at the southeast corner at the southeast corner of the Oak Park Avenue and 173rd Street Intersection. Currently, the Final Plat is being finalized for this project and will be available at the public hearing. Any recommended and approved plat will be conditioned to meet the standards of the code and approval by the Village Engineer.

SITE PLAN & PROPOSED USES

The Plaza's development will support events in the downtown and provide year round activities for the community. Features will include a performance stage on one end, synthetic turf event lawn, a focal "gateway" feature, seasonal fire pits, a splash pad for summer that converts into a synthetic ice rink during the winter, and a support building for commercial space, skate rentals, and a warming area. The plaza features curving seat walls for informal gathering and ample landscape beds for a variety of plants and trees. A VIP building in the northeast corner will provide indoor/outdoor space that can be rented or reserved. Anchoring the southwest corner of the plaza is a new hospitality building that will include a reconstructed Teehan's Tavern, and sit down bar and restaurant, second floor gathering space and a roof top terrace for outdoor seating.

Harmony Square is part of the Village's "Life Amplified" branding effort, which started in 2017, that focuses on music as the central theme for Tinley Park. The site is design to enhance pedestrian access and vitality to the downtown to spur development in the surrounding area.



ARCHITECTURE

There are several architectural elements associated with this project and a full compliment of renderings and elevations to illustrate the buildings proposed on site have been provided. Additionally, examples of the types of materials to be used for different elements on the site have been provided and will be available at the meeting. The following will summarize and highlight the main aspects of the design, but a full description of the design has been attached to this staff report.

STAGE, STORAGE & SKATE RENTAL

This structure is located at the northwest corner of the site and is designed with a stone base, face brick walls, with accents of composite wood. There are large full length windows fronting the pedestrian walkways and a stage which faces the plaza for events and shows.



Harmony Square Plaza

CORNER COMMERCIAL USE

This structure is located at the southwest corner of the site and provides a mix of traditional style with modern accents. The traditional design is to bring focus on the historic Teehan's building which has operated in Tinley Park for more than a century. The Teehan's portion will be designed with face brick on the first level and fiber-cement siding on the second level with a gabled asphalt shingled roof. The extension with a rooftop deck and additional commercial space transforms into the more modern looking structure with the composite wood accents similar to the stage building to the north. This part of the building will also provide an opportunity for a gateway mural for the entrance to the plaza. Finally, the portion of the building facing the plaza will provide public restrooms.



Page 6 of 12

SUPPORT BUILDING

This structure is located at the northeast corner of the property and is design to accommodate rentals year round. The building has a similar style to the other buildings on site but is utilizing a darker charcoal face brick with the composite wood accent. The building will support some outdoor seating area behind built in planters. A unique feature to this building will be a living wall cable system which will face the plaza.





BUILDING MATERIALS

Brick



Stone



Composite Wood





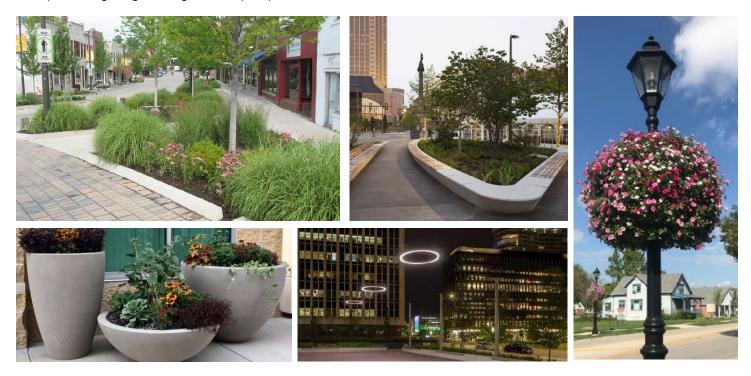
GATEWAY

At the eastern corner of the site, there is a proposed gateway into the plaza which will have a semi transparent pergola. The pergola will be a metal frame with wires stretching across its frame and stretching out fabric pieces in a "piano key" fashion.



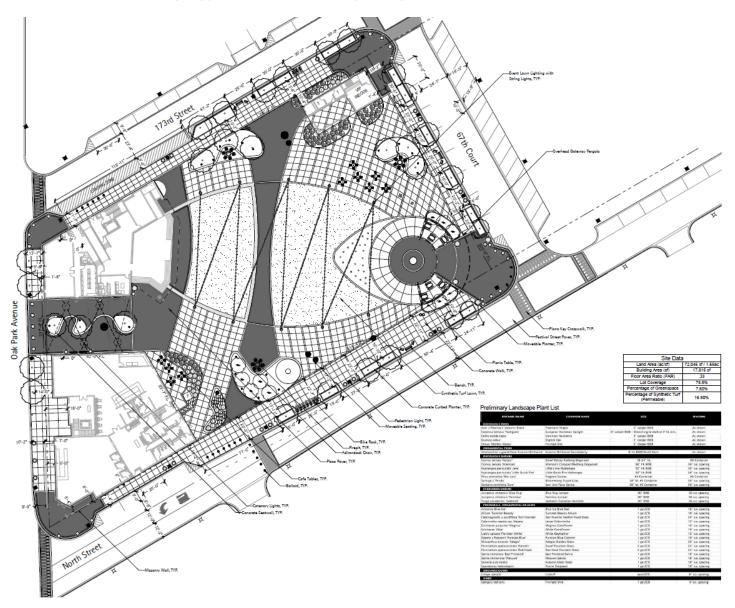
OTHER SITE MATERIALS

A multitude of other conceptual materials have been provided that will interact with the proposed plaza. This includes examples fot lighting, seating, hardscapes, planters, and more.



LANDSCAPE

The purpose of this development is to provide a vibrant beautiful space for residents and visitors to enjoy. The type and scale of landscaping provided on site will be key in creating a welcoming atmosphere. A preliminary landscape plan is provided for the proposed plantings on site. The plan includes lining the public right-of-ways with street trees and embedded planters. There are designations for the location of additional amenities including firepits, adirondak chairs, and planters. All of these elements will help support a vibrant and active public space.



PARKING

As with the private development to the north, the issue of parking and transportation is being considered with this development. The existing downtown parking infrastructure has enough capacity to support typical Harmony Square Plaza events. If any events are expected to exceed the typical number of visitors, and what the downtown parking infrastructure can support, the 80th Avenue Train Station parking lot will be utilized with a shuttle service transporting people to and from the plaza.

The downtown has previously hosted events of various sizes (ie. The downtoen block party and music in the plaza). Increased traffic and parking control will be handled in a similar fashion for Harmony Square events as has previously been done for

these types of events. Based on the experience and success of these previous events, the Village is confident in the downtown's infrastructure ability to handle temporary planned influxes of people to the area.

Increased traffic in the downtown area is expected during peak events. Public safety will be utilized to support these events to ensure safe and efficient travel in and out of the public parking lots, maintain a consistent flow of traffic, and ensure the safety of all pedestrian traffic in the area. The potential for increased downtown traffic will be mitigated through the utilization of the 80th Avenue Train Station parking lot. A ride share pick-up and drop-off strategy is being reviewed and developed by the design team in conjunction with the Village.

A parking communications plan is in progress as well This will be used to best publicaly communicate dedicated Harmony Square parking sites, identify preferred routes of travel, and communicate any ride share requirements. It will include increased signage in the downtown area, various forms of digital and physical maps and community outreach. This will also help to further reduce downtown traffic congestion and control attendee parking.

LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that the following standards are met. Staff has provided draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make any additions, deletions, or modifications based on testimony provided at the hearing.

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance.
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

STANDARDS FOR MAP AMENDMENT (REZONING) APPROVAL

The Zoning Ordinance does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. County of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called "LaSalle factors" are listed below. The Plan Commission must consider these standards when analyzing a Map Amendment (Rezoning) request.

- a. The existing uses and zoning of nearby property;
- b. The extent to which property values are diminished by the particular zoning;
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
- e. The suitability of the property for the zoned purpose;
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

- g. The public need for the proposed use; and
- h. The thoroughness with which the municipality has planned and zoned its land use.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review by the Plan Commission.

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 of 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.

<u>Site Design</u>

- 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 crosswalk shall be provided that is distinguished by a different pavement material or color.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the November 16, 2023 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
1	Application	Village	10/26/23
2	Harmony Square Planning Commission Design Submission (Narrative, Survey, Site Plan, Architecture, Landscaping, etc.)	Village	10/13/23
3	Plat of Survery	Village	10/26/23



Harmony Square Planning Commission Design Submission



Section 1: General Application



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
\checkmark	Rezoning (Map Amendment) From DC to Civic (CV)
√	Plat (Subdivision, Consolidation, Public Easement) 🗸 Preliminary 🗸 Final
1]Site Plan
	Landscape Change Approval
]Other:

PROJECT & PROPERTY INFORMATION

Project Name:	Harmony Square Plaza and Teehan's				
Project Description:	Village Development of Plaza and 3 Structures				
Project Address:	NEC North Street & OPA	Property Index No. (PIN):	8 parcels (see survey)		
Zoning District:	Downtown Core/Civic	Lot Dimensions & Area:	2.004 acres		
Estimated Project Cost: \$					

OWNER OF RECORD INFORMATION

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

Name of Owner:	Village of Tinley Park	Company: \	/illage of Tinley Park
Street Address:	16250 Oak Park Ave.	City, State & Zi	p: Tinley Park, IL 60477
E-Mail Address:		Phone Number	r: <u>708-444-5100</u>

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:	<u>•</u>
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 repetitive.

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.

documentation is true a	and correct to the best of their knowledge.	
Property Owner Signature:	Gott.a_	
Property Owner Name (Print):	Patrick Carr, Village Manager	
Applicant Signature: (If other than Owner)		
Applicant's Name (Print):		
Date:	10/26/23	



Section 3: Project Narative



Harmony Square Project Narrative

Harmony Square will be a new multi-use plaza located at the corner of Oak Park Avenue and North Street in Downtown Tinley Park. This long-awaited space is intended to invite the entire community and attract visitors from the Chicago region to experience Tinley Park's unique cultural offerings and serve as the Village's primary hub of activity. This new open space will be constructed on 1.6 acres and will include flexible and adaptable spaces for events scheduled all year long, from summer to winter. Features will include a performance stage on one end, synthetic turf event lawn, a focal "gateway" feature, seasonal fire pits, a splash pad for summer that converts into a synthetic ice rink during the winter, and a support building for commercial space, skate rentals, and a warming area. The plaza features curving seat walls for informal gathering and ample landscape beds for a variety of plants and trees. A VIP building in the northeast corner will provide indoor/outdoor space that can be rented or reserved for events year-round. Anchoring the southeast corner of the plaza is a new hospitality building that will include a reconstructed Teehan's Tavern, and sit down bar and restaurant, second floor gathering space and a roof top terrace for outdoor seating.

Harmony Square is part of the Village's "Life Amplified" branding effort, which started in 2017, that focuses on music as the central theme for Tinley Park. The new plaza is being designed using placemaking, a community-driven, collaborative, destination-focused process that pays attention to the interactions between the physical, social, ecological, economic and cultural qualities of a space. Ultimately, it is envisioned that Harmony Square will be the heart of other developments that are occurring in Downtown Tinley Park, such as Boulevard at Central Station and the many new businesses along Oak Park Avenue.

PROJECT PROPOSAL

About Harmony Square

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Section 4: Plans and Surveys



Plat of Survey & Plat of Subdivision

LEGAL DESCRIPTION

Lots 8 and 9 in Block 4 in the Village of Bremen, (now Tinley Park) being a subdivision of part the North Half and all of the Southwest Quarter of the Southeast Quarter (except 5 acres) in Section 30, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois. (PIN 28-30-407-002-0000)

Together with

The westerly 22 feet of Lot 6 and all of Lot 7, in Block 4 in the Village of Bremen, (now Tinley Park) being a subdivision of part the North Half and all of the Southwest Quarter of the Southeast Quarter (except 3 acres) in Section 30, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-003-0000)

Together with

The easterly 28 feet of Lot 6 in Block 4 in the Village of Bremen, (now Tinley Park) in the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-004-0000)

Together with

Lot 5 in Block 4 in the Village of Bremen, (now Tinley Park) in the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-005-0000)

Together with

Lot 4 in Block 4, Village of Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-006-0000)

Together with

Lot 3 in Block 4 in the Village of Tinley Park, formerly Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (Part of PIN 28-30-407-007-000)

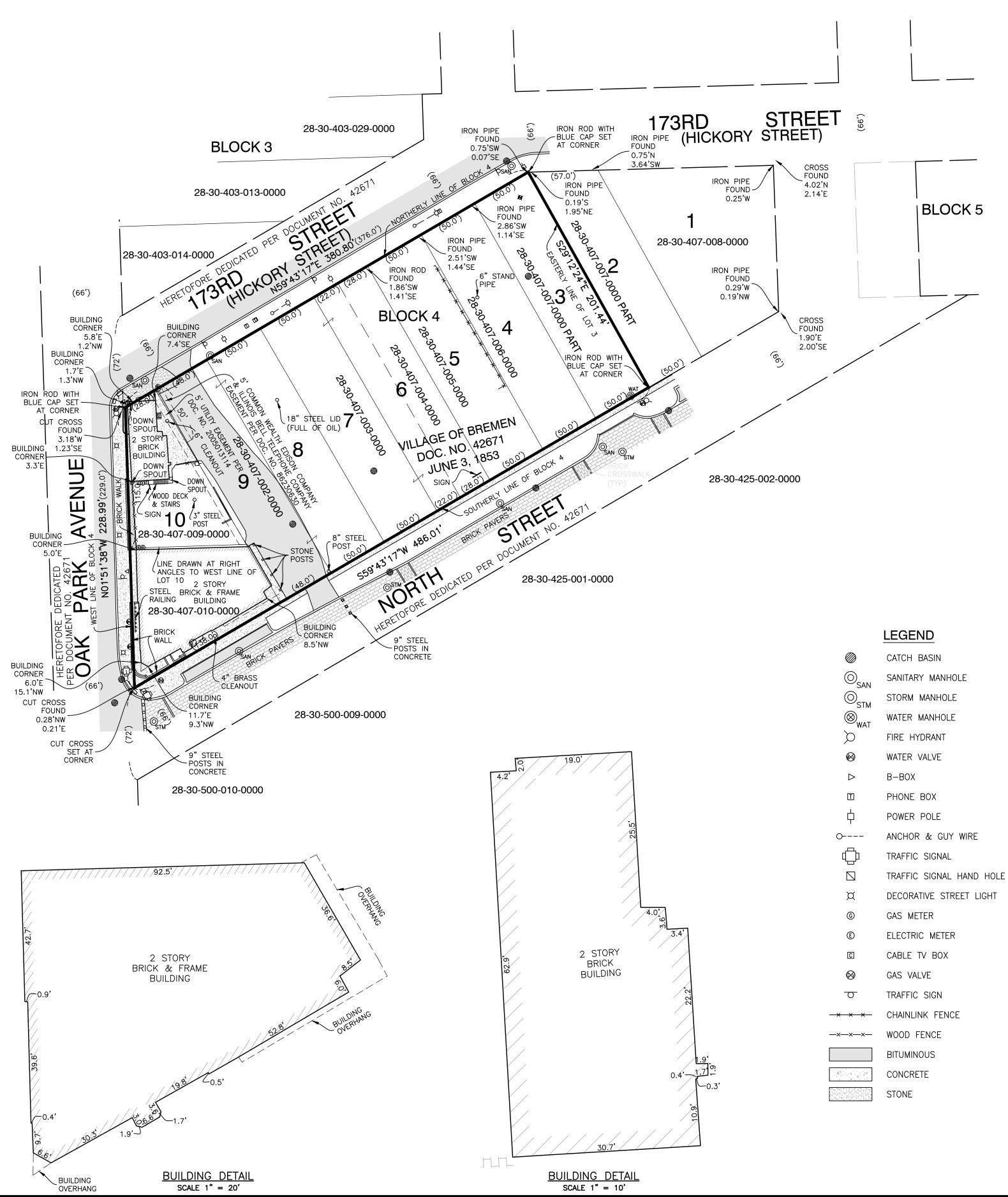
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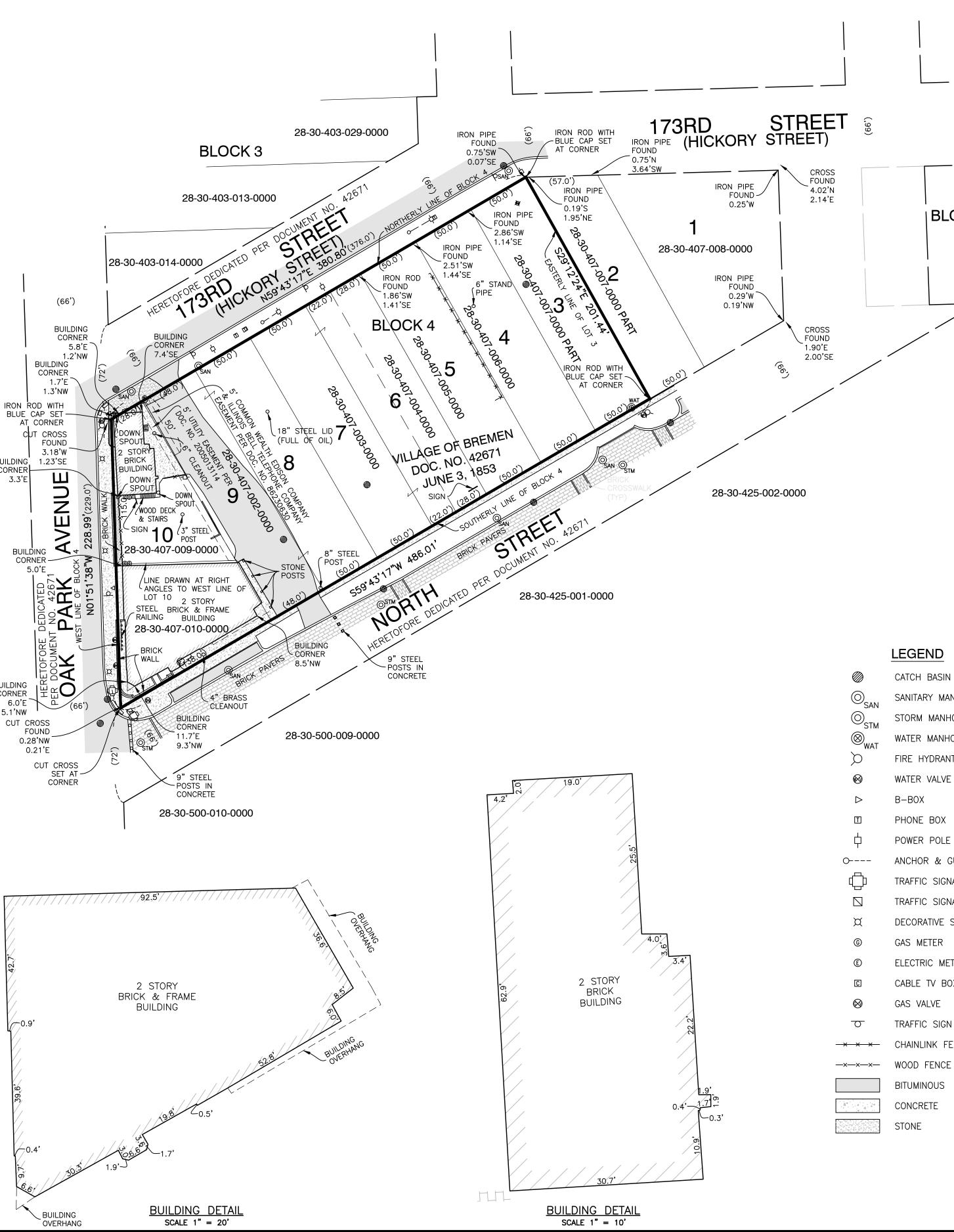
Lot 10 (except for that part lying south of a line drawn at right angles to the west line of said Lot, through a point on the west line of said Lot, 115 feet south of the northwest corner thereof, said line being extended to the easterly line of said Lot 10) Block 4 in the Village of Bremen, (now Tinley Park) being a subdivision of part the North Half and all of the Southwest Quarter of the Southeast Quarter (except 5 acres) of Section 30, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, as per plat thereof recorded June 3, 1853 as document number 42671, in Cook County, Illinois. (PIN 28-30-407-009-0000)

Together with

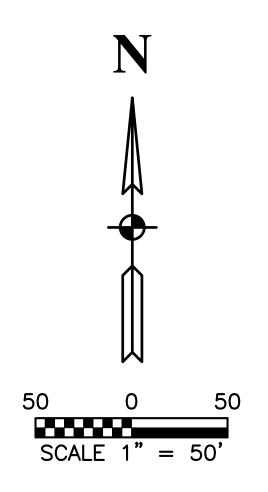
That part of Lot 10 lying south of a line drawn at right angles to the west line of said Lot, through a point 115 feet south of the northwest corner thereof in Block 4 in Bremen, being a subdivision of part the North Half and all of the Southwest Quarter of the Southeast Quarter except 5 acres in Section 30, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-010-0000)

Area = 87,288 Square Feet or 2.004 acres





PLAT OF SURVEY



| BLOCK 5

Note:

1) The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone North American Datum 1983 (GEOID12A) GROUND coordinates based upon an average location for the length of the project having the following parameters:

41°34'38.508703349" North Latitude (WGS '84) 87°46'58.615062989" West Longitude (WGS '84) 597.261 Ellipsoid Height U.S. Survey Feet (WGS '84) 706.592 Orthometric Height U.S. Survey Feet (NAVD '88 Geoid '12A)

Use of the above information should yield a combined factor of: 1.0000275841.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.

- 2) This survey was prepared with the benefit of information contained in Old Republic National Title Insurance Company Policy with File No. 23156103 and Policy No. 0Y08020062 with a Policy Date of June 7, 2023 (Lots 3, 5 and south part of 10), Fidelity National Title Insurance Company Policy with Policy No. OC23007386 with a Policy Date of August 11, 2023 (North part of Lot 10), Fidelity National Title Insurance Company Commitment with Commitment No. 0C21024240 with a Commitment Date of June 15, 2021 (Lots 8 and 9), Fidelity National Title Insurance Company Commitment with Commitment No. 0C21024242 with a Commitment Date of June 15, 2021 (Lot 7 and west part of 6), Fidelity National Title Insurance Company Commitment with Commitment No. OC21024244 with a Commitment Date of June 16, 2021 (east part of Lot 6), Fidelity National Title Insurance Company Commitment with Commitment No. 0C21024247 with a Commitment Date of June 15, 2021 (Lot 4).
- 3) (XXX.XX') Denotes record dimension or dimension computed from record dimension values. XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of Illinois SS County of Cook

Randell E. Gann, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat, and that this plat is a true and correct representation of said survey. Dimensions shown hereon are in feet and decimal parts thereof.

South Holland, Illinois October 26, 2023

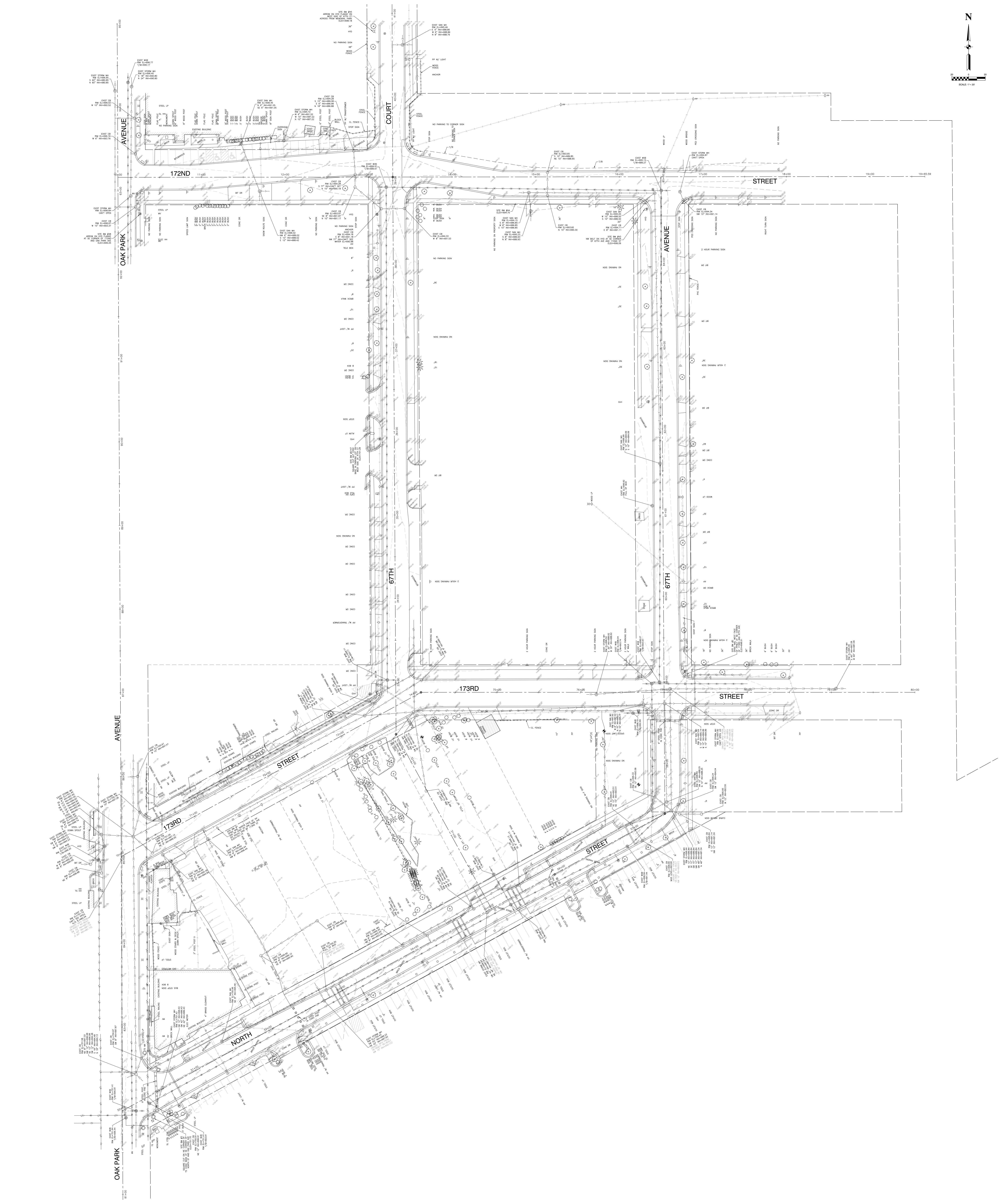
License No. 035-00514

Expires November 30, 2024



This professional service conforms to the current Illinois minimum standards for a boundary survey. Field work completed October 25, 2023.

		19-R0285.	.07		
	CONSULTING REGISTERED	RINEERING, LTD.		REVISIONS	
	125 MOONEY DRIVE (815) 932-7406			Date	Remarks
	COPYR				
	FOR: VILLAGE OF TINLEY PARK 16250 SOUTH OAK PARK AVENUE TINLEY PARK, ILLINOIS 60477				
	Drawn by: KM	Date: October 26, 2023			
	Checked by: REG	Scale: 1" = 50'			
19-B0285.07 SUBVEY-01 DWG	Sheet 1 of 1	Project No. 19-B0285 07			





TRIA Architecture

Floor Plans, Elevations and Material Selections

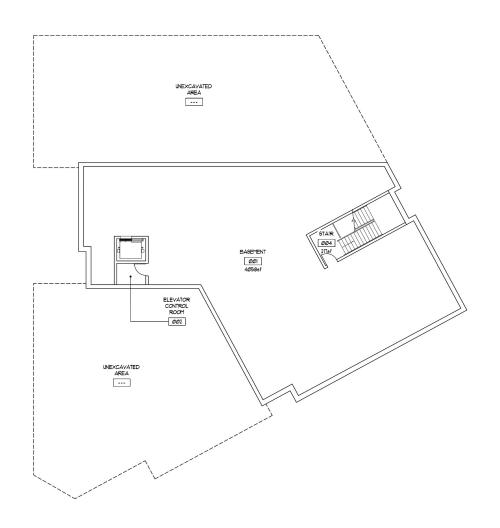


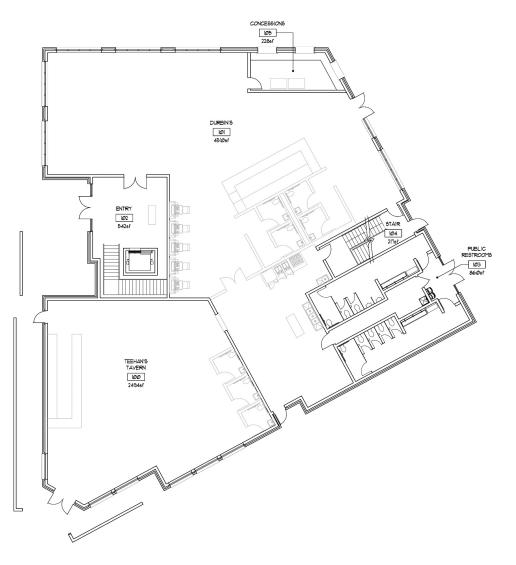
Harmony Square – Plan Commission Submittal

Tinley Park, IL October 13, 2023

• Floor Plans

- Hospitality Building
- Stage Building
- o V.I.P. Building
- Elevations
 - Hospitality Building
 - Stage Building
 - \circ V.I.P. Building
- Model Renderings
- Materials





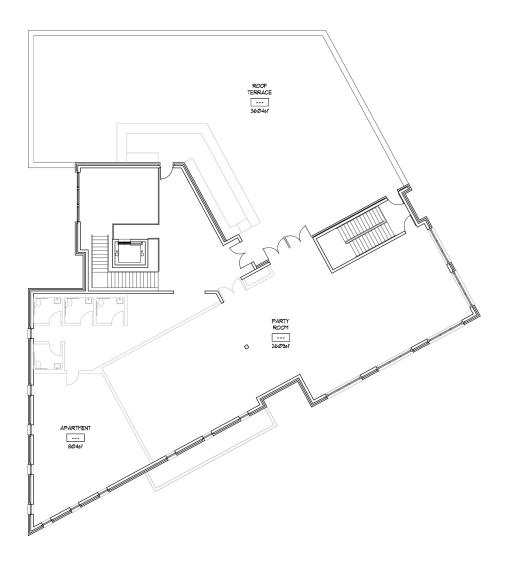
BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

Harmony Square

HOSPITALITY BUILDING PLANS



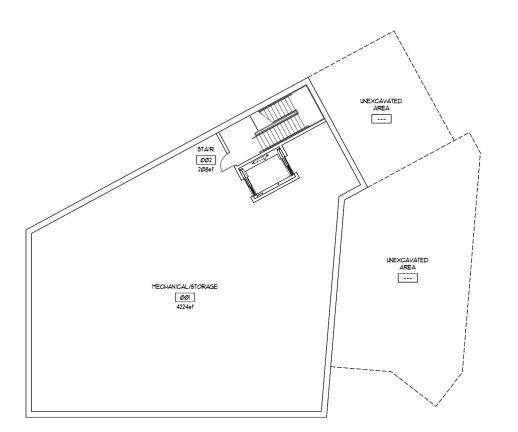


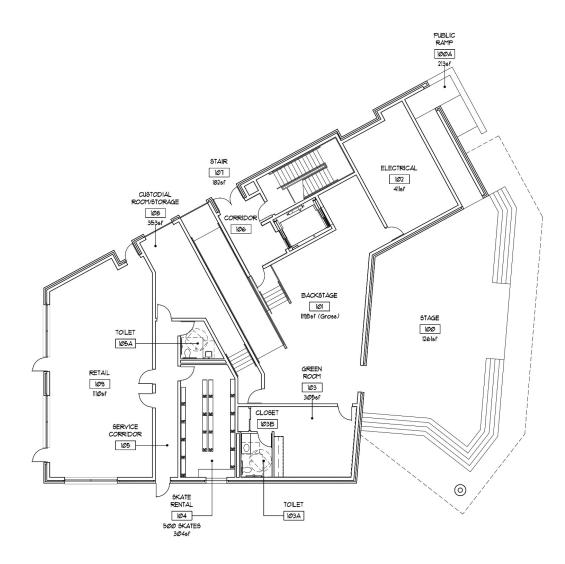
SECOND FLOOR PLAN

Harmony Square

10/13/23

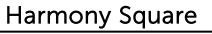
HOSPITALITY BUILDING PLANS





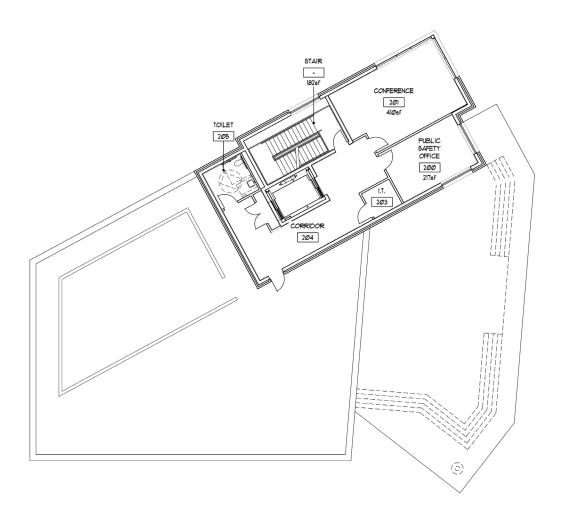
BASEMENT FLOOR PLAN

FIRST FLOOR PLAN



STAGE BUILDING PLANS



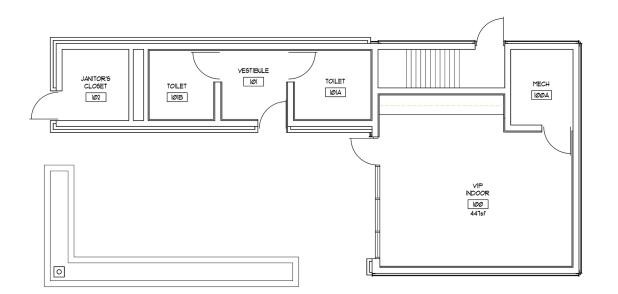


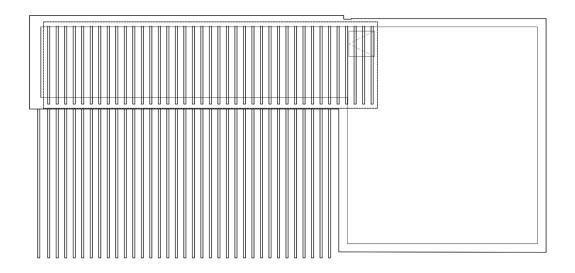
SECOND FLOOR PLAN

Harmony Square

STAGE BUILDING PLANS







FIRST FLOOR PLAN

SECOND FLOOR PLAN



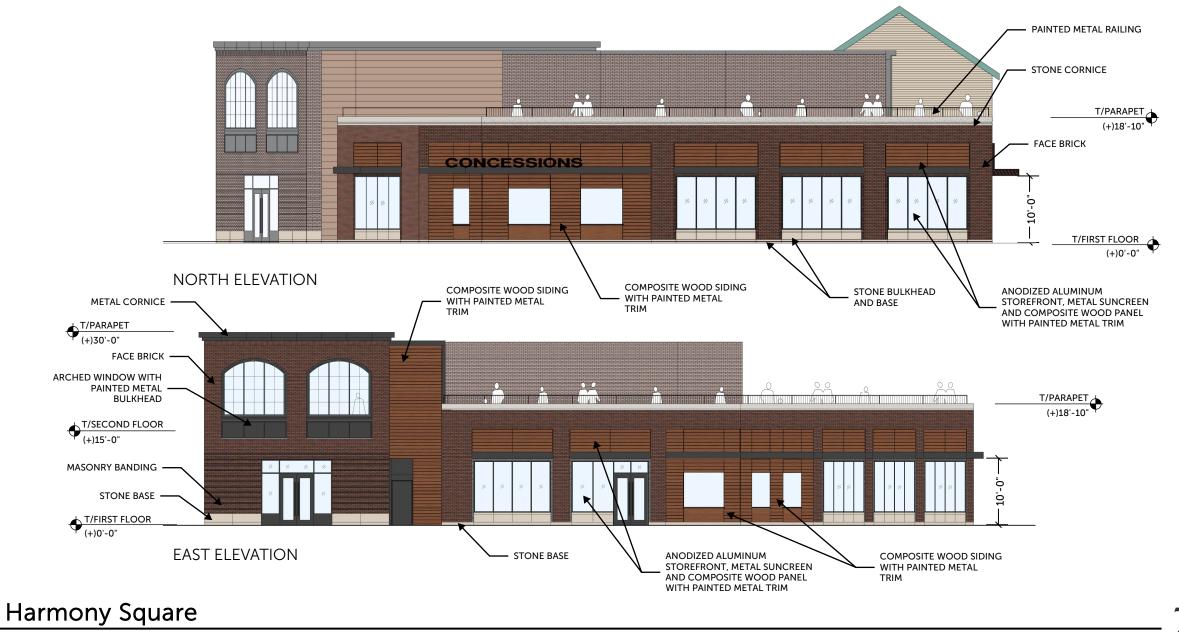
Harmony Square

V.I.P. BUILDING PLANS



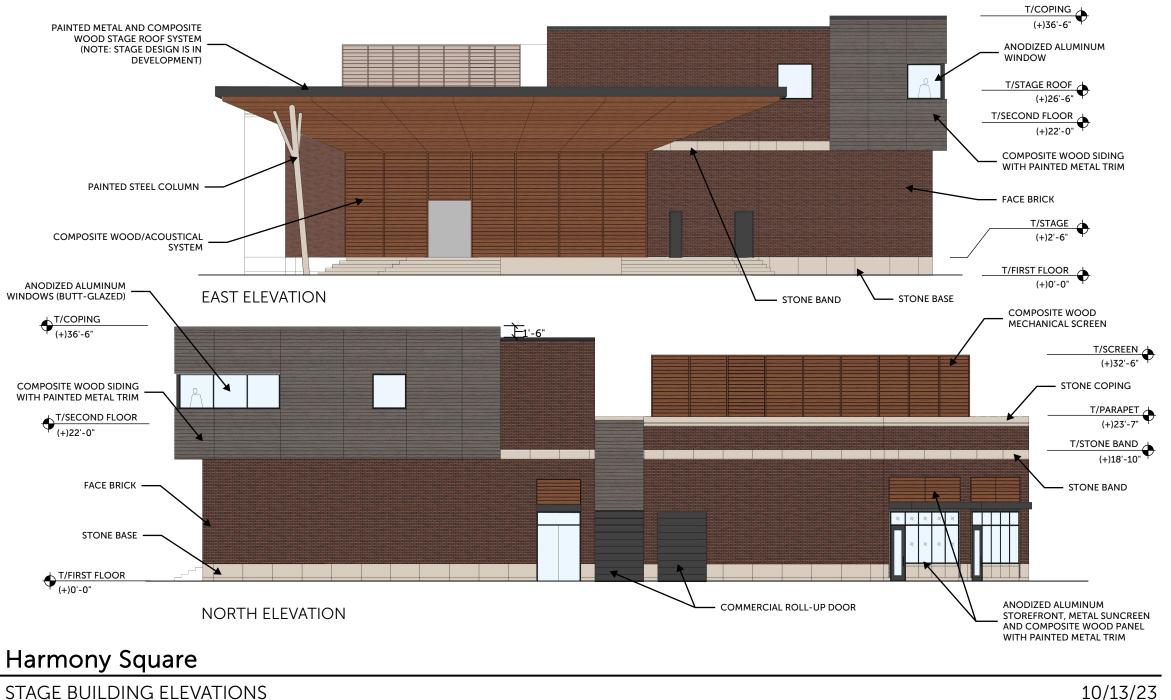
HOSPITALITY BUILDING ELEVATIONS

10/13/23 ARCHITECTURE



HOSPITALITY BUILDING ELEVATIONS

10/13/23 ARCHITECTURE



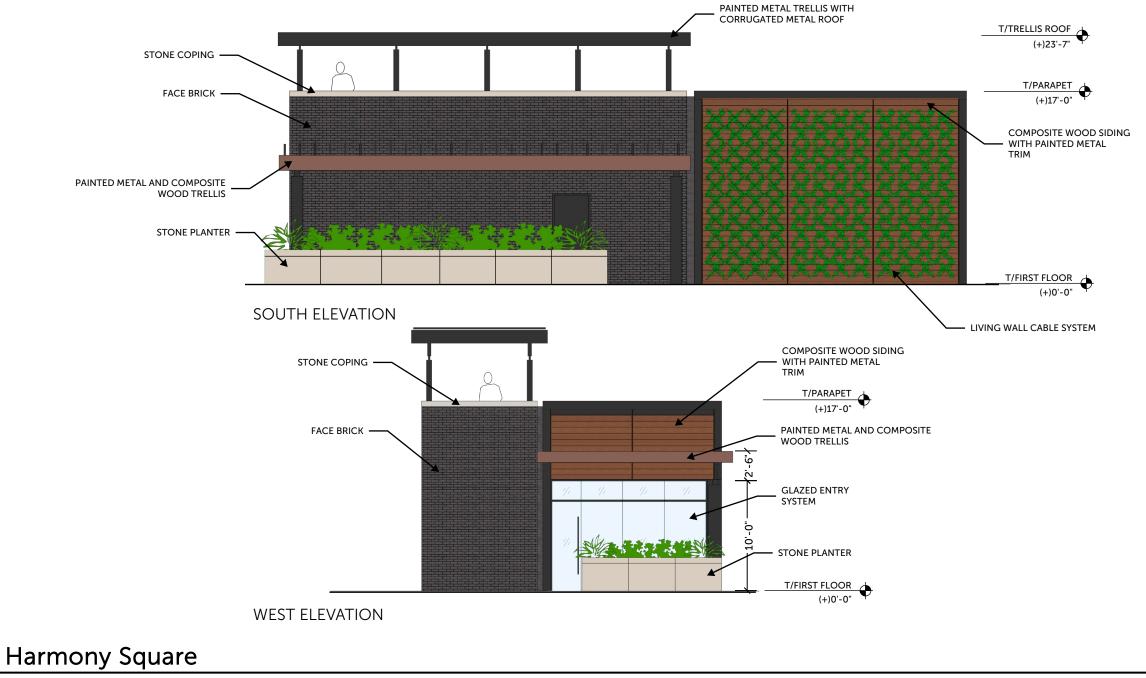
STAGE BUILDING ELEVATIONS

ARCHITECTURE



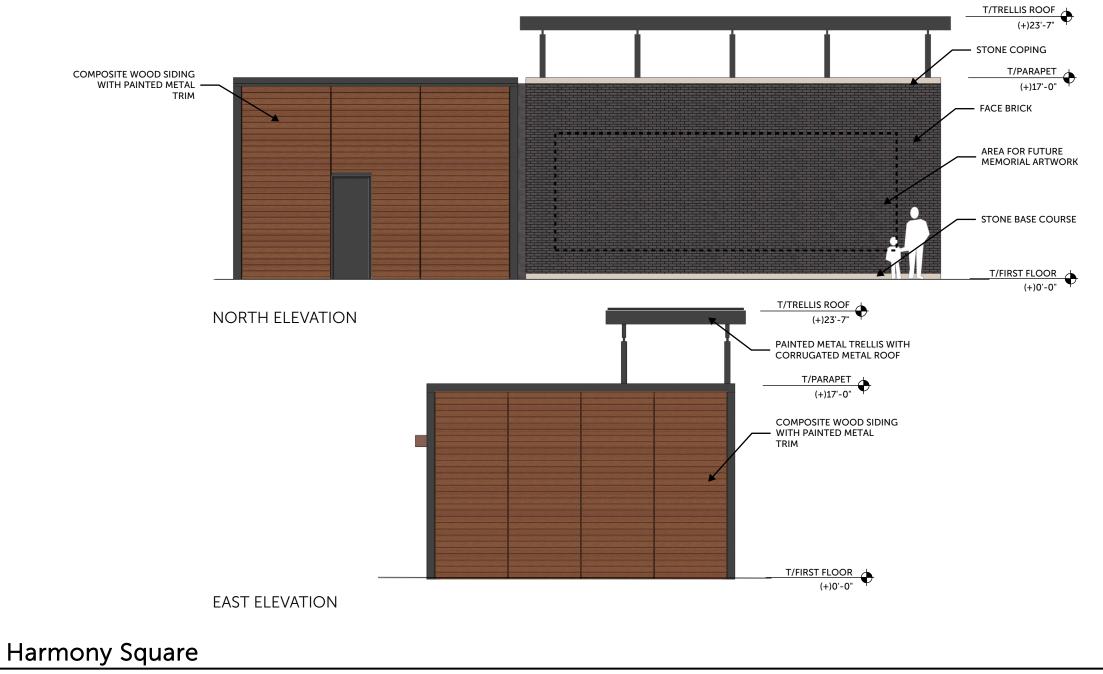
STAGE BUILDING ELEVATIONS

10/13/23



V.I.P. BUILDING ELEVATIONS

10/13/23

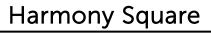


V.I.P. BUILDING ELEVATIONS





VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE AND NORTH STREET







VIEW LOOKING NORTHWEST FROM NORTH STREET

Harmony Square





VIEW LOOKING NORTHEAST FROM NORTH STREET

Harmony Square





VIEW LOOKING SOUTHWEST FROM HARMONY SQUARE PLAZA

Harmony Square





VIEW LOOKING SOUTHEAST FROM OAK PARK AVENUE

Harmony Square





VIEW LOOKING EAST FROM OAK PARK AVENUE

Harmony Square

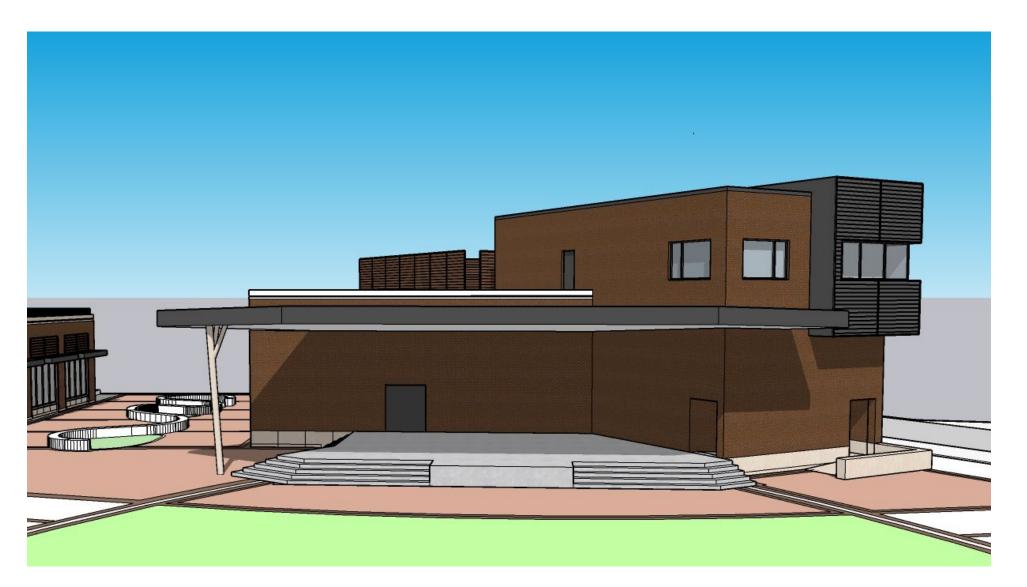




VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE

Harmony Square





VIEW LOOKING WEST FROM HARMONY SQUARE PLAZA

Harmony Square





VIEW LOOKING SOUTHWEST FROM 173RD STREET

Harmony Square





VIEW LOOKING SOUTH FROM 173RD STREET AND OAK PARK AVENUE

Harmony Square





VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE AND 173RD STREET

Harmony Square





VIEW LOOKING EAST FROM OAK PARK AVENUE

Harmony Square





VIEW LOOKING NORTH FROM HARMONY SQUARE PLAZA

Harmony Square





VIEW LOOKING SOUTHWEST FROM 173RD STREET



Harmony Square







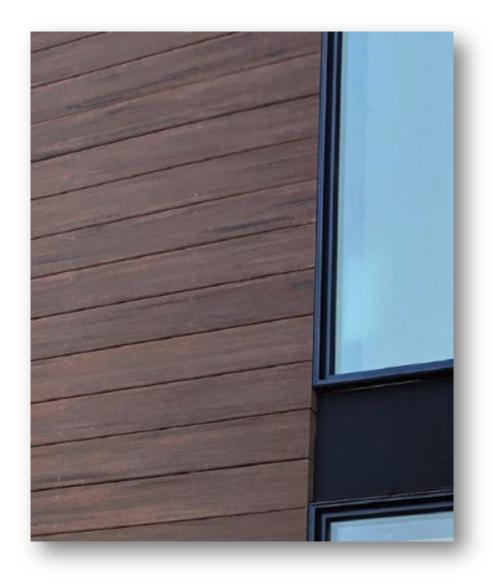
MASONRY 2

Note: Final product and color to be determined



Harmony Square

MATERIALS





COMPOSITE 'WOOD' SIDING



Note: Final product and color to be determined



Harmony Square

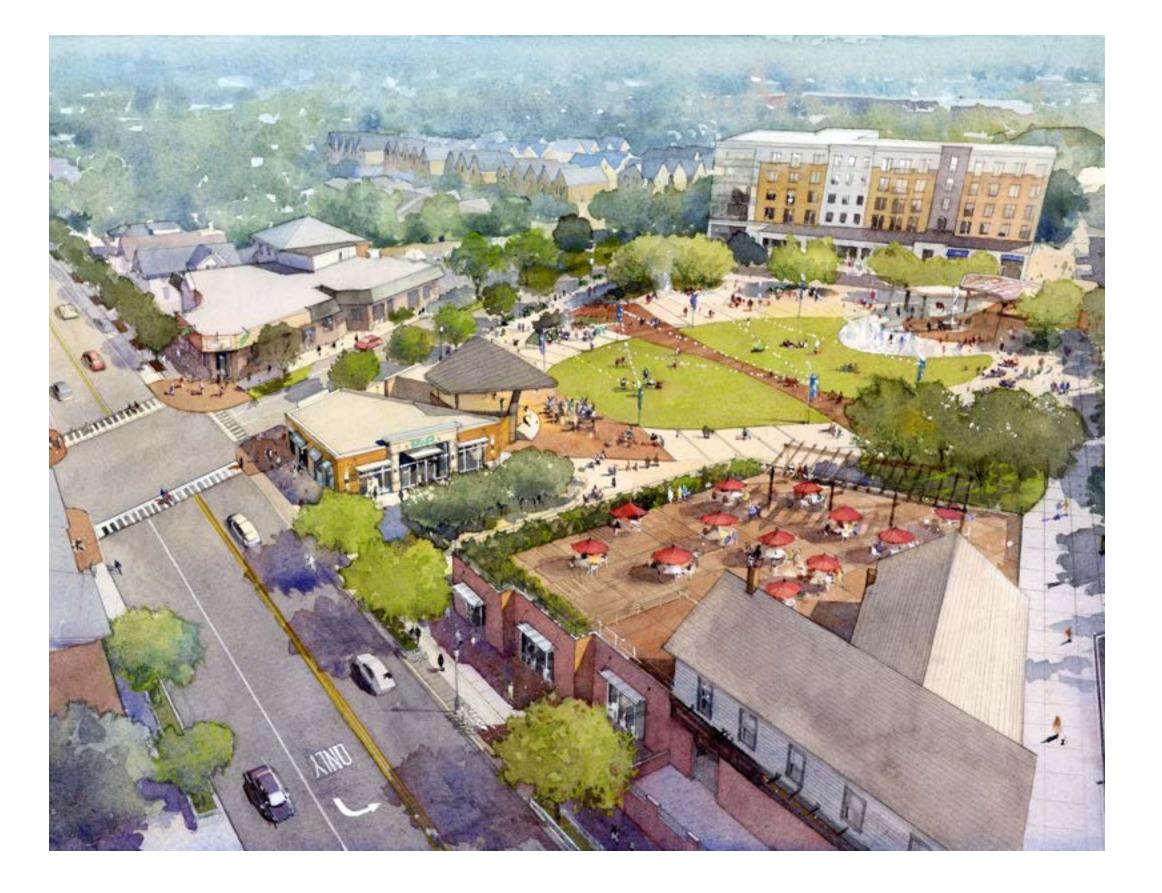
MATERIALS



The Lakota Group

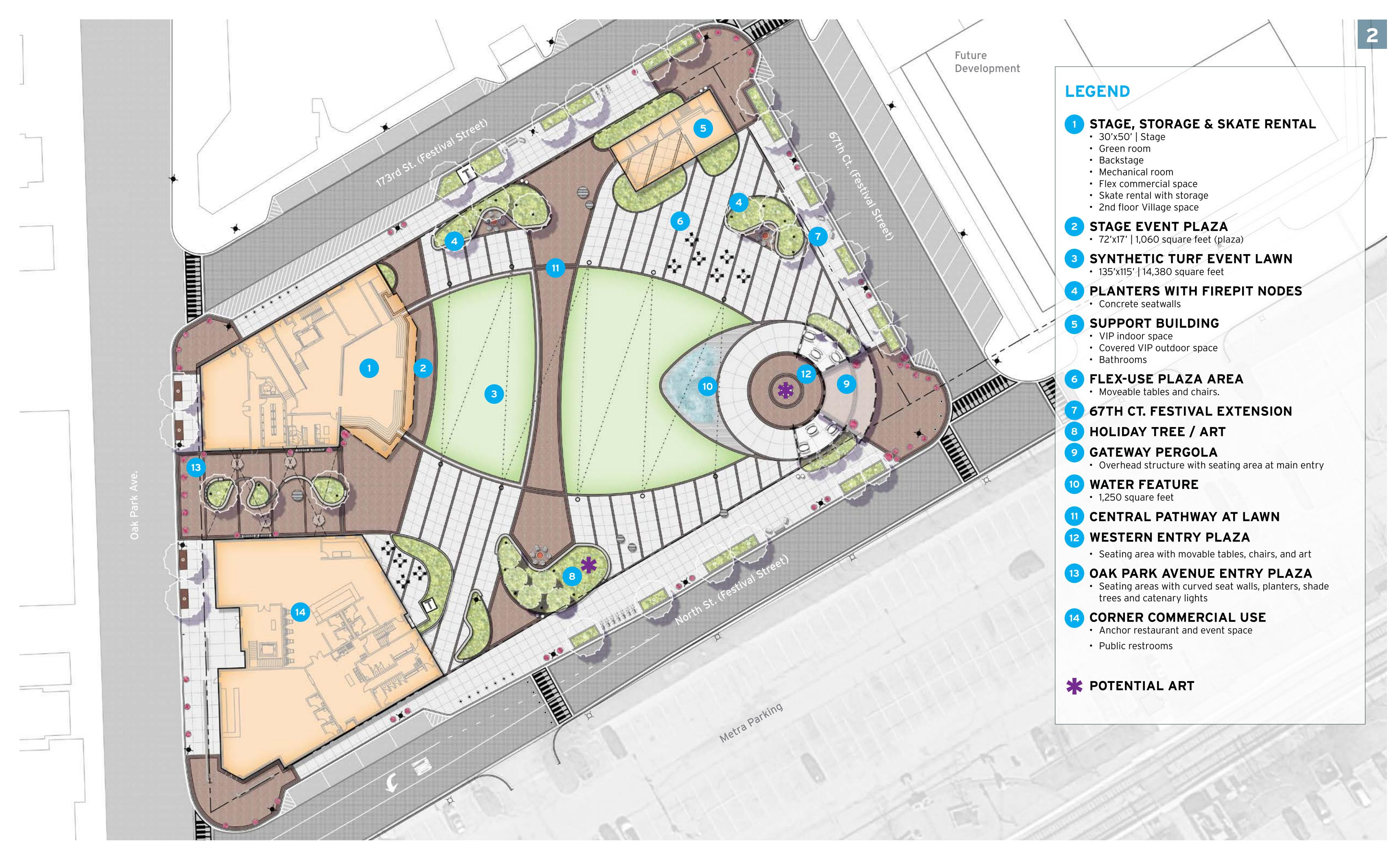
Site Plans, Landscape Architecture and Material Selections

HARMONY SQUARE PLAN COMMISSION SUBMITTAL



NOVEMBER 2, 2023





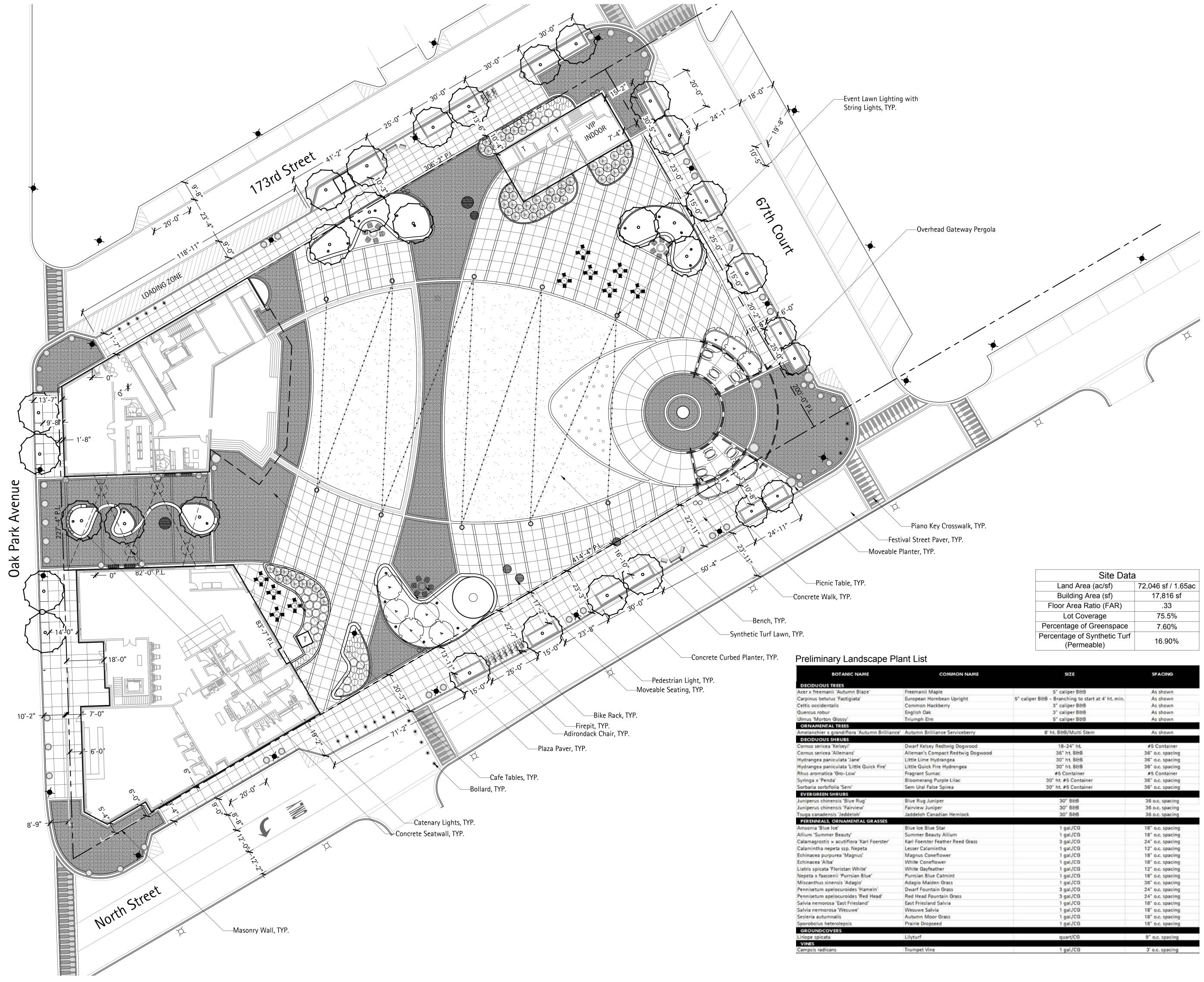
HARMONY SQUARE

PROPOSED ILLUSTRATIVE PLAN

TINLEY PARK, ILLINOIS









116 West Illinois Street Floor 7 Chicago, Illinois 60654 p 312.467.5445 f 312.467.5484 thelakotagroup.com

PREPARED FOR Village of **Tinley Park**

16250 S. Oak Park Ave. Tinley Park, Illinois 60477

PROJECT



Site Data	1
Land Area (ac/sf)	72,046 sf / 1.65ac
Building Area (sf)	17,816 sf
Floor Area Ratio (FAR)	.33
Lot Coverage	75.5%
Percentage of Greenspace	7.60%
Percentage of Synthetic Turf (Permeable)	16.90%

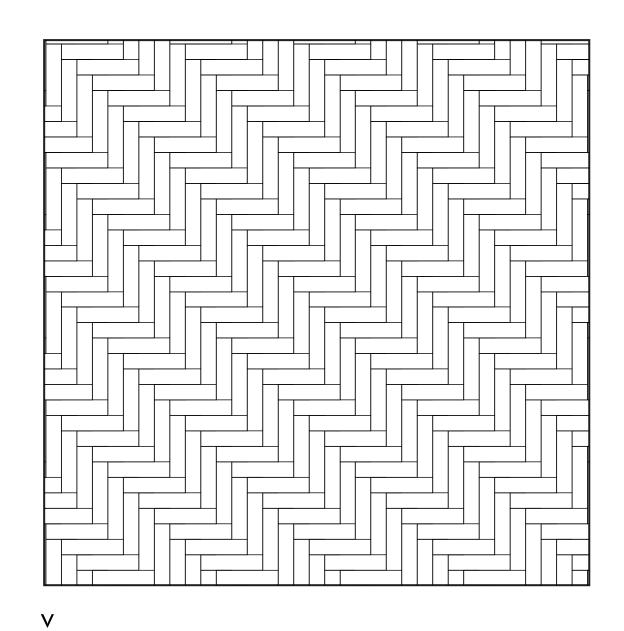
N NAME	SIZE	SPACING	
1 CAM	5" caliper BttB	As shown	
ight	5" caliper BEtB - Branching to start at 4' ht. min.	As shown	
-	3" caliper BEtB	As shown	
	3" caliper B&B	As shown	
	5" caliper B&B	As shown	
ceberry	8' ht. B&B/Multi Stem	As shown	
ogwood	18-24" ht.	#5 Container	
twig Dogwood	36" ht. 888	36" o.c. spacing	
	30" ht. 888	36" o.c. spacing	
gea	30" ht. 888	36" o.c. spacing	
	#5 Container	#5 Container	
c	30" ht. #5 Container	36" o.c. spacing	
	30" ht. #5 Container	36" o.c. spacing	
	30" B&B	36 o.c. spacing	
	30" BEB	36 o.c. spacing	
llock	30" B&B	36 o.c. spacing	
	1 00/00	10° o o coocina	
	1 gal/CG 1 gal/CG	18" o.c. spacing 18" o.c. spacing	
ed Grass		and the second	
eu orass	3 gal/CG 1 gal/CG	24" o.c. spacing 12" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	1 gal/CG	12" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	1 gal/CG	36" o.c. spacing	
	3 gal/CG	24" o.c. spacing	
is	3 gal/CG	24" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	1 gal/CG	18" o.c. spacing	
	quart/CG	9" o.c. spacing	
	1 gal/CG	3' o.e. spacing	



© 2018 The Lakota Group

Hardscape - Plaza Pavers





Color Selections



Main Field Charleston



TINLEY PARK, ILLINOIS

Accent Banding Dark Charcoal

MATTONI

Mattoni reinterprets classic Roman brick with a modern spin. Units are longer than Copthorne and, in contrast to the polished surface of Copthorne, the surface of Mattoni is antiqued for a distressed, timeworn appearance. The slim format is ideal for curved garden paths, authentic country gardens and classic herringbone patterns, as well as commercial and vehicular applications. Available in a palette of natural colors, with the refined surface and long-lasting color of Enduracolor.







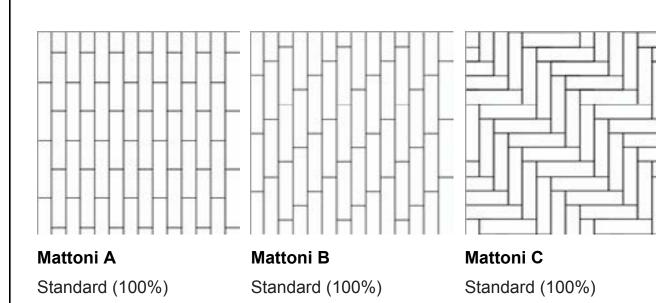
SABLE BLEND



STANDARD 6 CM X 24 CM X 7 CM 2.375" X 9.5" X 2.75"

	Unit	S	SqFt Per	
Stones & Bundling	Thickness	Bundle	Layer	Stone
Standard	2.3/4" (Zem)	00.20	11 16	0.16

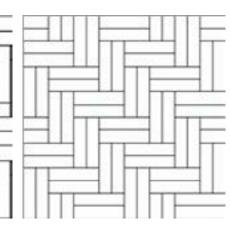
2-3/4" (7cm) | 89.28 | 11.16 | 0.16 Standard Sold in full bundles only. Product is shipped on skids. All measurements are nominal.



Product data sheet



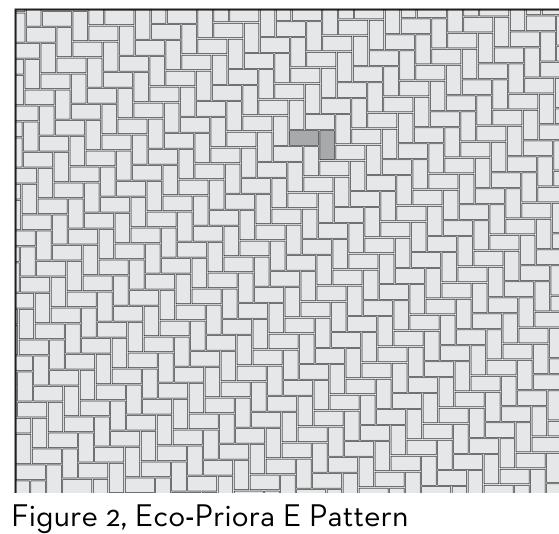
Per Bundle	Bundle Soldier LnFt Per		Sailor LnFt Per		Uni	ts Per	Lbs Per	
Layers	SqFt	Bundle	SqFt	Bundle	SqFt	Bundle	Layers	Bundle
8	0.79	113.39	0.2	453.54	6.45	576	357	2859



Mattoni D Standard (100%)



Hardscape - Intersections & Festival Streets



Color Selections



Premier Granite Fusion*

*Indicates a custom finish and color not part of the standard finishes for selected product



TINLEY PARK, ILLINOIS

Accent Banding Il Campo Granite*

Location Context Map



ECO-PRIORA[™]

Architectural design with engineered performance.





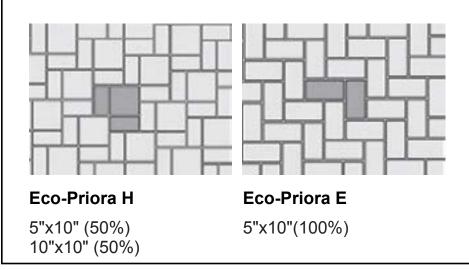
STANDARD FINISH



RECTANGLE 24 CM X 12 CM X 8 CM 9.5" X 4.75" X 3.125"

	Unit		SqFt Per		Per Bundle	Soldie	r LnFt Per	Uni	ts Per	Lbs	Per
Stones & Bundling	Thickness	Bundle	Layer	Stone	Layers	SqFt	Bundle	SqFt	Bundle	Layers	Bundle
Rectangle	3-1/8" (8cm)	74.59	10.66	0.3	7	0.77	96.5	3.29	245	381	2669
Herringbone 5x10	3-1/8" (8cm)	74.59	10.66	0.3		0.76	98	3.34	249	381	2669

Sold in full bundles only and shipped on refundable skids. Eco-Priora is available in Series 3000 and Umbriano finishes. Minimum quantities apply on custom orders. Textured surfaces require a buffer between the plate compactor and the paver surface to prevent scuffing. Specially graded aggregates must be used for the joints. Contact Unilock for more information.



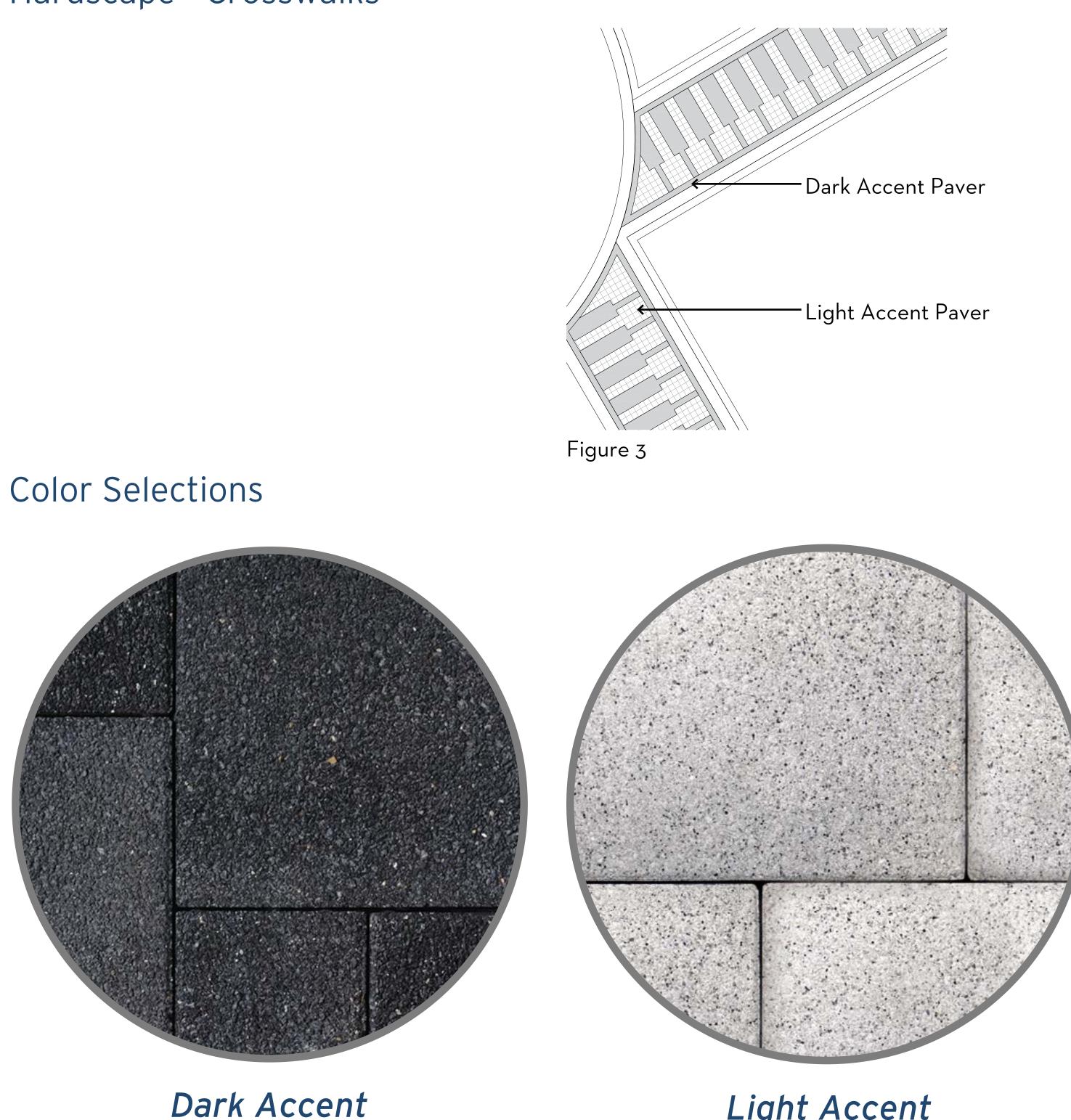
Product data sheet

Designed with special spacer bars, the resulting 7mm gap is filled with a clear, fine stone chip that allows rapid penetration of rainwater into the sub-base and subsoil.





Hardscape - Crosswalks



*Indicates a custom finish and color not part of the standard finishes for selected product

Black Granite*



TINLEY PARK, ILLINOIS

Light Accent Ice Grey*

SERIES™

The unique surface texture and long term performance of Series makes it one of our most popular pavers for public squares, streetscapes and other commercial applications. Natural granite and quartz aggregates throughout its micro-pebbled surface create speckles of color and sparkle which is only enhanced as the product is exposed to outdoor elements over time. This non-slip paver is perfect for residential patios, driveways and walkways and is a popular choice for banding and accents in paver designs, walls and other vertical features. As well, Series is available for walls as part of the U-Cara Multiface Wall System.







ONYX BLACK AVAILABLE ONLY IN 4X8

GOLDAN TAN AVAILABLE ONLY IN 4X8



Random Bundle



54 CM X 36 CM X 6 CM 36 CM X 36 CM X 6 CM 18 CM X 36 CM X 6 CM 21.25" X 14.125" X 14.125" X 14.125" X 2.375" 2.375" AVAILABLE IN MINERAL ICE AVAILABLE IN MINERAL ICE AVAILABLE IN MINERAL ICE ONLY ONLY



SMALL RECTANGLE

7.125" X 14.125" X 2.375"

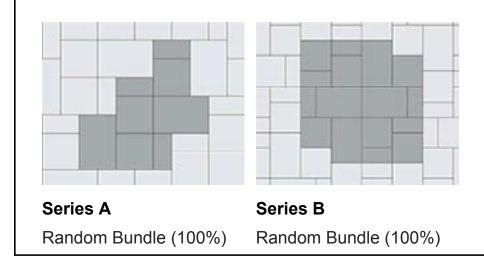
GREY AND COBALT GREY GREY AND COBALT GREY GREY AND COBALT GREY ONLY

	Unit		SqF	t Per		Per I	Bundle	So	oldier LnF	t Per	S	ailor LnFt	Per		Uni
Stones & Bundling	Thickness	Bundle	Layer	Section	Stone	Layers	Sections	SqFt	Section	Bundle	SqFt	Section	Bundle	SqFt	Sec
Random Bundle		104	10.4			10								0.77	
Large Rectangle	2-3/8" (6cm)				2.09									0.48	
Small Rectangle	2-3/8" (6cm)				0.7									1.43	
L Square	2-3/8" (6cm)				1.4									0.72	
4"x8"	2-3/4" (7cm)	106.11	11.79	17.69	0.22	9	6	0.67	26.58	159.45	0.33	53.15	318.9	4.58	8

Only available in Black Granite.

Only available in Black Granite

Custom colors and finishes available. Minimum quantities apply. See terms and conditions of sale. All measurements are nominal. Important: Textured surfaces require a buffer between the plate compactor and the paver surface to prevent scuffing. Contact Unilock for information. Polymeric Sand is not recommended for use with this product.



Product data sheet



COBALT GREY AVAILABLE ONLY IN RANDOM BUNDLE



PREPARED FOR:

VILLAGE OF TINLEY PARK

Hardscape - Plaza Concrete



Scoring spacing to match the width of the sidewalk and be spaced no further than 6' on center.



TINLEY PARK, ILLINOIS



Standard scoring and finish



Hardscape - Concrete Planter Curb

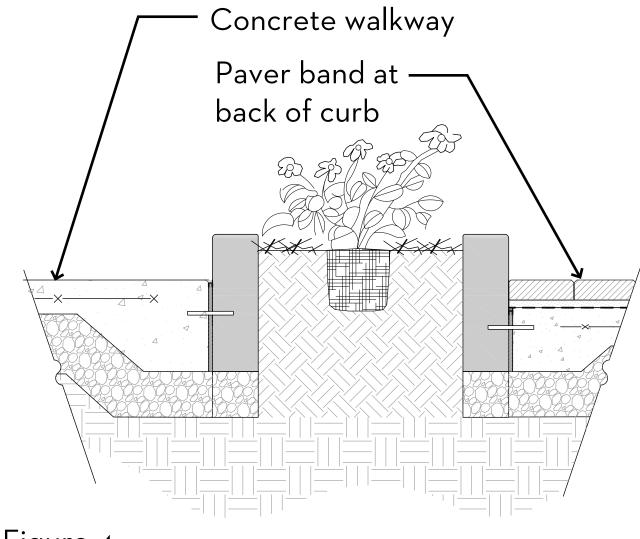


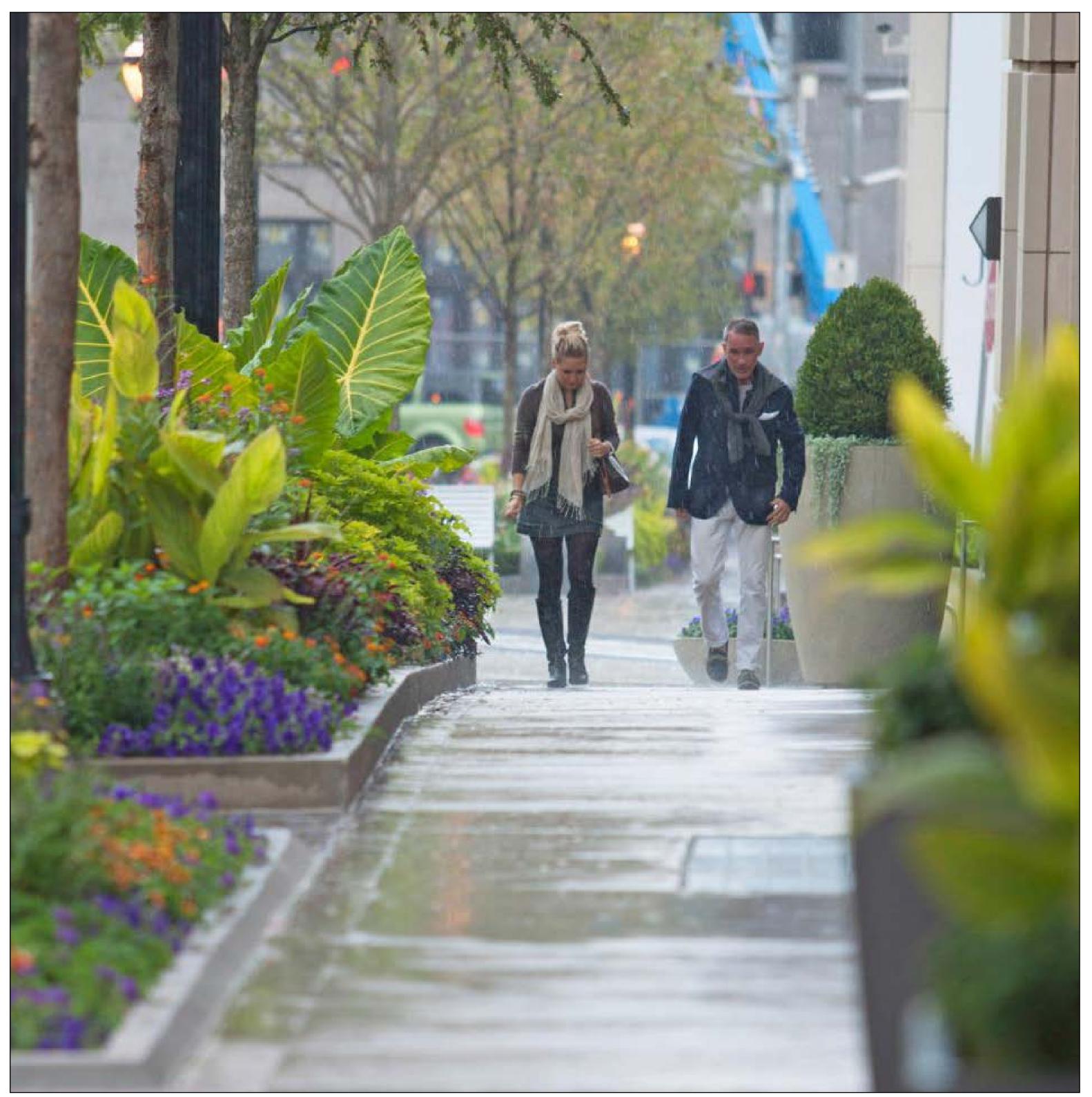
Figure 4



Concrete curb with perennials, grasses, and shade trees.



TINLEY PARK, ILLINOIS



Concrete curb planters to be large enough for robust plantings.



PREPARED FOR:

VILLAGE OF TINLEY PARK

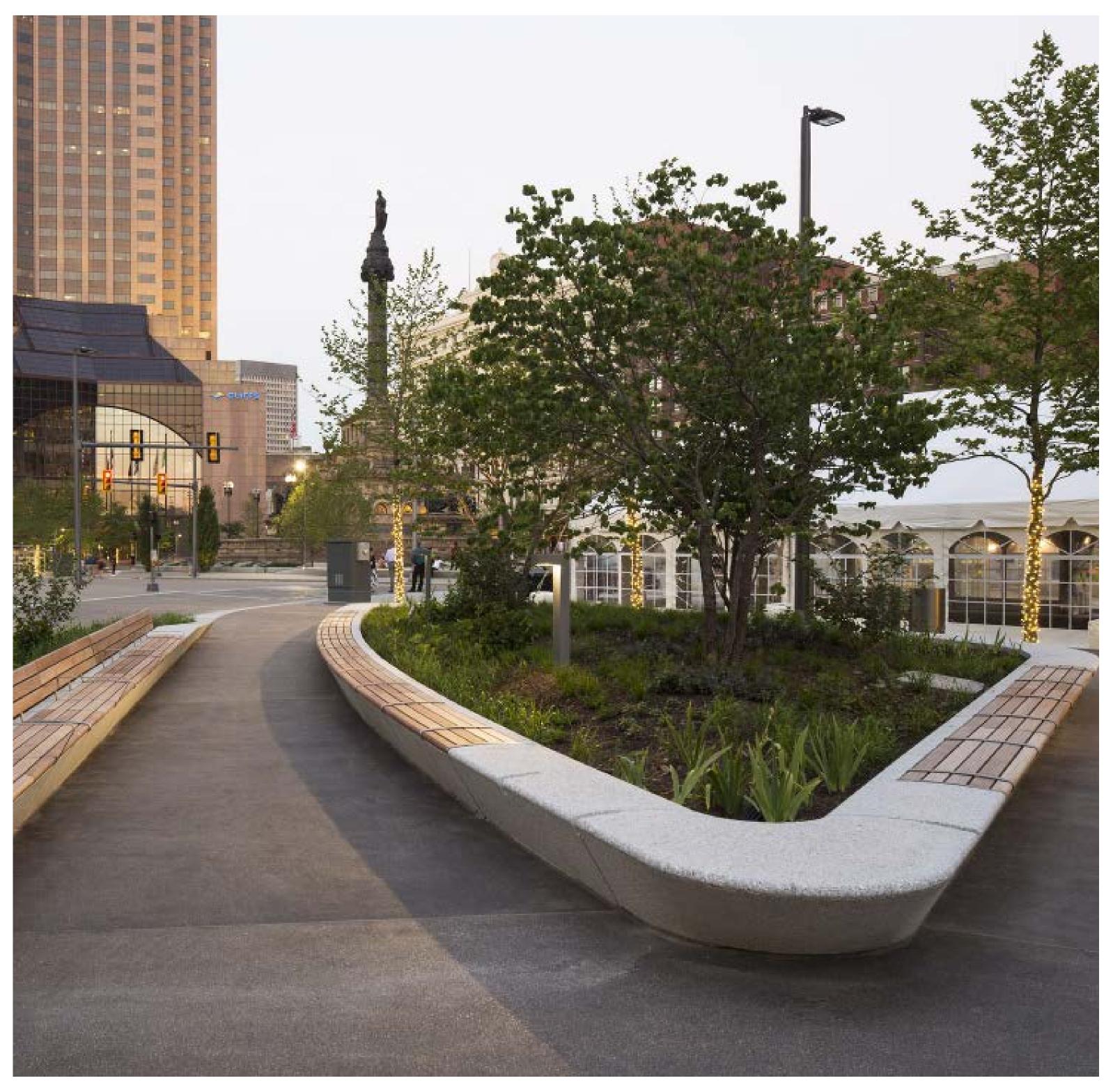
Hardscape - Poured-in-Place Concrete Seawalls



Poured-in-place concrete seat wall to integrate skate deterrents.



TINLEY PARK, ILLINOIS



Poured-in-place concrete seatwall to have tapered profile.



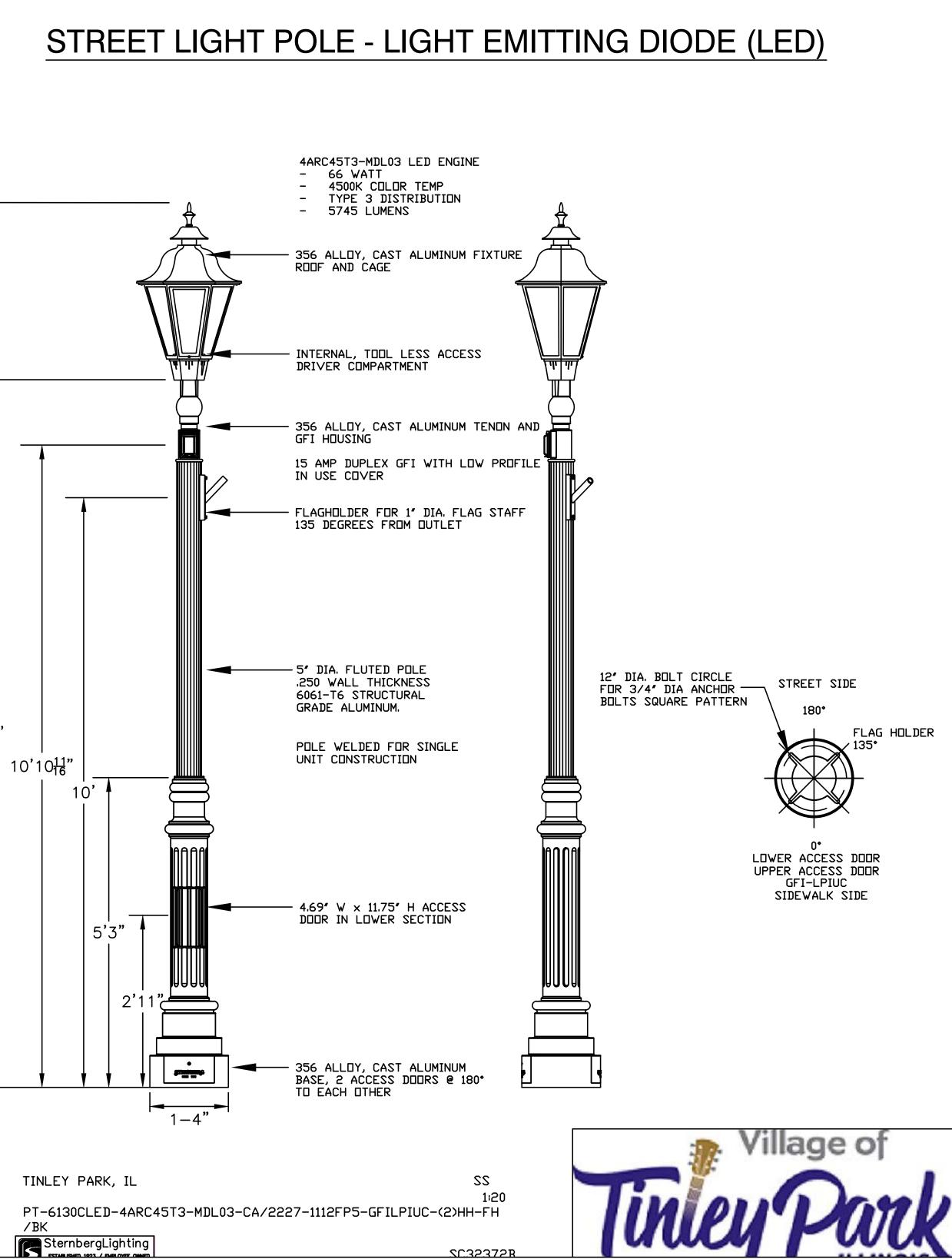
Lighting - Pedestrian Lights

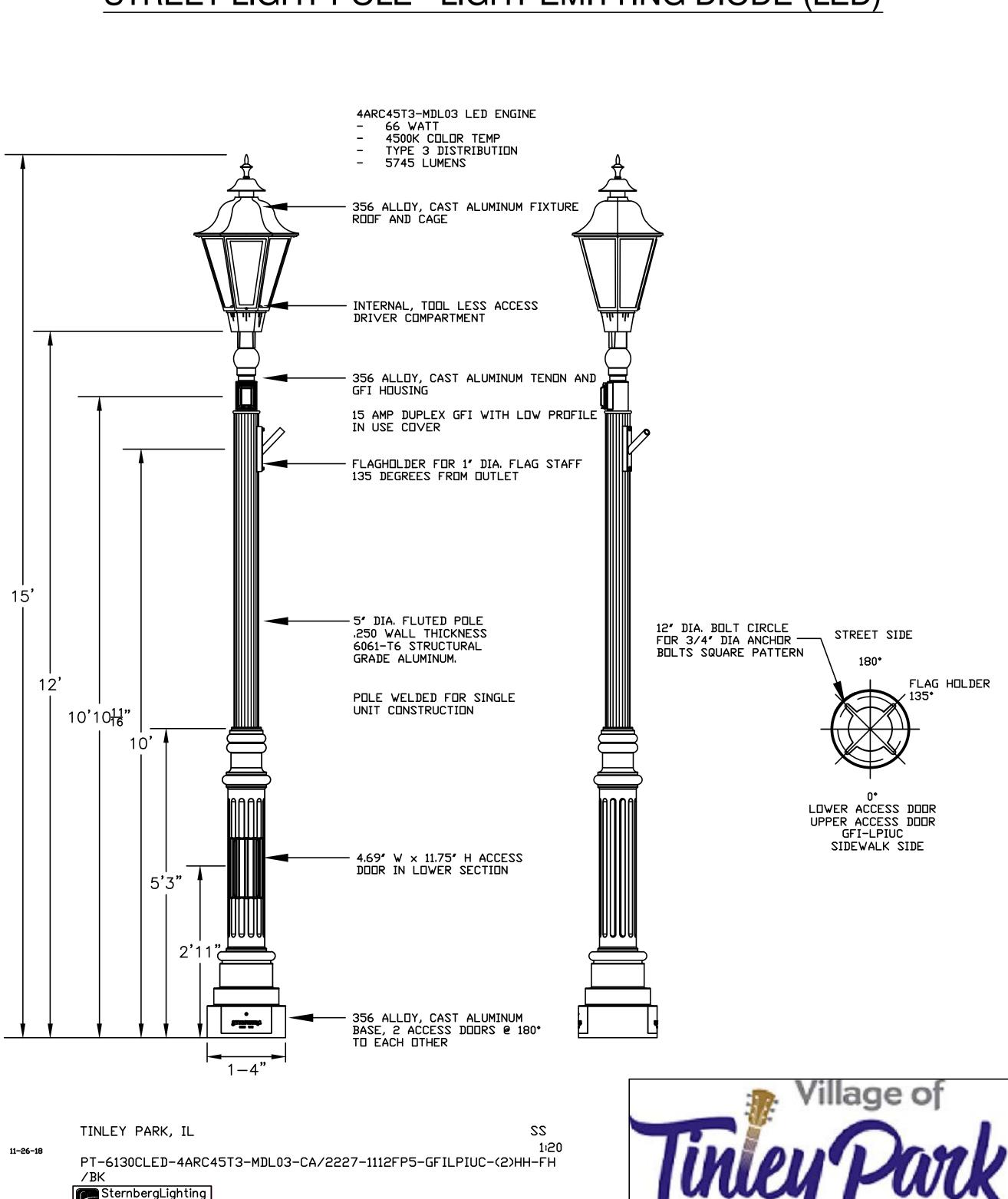


Sternberg Light (Existing streetlight found in the Downtown Core, shown with hanging baskets)



TINLEY PARK, ILLINOIS





Product data sheet



Lighting - Catenary Lights (Oak Park Ave. Entry Plaza)





Aura Ring



TINLEY PARK, ILLINOIS



Product data sheet



PREPARED FOR:

VILLAGE OF TINLEY PARK

Streetscape Site Amenities - Benches



Bench seating cluster



6' wide bench

2' wide bench



TINLEY PARK, ILLINOIS



SCARBOROUGH

Product Data Sheet



Bench

- Woven and horizontal strap seat styles may be specified for backed or backless benches.
- Backed benches are offered in 24", 48", 72", or 96" lengths.
- Backless benches are offered in 48", 72", or 96" lengths.
- Center arm may be specified on backed benches in 72" or 96" lengths.
- Bench in 96" length available with two intermediate arms.

Product data sheet

landscapeforms

Scarborough is welcoming and comfortable in two versions. The horizontal strap seat is clean and simple. The woven seat suggests the familiar strapping fabric of patio furniture. The patented design is assembled as a warp and weft construction of pre-formed parts. The backless Scarborough bench can be used from either side and is ideal for narrow spaces. Litter receptacles with strap or square bar vertical panels are nicely scaled to the

not only in the way it wears but in the way it remains current over time.

bench and the human form. Scarborough transcends categories. It is remarkably durable

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	96" with two intermediate arms	28"	97"	34"	strap: 234 lb weave: 211 lb
	72" with center arm	28"	73"	34"	strap: 186 lb weave: 169 lb
	48"	28"	49"	34"	strap: 132 lb weave:126 lb
	24"	28"	22"	34"	strap: 89 lb weave: 86 lb
	backles 96"	26"	97"	28"	strap:150 lb weave:136 lb
	backles 72"	26"	73"	28"	strap: 125 lb weave: 114 lb
R	backles 48"	26"	49"	28"	strap: 97 lb weave: 93 lb



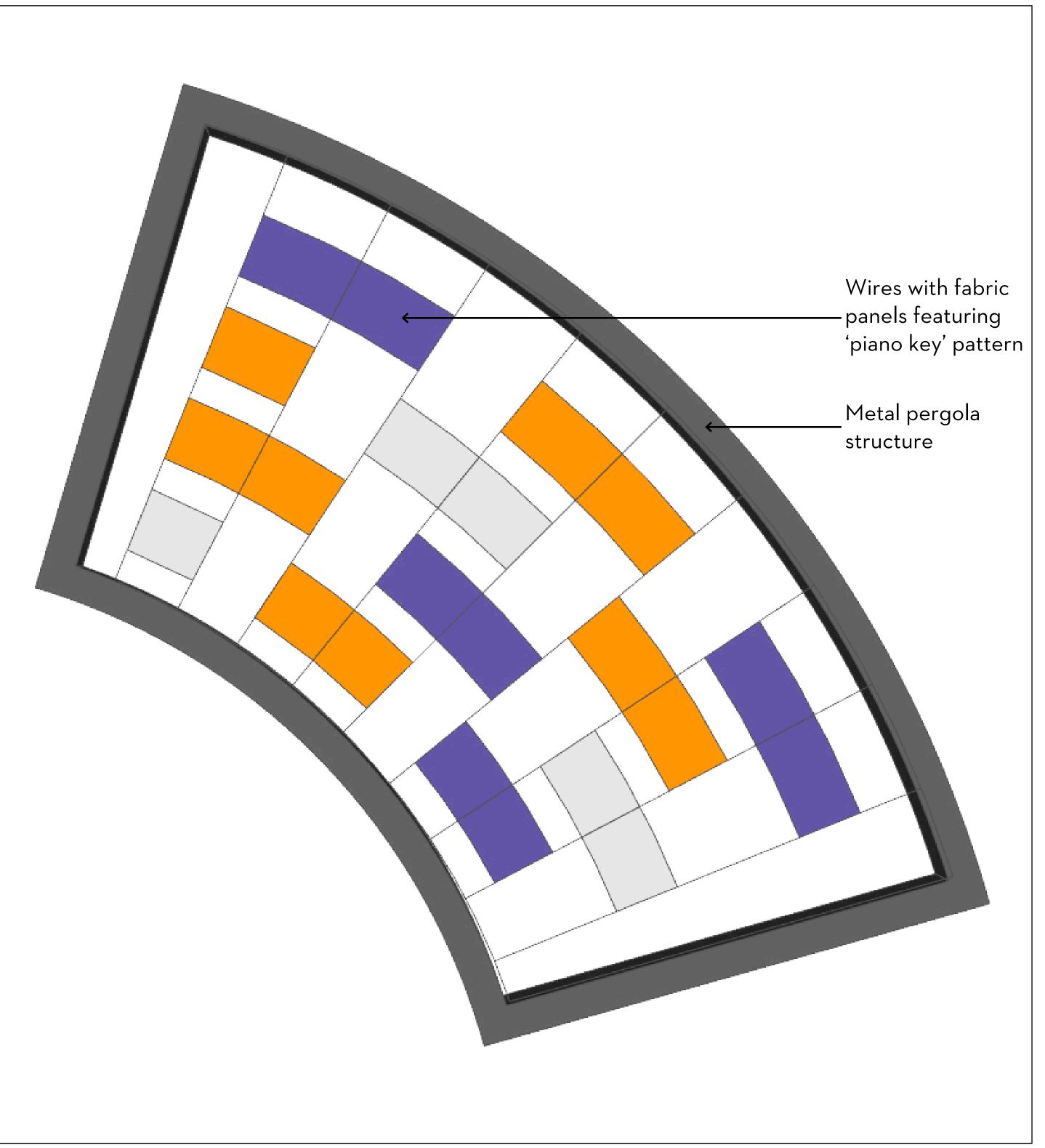
Site Amenities - Gateway Pergola



Winter conceptual illustration of Harmony Square Gateway Pergola.



TINLEY PARK, ILLINOIS



Plan view concept of Harmony Square Gateway Pergola

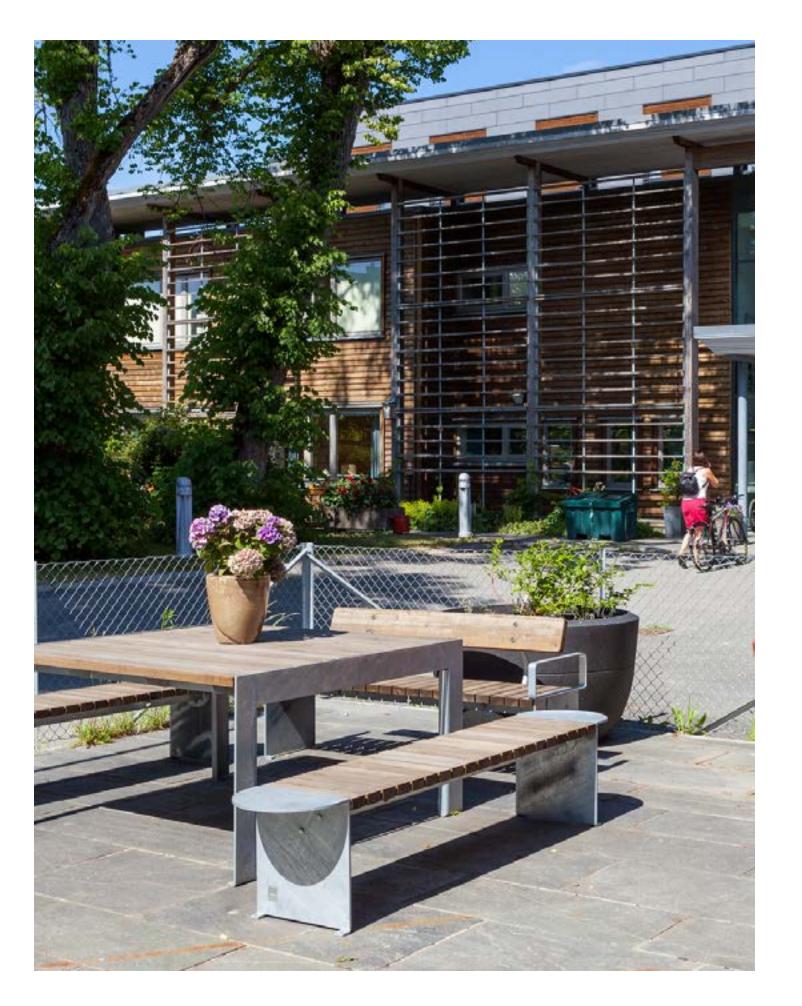
THE LAKOTA UP. © 2023 THE LAKOTA GROU

13

Site Amenities - Vroom bench (Oak Park Avenue Entry Plaza)



Bench with backrest

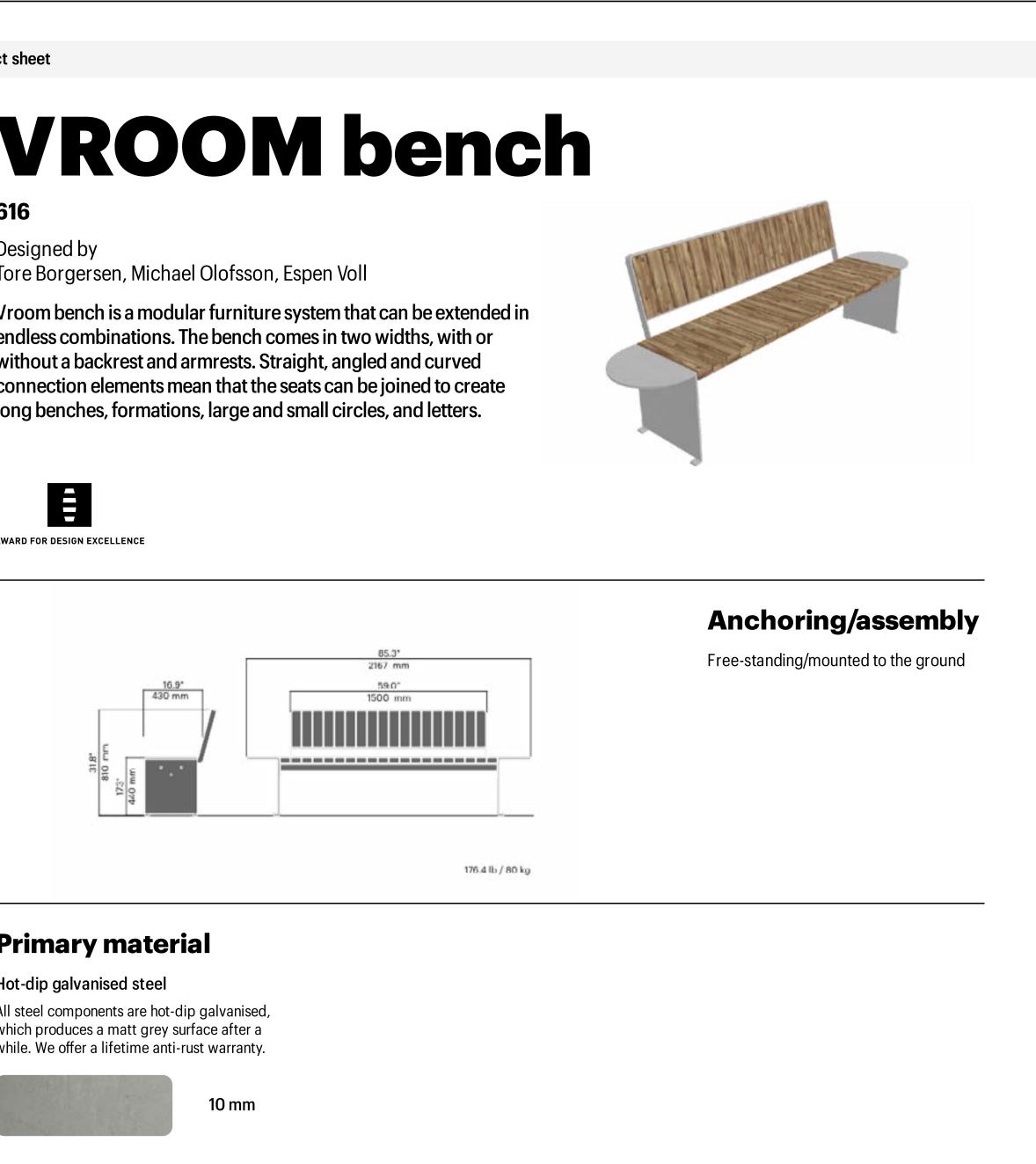


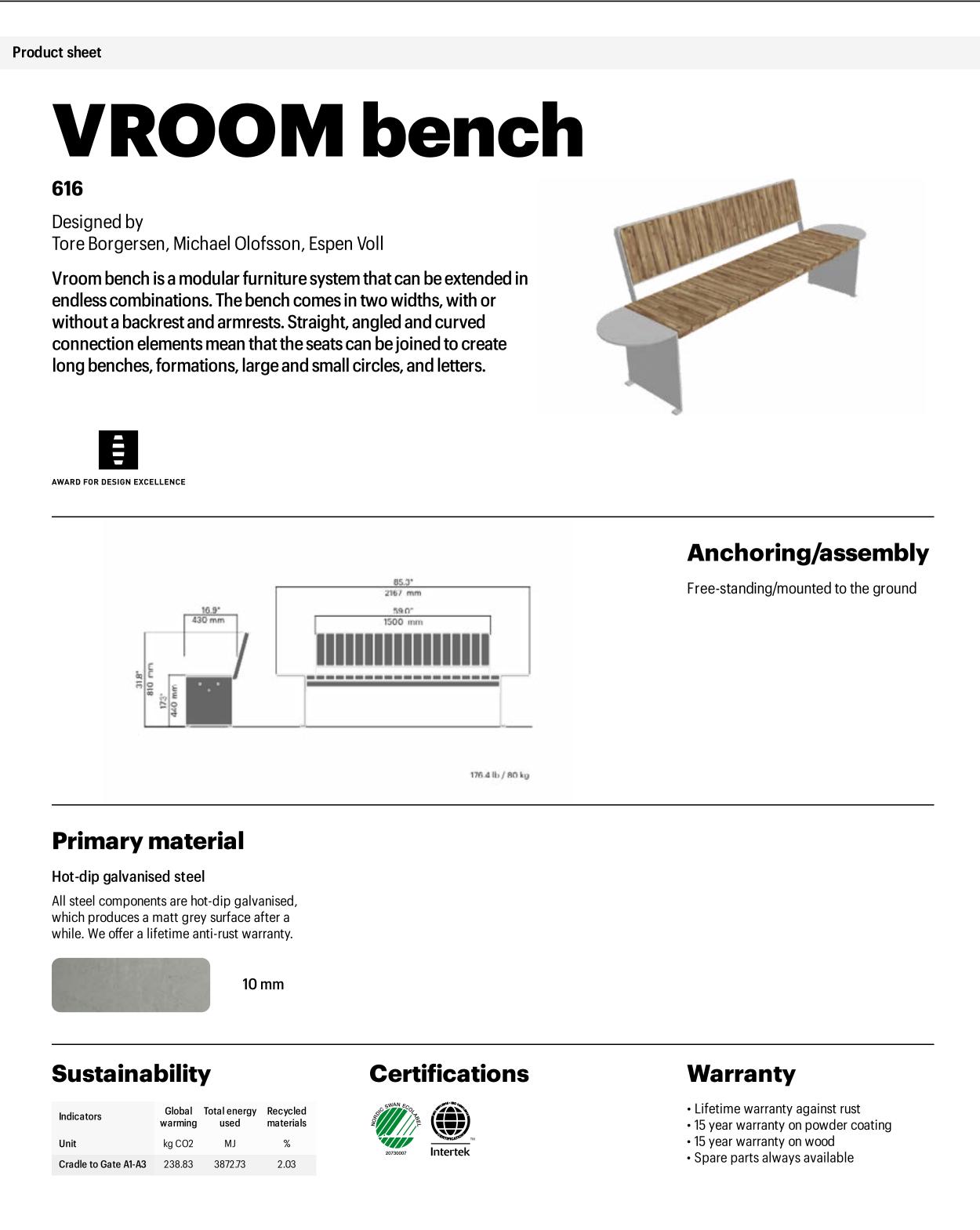
Bench has straight and curved end options



Bench comes in variety of colors



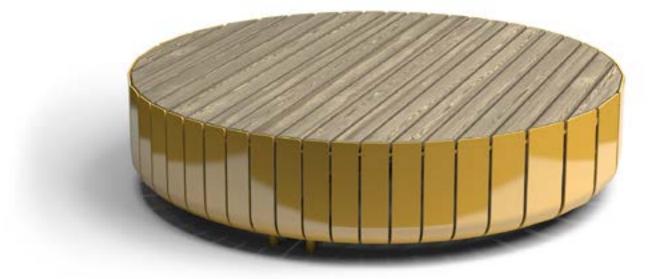




Product data sheet



Site Amenities - Stripes circular bench



Modular bench



Bench comes in variety of different colors

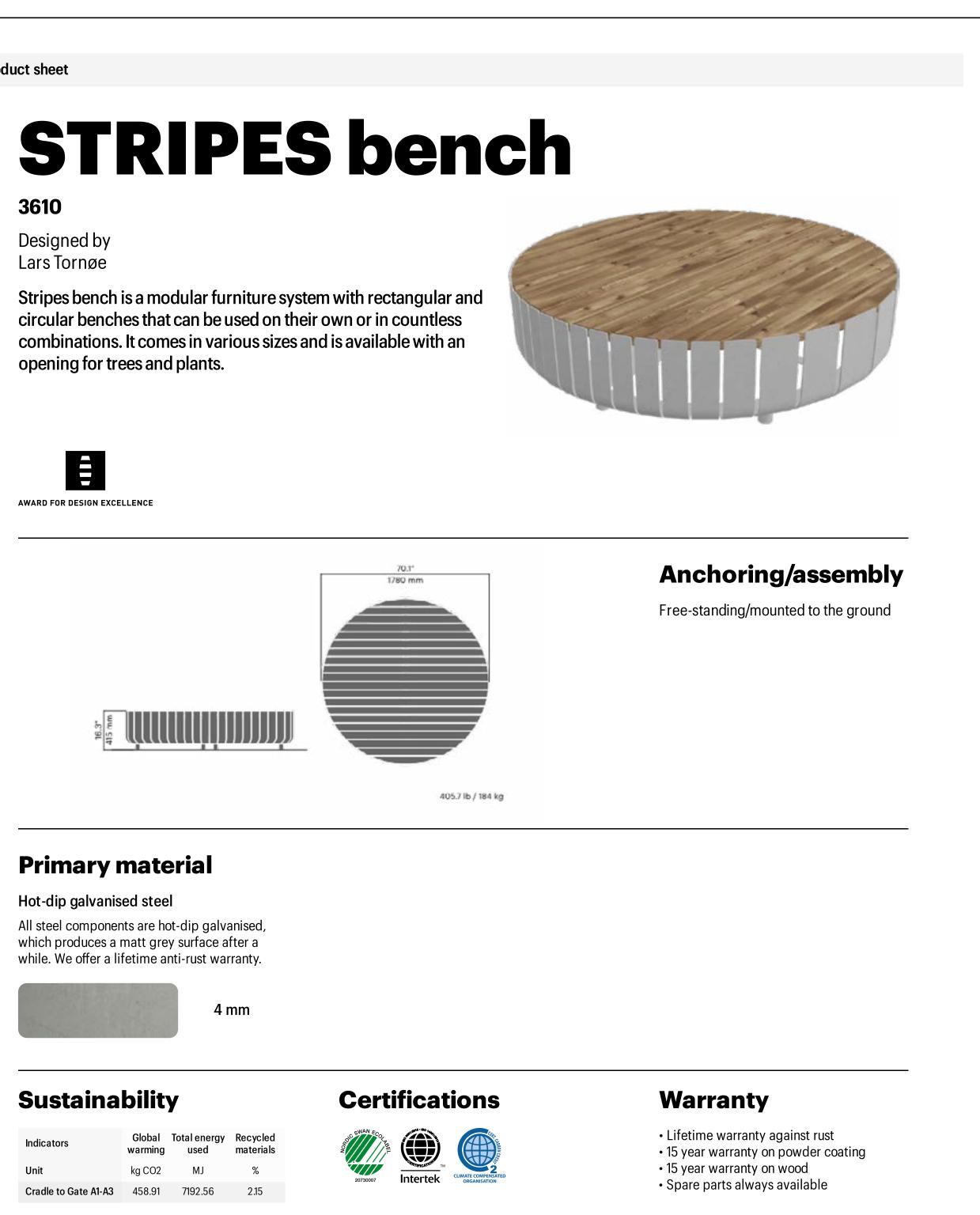




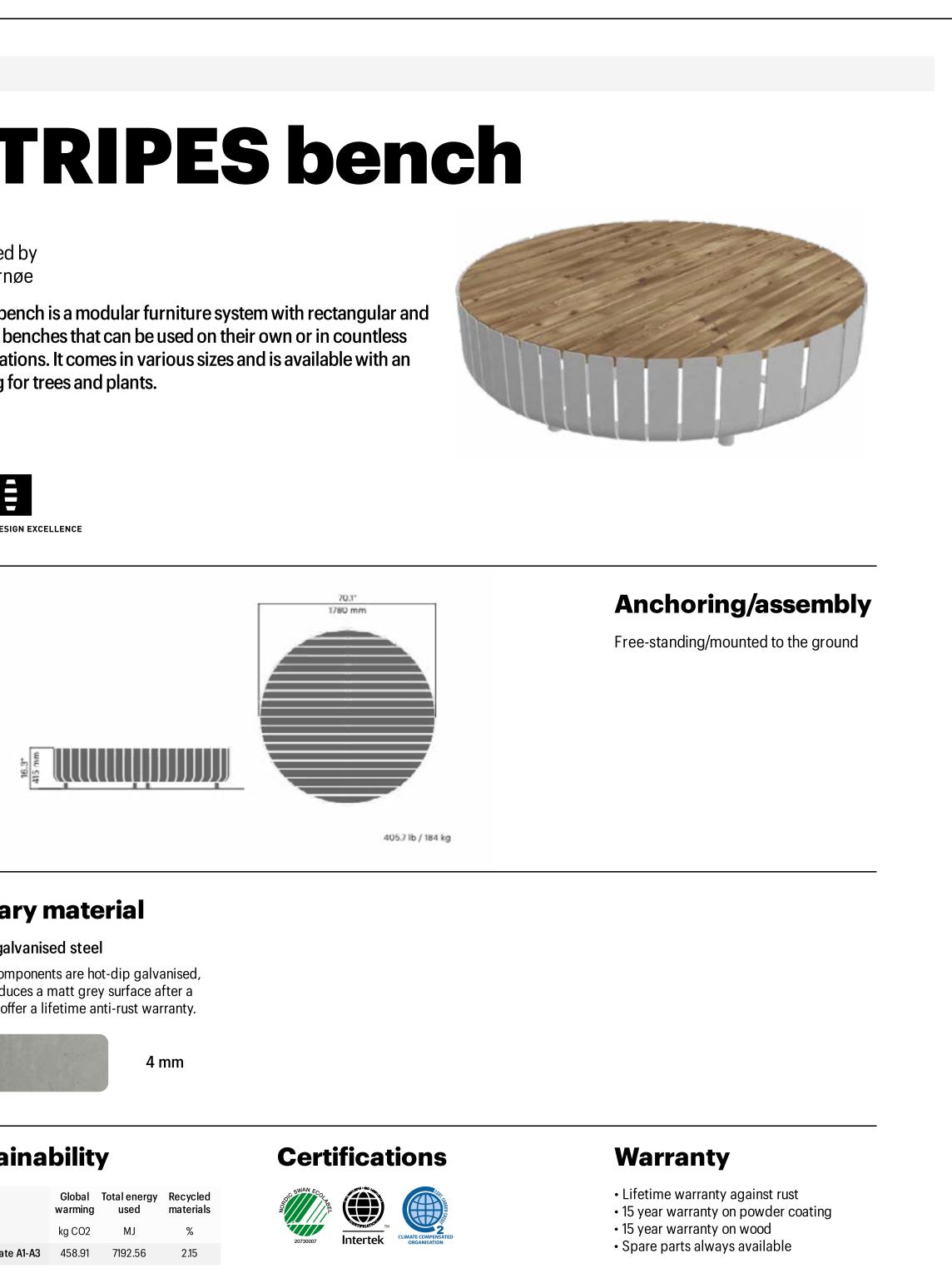
TINLEY PARK, ILLINOIS

Bench comes in 2 different sizes: small and large

Product sheet

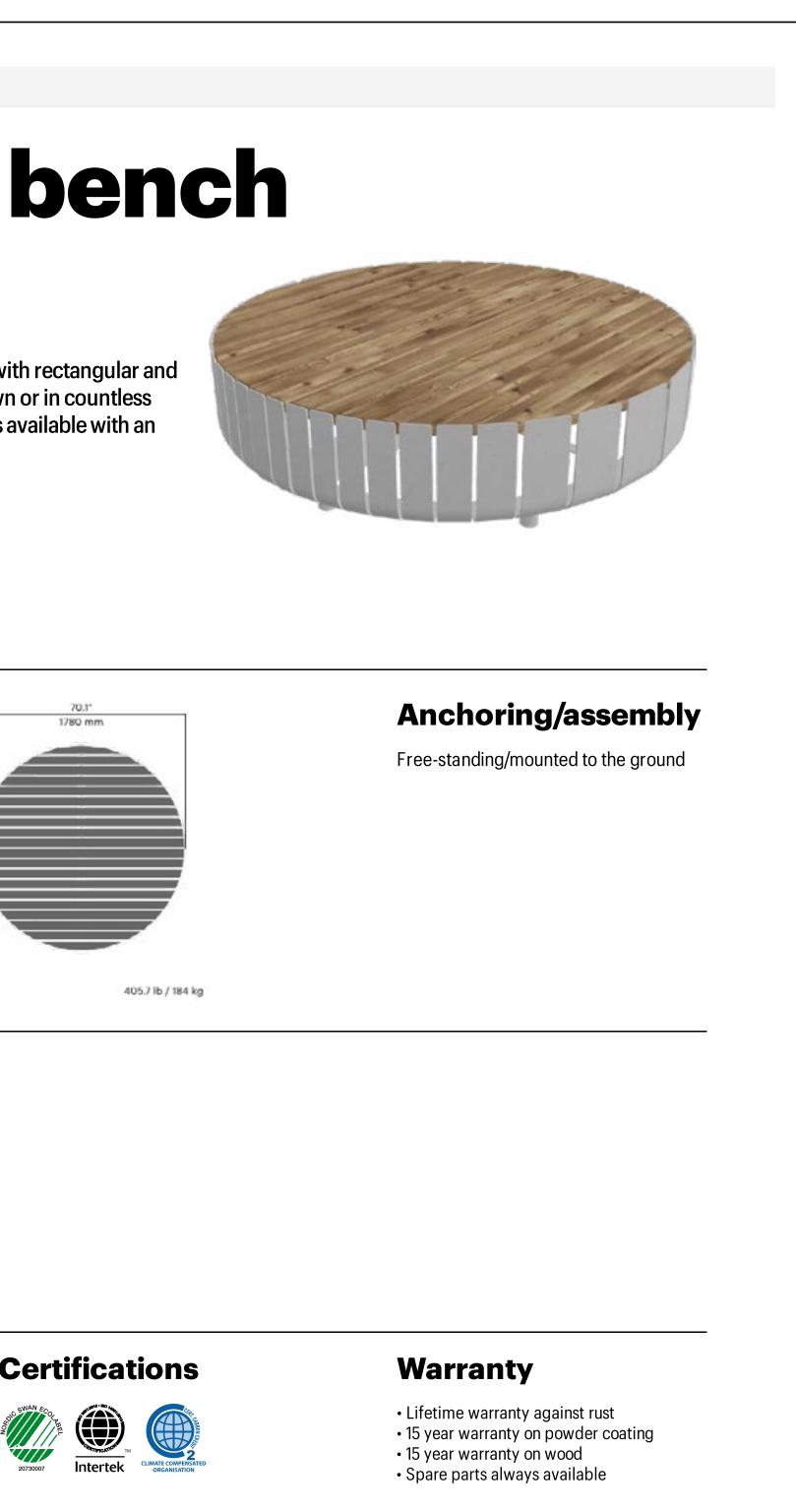


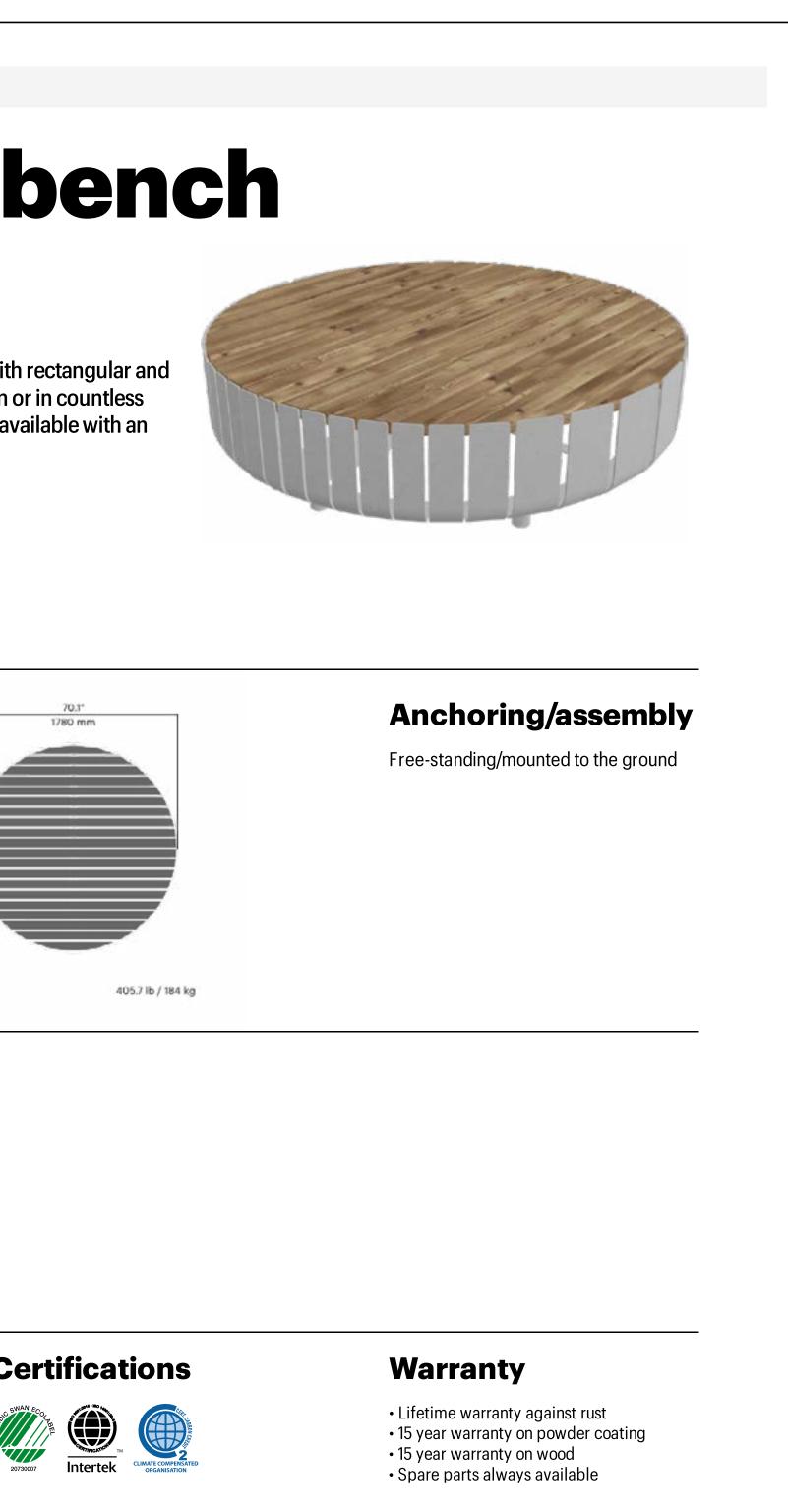




All steel components are hot-dip galvanised,

Indicators		Global warming	Total energy used	Recycled materials
Unit		kg CO2	MJ	%
Cradle to G	ate A1-A3	458.91	7192.56	2.15





Product data sheet



15

Site Amenities - Moveable Tables & Chairs







Chairs come in variety of colors

Lounge, dining, and bar heigh tables



TINLEY PARK, ILLINOIS

Chairs with armrests and circular dining height table





Dining Height Table

- The tables have cast aluminum bases attached to a cast aluminum support tube.
- The support tube is bolted to a cast aluminum frame supporting a steel sheet top.
- The table features a unique surface/embedded mount system that allows for leveling adjustment.
- Tables are available with square or round table tops.
- Dining table is available with or without umbrella hole.
- If used with umbrella, table must be surface mounted.

Standing Height Table

- The tables have cast aluminum bases attached to a cast aluminum support tube.
- The support tube is bolted to a cast aluminum frame supporting a steel sheet top.
- The table features a unique surface/embedded mount system that allows for leveling adjustment.
- Tables are available with square or round table tops.
- Standing-height table is available standard without umbrella hole

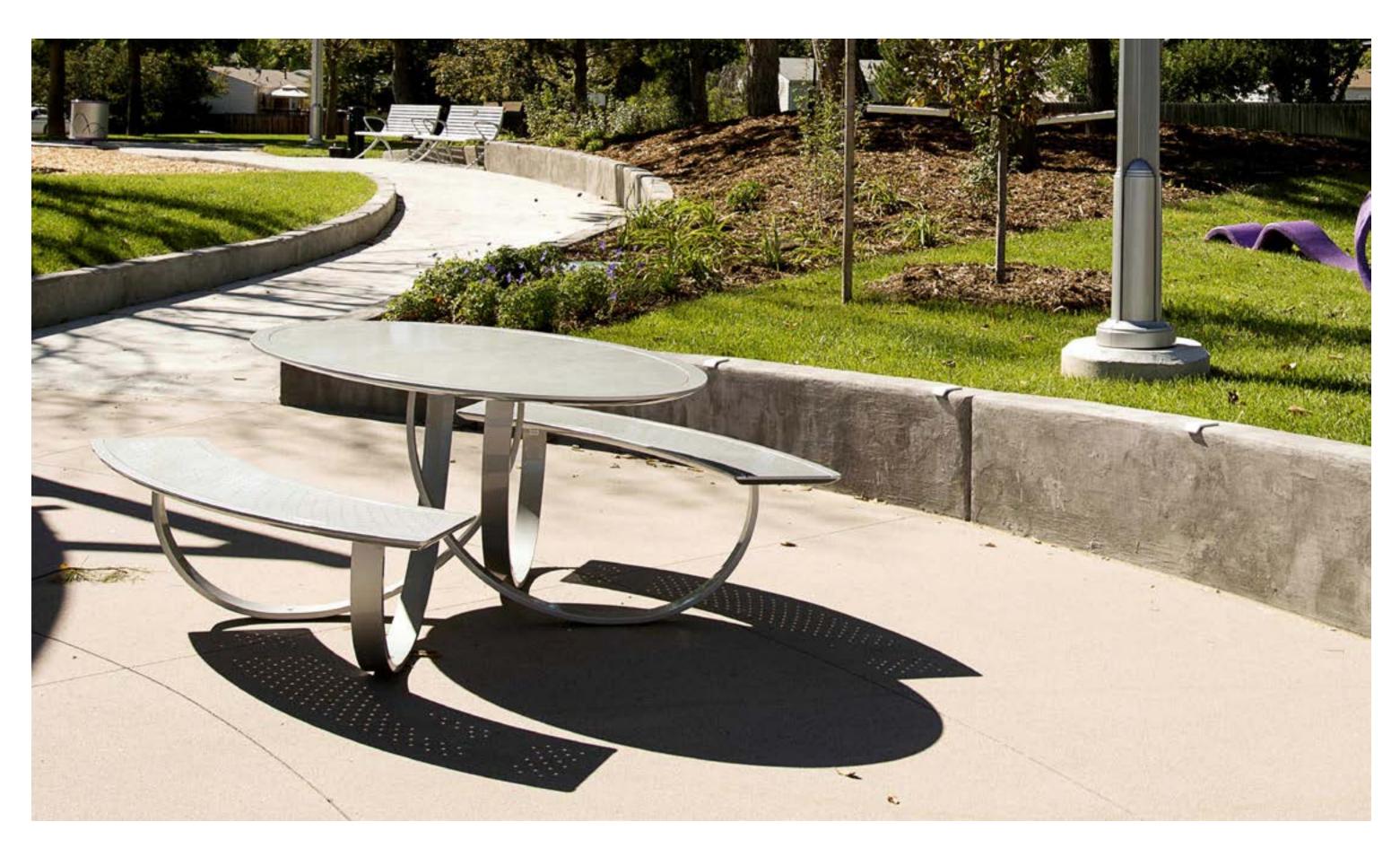
Product data sheet

The Chipman line, designed by landscape architect Robert Chipman, includes a cast aluminum chair and stool of stunning sculptural form, and complimentary tables in lounge, dining and standing height versions. In its consummate refinement Chipman adds to the special ambience of high-profile terraces, rooftop gardens, cafes and other protected social spaces. The elegance of design and detail enable these pieces to move easily into high-end residential settings. The compatibility of elements makes it possible to specify one family of products for a range of commercial spaces. Chair, stool and tables are finished with Landscape Forms proprietary Pangard II® HAPS, VOC, lead-free polyester powdercoat. Chipman is intended and warrantied for use in protected public spaces and is part of Landscape Forms' Terrace Life group.

TABLE TOP SHAPE	STYLE	DIAMETER/DEPTH	HEIGHT	PRODUCT WEIGHT
	round dining table	45"	29.25"	85 lb
	round dining table	36"	29.25"	64 lb
	round dining table	31"	29.25"	55 lb
	square dining table	37"	29.25"	82 lb
×	square dining table	32"	29.25"	68 lb
	square dining table	27"	29.25"	55 lb
TABLE TOP SHAPE	STYLE	DIAMETER/DEPTH	HEIGHT	PRODUCT WEIGHT
	round standing table	36"	42.25"	68 lb
	round standing table	31"	42.25"	58 lb

Site Amenities - Picnic Table





Picnic Table - Surface Mount



TINLEY PARK, ILLINOIS

Picnic table with umbrella hole & umbrella





Charlie Table

- The Charlie table is a 67" oval that seats up to 6 people.
- Steel seat panels have a perforated pattern, and are surrounded by cast aluminum trim.
- Ribbon-like steel legs support the steel/aluminum table top, and are surface mounted through stainless steel glides/inserts.
- Stainless steel anchoring hardware ships with the table.
- An offset umbrella hole option is available.
- Charlie is ADA compliant and must be surface mounted.
- Umbrella must be ordered with stand.

To Specify

- Specify a Charlie table, with or without umbrella hole and powdercoat color.
- Charlie ships with mounting hardware.

Designed by Gustafson Guthrie Nichol Ltd

Product data sheet

landscapeforms

Charlie contributes to the sense of movement in vibrant public spaces. Tabletop and seats are floating planes connected, lifted, and supported by the swooping lines of legs that dance on the ground below. The oval form comfortably seats up to six people on two benches and supports social interchange as sitters face each other directly across the table.

STYLE	LENGTH	WIDTH	HEIGHT	PRODUCT WEIGHT
67" table	67"	67"	30"	430 lb
67" table with umbrella hole	67"	67"	30"	430 lb



Site Amenities - Litter & Recycling Receptacles



Litter receptacle



TINLEY PARK, ILLINOIS

Recycling receptacle with alternate lid and signage

SCARBOROUGH

Product Data Sheet



Receptacles

 Scarborough[™] receptacles are durably constructed of metal side panels and a spun metal top to meet the demands of active public spaces.

- The 30-gallon polyethylene liner coordinates with specified powdercoat color.
- Receptacles are standard with a freestanding/surface mount option.
- Metal support legs are 1"x 1" square.
- Vertical metal straps 1-1/2" x 3/16".
- Vertical metal bars are 3/8" square.
- Straps and bars are welded to metal bands.
- Tubular steel collar is 1-1/4" dia., 0.120" wall thickness.
- Tops are formed of spun metal.
- Pop-up rod is stainless steel.

• An optional keyed lock may be added for security, and an optional ash pan may be specified for the side-opening receptacle.

Litter Receptacle

- Choose from vertical strap or square bar side panels.
- Top or side-opening receptacles may be specified.
- The receptacle lid lifts up and swings to the side for easy litter removal.
- Ash pan option available for side-open receptacle.

Recycling Receptacle

- Only available with vertical strap panels.
- Choose opening style: 5" diameter, 3" x 11" newspaper slot,
- or standard side open.
- Select single-use or dual-use
- 5" x 7" signage plates are welded to the straps.
- Single-use has the same sign under both openings.
- Dual –use has two different signs under openings.
- Select signage wording from options available on Scarborough's product page at www.landscapeforms.com
- Custom signage wording available for an upcharge.
- The receptacle lid lifts up and swings to the side for easy litter removal.

Product data sheet

landscapeforms

LITTER	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	top-opening	25"	33"	bar: 72 lb strap: 77 lb
	side-opening	25"	41"	bar: 75 lb strap: 81 lb
	strap details	_	-	_
	square bar details		_	_
3	ash pan	-	_	_
RECYCLING	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	5" diameter	25"	41"	82 lb.
	3"x11" slot	25"	41"	82 lb.
	standard side-open	25"	41"	82 lb.



PREPARED FOR:

VILLAGE OF TINLEY PARK

Site Amenities - Bicycle Racks



Bike rack with parked bike



Bicycle rack cluster



TINLEY PARK, ILLINOIS

METRO40

Product Data Sheet



Ride[™] Bike Rack

- Capacity: 2 bikes
- Surface mount or embedded to concrete surface.
- Requires only two bolts to mount, with extra surface mount anchor hole provided.
- 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.
- Must be spaced 30" apart and 24" from a wall to meet APBP guidelines.

Hi-Glo[™] Pedestrian Light and Lo-Glo[™] Path Light

 Please refer to product data sheets for technical information and specifications.

Connect[™] Shelter

• Please refer to the Metro40 Workbook.

To Specify

Visit landscapeforms.com.

Designed by BMW Group Designworks

Rest Bench is protected by U.S. Patent No. D600,460; D601,361; D601,820 Connect Rail is protected by U.S. Patent No. D644,446; D602,271 Collect is protected by U.S. Patent No. D607,171; D610,322, D608,968 Stop is protected by U.S. Patent No. D608,913 Ride is protected by U.S. Patent No. D613,646

Product data sheet

landscapeforms

STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
bike rack	3.3"	28"	26"	50 lb

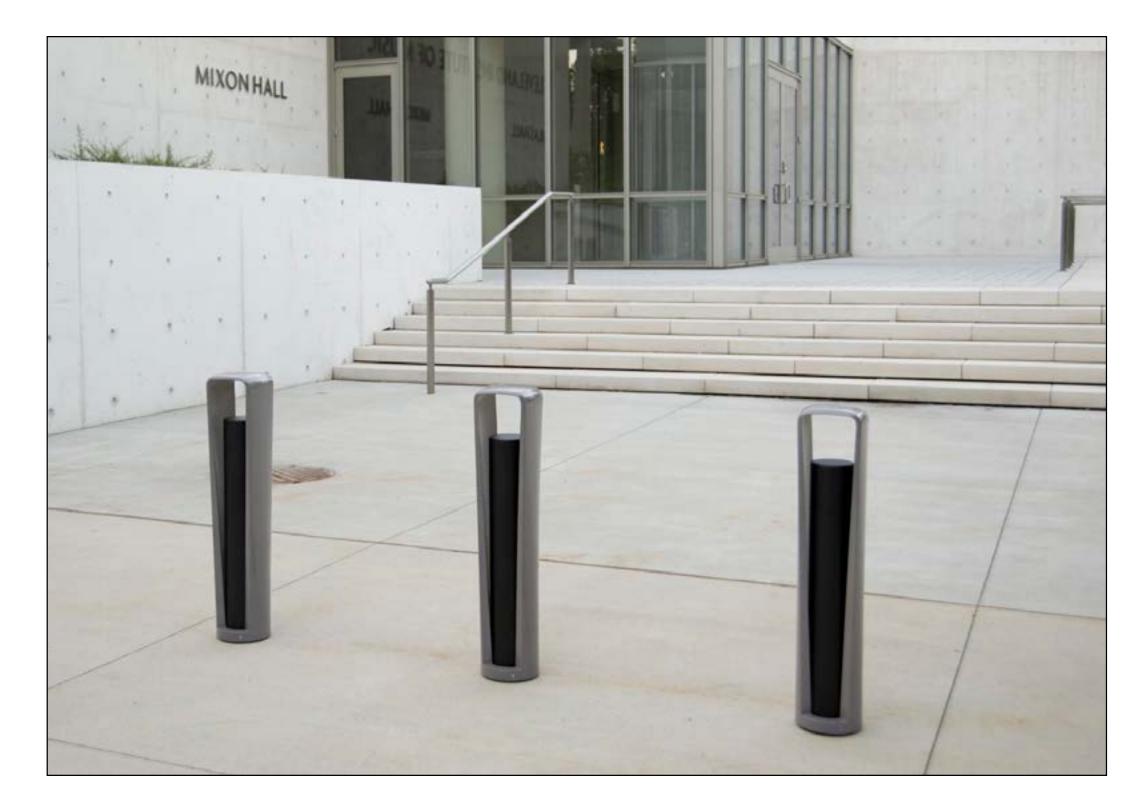
Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

PREPARED FOR:

VILLAGE OF TINLEY PARK



Site Amenities - Removable Bollards



Removable bollard cluster





Removable bollard

METRO40 Product Data Sheet



Stop[™] Bollard

- Sleeve is cast aluminum with an integral ring at the base.
- Aesthetically all mounting options look the same.
- Post is 4" structural steel pipe.
- Post is 28" high; the total height of the bollard from ground to top of aluminum casting is 34".
- Base plate on surface-mounted bollard is stainless steel.
- All exterior parts are powdercoated.
- Sleeve can be powdercoated in a selection of colors.
- Post is standard matte black.

Mounting Options

• Stop may be embedded, surface mount or removable.

Embedded

- This is the strongest and most common method for installation.
- The steel post is set into an 18" concrete footing.
- The steel post is slipped over the top of the post and locked into the base of the post with tamper-resistant set screws.
- A stainless steel ring helps align and aid installation.

Surface Mount

- The steel post on all surface mount versions aesthetically matches the embedded version but allows for more installations on existing sites.
- A stainless steel base plate welded to the steel pipe is anchored to th concrete in three locations.
- The stainless steel base plate helps align and aid installation.
- 3 stainless steel leveling glides allow installation to be perfectly "dialed-in" from the top side of base.
- The cast aluminum sleeve with integral base ring is slipped over the top and locked into the base of the post with tamper-resistant set screws.

Removable

- The removable version aesthetically matches embedded and surface mount versions.
- A galvanized socket is embedded in concrete.
- The steel post is inserted into the socket, and secured with locking mechanism.
- The cast aluminum sleeve with integral base ring is slipped over the top of the post and locked into the base of the post with tamper-resistant set screws.

Product data sheet

landscapeforms

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
ľ	bollard	19"	7"	34"	236 lb

	nbedded, Surface Mount or Removable Bollard		Embedded or Surface Mount Bollard with LED Light
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Site Amenities - Movable Planters



Movable planters cluster - 3 sizes shown



TINLEY PARK, ILLINOIS



Color and finish selection - A26 Charcoal Acid Wash



PLAT OF SURVEY

LEGAL DESCRIPTION

Lots 8 and 9 in Block 4 in the Village of Bremen. (now Tipley Park) being a subdivision of part Lots a and a in block 4 in the vitilage of bremen, (now linely Park) being a subdivision of part the North Half and all of the Southwest Quarter of the Southeast Quarter (except 5 acres) in Section 30, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, (PIN 28-30-407-002-0000)

Together with

The westerly 22 feet of Lot 6 and all of Lot 7, in Block 4 in the Village of Bremen, (now Tinley Park) being a subdivision of part the North Half and all of the Southwest Quarter of the Southeast Quarter (except 3 acres) in Section 30, and the North Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-003-0000)

Together with

The easterly 28 feet of Lot 6 in Block 4 in the Village of Bremen, (now Tinley Park) in the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-004-0000)

Together with

Lot 5 in Block 4 in the Village of Bremen, (now Tinley Park) in the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (PIN 28-30-407-005-0000)

Together with

Lot 4 in Block 4. Village of Bremen, a subdivision in Sections 30 and 31. Township 36 North. Range 13 East of the Third Principal Meridian, in Cook County, Illinois, (PIN 28-30-407-006-0000)

Together wit

Lot 3 in Block 4 in the Village of Tinley Park, formerly Bremen, a subdivision in Sections 30 and 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (Part of PIN 28-30-407-007-0000)

Together with

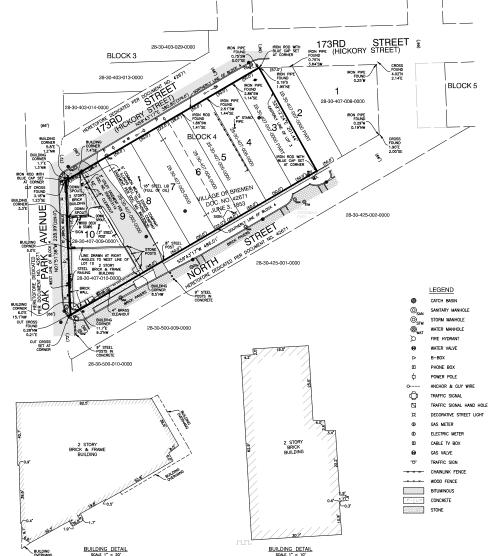
Lot 10 (except for that part lying south of a line drawn at right angles to the west line of said Lot 10 (except for that part lying south of a line crawn at right angles to the west line of said Lot, through a point on the west line of said Lot 11 figet south of the enorthwest corner thereof, said line being statended to the easterly line of said Lot 10) Block 4 in the Village of Bremen, (now Thing) Park) being a subdivision of part the North Hall at the Southwest Quarter of the Southeast Quarter (except 5 acres) of Section 30, and the North Hall of the Northwest Quarter of the Northeast Quarter of Section 31, Tromship 38 horth, Range 13 East of the Third Principal Meridian, as per plat thereof recorded June 3, 1853 as document number 42671, in Cook County, Illinois. (PIN 28-30-407-009-0000)

Together with

That part of Lot 10 lying south of a line drawn at right angles to the west line of said Lot. through a point 115 feet south of the northwest corner thereof in Block 4 in Bremen, being a anough a point in 2014 the North Hair and all of the Southwast Quarter of the Southwast Quarter subdivision of part the North Hair and all of the Southwast Quarter of the Southwast Quarter except 5 acres in Section 30, and the North Haif of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, (PIN 28-30-407-010-0000)

BUILDING







9-R028

Note:

1) The ground coordinate gratem used and bearings provided for on this pial care derived from Chola Novighton Sakelike System (CNRS) measurements. The values shown on the hereon drawn plot are estimated limits State Pince Eastern. Zone North American Datum 1983 (CEDID12A) ORGUND coordinates based upon an overage location for the length of the project having the following prometers:

41'34'38.508703349" North Latitude (WSS '84) 87'46'58.61'5062989" West Longitude (WGS '84) 597.261 Ellipsoid Height U.S. Survey Feet (WGS '84) 706.592 Orthometric Height U.S. Survey Feet (NAVD '88 Geold '12A)

Use of the above information should yield a combined factor of: 1.0000275841.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.

(XXX.XX') Denotes record dimension or dimension computed from record dimension values.
 XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.

State of Illinois)) ss County of Cook

I, Randell E. Gann, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat, and that this plat is a true and correct representation of said survey. Dimensions shown hereon are in feet and decimal parts thereof.



Illinois minimum standards for a boundary

Field work completed October 25, 2023.

	19-R0285.07						
	ROBINSON ENG	REVISIONS					
	125 MOONEY DRIVE	BOURBONNAIS, ILLINCIS 60914 Web: www.veltd.com	No.	Date	Remarks		
	(815) 932-7406 (C) COPYR						
	LUNOIS DESIGN FIRM REC						
	FOR:						
	VILLAGE OF						
	16250 SOUTH OA						
	TINLEY PARK.						
	INLEY PARK,						
	Drawn by: KM	Date: October 26, 2023					
	Checked by: REG	Scale: 1" = 50"					
5.07 SURVEY-01 DWG	Sheet 1 of 1	Project No. 19-R0285.07					