



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

November 16, 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 November 2, 2023 Regular Meeting

**ITEM #1 PUBLIC HEARING – P.A.W.S. OF TINLEY PARK SIGN – 8301 191ST STREET –
SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE
GLEN PUD**

Consider recommending that the Village Board grant Austin Davis, on the behalf of P.A.W.S. of Tinley Park, a Special Use Permit for a Substantial Deviation from the Brookside Glen PUD to increase the maximum allowable size of an electronic message center on a freestanding sign for a certain property at 8301 191st Street.

**ITEM #2 PUBLIC HEARING – 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

November 2, 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 November 2, 2023,

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for November 2, 2023 at 7:04 p.m.

Jarell Blakey, Management Analyst, called the roll.

Present Plan Commissioners: Acting Chair Angela Gatto
Terry Hamilton
Steve Sepessy
James Gaskill
Kehla West

Absent Plan Commissioners: Andrae Marak
Eduardo Mani

Village Officials and Staff: Patrick Carr, Village Manager
Marissa Spencer, Village Attorney
Dan Ritter, Community Development Director
John Urbanski, Public Works Director
Donna Framke, Marketing Director
Jason Engberg, Planning Manager
Jarell Blakey, Management Analyst
Michael Worthmann, KLOA representative

Petitioners: Pat Curran (item 1)
Village of Tinley Park (item 2)

Members of the Public: Terry Murphy (Item 1)
Karen Stallmack (item 1)
John Stallmack (item 1)
David Brueggemann (item 1)
Lisa Latronico (item 1)
Jack Coyle (item 1)

COMMUNICATIONS – Dan Ritter, Community Development Director informed the commission that CHAIRMAN GRAY is attending the meeting remotely due to work obligations and COMMISSIONER GATTO will be stepping in as acting chair.

APPROVAL OF THE MINUTES - Minutes of the October 19, 2023, Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER WEST seconded by COMMISSIONER SEPESSY to approve the October 19, 2023 minutes. CHAIR GATTO asked for a voice vote; all were in favor. she declared the motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 2, 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.

Present Plan Commissioners: Acting Chair Angela Gatto
Terry Hamilton
Steve Sepessy
James Gaskill
Kehla West

Absent Plan Commissioners: Andrae Marak
Eduardo Mani

Village Officials and Staff: Patrick Carr, Village Manager
Marissa Spencer, Village Attorney
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John Urbanski, Public Works Director
Donna Framke, Marketing Director
Jason Engberg, Planning Manager
Jarell Blakey, Management Analyst
Michael Worthmann, KLOA representative

Petitioners: Pat Curran

Members of the Public: Terry Murphy
Karen Stallmack
John Stallmack
David Brueggemann
Lisa Latronico

Jack Coyle

CHAIR GATTO introduced item #1 and then requested a motion to re-open the public hearing. COMMISSIONER made a motion to open the public hearing; COMMISSIONER seconded. CHAIR GATTO requested a voice vote, the motion was declared carried.

CHAIR GATTO 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.

Michael Worthmann, KLOA Engineer, presented an overview of the traffic report that was included in the Plan Commission Packet. Michael noted that all roads in the study are considered to be low volume roads and operating at about 25% of their capacity according to data from the Illinois Department of Transportation. He continued to note that traffic from generated directly from the development will be relatively low due to it being a Transit Oriented Development, or TOD in which 15-20% of people in these developments utilize other means of transportation other than personal vehicles. It was also mentioned that due to the mixed-use building having more than half of the units being studios and one-bedrooms there will be less traffic generated.

Michael Worthmann, KLOA Engineer continued to summarize the report by informing the commission that the proposed vacation of 173rd street will not significantly impact the flow of traffic due to their being alternative convenient roads for individuals to take including the proposed extension of 67th Court.

COMMISSIONER HAMILTON asked about the placement of parking and the flow of traffic on the 67th Court extension.

Daniel Ritter clarified that the drawings are conceptual and may not accurately reflect the intended two-way traffic on the proposed extension.

ACTING CHAIR GATTO swore in Michael Worthmann.

COMMISSIONER GRAY ... (Inaudible)

CHAIR GATTO asked if members of the public wanted to speak.

Dan Ritter clarified that commentary needed to be focused on the evidence presented in tonight's meeting.

CHAIR GATTO swore in Terry Murphy

Terry Murphy noted concerns with density in the proposed project stating that the density in this development is four times the density seen in other projects in the Village.

Melissa Spencer, Village Attorney, advised that the member of the public stay on the topic of the

traffic study.

Terry Murphy commented that she disagrees with the traffic study stating that it does not accurately represent the volume of traffic in the area during special events. She continued to note that she does not think that 67th Court is wide enough to accommodate two-way traffic and parking in its current state. She then asked whether fire apparatuses had adequate clearance in the proposed developments.

Dan Ritter, informed Terry that the Fire Department completed a review of the project and felt that there was adequate clearance for machinery.

Terry Smith asked when would the public see the plan for public infrastructure at the site

Dan Ritter informed her that there is no requirement for that to come before a public hearing.

Terry continued to note dissatisfaction with the proposed density in the development.

COMMISSIONER WEST clarified the Terry Smith's questions then reiterated them back to her.

Terry Smith asked what percentage of TIF funds are allocated to the public infrastructure.

Melissa Spencer noted for the record that the focus of this testimony should be on the traffic study.

Terry Smith reiterated her question.

COMMISSIONER WEST stated that it is her understanding that there will be sufficient parking options to accommodate the development.

Terry Smith asked if the Village would consider zone parking to guarantee residents will have parking.

Melissa Spencer asked if staff could answer that question

Dan Ritter answered that parking was not being considered as part of the request and continued to state that parking is compliant with zoning regulations.

Terry Smith asked where the townhome parking is located.

Dan Ritter informed her that there are two spaces in the garage and two outside of the garage.

Terry stated that the development would look like the development on 171st Street and 94th Avenue.

Dan commented that it is a very different project and that parking options are sufficient.

Terry Smith asked staff to clarify if there would be issues with on-street parking.

CHAIR GATTO informed her that overnight parking should not be an issue.

Terry Smith replied that although there are regulations for night parking, day-time use may still be an issue.

CHAIR GATTO informed her that daytime parking cannot be regulated at this time.

Terry Smith suggested that the Village implement zoned parking.

CHAIR GATTO informed her that the commission would defer to staff on that matter to take into consideration.

Terry Smith asked if the developer owns the land or if it is contingent on receiving zoning approvals.

Melissa Spencer informed Terry that she feels that is not a question for the commission to answer.

Terry Smith asked if the developer could answer the question.

Dan Ritter informed her that the public hearing is on the zoning requests and that needs to be the focus of discussion.

Terry Smith stated that she does not feel that the project is viable for the area and will have a negative effect on property values due to the possibility of rental housing options. She continued to note that renters negatively effect property values due to the lack of commitment to their neighborhood.

CHAIR GATTO informed her that the commission and the Village does not regulate ownership.

Melissa Spencer, informed her that the Village does not take ownership into consideration and that zoning requests are based on the standards for the type of zoning relief being requested.

Terry Smith asked where she could find the standards.

Melissa Spencer informed her that they can be found in the packet that is published on the website prior to Plan Commission meetings.

Terry Smith reiterated her earlier concern relating to density.

Melissa Spencer informed her that the Plan Commission is ultimately a recommending body and the Village Board will have the final determination. However, the Village Board will approve the project based on the same standards. She continued to inform her that due to the question raised at the public hearing and the standards being evaluated, it is imperative to maintain focus on concerns relating to the traffic study.

Terry reiterated her previous comments relating to parking and density.

COMMISSIONER WEST commented that she understands Terry's concerns and ultimately everyone is on the same team. She continued to state that Terry should refrain from negatively characterizing renters.

Terry Murphy commented that the proposed density is still too intense for the area of the project.

COMMISSIONER WEST asked how important density was to her prior to researching for the meeting.

Terry Murphy noted concerns with more affluent areas within the Village having lower density than the proposed project.

Marissa Spencer stated that the focus needs to remain on the traffic study

COMMISSIONER GRAY asked Terry if she had heard of the Legacy Code

Terry Murphy responded that she did not

COMMISSIONER GRAY informed her that the Legacy Code planned for higher density in the Downtown Core zoning district. He continued to note that the petitioner is not asking for zoning relief pertaining to density so it has no relevance to the passage of the project.

Terry Murphy asked if the surrounding homeowners were advised of the zoning changes with the Legacy Code and mentioned that the homes in the area are older than the Legacy Code.

COMMISSIONER WEST commented that the age of the neighborhood does not mean there will be a lack of development.

Terry Murphy asked if the school was demolished when the Legacy Code was passed.

Marissa Spencer informed her that information is not readily available.

COMMISSIONER WEST noted that the zoning code applies regardless of whether homeowners were aware and age of home does not entitle surrounding homeowners to no development.

Marissa Spencer informed Terry that since the Legacy Code is part of the zoning code there would have been a public hearing process like the one for the proposed project.

Terry Murphy asked if the developer would do the project would do the development if it were less dense.

CHAIR GATTO swore in David Bruggeman.

David Bruggeman asked if the traffic study considered the entrances on the proposed apartment building, what the difference in impact is if it weren't a transit-oriented development, and capacity of the streets with the development of the residential and Harmony Square plaza project. He

continued to ask if there was a parking study conducted with the traffic study

Michael Worthmann stated that there was no concern with the proposed locations of the garage entrances on the mixed-use development due to the low volume of traffic that will be on the road with the vacation of 173rd Street and the low traffic expected to be generated as a result of the development. He continued to state that the TOD was conducted using a 10% reduction in traffic generated from a similar residential development. Michael confirmed that the 10% reduction would not have changed the outcome of the traffic study. He commented that there was a school on the site in the past that generated more traffic than the development would and noted that he did not look at the daily volume of the Harmony Plaza development in conjunction with the residential development but assured that it would not be a significant increase from the current 25% operating capacity. It was mentioned that special events were not considered because they are not recurring and that the traffic study was based on typical daily traffic. Michael concluded that the study did not consider parking due to staff not requesting it.

Dan Ritter, noted that there was no request relating to parking and the development met the parking requirement outlined in the zoning code.

David Bruggeman asked if there are any plans for a parking study

Dan Ritter informed him that there are no plans for a parking study for this specific development but the Village Board could request one for the downtown core if they see fit.

David Bruggeman asked who he should ask regarding a parking study.

Dan Ritter noted that David reach out to him.

David Bruggeman continued to note concerns with traffic at the mixed-use development and the proximity to his driveway.

COMMISSIONER GASKILL commented that it is unlikely to be an increase in traffic significant enough to adversely affect the area.

David Bruggeman noted concerns with increased traffic at high-points in the day such as the morning and evening commute to and from work. He then noted that the exits of the parking area at the mixed-use development is directly across from his driveway which may cause issues.

COMMISSIONER WEST asked if he felt that all the residents would be traveling via car at the exact same time.

David Bruggeman deferred to the traffic study.

Michael Worthmann noted that the projected impact is about 40 additional cars during peak hours across the entire development including the townhome project.

David Bruggeman reiterated his concerns with the project and noted that the community was not

properly informed.

COMMISSIONER WEST asked him to elaborate.

David Bruggeman stated that the public notice for the current public hearing was misleading as it was referencing Harmony Square which the public was not aware included the former Central Middle School site.

COMMISSIONER WEST asked David if his concern was with the way the naming of the project for clarification.

David Bruggeman stated that the issue is that the public had found out about Harmony Square encompassing the Central Middle School site from the local paper and not Village Officials.

COMMISSIONER WEST clarified that legal notice is sent to anyone residing within 250 feet of a development.

Dan Ritter clarified that is procedure for zoning requests only.

David Bruggeman noted that he was referring to a May 16th meeting.

Dan Ritter informed him that meeting was not a Plan Commission meeting and there were no zoning requests at that time which is why there was no notice sent out.

COMMISSIONER WEST asked if David received the legal notice for the current public hearing.

David Bruggeman stated that he did and continued to note that he only received notice from the planning commission.

Dan Ritter clarified there was not an official development submittal until months after the project was conceived.

David Bruggeman noted that he requested to be informed of all aspects of the development and did not receive information.

COMMISSIONER WEST asked if he had checked the Village website.

David Bruggeman responded that he did check the website but the information available only pertained to the plaza.

Dan Ritter informed him that the proposed development is a privately owned one that is using the name Harmony Square because of the proximity to the plaza.

David Bruggeman continued to voice his opinion and frustration with the development and development process.

CHAIR GATTO swore in Lisa Latronico

Lisa Latronico noted concerns regarding the lack of public notification to the residents in the area when the development agreement was passed. She continued by echoing the comments of David Bruggeman about finding out about the development in the local newspaper. She noted that she approached Village employees and members of the development team to inquire about the project and was misinformed on what was happening.

COMMISSIONER WEST asked when the newspaper article was published.

Lisa Latronico responded it was in April. She continued by informing the commission that the article covered the public hearing that dealt with the transaction between the Village and West Point Builders.

Dan Ritter informed Lisa that she did not receive notice because it was not a zoning request. He continued by informing her that the only time mailed notices go out is for the Plan Commission.

COMMISSIONER WEST asked Lisa Latronico to refrain from accusing the Village Board of unethical conduct regarding the development.

Lisa Latronico continued to share comments relating to the development emphasizing that the project would not be beneficial for Tinley Park being characterized as a friendly community.

COMMISSIONER WEST asked how the project detracts from the Village as a family friendly community.

Lisa Latronico commented that the development will dramatically alter the nature of the community.

COMMISSIONER WEST asked her if all the homes in the area were Single Family Homes.

Marissa Spencer stated that the issues being raised can not be considered.

Lisa Latronico continued to note opposition to the project.

CHAIR GATTO swore in Jack Coyle

Jack Coyle asked if the study has accounted for special events, additional developments near the downtown core, and Harmony Plaza.

Michael Worthmann stated that the study focused on the immediate area of the development and daily traffic flow.

CHAIR GATTO swears in John Stallmack

John Stallmack asked if the study considered the traffic generated from Memorial Park, VFW, and

special events.

CHAIR GATTO commented that those are special events so the study likely did not include those events.

Michael Worthmann explained that the study was based on traffic counts provided by the state which focuses on the average daily vehicle counts. He reiterated that the roads are operating at a very low capacity in relation to what they can accommodate. It was further commented that most special events happen on weekends and weekday evenings when traffic is usually lower.

Dan Ritter further clarified the traffic study.

CHAIR GATTO swears in Karen Stallmack

Karen Stallmack asked when the traffic study was initiated and when were their revisions to the document. She continued by echoing previous concerns that there was a lack of public information available. Then she asked why the Village was considering nine variances from the zoning code.

COMMISSIONER GASKILL asked that she stay on the topic of the traffic study.

Karen Stallmack requested an answer to her previous questions.

COMMISSIONER WEST informed her that the Legacy Code was adopted in 2011.

Karen Stallmack reiterated her question regarding the traffic study.

Dan Ritter informed her that KLOA can advise when they conducted their study, but that study is not the same as the one conducted for the proposed project.

Karen Stallmack asked for clarification regarding the traffic study then commented that she was informed that the traffic study was conducted when the original plan for the downtown area was revealed. She then commented that the process lacked transparency.

COMMISSIONER GASKILL informed her that all necessary information has been shared with the public through the Village website.

COMMISSIONER WEST clarified the questions being raised by Karen Stallmack for the record

Michael Worthmann informed the commission that KLOA was retained within the last month to conduct the traffic study.

Karen Stallmack stated that the timing of the study was poor and could not accurately represent traffic levels.

Marissa Spencer clarified that the study was based on numbers provided by the state of Illinois to produce an average daily count.

Michael Worthmann clarified that they used data from the Illinois Department of Transportation.

COMMISSIONER WEST asked if the data collection methods were uniform across the state.

Michael Worthmann clarified that the volumes used are based on the information from IDOT

Karen Stallmack commented that she felt the data is not representative of Tinley Park. She then continued to share her opinion on the congestion in the area with the scheduled programming at the public plaza.

COMMISSIONER WEST asked her to clarify the number of events she mentioned.

CHAIR GATTO commented that there are plans to have these events throughout the year at the plaza then noted that more events will help to stimulate the business community.

Karen Stallmack continued to share her concerns and then commented that the project is too dense.

COMMISSIONER WEST asked her what was the density of her neighborhood.

Karen Stallmack continued to state that she felt that density needs to be studied for the project in addition to the traffic study.

Dan Ritter informed her that there are no requests related to density so a study will not be conducted.

COMMISSIONER WEST asked her if Karen read the traffic study.

Karen Stallmack continued to share her dissatisfaction with the project.

COMMISSIONER SEPESSY made a motion to close the public hearing. Second by COMMISSIONER GASKILL.

Dan Ritter presented the standards.

COMMISSIONER WEST made 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. Second by COMMISSIONER HAMILTON. CHAIR GATTO requested a roll call vote the motion was carried 6-0

COMMISSIONER SEPESSY made 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. Second by COMMISSIONER WEST. CHAIR GATTO requested a roll call vote the motion was carried 6-0

COMMISSIONER HAMILTON made 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 five conditions as listed in the staff report. Second by COMMISSIONER SEPESSY. CHAIR GATTO requested a roll call vote the motion was carried 6-0

COMMISSIONER WEST made a motion to recommend the Village Board grant nine (9) 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 five conditions listed in the staff report. Second by COMMISSIONER SEPESSY. CHAIR GATTO requested a roll call vote the motion was carried 6-0

COMMISSIONER SEPESSY made a motion to grant Site Plan/Architectural Approval to the Petitioner, West Point Builders, Inc., on behalf of Tinley Park Main Street, LLC, for the development of 60 townhomes and a 5-story mixed-use building with commercial space and 60 units at North Street and 67th Court in accordance with the plans submitted and adopt the Findings of Fact as proposed in the September 7, 2023 staff report, subject to the eight conditions listed in the staff report. Second by COMMISSIONER WEST. CHAIR GATTO requested a roll call vote the motion was carried 6-0

COMMISSIONER HAMILTON made 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. Second by COMMISSIONER WEST. CHAIR GATTO requested a roll call vote the motion was carried 6-0

COMMISSIONER WEST made a motion to adopt the findings of fact in the October 19, 2023 staff report. Second by COMMISSIONER HAMILTON. CHAIR GATTO requested a roll call vote the motion was carried 6-0.

CHAIR GATTO noted that the item will go to the Village Board on November 21, 2023 for first reading.

Dan Ritter clarified that the Plan Commission is a recommending body and the Village Board will do the final vote on adoption.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 2, 2023 REGULAR 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.

Present Plan Commissioners: Acting Chair Angela Gatto
Terry Hamilton
Steve Sepessy
James Gaskill
Kehla West

Absent Plan Commissioners: Andrae Marak
Eduardo Mani

Village Officials and Staff: Patrick Carr, Village Manager
Marissa Spencer, Village Attorney
Dan Ritter, Community Development Director
John Urbanski, Public Works Director
Donna Framke, Marketing Director
Jason Engberg, Planning Manager
Jarell Blakey, Management Analyst
Michael Worthmann, KLOA representative

Petitioners: Village of Tinley Park

Members of the Public: None

CHAIR GATTO introduced item 2 and opened the workshop meeting.

Dan Ritter explained what a workshop meeting is.

Jason Engberg, Planning Manager presented the staff report.

COMMISSIONER GASKILL asked if there will be parking dedicated to the plaza or will parking

primarily be in the train station.

Dan Ritter answered that the Village will be looking into parking options.

COMMISSIONER GASKILL reiterated that his concern is with having closer handicapped parking at the plaza because the current options are further away than some people may have the ability to walk.

Dan Ritter noted that staff will take that into consideration.

COMMISSIONER WEST asked if there was an opportunity to include native species in the plantings for the project.

Kevin Clark of Lakota Group introduced himself then gave an overview of the design of the project and explained how the project has got to where it is today.

Jim Gorski of Tria Architecture gave an overview of their role in the project and their work within the project.

Dan Ritter commented that there has been a lot of thought that has gone into the proposal and the team has attempted to address all aspects of the project.

COMMISSIONER HAMILTON asked if there was real grass in the plaza.

Kevin Clark informed the commission that they are proposing synthetic turf.

COMMISSIONER HAMILTON referred to Millennium Park in Chicago and their use of natural grass.

Kevin Clark responded that in that location there is real grass. However, at other locations such as Gallagher Way in Wrigleyville uses synthetic turf. He continued by stating the intention behind the turf was to optimize usability.

Dan Ritter asked if it was permeable.

Kevin Clark responded yes.

Dan Ritter noted that since it is permeable there will be better stormwater management.

COMMISSIONER SEPESSY asked if there was drainage infrastructure associate with it.

Kevin Clark noted that there is drain pipe running beneath the grass patio area and will send water to a stone reservoir.

COMMISSIONER HAMILTON asked where the ice skating will take place.

Kevin Clark responded that there would be removable ice on placed on top of the turf area.

COMMISSIONER GRAY noted that he likes the idea behind the project, but he has concerns with conformance to the legacy code. He then asks Jim Gorski to approach the lectern.

COMMISSIONER GRAY noted that he understands the intention of the request is to designate the plaza as civic zoning but he asked to what extent is the legacy code still being applied.

Jim Gorski stated that primarily on Oak Park Avenue is where conformance to the Legacy code is seen. He continued that the proposed renderings were designed with the language of the legacy code that calls for a built over time aspect. He also mentioned the diversity of the buildings proposed in the renderings then called attention to the Teehan's façade and the adjacent commercial space.

COMMISSIONER GRAY stated that he thinks the overall layout is fine but feels that the proposed buildings are too modern for the area.

Dan Ritter noted that the civic zoning is still a part of the legacy district but it allows for more flexibility from typical built environment standards. He continues by noting that COMMISSIONER GRAY is likely referring to the architectural guidelines within the Legacy Code.

Jim Gorski noted that the team is trying to balance the historical nature of the downtown while also trying to create an appealing entertainment space.

COMMISSIONER GASKILL noted that he agrees with COMMISSIONER GRAY and feels that his opinion should be taken into consideration.

Dan Ritter stated that if there are any other specific aspects of the project that the commission would like to be evaluated between now and the public hearing; the commission should communicate with staff.

CHAIR GATTO stated that she does not think the Teehan's frontage does not fit with the adjacent buildings in the plaza. Commenting that it does not flow well.

COMMISSIONER GASKILL noted that a roofline would assist with tying the project together.

COMMISSIONER WEST stated that she sees the project as showcasing a variety of building designs.

John Urbanski, Public Works Director explained that staff has gone through several phases of review prior to presenting the project today. He continued by stating that the project group has agreed that the project mixes modern and historical elements but the ideas in the proposed renderings have historical undertones. John noted that the group considered architecture from several buildings that used to be located in the downtown as inspiration for the proposed new buildings. John concluded by stating that the goal of the discussion tonight is to be able to move forward with minor modifications to the plan as proposed.

COMMISSIONER GASKILL agreed and commented that they are only looking to make minor changes that will add details to the more modern buildings.

John Urbanski noted that staff will work with the architect to bring forward a plan that is more cohesive.

COMMISSIONER SEPESSY stated that he likes the large windows on the North Street building.

CHAIR GATTO agreed and stated that since it is an event space it makes sense.

COMMISSIONER WEST stated she feels they are modern while acknowledging the historical context.

COMMISSIONER GRAY stated that he understood the intent behind the development but is concerned about the public perception of the project.

Dan Ritter noted that historic and modern styles can be blended when done correctly, referencing Gallagher way and the new development in that area.

CHAIR GATTO ended the workshop discussion then stated the item would be scheduled for a public hearing on November 16.

Good of the Order

Dan Ritter presented the following information:

- Pete's foundations almost complete
- Brixmor is moving forward with Phase II of their project
- Magnuson is under construction and moving along
- A new commissioner will be appointed at the next board meeting.

Receive Comments from the Public

None came forward.

Adjournment

CHAIR GATTO requested a motion to adjourn the meeting.

COMMISSIONER SEPESSY made a motion to adjourn the meeting; COMMISSIONER GASKILL seconded the motion. CHAIR GATTO requested a voice vote; all were in favor. She declared the meeting adjourned at 9:18 p.m.

PLAN COMMISSION STAFF REPORT

November 16, 2023 – Public Hearing

Petitioner

Austin Davis on the
behalf of P.A.W.S. Tinley
Park

Property Location

8301 191st Street

PIN

19-09-11-200-008-0000

Zoning

R-5 PD (Low Density
Residential, Brookside
Glen PUD)

Approvals Sought

- Special Use Permit

Project Planner

Michael O. Whalen, AICP
Associate Planner

P.A.W.S. Sign Special Use Permit

8301 191st Street



Existing ground sign (left); proposed ground sign with EMC (right)

EXECUTIVE SUMMARY

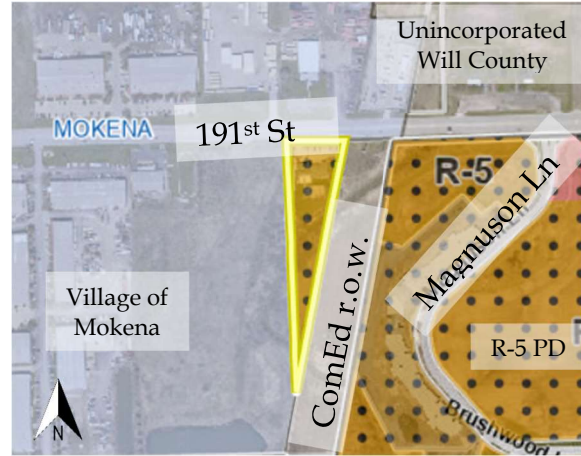
The Petitioner, Austin Davis on the behalf of P.A.W.S. of Tinley Park, is requesting a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) to increase the maximum allowable size of an electronic message center (EMC) on a free-standing sign at 8301 191st Street in the R-5 PD (Low Density Residential, Brookside Glen PUD) zoning district. A Special Use Permit is required because an increase in the size of signage is classified as a substantial deviation in a PUD.

The Petitioner is proposing to replace the aging, nonconforming sign with a new sign. The replacement sign will replace the changeable copy with a similarly sized EMC and otherwise conform with all other relevant provisions of the Zoning Ordinance.

EXISTING SITE, ZONING, AND NEARBY LAND USES



Aerial Location Map



Zoning Map

The subject property at 8301 191st Street is an existing animal shelter which P.A.W.S. of Tinley Park operates. The rest of the property is mostly floodplain. The property is located on 191st Street west of the Commonwealth Edison transmission line right-of-way. The property is adjacent to the Village of Mokena border.

The subject property is located within the R-5 PD (Low-Density Residential, Brookside Glen PUD) zoning district. The property was annexed into the Village in 1990 (Res. No. 90-R-002 and Ord. No. 90-O-008) and the Brookside Glen PUD was established as a part of the annexation agreement. The property was designated R-5 PD in 1990 (Ord. No. 90-O-009). The property is also located in the Urban Design Overlay District (UD-1). The overlay was established after the adoption of the Brookside Glen PUD; therefore, the provisions of the overlay district do not apply.

The table below indicates the surrounding zoning and land uses in the area:

Direction	Zoning	Land Use
North	Mokena I-1 (limited industrial)	Industrial uses
East	R-5 PD (Brookside Glen PUD)	ComEd transmission lines; multi-unit and two-unit dwellings (under construction)
South	R-5 PD (Brookside Glen PUD)	ComEd transmission lines; multi-unit and two-unit dwellings (under construction)
West	Mokena I-1 (limited industrial)	Industrial uses

The subject property is located on 191st Street, west of Greenway Blvd/Magnuson Lane. 191st Street is a road owned and operated by the Will County Division of Transportation. 191st Street in the area is five lanes: two travel lanes and one continuous left turn lane. The posted speed limit is 45 miles per hour. There are no sidewalks or nearby public transportation.

PROPOSED SPECIAL USE

The Petitioner proposes to replace the existing sign for P.A.W.S. of Tinley Park. The existing sign is older, with a changeable copy area taking up a little more than half the sign face. The proposed sign face is approximately 27.5 square feet, and the proposed EMC is approximately 14 square feet. Sec. IX.J.4. of the Zoning Ordinance limits the size of EMCs to twenty percent of the sign face area; the proposed EMC comprises approximately 51 percent of the sign face.

Sec. VII.B.6.a. of the Zoning Ordinance classifies an increase in the size of signage as a substantial deviation from an approved PUD.

PROPOSED SIGN

The proposed sign will replace a nonconforming pole sign that has changeable copy lettering. The changeable copy area on the existing sign is similar in size to the EMC area on the proposed sign. The proposed sign uses materials that are complementary to the buildings on site and features the shelter's new branding design. The proposed sign is six feet tall and seven feet wide and the base will have landscaping. Apart from the EMC size, the proposed sign complies with all other relevant provisions of the Zoning Ordinance.



Proposed sign with EMC

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed special use is safe for the public, employees, and neighboring properties.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposal will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor will it substantially diminish or impair property values within the neighborhood. The special use will support an existing business's operation within the Village.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposal will not negatively affect any future development or redevelopment of neighboring properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site is already developed with adequate utilities and no additional utilities are needed.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site is already developed with a driveway and parking areas.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The Special Use will comply with all Village ordinances.*
- 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 improve the pass-by visibility of an existing business in Tinley Park.*

MOTION 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 the Public Hearing testimony.

Motion 1 (Special Use)

"...make a motion to recommend the Village Board grant a Special Use Permit for a Substantial Deviation to the Brookside Glen PUD to allow for the installation of a freestanding sign with an electronic message center that exceeds the maximum allowable size from 20 percent to 51 percent to the Petitioner, Austin Davis on the behalf of P.A.W.S. of Tinley Park, at 8301 191st Street in the R-5 PD (Low Density Residential, Brookside Glen PUD) zoning district, in accordance with the plans submitted and adopt the Findings of Fact as proposed in the November 16, 2023 staff report."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application Materials	Petitioner	9/26/2023
	Sign Proposal	Integrity Sign	9/13/2023



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:** Installation Of Monument Sign w/ EMC
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: P.A.W.S. Tinley Park

Project Description: Install a new double-face monument sign w/ EMC

Project Address: 8301 W. 191st Street **Property Index No. (PIN):** 19-09-11-200-008-0000

Zoning District: R5 **Lot Dimensions & Area:** 2.84 Acres

Estimated Project Cost: \$ 40,440.00

OWNER OF RECORD INFORMATION

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

Name of Owner: P.A.W.S. of Tinley Park **Company:** Same

Street Address: 8301 W. 191st Street **City, State & Zip:** Tinley Park, IL 60487

E-Mail Address: _____ **Phone Number:** _____

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: Austin Davis **Company:** Integrity Sign Company

Relation To Project: Contractor

Street Address: _____ **City, State & Zip:** _____

E-Mail Address: _____ **Phone Number:** _____



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

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

I hereby authorize Integrity Sign Company (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): _____

TERRI BUCKLEY

Acknowledgements

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

Property Owner Signature: _____

Property Owner Name (Print): _____

TERRI BUCKLEY

Applicant Signature:
(If other than Owner) _____

Applicant's Name (Print): _____

Austin Davis, Integrity Sign Company

Date: _____

09/26/2023



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

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- 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 Peoples Animal Welfare Society of Tinley Park is a no-kill animal shelter dedicated to the prevention of animal cruelty in surrounding communities. This is a not-for-profit animal shelter operating as a service to these communities.

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

The proposed monument sign and EMC will replace the current pylon on-site. This will not affect the surrounding business and industrial properties.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed monument sign will be installed on the property currently occupied by P.A.W.S. of Tinley Park and will not directly impede any future development of the surrounding properties.

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

All access roads and property maintenance has been adequately updated throughout the years the shelter has been in business. The proposed monument sign will not have any effect on Village facilities.

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

The entrance to or from the animal shelter does not alter traffic or add to congestion on the public street. The proposed sign will be placed at the proper setback dimensions as required by the Village to provide adequate visibility.

- 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 proposed monument sign with an EMC will meet all signage standards set forth by the Village.

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

This is an established business, which has been a member of the Tinley Park Community for 25 years. The addition of the monument sign with an EMC will be beneficial in promoting upcoming events and fundraisers that help support the shelter and will also help bring attention to the homeless animals in the shelter's care.



Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 19-09-11-200-008-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

FRANKFORT TOWNSHIP

Owner Name: PEOPLES ANIMAL WELFARE SCTY

Street Address:

8301 W 191ST ST
 TINLEY PARK IL 60487



[View on Bing Maps](#)

Subdivision:

Property Class: 0090 Exempt Property

Homesite Acres: 0.00

Farm Acres: 0.00

Open Space Acres: 0.00

Total Acres: 2.84



<< Prev Picture

1 of 4

Next Picture >>

[GIS Map & Address Information](#)

[Will County Treasurer's Tax Information](#)

[View Local Taxing Bodies](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2023	SA/E	0	0	0	0	0	0		0
2023	TWP	0	0	0	0	0	0		0
2022	BOR	0	0	0	0	0	0		0
2021	BOR	0	0	0	0	0	0		0

Sale Information

Sale Date	Sale Amount	Document Number
08/01/2002	1,536,000	2002135456

Building Information

**** There is no building information currently available for this parcel. Please contact the [FRANKFORT TOWNSHIP](#) Assessor for more information. ****

Legal Description

THAT PRT OF THE E 60 ACRES OF THE N1/2 OF THE NE1/4 OF SEC. 11, T35N-R12E, LYG W OF THE COM ED ROW & S OF THE S LN OF 191ST ST PER R97-032445/RER97-036083. NEW PARCEL

Back

Property Search Portal

Print

State of Illinois
DOMESTIC CORPORATION
ANNUAL REPORT
General Not for Profit Corporation Act

Year: 2023 **File #:** 5041-419-1

FILED May 03, 2023

Alexi Giannoulas, Secretary of State

1. **Corporation Name:** PEOPLES ANIMAL WELFARE SOCIETY (P.A.W.S.)

2. **Registered Agent:** CANDICE STAROS

Registered Office: 8301 WEST 191ST ST

City, IL, ZIP, County: TINLEY PARK, IL 60487 WILL COUNTY

3a. **Date of Incorporation/Qualification:** 03/22/1974 **3b. State of Incorporation:** IL

4. **Names and Addresses of Corporation's Officers and Directors:**

OFFICE	NAME	NUMBER & STREET	CITY	STATE	ZIP
Title Name & Address	PRESIDENT TERRI BUCKLEY,				
Title Name & Address	SECRETARY SUE KAPALA				
Title Name & Address	1ST VP VICKI DEAN,				

5. **Brief statement of type of activity the corporation is conducting:**

A NO-KILL SHELTER DEDICATED TO THE PROTECTION OF DOMESTIC ANIMALS, PROVIDE SHELTER AND CARE TO ABANDONED, LOST OR RELINQUISHED ANIMALS. PROVIDE HUMANE EDUCATION TO THE COMMUNITY. PREVENT OVERPOPULATION OF THE ANIMAL COMMUNITY BY PROVIDING SPAY/NEUTER PROGRAMS.

6. **Is this Corporation a Condominium Association as established under the Condominium Property Act?** ☐ Yes ☒ No
Is this a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? ☐ Yes ☒ No
Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? ☐ Yes ☒ No

7. **Address, including street and number, of Corporation's Principal Office:**

8301 W 191 STREET TINLEY PARK, IL 60487

8. **Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the General Not for Profit Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.**

By PEGGY GRIMM
Authorized Officer
TREASURER May 03, 2023
Title & Date

Fee Summary

Filing Fee: \$ 10.00

Penalty: \$ 3.00

Total Fee: \$ 13.00



State of Illinois
Domestic/Foreign Corporation Annual Report

Year Corporation File No
2023 50414191
FILED May 03, 2023
Alexi Giannoulis, Secretary of State

1. **Corporate Name** PEOPLES ANIMAL WELFARE SOCIETY (P.A.W.S.)

Registered Agent CANDICE STAROS

Registered Office 8301 WEST 191ST ST

City, IL, Zip Code, County TINLEY PARK, IL 60487 WILL COUNTY

Officers	
Title Name & Address	2ND VP SHELLY BRONIEC, [REDACTED]
Title Name & Address	TREASURER PEGGY GRIMM, [REDACTED]
Title Name & Address	DIRECTOR GRETCHEN WALLOCK, [REDACTED]
Title Name & Address	DIRECTOR BETH BERENSON, [REDACTED]
Title Name & Address	DIRECTOR LISA GIBBONS, [REDACTED]
Title Name & Address	DIRECTOR BRADLEY RAHM, [REDACTED]
Title Name & Address	
Title Name & Address	
Title Name & Address	
Title Name & Address	

September 27, 2023

Village of Tinley Park
Community Development Department
16250 S. Oak Park Avenue
Tinley Park, IL 60477

RE: P.A.W.S. of Tinley Park

To Whom It May Concern:

We are asking for a sign variance to erect a new monument sign with an EMC at our current location, 8301 W. 191st Street. The proposed EMC sign will exceed the zoning requirements set forth by the Village. The property is zoned R5. However, our location is surrounded by businesses and industrial buildings.

Our current sign is an eyesore and very outdated. It does not provide adequate visual interest to help support our mission. The proposed monument sign will better service our community and our animals.

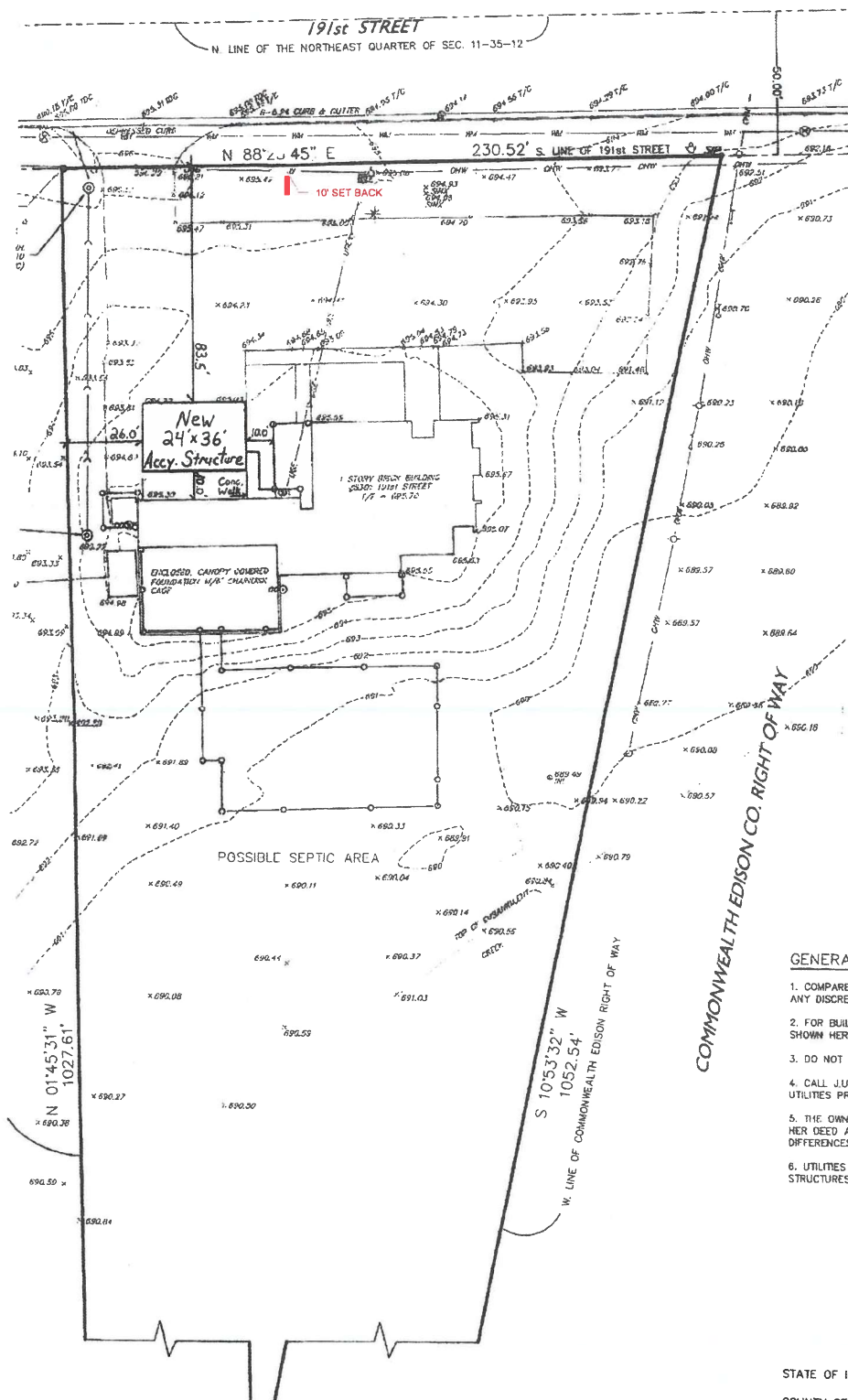
The new sign will include an electronic messaging center and an updated logo. It will incorporate the design of our two (2) buildings for a uniform look. The electronic messaging center will allow us to promote our mission by show-casing our animals and fundraising events. It will also give us a chance to update when each cat or dog is adopted into a loving home.

We are asking for your support in approving this sign variance. We have been a part of the Tinley Park Community for 25 years, and would like to use the proposed monument sign to promote our mission of providing shelter to homeless animals.

Most Sincerely,

Gretchen Wallock

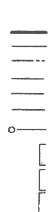
Gretchen Wallock
Director
P.A.W.S. of Tinley Park



AB

100.10'
FIR
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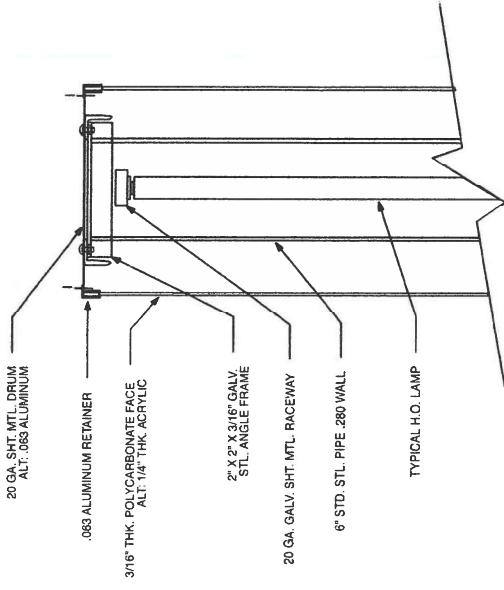
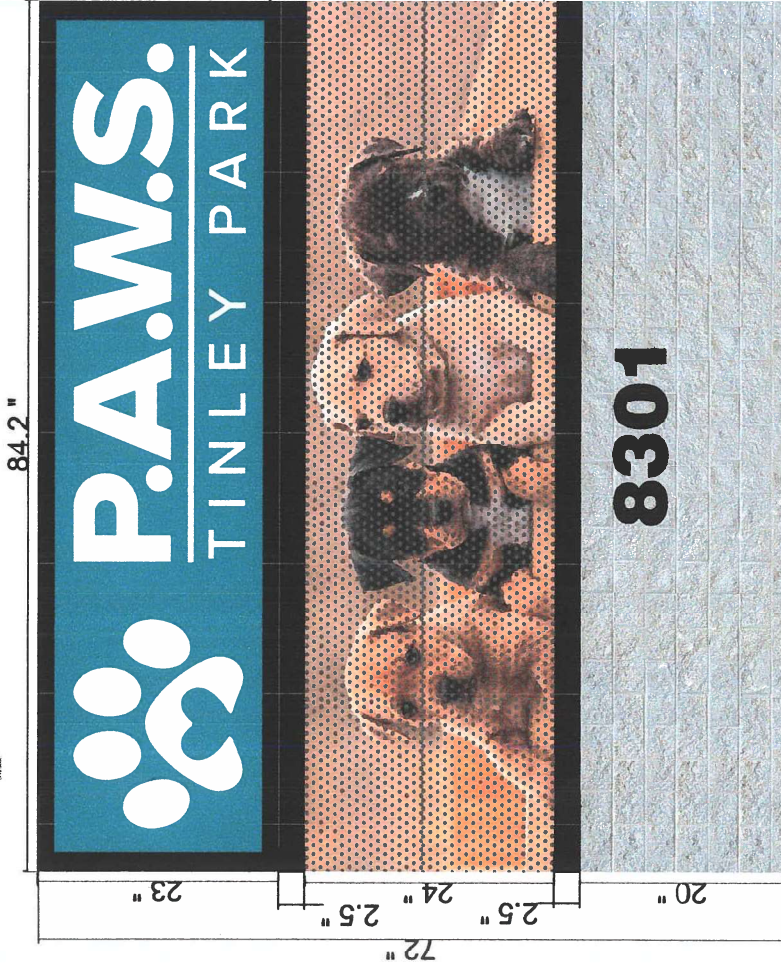
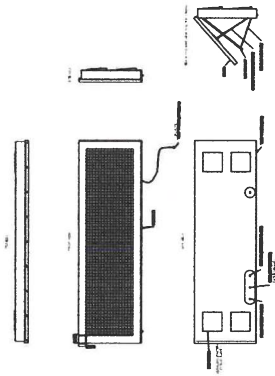
LEG



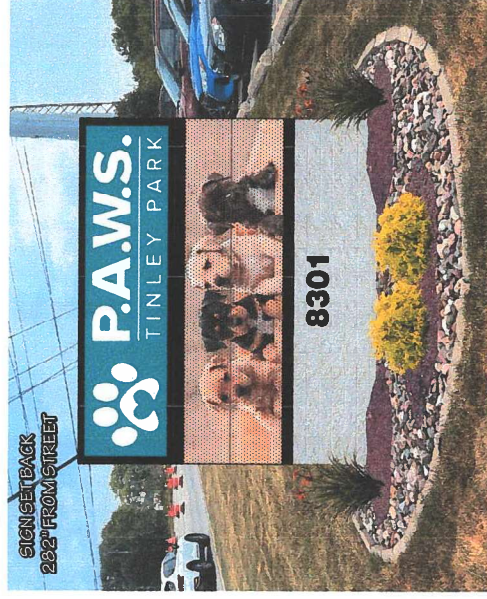
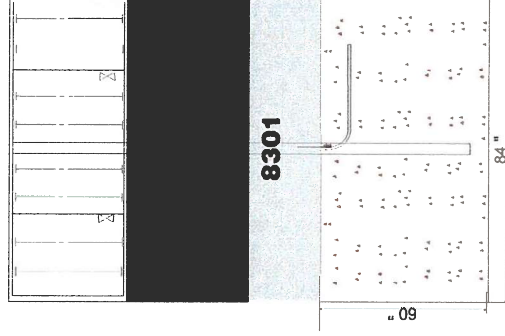
GENERAL NOTES

1. COMPARE ALL POINTS IN FB ANY DISCREPANCIES TO SURVE
2. FOR BUILDING RESTRICTIONS SHOWN HEREON, CONSULT YOU
3. DO NOT SCALE DIMENSIONS
4. CALL J.U.L.I.E. AT 1-800-B UTILITIES PRIOR TO ANY DIGG
5. THE OWNER SHOULD COMPI HER DEED ABSTRACT, OR TITL DIFFERENCES.
6. UTILITIES AND IMPROVEMEN STRUCTURES.

**TOTAL SIGN
27.5 SQ. FT.
130" DIAMETER
OF LANDSCAPING
92 SQ. FEET**



DISCONNECT



These drawings are the exclusive property of Integrity Sign Company. Any use other than that intended is not allowed without the express written authorization of Integrity Sign Company. Ideas contained herein are considered intellectual property and are protected under law. © Integrity Sign Company The prices, specifications and conditions as described are satisfactory and hereby accepted. Integrity Sign Company is authorized to do the work as specified.

Project: \\Com4\integrity sign2\PAWS

Address:

Date: 9/13/2023

Drawn By: JS

Approved By:

Job Name: PAWS EMC.fs

Salesperson:

Date:

INTEGRITY SIGN

18770-A S. 88th Ave. Mokena, IL 60448
708-478-9700 office / 708-478-5074 fax

PLAN COMMISSION STAFF REPORT

November 16, 2023 – Public Hearing

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

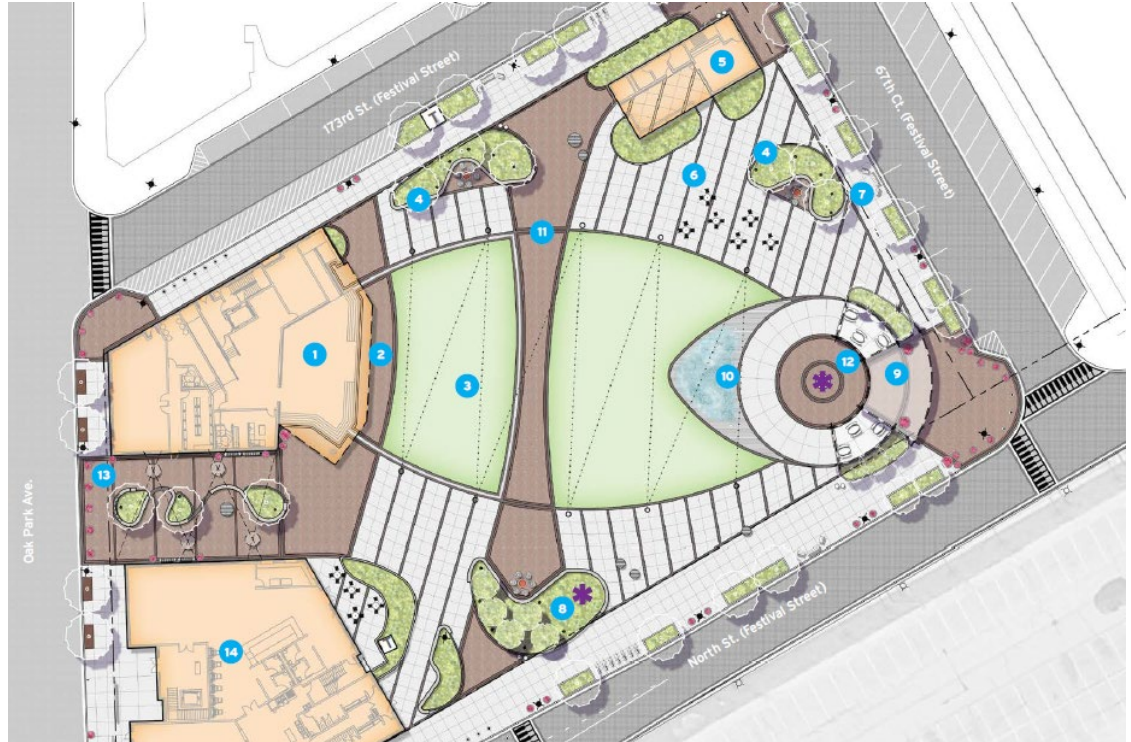
DC (Downtown Core)

Approvals Sought

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

Project Planner

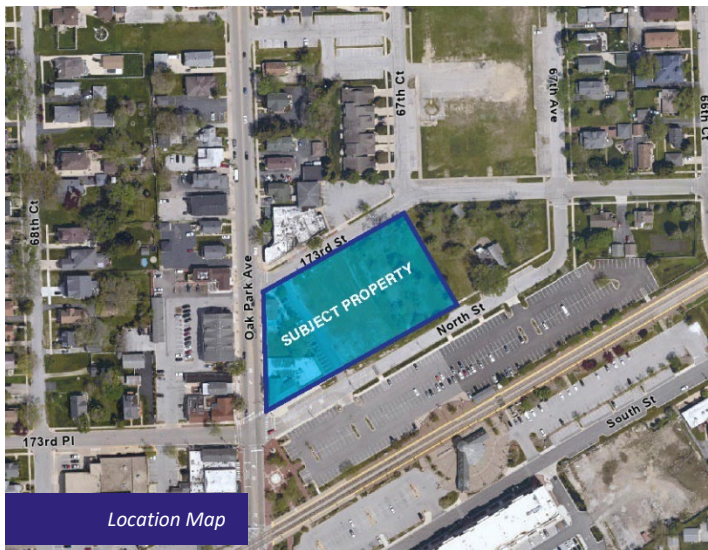
Jason Engberg, AICP
Planning Manager



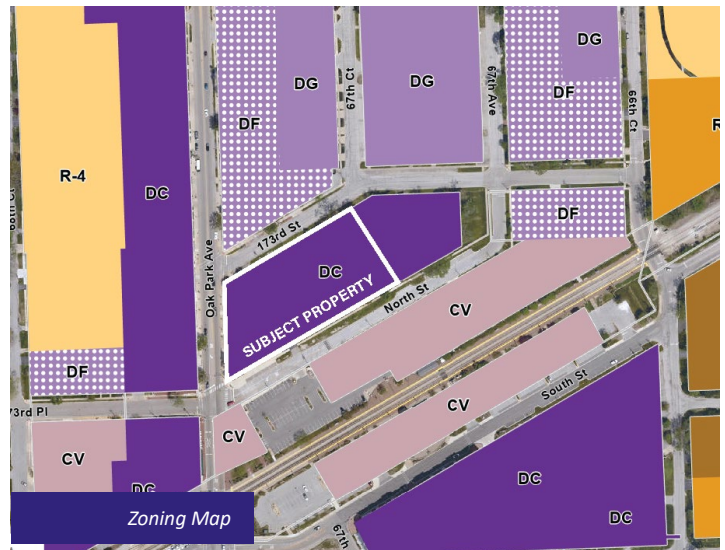
EXECUTIVE SUMMARY

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.



Location Map



Zoning Map



Conceptual Harmony Square Rendering

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 include not only a public space for gathering but a separate structure 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 within 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 mixed-use 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:

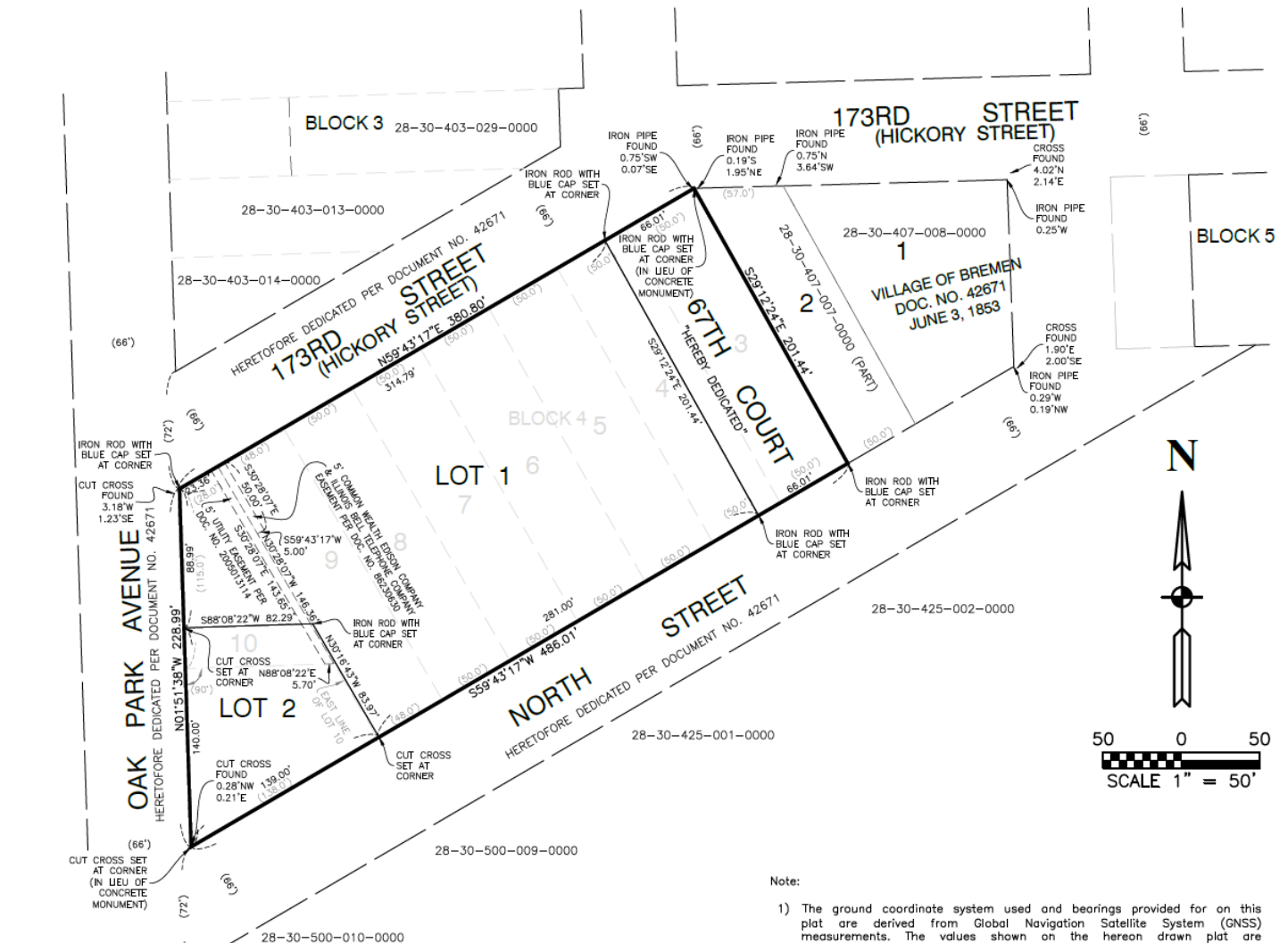
“The Civic District consists of a variety of public buildings and uses of both local and regional importance. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity.”

The original 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 opportunities have change. The potential for private residential 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 flexibility to construct distinct public amenities that custom fit a certain site and that best serve the general public, without traditional zoning restrictions on development.

FINAL PLAT

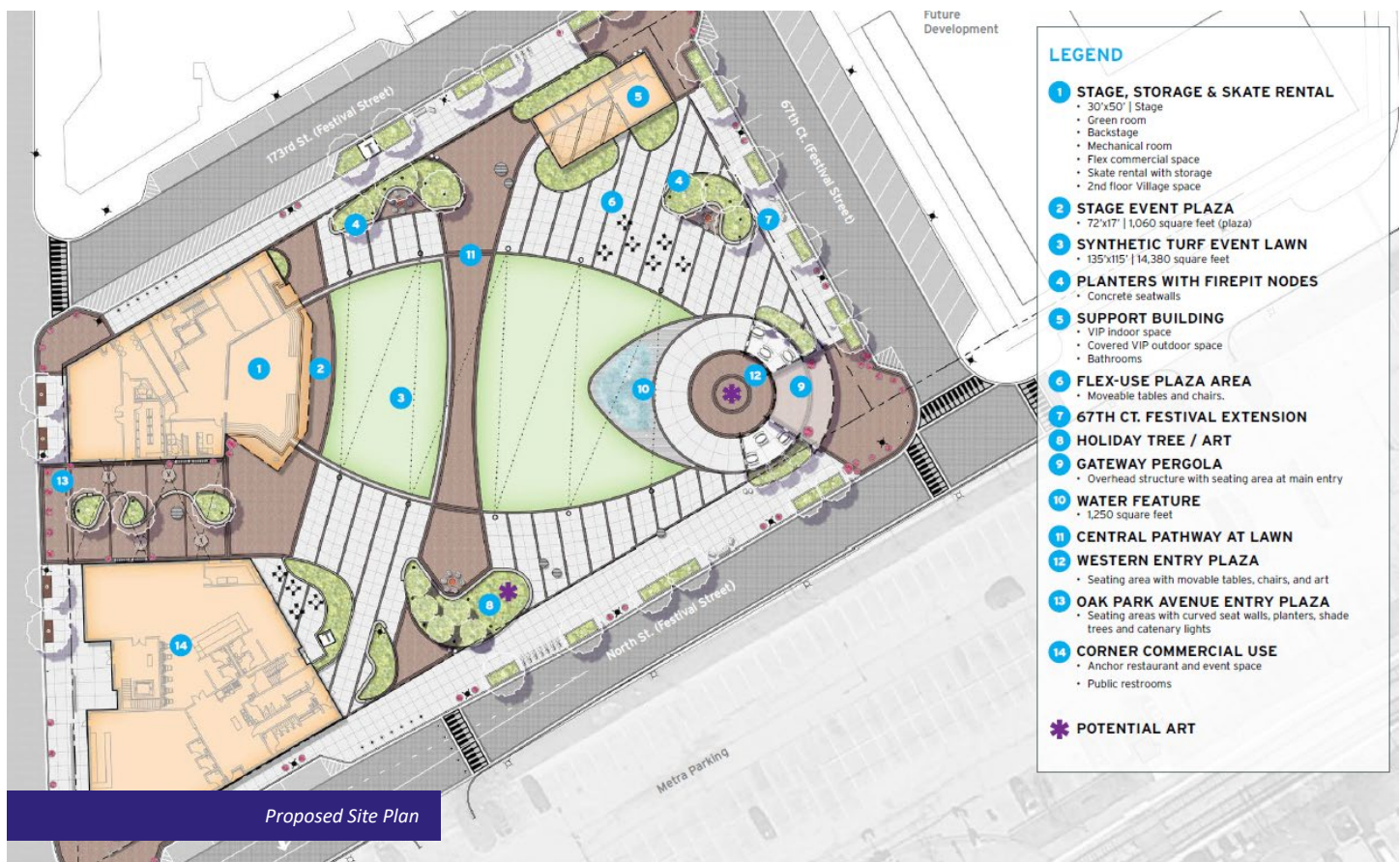
The proposed final plat consolidates many of the existing parcels and also resubdivides the development into two (2) separate lots. Lot 1 will contain the entire plaza, the support building on the northern corner of the lot, and the stage and support structure at the north west corner of the lot. Lot 2 will only contain the reconstructed Teehan's building and the rest of the commercial structure. Finally, along the northeast edge of the property, the plat dedicates a certain section between 173rd Street and North Street for the future 67th Court extension. This will be to provide a public right-of-way for vehicle traffic and parking. The 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 complement of renderings and elevations to illustrate the buildings proposed on site have been provided.

Plan Commission Workshop

The plans and designs were reviewed at a workshop session by the Plan Commission at the November 2nd meeting. At that meeting the Plan Commission recommended making some alterations to the design of some of the buildings to add more characteristics that are similar to the nearby structures. Comments included that the buildings may be a bit too modern for the downtown and too similar in their design. The design team has taken their comments into consideration and provided updated renderings and exhibits attached to this report. The summary of the designs on the following pages will detail the buildings and the proposed modifications.

Legacy Code Purpose & Intent

Other comments included references to Village's Legacy Code Section of the Zoning Ordinance and whether or not the design of the structures meets the intent of the code. The Legacy Code was adopted in 2011 and not only has a purpose and intent for the entire code, but specific intents for different aspects within the code. As with any stated and codified intent in an ordinance, these statements are meant as a guide for development and reasoning for the given regulations. It is important to understand that it may not be possible to meet all of the given intentions but that the spirit of the development aligns with a majority of the code's objectives.

The proposed public plaza, supporting structures, and their designs meet many of the Legacy Code's purposes and intents. The first two pages of the document outline the code's purpose and intent with regards to the type of development and atmosphere that should be accomplished within the defined area. The Harmony Square Plaza project aligns with the following statements of the overall Legacy Code:

Purpose

- Preserve Tinley Park's unique historic heritage.
- Ensure that new development respects the historic scale and character of downtown.
- Building a strong economic future for Downtown Tinley Park.
- Create a walkable downtown where pedestrians come first.
- Create a connected roadway framework with small walkable blocks.
- Promote a green downtown showcasing leadership in the preservation of natural resources and sustainable practices.

Intent

- Regulating building form to create a street wall of appropriately scaled buildings that address the street and create a pedestrian-oriented setting.
- Regulating streets and rights-of-way to encourage landscaped streetscapes and complete streets that accommodate multiple modes of travel.
- Concentrating commercial development in a walkable downtown core and transition areas outside the core to residential development to create a supportive neighborhood market.
- Creating architectural standards to ensure that new buildings comply with the community's shared vision.

The different aspects of the design took the above statements into consideration during the drafting process. For example, the rebuilt Teehan's with its traditional look and gable roof helps preserve the historic heritage of the area and ensures that the new building complies with the community's shared vision as many residents have given input on the bar's importance in the Village. The plaza puts pedestrians first and creates a walkable area with short blocks and structures fronting the right-of ways. The planters and embedded planting beds encourages landscaped streetscapes that promote a green downtown. Finally, the project as a whole is meant to be a public effort to create a strong economic future in the downtown by providing a focal point for events and civic pride.

In addition to the language above, there are eight (8) architectural guidelines set forth in the Building Standards section of the code. While aesthetic taste can differ from person to person, the design team made a great effort to incorporate all of the guidelines into the design of the buildings without creating a uniform and bland streetscape. The following are the guideline within the Legacy Code:

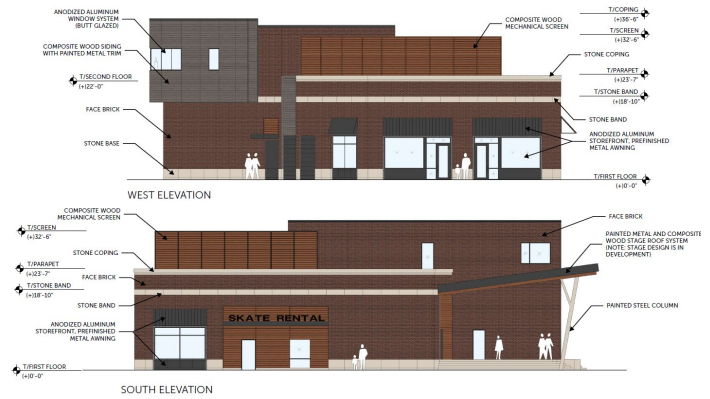
- A consistent style of architectural composition should be applied throughout a structure. A mix of styles is discouraged.
- The distinction between ground floors and upper floors should be articulated through changes in architectural treatments and/or materials.
- Buildings located at intersections should feature articulated corners in the form of architectural treatments and/or unique private frontages.
- Windows on the upper floors should be smaller in size than storefront windows on the ground floor.
- Awnings should only be located within the established width of a functional window or door frame.
- A sign band should be provided above storefront windows to accommodate both tenant signage and decorative lighting.
- Structures should be capped with a cornice, which is a horizontal projection that can include elements such as decorative brick and stone work, and ornamental brackets.

EAST ELEVATION

- PAINTED METAL AND COMPOSITE WOOD STAGE ROOF SYSTEM (NOTE: STAGE GIGGLES IN DEVELOPMENT)
- PAINTED STEEL COLUMN
- COMPOSITE WOOD/ACOUSTICAL SYSTEM
- ANODIZED ALUMINUM WINDOWS BRITT-GLAZED
- TERRACE 14'-0" x 14'-0"
- COMPOSITE WOOD BEAM WITH PAINTED METAL TRIM
- TILE/CORNER FLOOR 14'-0" x 14'-0"
- FACE BRICK
- STONE BASE
- TERRACE FLOOR 14'-0" x 14'-0"
- STONE BAND
- STONE BASE
- COMPOSITE WOOD MECHANICAL SCREEN
- TILE/CORNER 14'-0" x 14'-0"
- STONE CORNER 14'-0" x 14'-0"
- TERRACE 14'-0" x 14'-0"
- TILE/CORNER BAND 14'-0" x 14'-0"
- STONE BAND
- TERRACE FLOOR 14'-0" x 14'-0"

NORTH ELEVATION

- PAINTED METAL AND COMPOSITE WOOD STAGE ROOF SYSTEM (NOTE: STAGE GIGGLES IN DEVELOPMENT)
- PAINTED STEEL COLUMN
- COMPOSITE WOOD/ACOUSTICAL SYSTEM
- ANODIZED ALUMINUM WINDOWS BRITT-GLAZED
- TERRACE 14'-0" x 14'-0"
- COMPOSITE WOOD BEAM WITH PAINTED METAL TRIM
- TILE/CORNER FLOOR 14'-0" x 14'-0"
- FACE BRICK
- STONE BASE
- TERRACE FLOOR 14'-0" x 14'-0"
- STONE BAND
- STONE BASE
- COMPOSITE WOOD MECHANICAL SCREEN
- TILE/CORNER 14'-0" x 14'-0"
- STONE CORNER 14'-0" x 14'-0"
- TERRACE 14'-0" x 14'-0"
- TILE/CORNER BAND 14'-0" x 14'-0"
- STONE BAND
- TERRACE FLOOR 14'-0" x 14'-0"
- COMMERCIAL ROLL-UP DOOR
- ANODIZED ALUMINUM STOREFRONT-REFRESHED RETAIL CAR

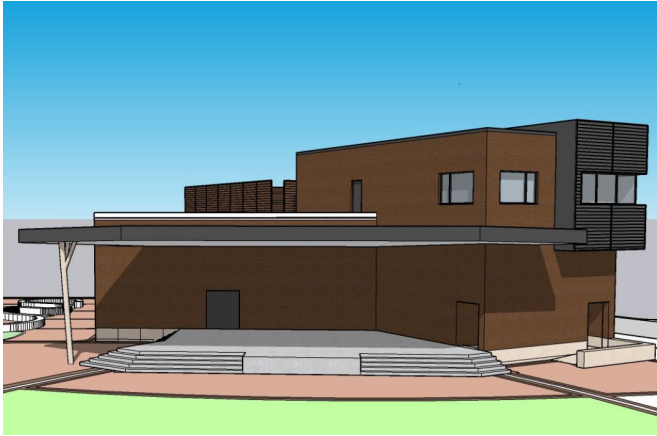


An architectural rendering of a proposed two-story brick building. The building features a flat roof with a dark brown brick parapet. The main facade is composed of dark brown brick with horizontal white mortar joints. Large, dark-framed glass windows and doors are prominent on the ground floor. A small, dark awning covers the entrance area on the right. The building is situated on a street corner with a sidewalk and a tree in the foreground. The sky is clear and blue.

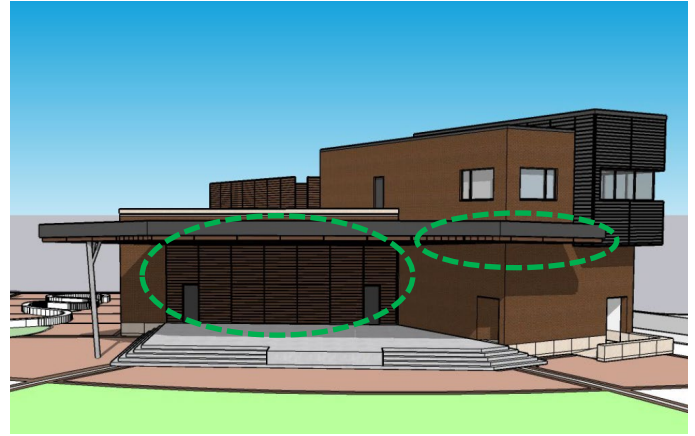
An architectural rendering of a proposed two-story brick building. The building features a flat roof with a dark brown metal deck, large windows with black frames, and a prominent corner entrance. A green dashed line highlights the building's footprint and roofline. The building is situated on a street corner with trees and a sidewalk in the foreground.

An architectural rendering of a modern building facade. The building features a combination of dark brown horizontal slats and reddish-brown brickwork. On the left, a two-story section has a large window with dark frames. To its right is a single-story section with a dark door. Further right is another two-story section with a flat roof and a dark door on the ground floor. The building is set against a clear blue sky, with a paved area and a small green space visible in the foreground.

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Original Submission

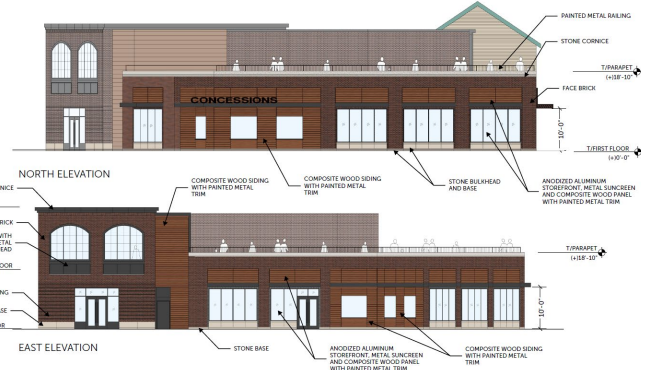


Updated Submission

This side of the building now more of the accent wood behind the stage to enhance the variety of materials and provide more intrigue along the façade. The composite wood has also been added to the underside of the canopy.

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.



UPDATES



Original Submission



Updated Submission

This side of the building has kept the proposed awnings to keep the building distinct from the other structures on site but has added stone accent panels above the windows to tie into the nearby buildings in the downtown. The signage and rooftop deck are now shown in this submission to help illustrate the type of vibrant and active place the design team is trying to accomplish.



Original Submission

This side of the building has also replaced the accents above the windows with the stone accent panels and the improved cornice. Additionally, along Oak Park Avenue, the design team is illustrating the seating area next to Teehan's which will add activity along the streetscape. Metal cornices have been added to the inset section of the building to add more design intrigue as well.



Updated Submission



Original Submission

Upon the review with the design team, staff is recommending that the "bump out" along North Street for the Teehan's building should have a rooftop patio for the future event space. The design team has agreed to add this element but did not have enough time to add it to the elevations and renderings. An example of the type of spaces can be seen above.



Conceptual Ideas

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 semitransparent pergola. The pergola will be a metal frame with wires stretching across its frame and stretching out fabric pieces in a “piano key” fashion.



A collage of six images showcasing various landscape design elements. The top-left image shows a sidewalk with a planter bed containing tall grasses and pink flowers. The top-middle image shows a curved concrete planter with a tree and a building in the background. The bottom-left image shows three large concrete planters with various plants. The bottom-middle image shows a modern building at night with circular light fixtures. The bottom-right image shows a street lamp with a flower basket. The top-right image shows a residential street with a street lamp.

[illegible]

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 (i.e. The downtown 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 publicly 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.
The proposed land use and site design are aligned to the purposes and intent of the Legacy Code. The plaza creates a pedestrian focused environment which creates economically strong commercial elements fronting the main right-of-ways within the downtown. The plans also address the shared vision of the community with the unique reconstruction of the historic Teehan's building.
- 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 public use and supporting commercial structures are compatible with the goals of the community and the Legacy Code itself. The plaza will enhance the surrounding land uses and not create any detrimental effects as it will be the new focal point for downtown activity.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
The design of the plaza and structures meets all of the architectural guidelines set forth in the Legacy Code. This includes but is not limited to providing consistent design elements throughout the site, distinguishing the different stories of the buildings with architectural features, and providing unique frontages along the public way.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The plaza and commercial structures will serve as the main draw to the downtown with a focus on bringing residents and visitors alike to the area. By providing a public amenity to the downtown, the economic vitality along Oak Park Avenue will be strengthened by the increased activity and visibility.

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 or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

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

"...make a motion to recommend the Village Board grant the Village of Tinley Park, a rezoning of Lots 1 and 2 of the Harmony Square Plaza development from the DC (Downtown Core) Zoning District to the CV (Civic) Zoning District."

Motion 2 (Plat of Subdivision)

"...make a motion to recommend approval of the Final Plat of Subdivision and Dedication titled "Harmony Square Plaza" and dated October 26, 2023 to the Petitioner, the Village of Tinley Park, subject to the condition that it is subject to final review and approval by the Village Engineer and Village Attorney."

Motion 3 (Site Plan/Architectural Approval)

"...make a motion to approve Site Plan/Architectural Approval to the Petitioner, the Village of Tinley Park, for the development of the Harmony Square Plaza development in accordance with the plans submitted and adopt the Findings of Fact as proposed in the November 16, 2023 staff report."

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 Survey	Village	10/26/23
4	Harmony Square Plaza Final Plat	Village	10/26/23
5	KLOA Parking Memorandum	KLOA	10/31/23
6	Teehan's Foundation Analysis	Village	10/31/23
7	UPDATE: Harmony Square Planning Commission Design Submission (Narrative, Survey, Site Plan, Architecture, Landscaping, etc.)	Village	11/9/2023



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
- ☒ Rezoning (Map Amendment) From DC to Civic (CV)
- ☒ Plat (Subdivision, Consolidation, Public Easement) ☒ Preliminary ☒ Final
- ☒ 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: Village of Tinley Park

Street Address: 16250 Oak Park Ave. City, State & Zip: Tinley Park, IL 60477

E-Mail Address: _____ Phone Number: 708-444-5100

APPLICANT INFORMATION

☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ Phone Number: _____



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

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

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

Property Owner Signature: _____

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 Narrative



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.

About Harmony Square

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.



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Section 4:

Plans and Surveys

19-R0285.07 SUBD-PLAT.DWG



TRIA Architecture

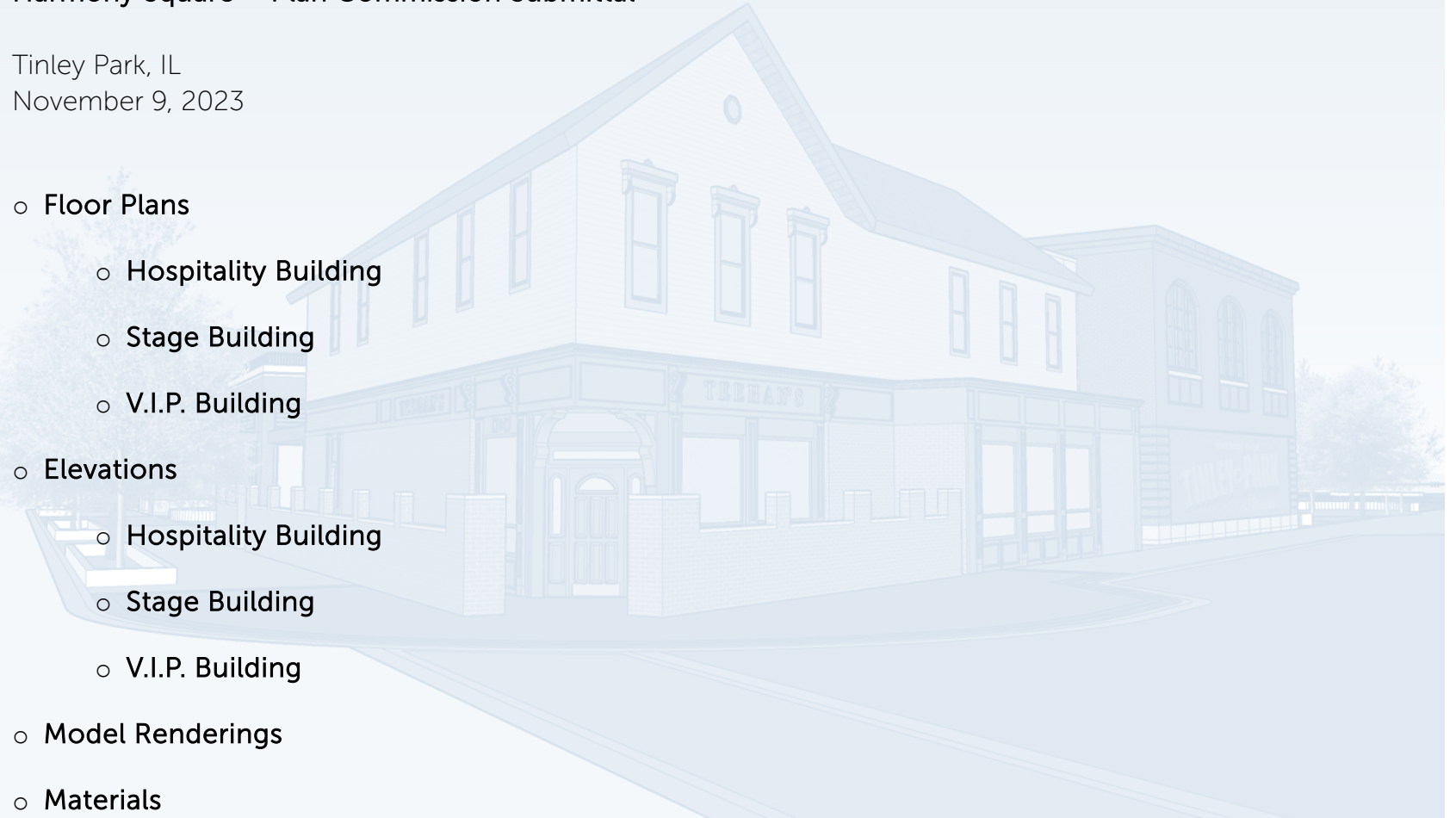
Floor Plans, Elevations and Material Selections

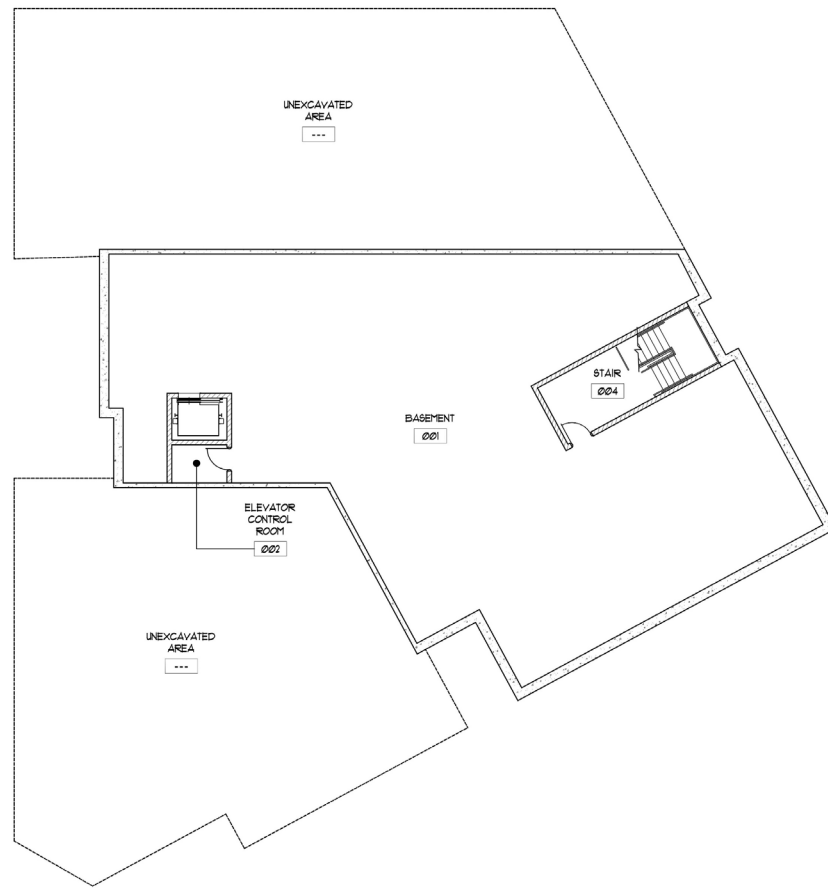


Harmony Square – Plan Commission Submittal

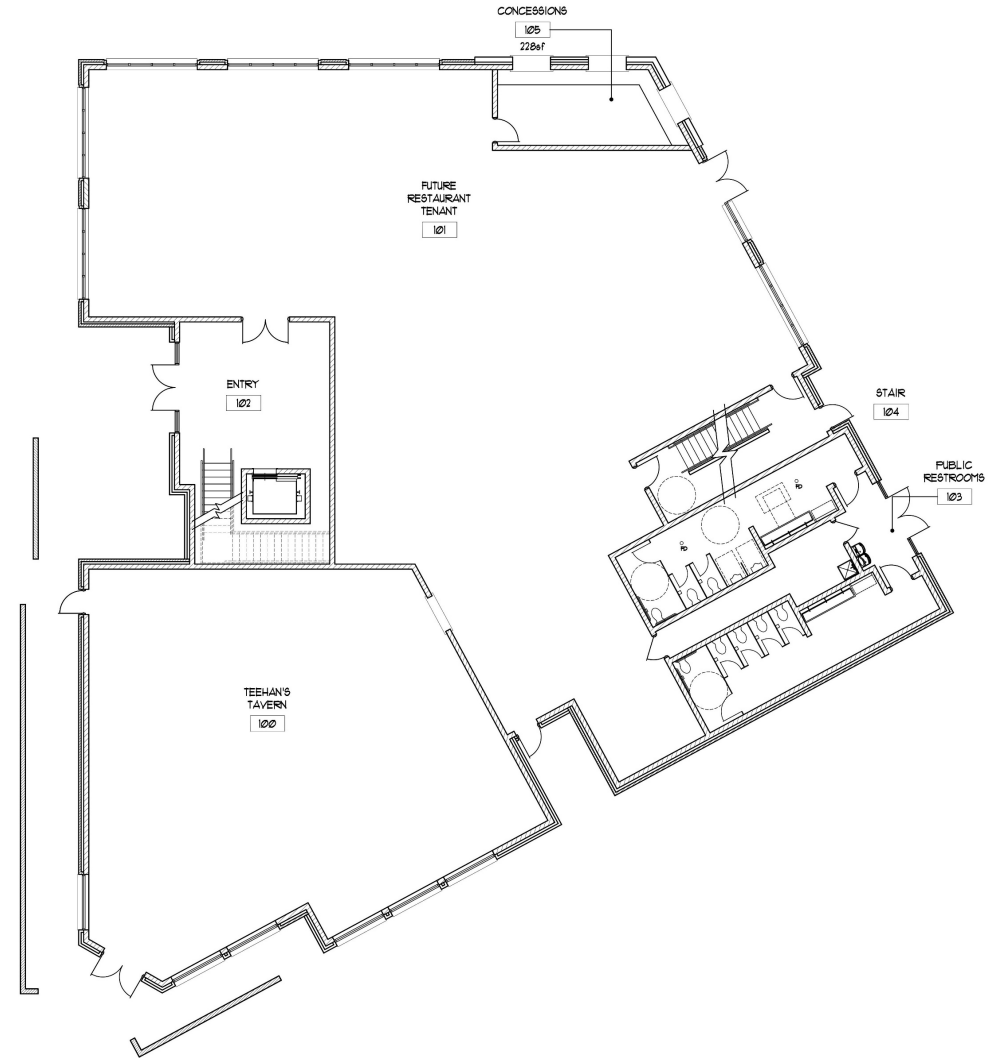
Tinley Park, IL
November 9, 2023

- Floor Plans
 - Hospitality Building
 - Stage Building
 - V.I.P. Building
- Elevations
 - Hospitality Building
 - Stage Building
 - V.I.P. Building
- Model Renderings
- Materials

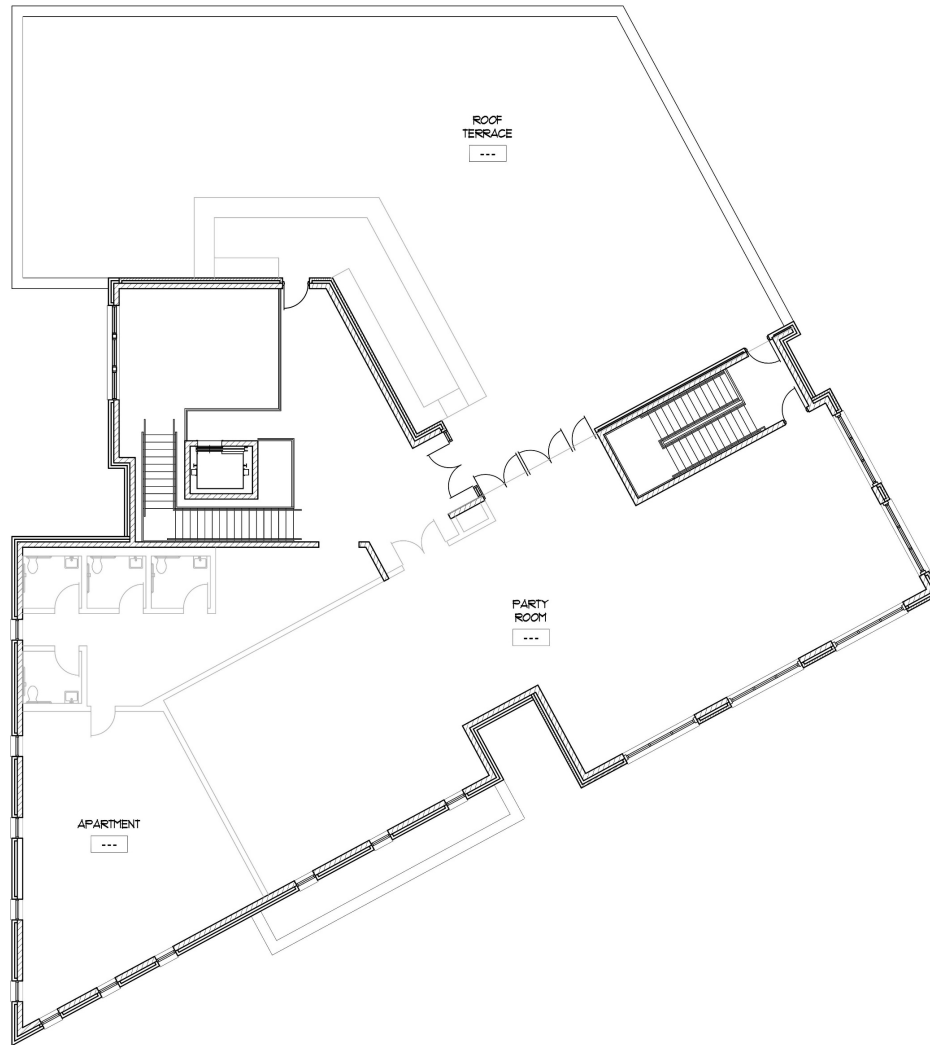




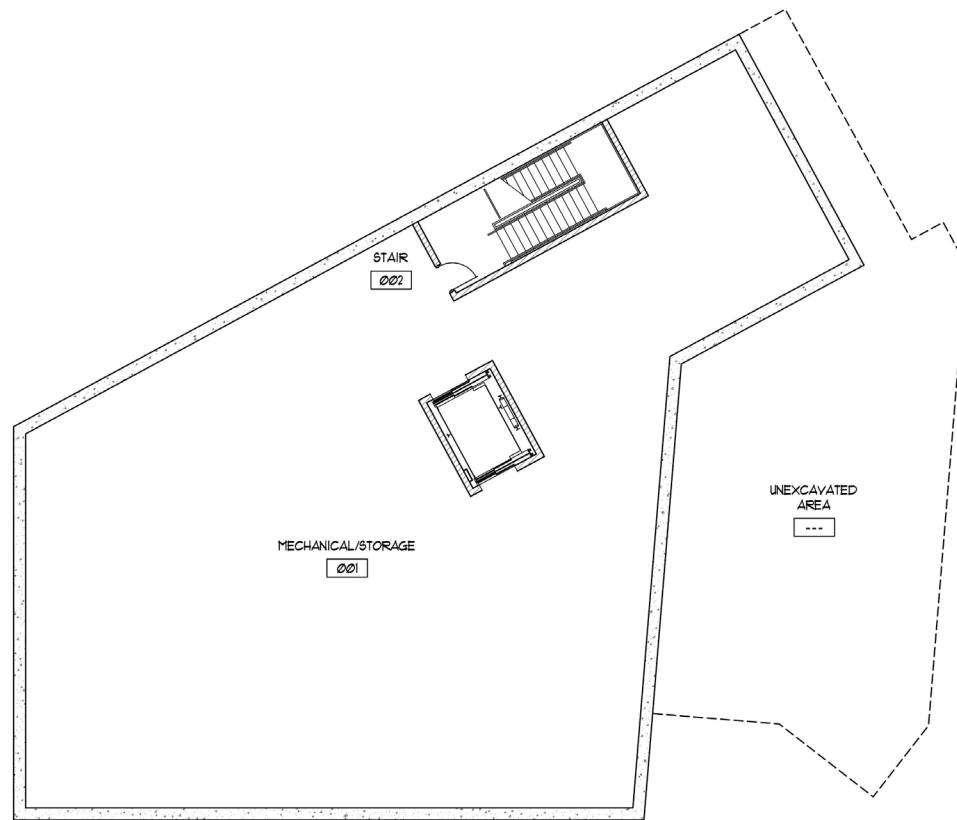
BASEMENT FLOOR PLAN



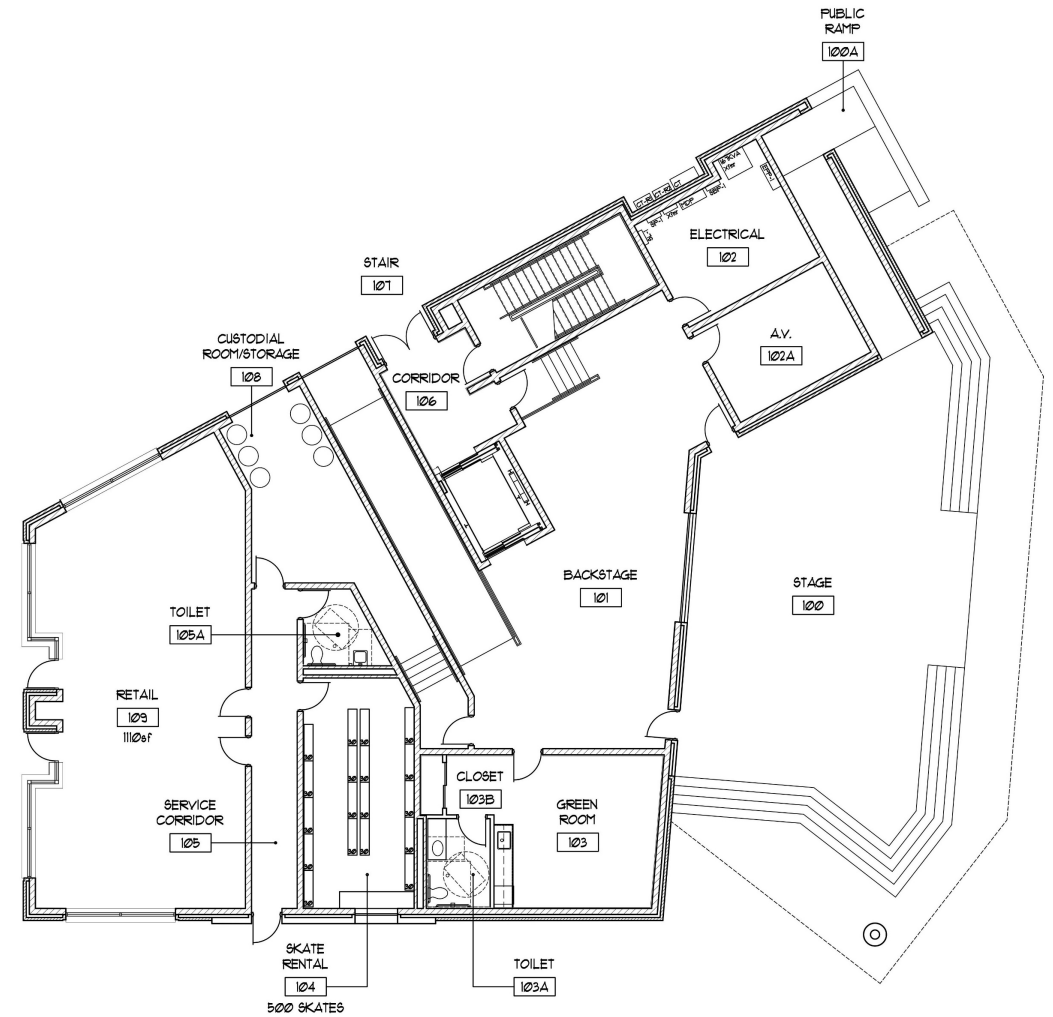
FIRST FLOOR PLAN



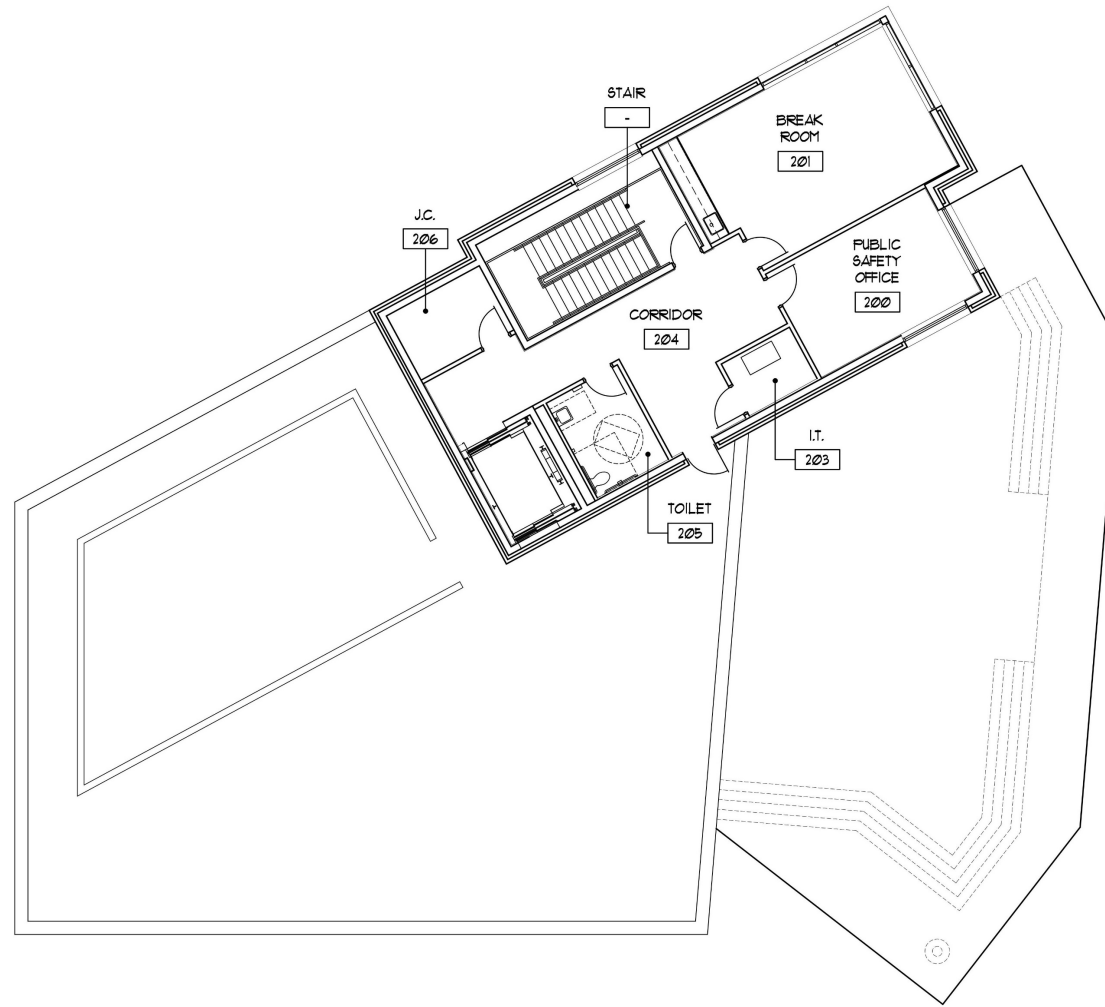
SECOND FLOOR PLAN



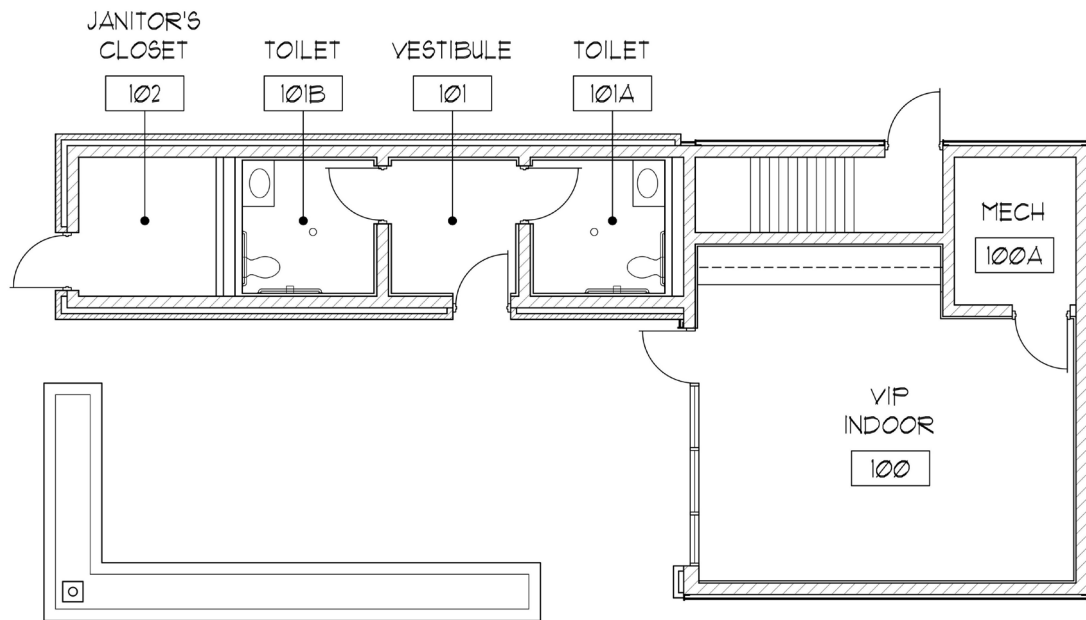
BASEMENT FLOOR PLAN



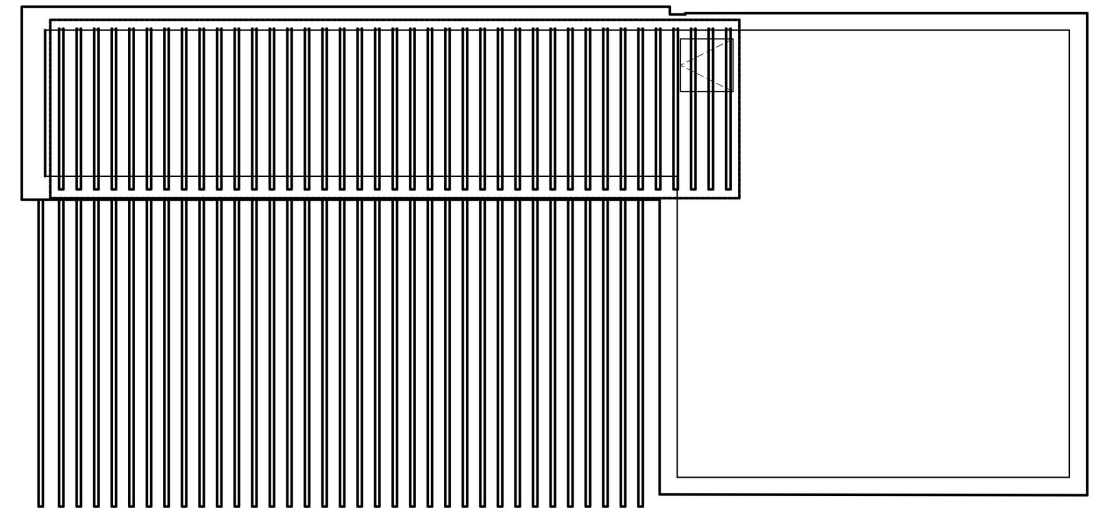
FIRST FLOOR PLAN



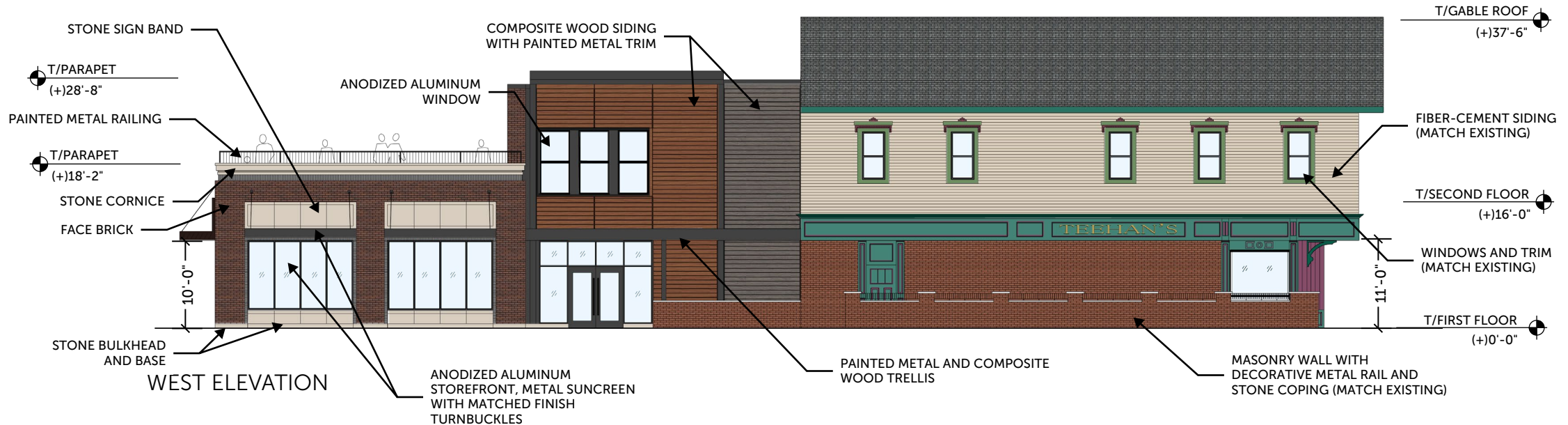
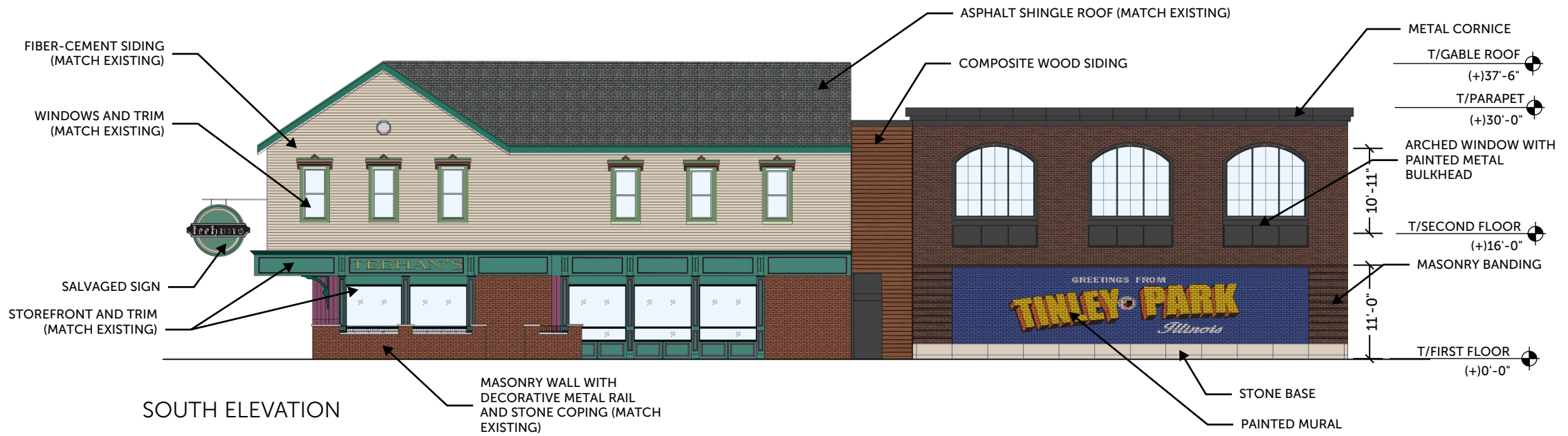
SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



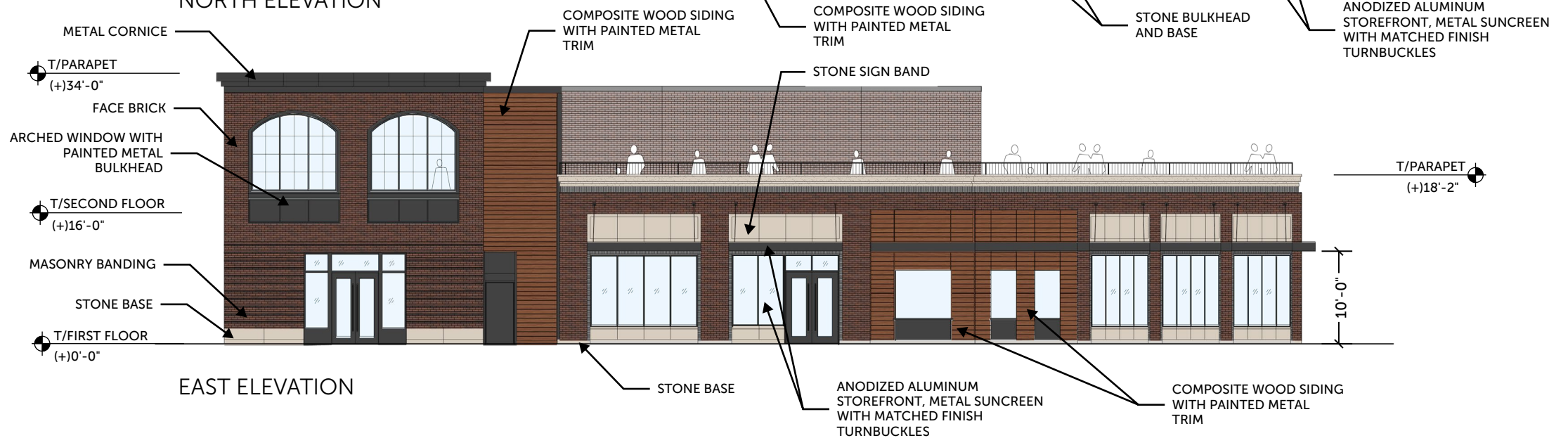
Harmony Square

HOSPITALITY BUILDING ELEVATIONS

11/09/23



NORTH ELEVATION

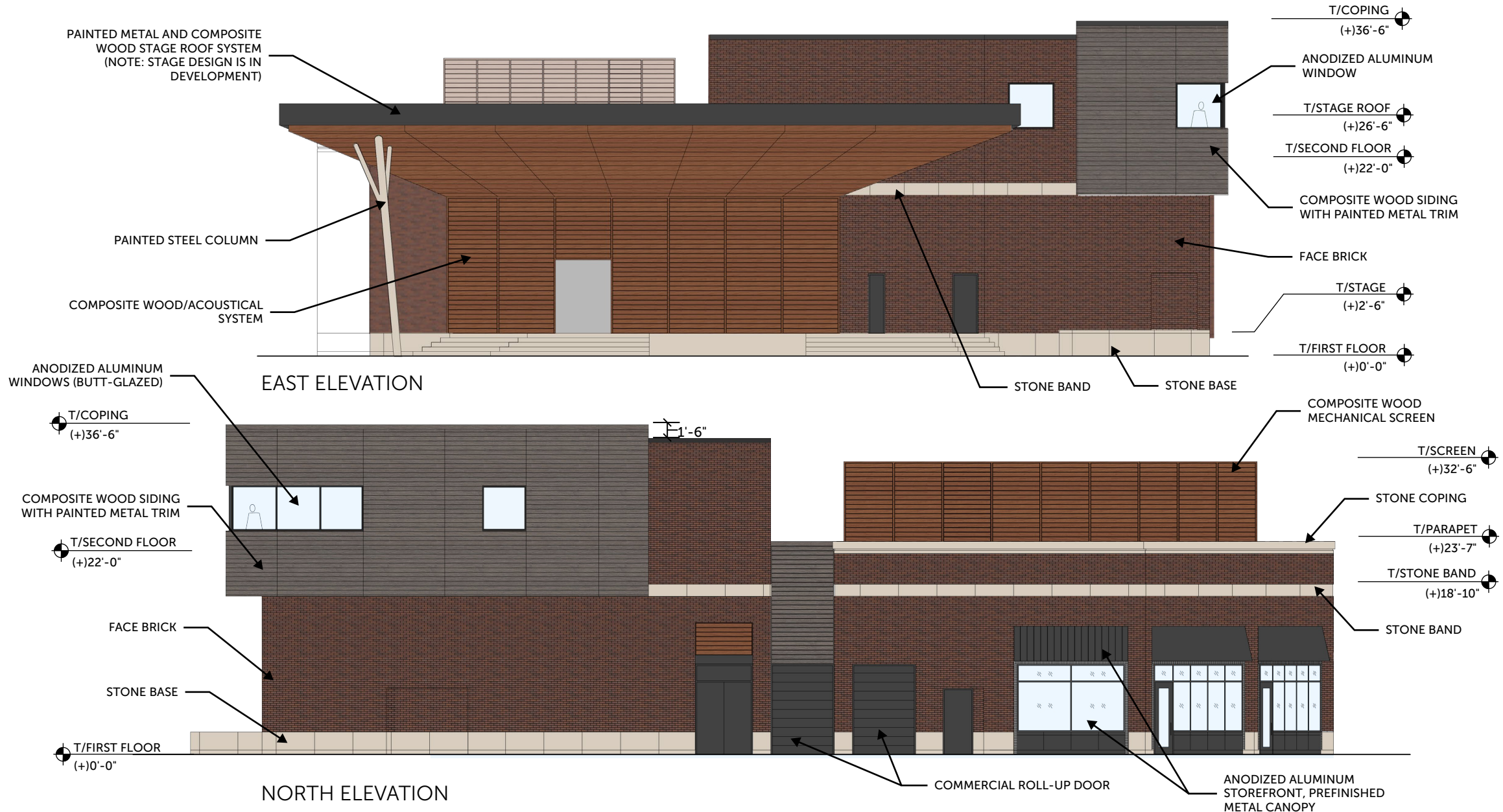


EAST ELEVATION

Harmony Square

HOSPITALITY BUILDING ELEVATIONS

11/09/23





WEST ELEVATION



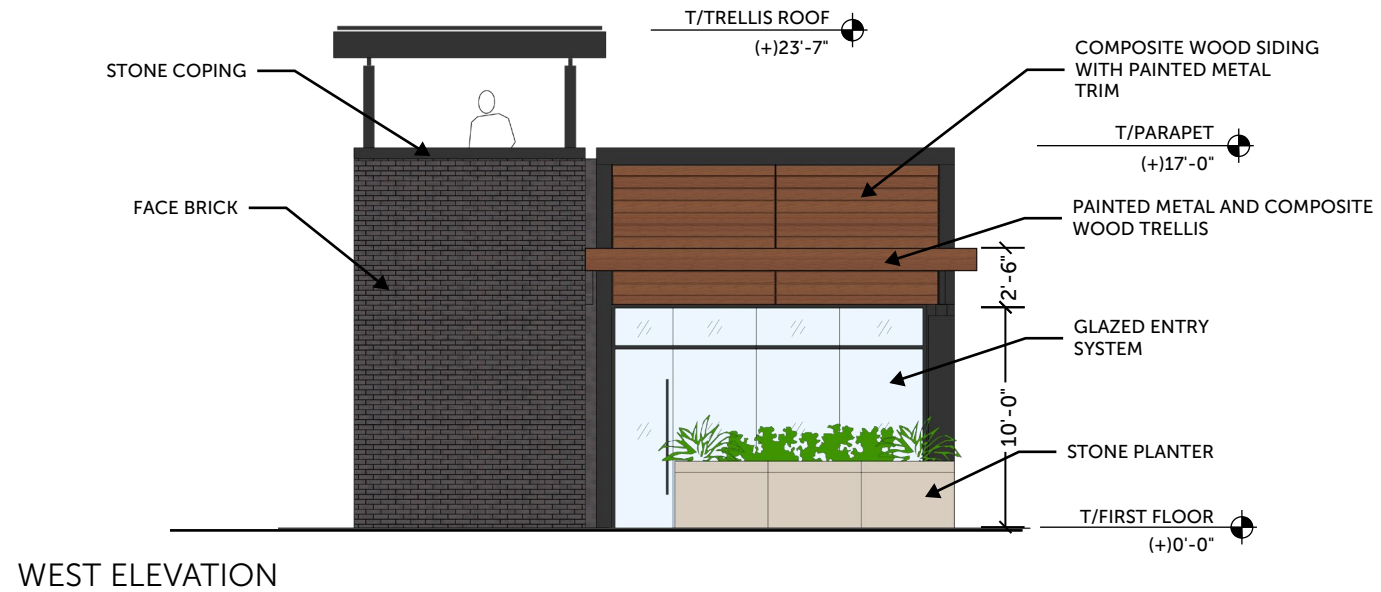
SOUTH ELEVATION

Harmony Square

STAGE BUILDING ELEVATIONS

11/09/23



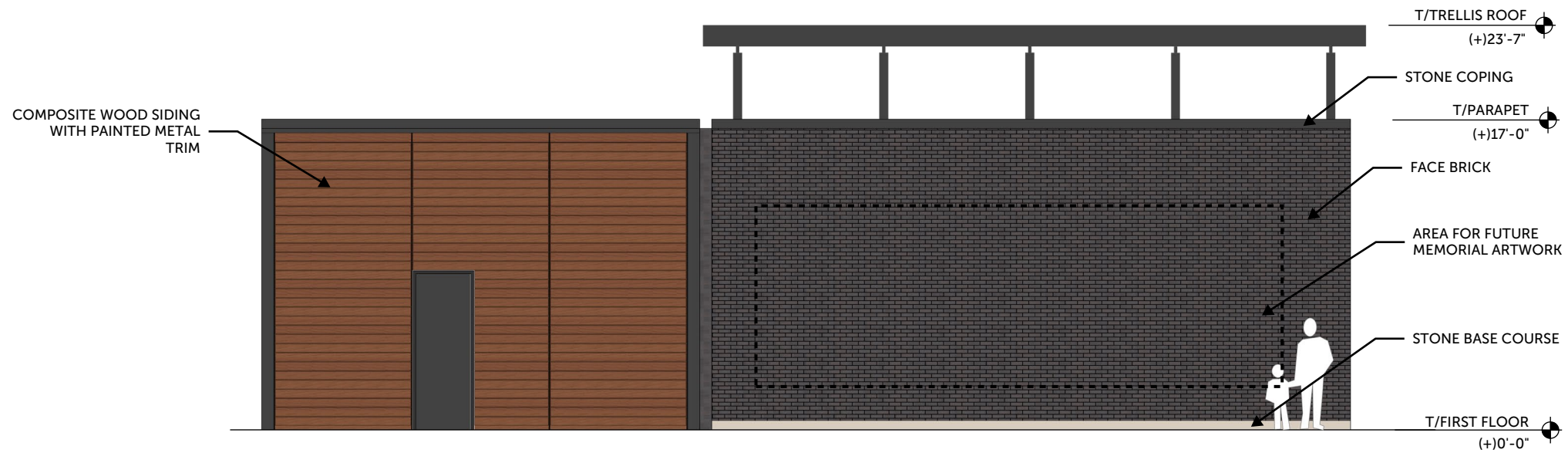


Harmony Square

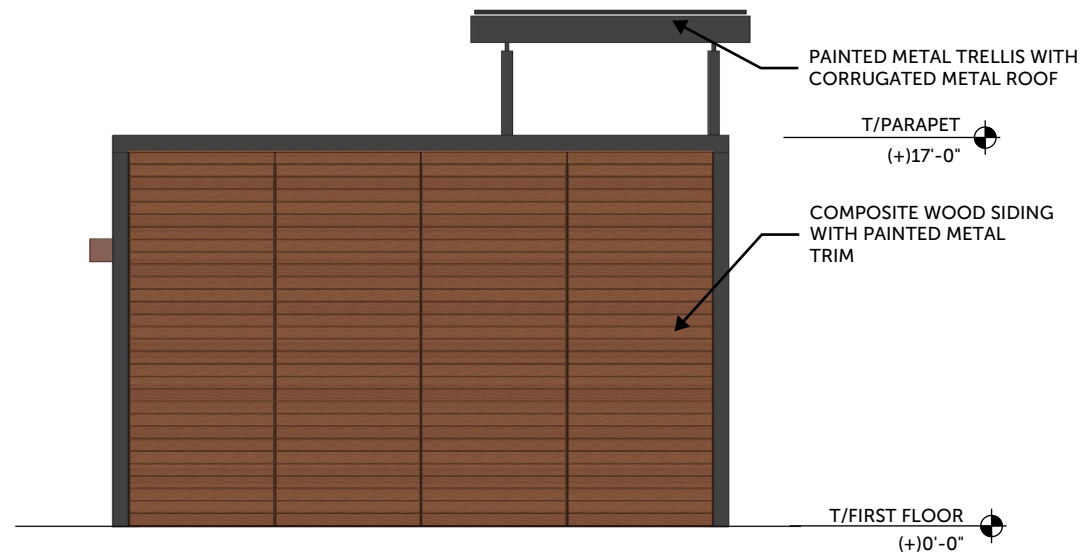
V.I.P. BUILDING ELEVATIONS

11/09/23





NORTH ELEVATION



EAST ELEVATION

Harmony Square

V.I.P. BUILDING ELEVATIONS

11/09/23



VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE AND NORTH STREET

Harmony Square

MODEL RENDERINGS



VIEW LOOKING NORTHWEST FROM NORTH STREET



VIEW LOOKING NORTHWEST FROM NORTH STREET



VIEW LOOKING SOUTHWEST FROM HARMONY SQUARE PLAZA



VIEW LOOKING SOUTHEAST FROM OAK PARK AVENUE

Harmony Square

MODEL RENDERINGS



VIEW LOOKING EAST FROM OAK PARK AVENUE

Harmony Square

MODEL RENDERINGS



VIEW LOOKING EAST FROM OAK PARK AVENUE

Harmony Square

MODEL RENDERINGS

11/09/23



VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE

Harmony Square

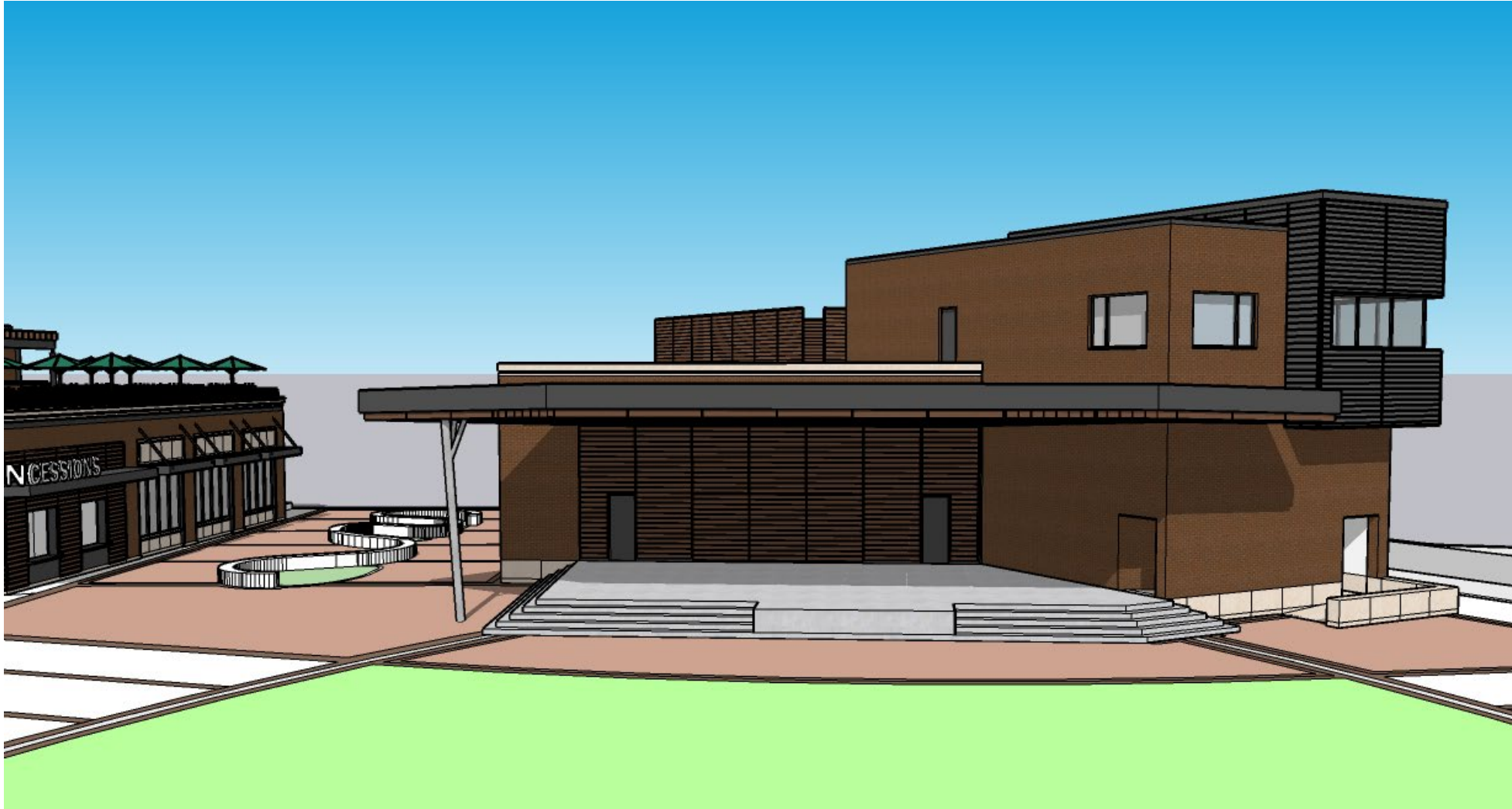
MODEL RENDERINGS



VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE

Harmony Square

MODEL RENDERINGS



VIEW LOOKING WEST FROM HARMONY SQUARE PLAZA



VIEW LOOKING SOUTHWEST FROM 173RD STREET

Harmony Square

MODEL RENDERINGS



VIEW LOOKING SOUTH FROM 173RD STREET AND OAK PARK AVENUE

Harmony Square

MODEL RENDERINGS



VIEW LOOKING NORTHEAST FROM OAK PARK AVENUE AND 173RD STREET

Harmony Square

MODEL RENDERINGS



VIEW LOOKING EAST FROM OAK PARK AVENUE

Harmony Square

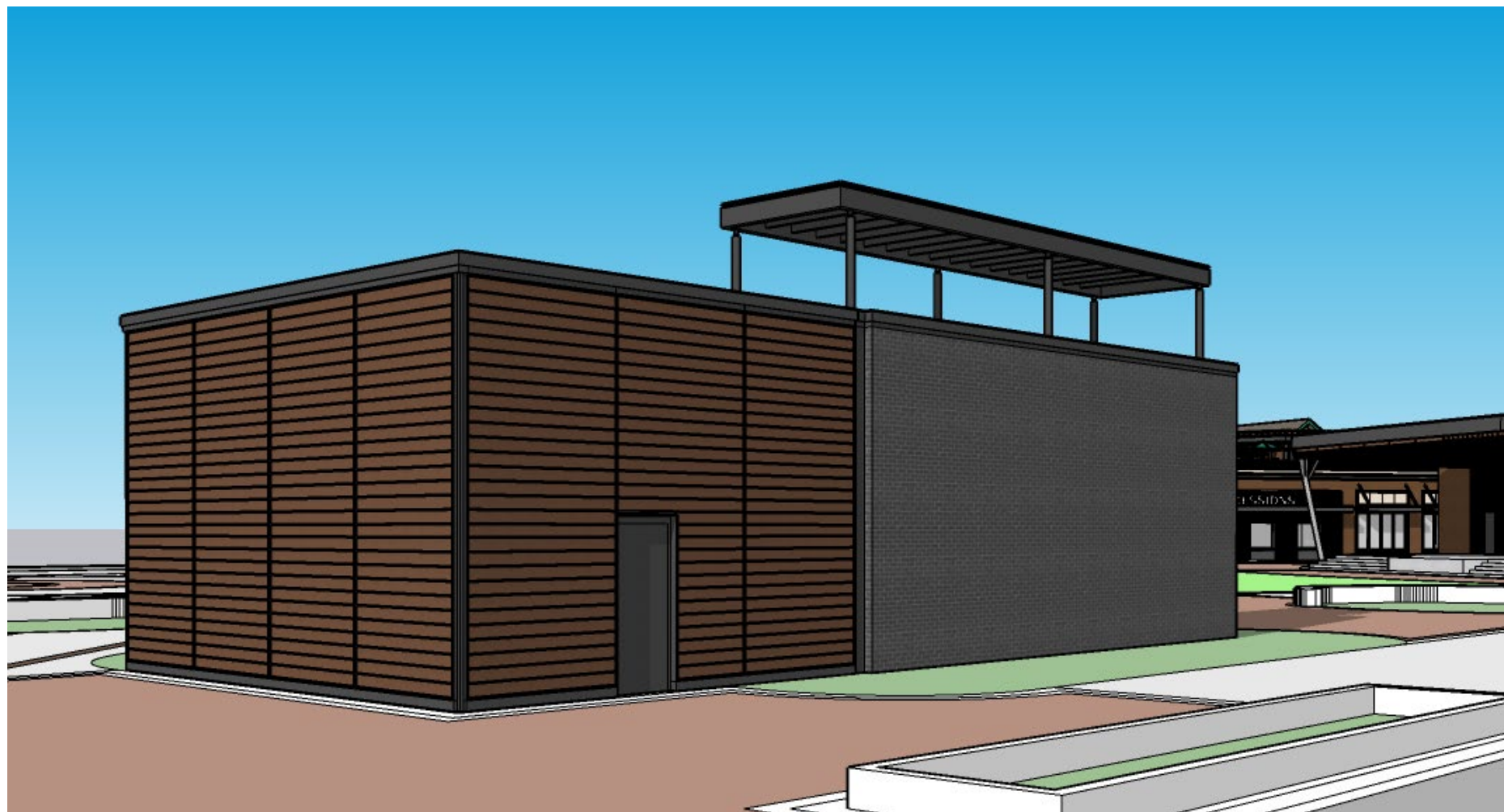
MODEL RENDERINGS



VIEW LOOKING NORTH FROM HARMONY SQUARE PLAZA

Harmony Square

MODEL RENDERINGS



VIEW LOOKING SOUTHWEST FROM 173RD STREET



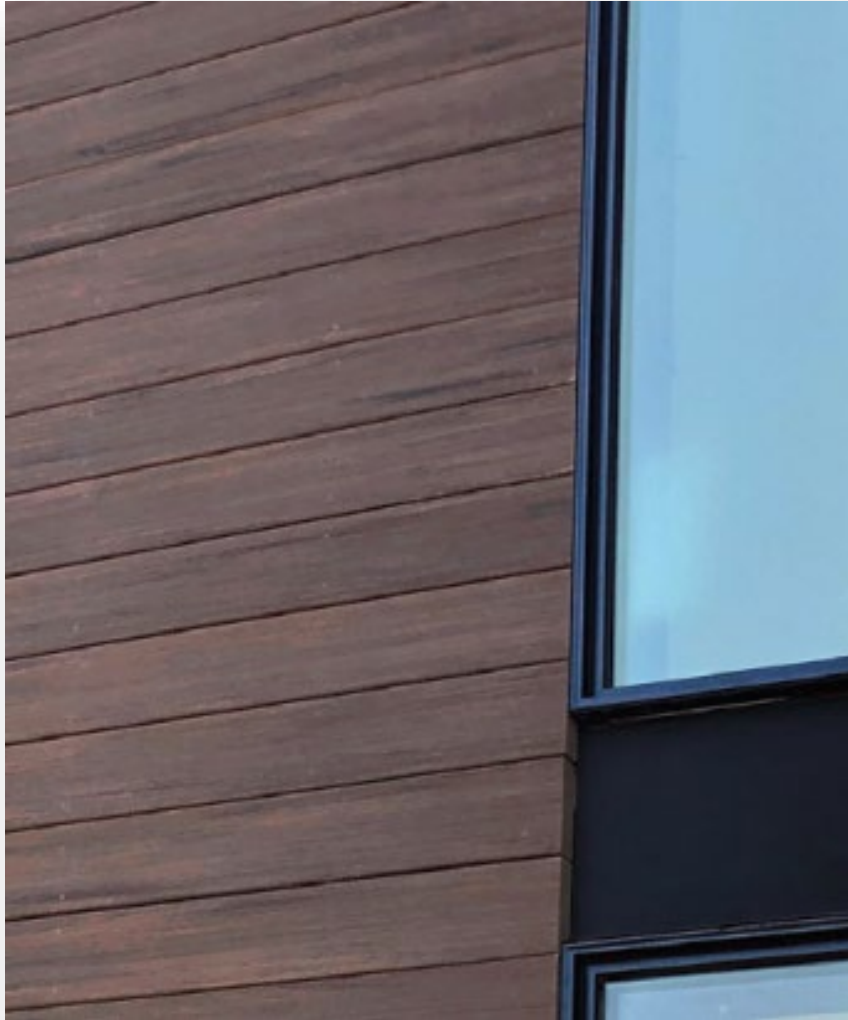
STONE



MASONRY 1



MASONRY 2



COMPOSITE 'WOOD' SIDING



The Lakota Group

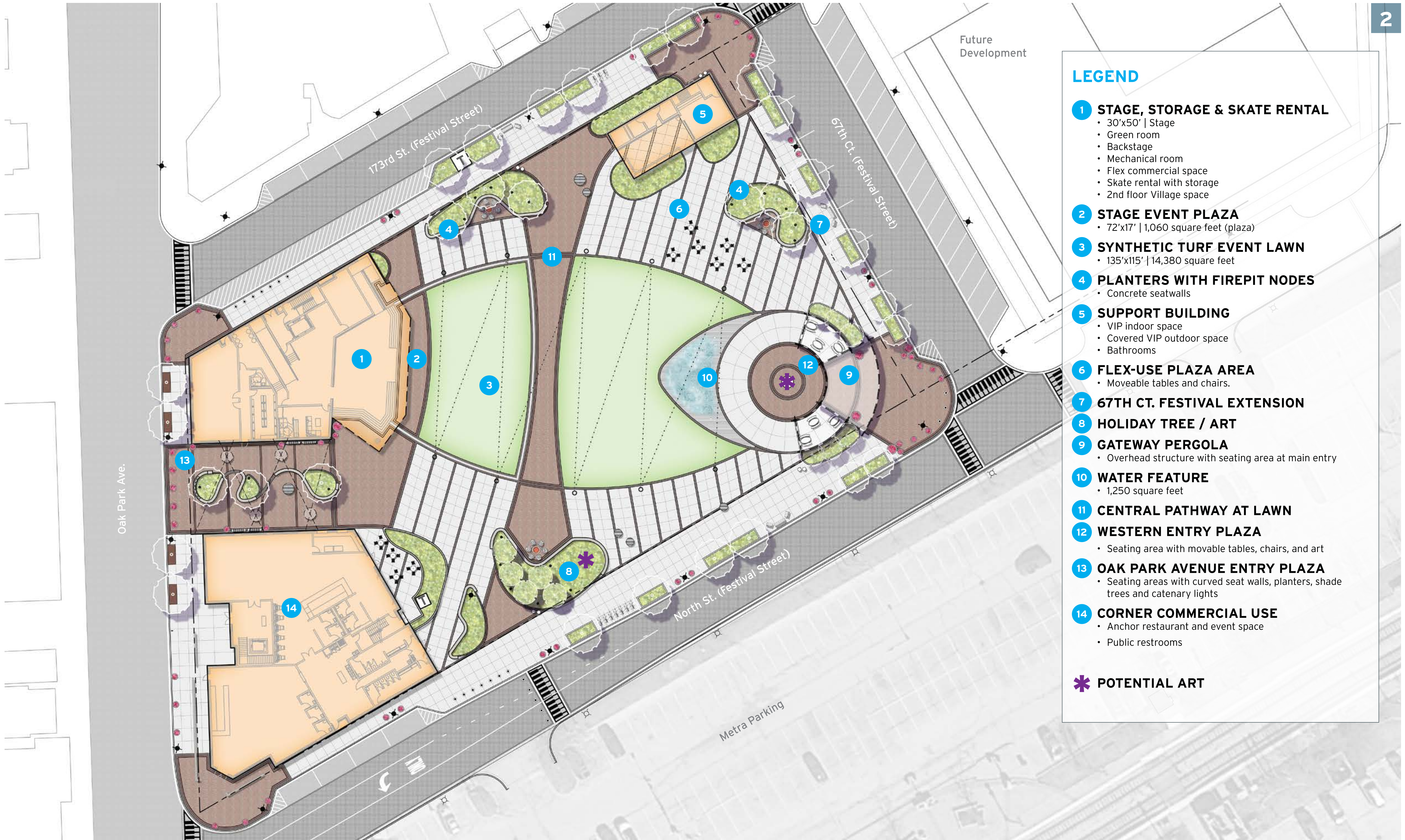
Site Plans, Landscape Architecture and Material Selections

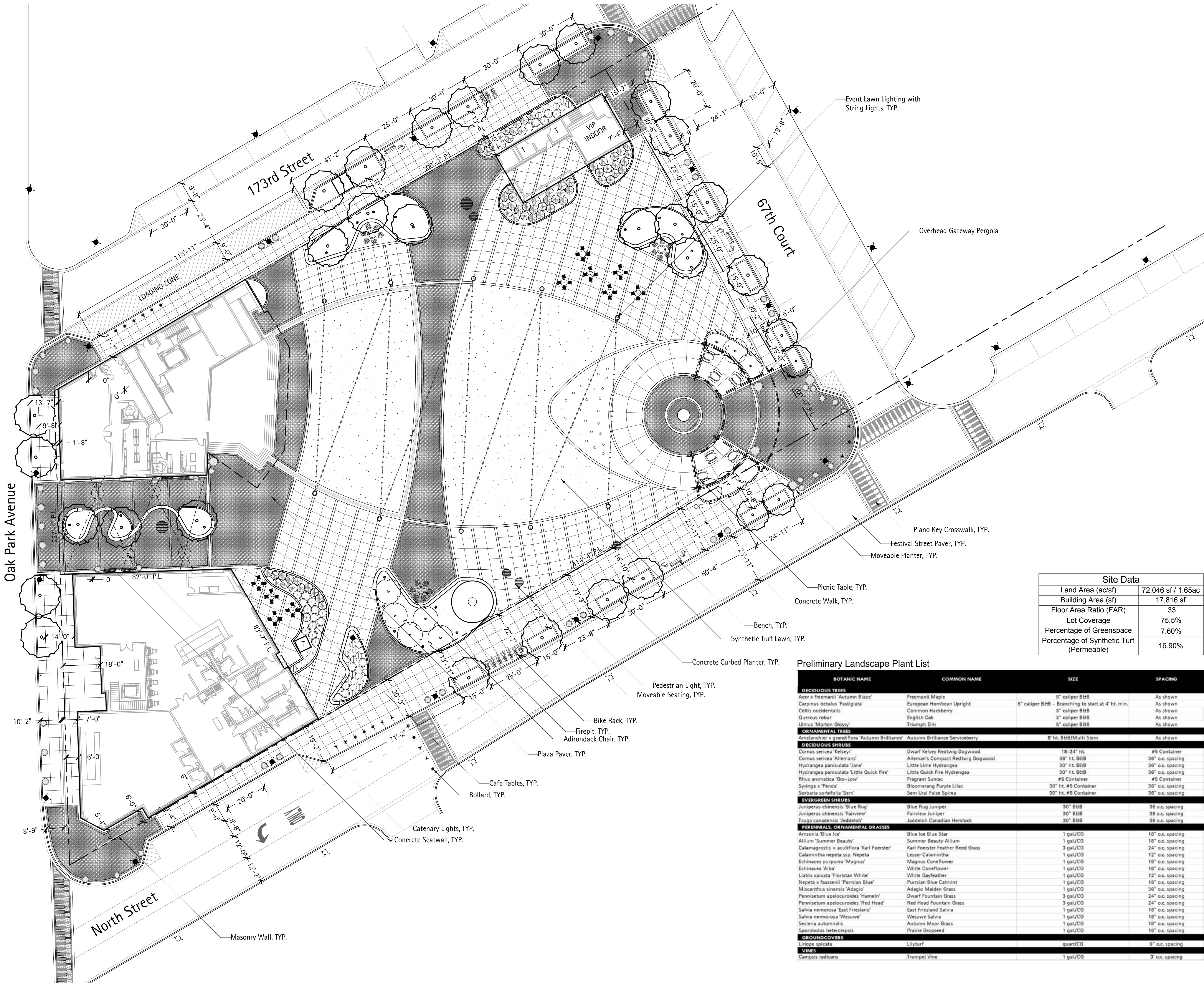
HARMONY SQUARE

PLAN COMMISSION SUBMITTAL



NOVEMBER 2, 2023



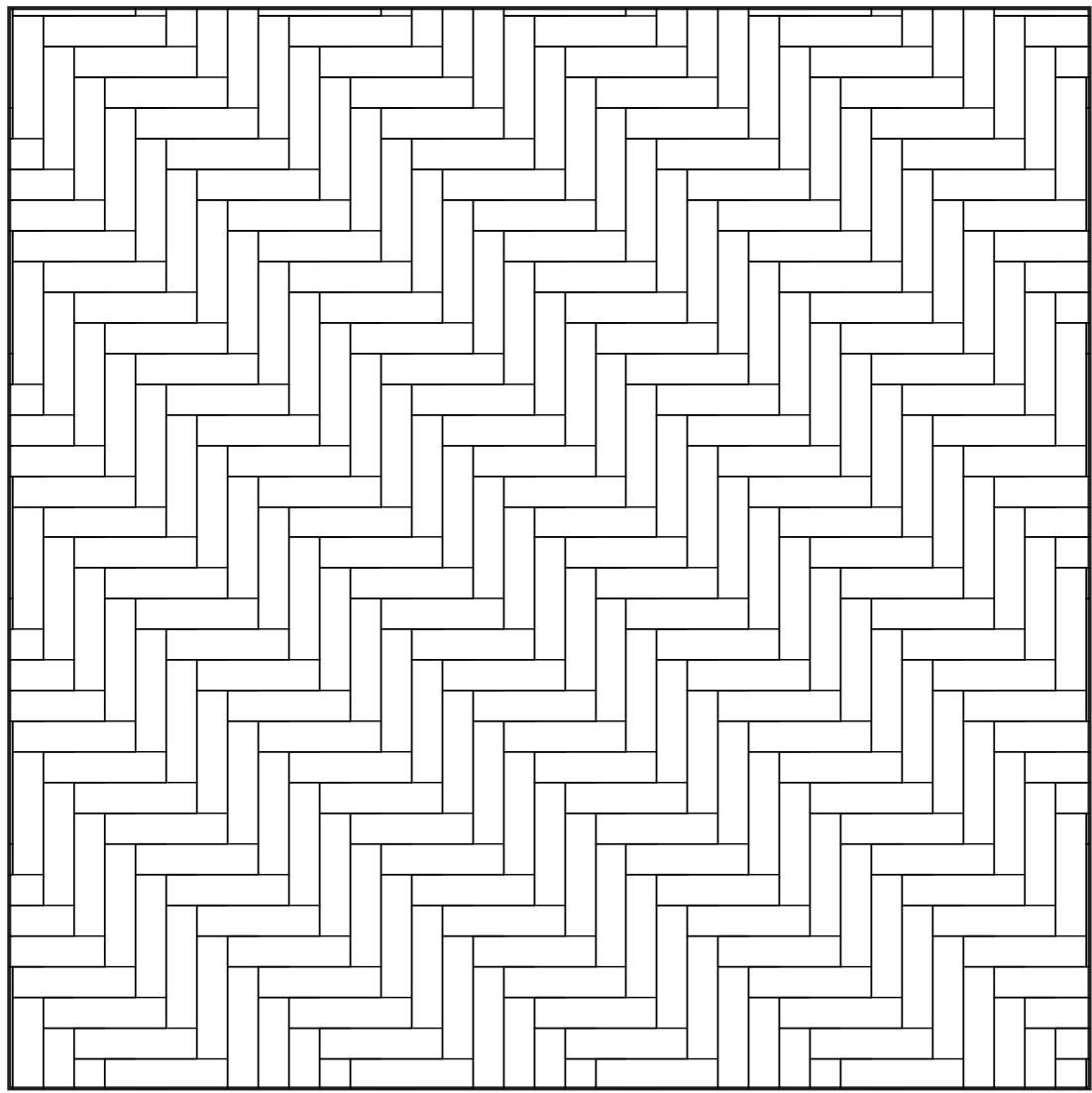


Site Data	
Land Area (ac/sf)	72,046 sf / 1.65ac
Building Area (sf)	17,816 sf
Floor Area Ratio (FAR)	.33
Lot Coverage	75.5%
Percentage of Greenspace	7.60%
Percentage of Synthetic Turf (Permeable)	16.90%

Preliminary Landscape Plant List

BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES			
Acer x freemanii 'Autumn Blaze'	Freemanii Maple	5" caliper BtB	As shown
Carpinus betulus 'Fastigiata'	European Hornbeam Upright	5" caliper BtB - Branching to start at 4' ht. min.	As shown
Celtis occidentalis	Common Hackberry	3" caliper BtB	As shown
Quercus robur	English Oak	3" caliper BtB	As shown
Ulmus 'Morton Glossy'	Triumph Elm	5" caliper BtB	As shown
ORNAMENTAL TREES			
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" ht. BtB/Multi Stem	As shown
DECIDUOUS SHRUBS			
Cornus sericea 'Kelsey'	Dwarf Kelsey Redtwig Dogwood	18-24" ht.	#5 Container
Cornus sericea 'Alleman's'	Alleman's Compact Redtwig Dogwood	36" ht. BtB	36" o.c. spacing
Hydrangea paniculata 'Jane'	Little Lime Hydrangea	30" ht. BtB	36" o.c. spacing
Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	30" ht. BtB	36" o.c. spacing
Rhus aromatica 'Gro-Low'	Fragrant Sumac	#5 Container	#5 Container
Syringa x 'Penda'	Blooming Purple Lilac	30" ht. #5 Container	36" o.c. spacing
Sorbaria sorbifolia 'Sem'	Sem Ural False Spirea	30" ht. #5 Container	36" o.c. spacing
EVERGREEN SHRUBS			
Juniperus chinensis 'Blue Rug'	Blue Rug Juniper	30" BtB	36 o.c. spacing
Juniperus chinensis 'Fairview'	Fairview Juniper	30" BtB	36 o.c. spacing
Tsuga canadensis 'Jeddelo'	Jaddeloh Canadian Hemlock	30" BtB	36 o.c. spacing
PERENNIALS, ORNAMENTAL GRASSES			
Amsonia 'Blue Ice'	Blue Ice Blue Star	1 gal./CG	18" o.c. spacing
Allium 'Summer Beauty'	Summer Beauty Allium	1 gal./CG	18" o.c. spacing
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal./CG	24" o.c. spacing
Calamintha nepeta ssp. Nepeta	Lesser Calamintha	1 gal./CG	12" o.c. spacing
Echinacea purpurea 'Magnus'	Magnus Coneflower	1 gal./CG	18" o.c. spacing
Echinacea 'Alba'	White Coneflower	1 gal./CG	18" o.c. spacing
Liatris spicata 'Floristan White'	White Gayfeather	1 gal./CG	12" o.c. spacing
Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	1 gal./CG	18" o.c. spacing
Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	1 gal./CG	36" o.c. spacing
Pennisetum apiculoides 'Hamel'	Dwarf Fountain Grass	3 gal./CG	24" o.c. spacing
Pennisetum apiculoides 'Red Head'	Red Head Fountain Grass	3 gal./CG	24" o.c. spacing
Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 gal./CG	18" o.c. spacing
Salvia nemorosa 'Wesuwe'	Wesuwe Salvia	1 gal./CG	18" o.c. spacing
Sesleria autumnalis	Autumn Moor Grass	1 gal./CG	18" o.c. spacing
Sporobolus heterolepis	Prairie Dropseed	1 gal./CG	18" o.c. spacing
GROUNDCOVERS			
Liriope spicata	Lilyturf	quart./CG	8" o.c. spacing
VINES			
Campsis radicans	Trumpet Vine	1 gal./CG	3" o.c. spacing

Hardscape - Plaza Pavers



v

Color Selections




Main Field
Charleston




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.




COCOA BROWN




DARK CHARCOAL



SABLE BLEND



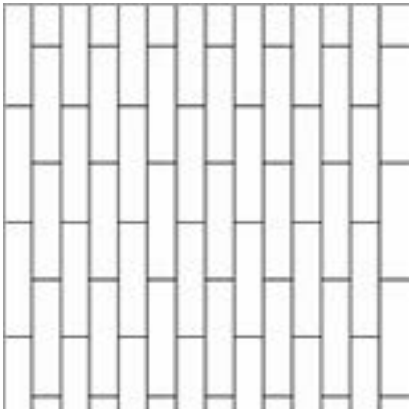
CHARLESTON



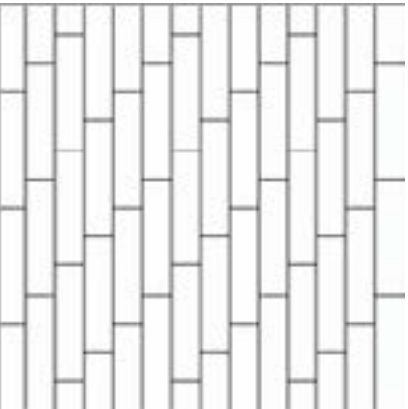
STANDARD
6 CM X 24 CM X 7 CM
2.375" X 9.5" X 2.75"

	Unit	SqFt Per			Per Bundle	Soldier LnFt Per		Sailor LnFt Per		Units Per		Lbs Per	
Stones & Bundling	Thickness	Bundle	Layer	Stone	Layers	SqFt	Bundle	SqFt	Bundle	SqFt	Bundle	Layers	Bundle
Standard	2-3/4" (7cm)	89.28	11.16	0.16	8	0.79	113.39	0.2	453.54	6.45	576	357	2859

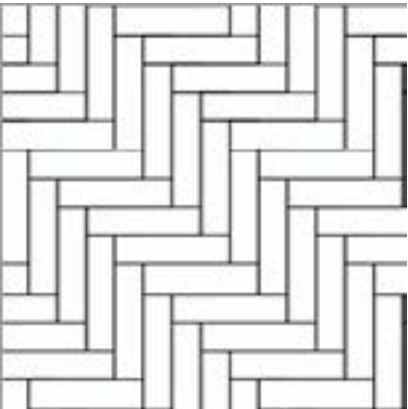
Sold in full bundles only. Product is shipped on skids. All measurements are nominal.



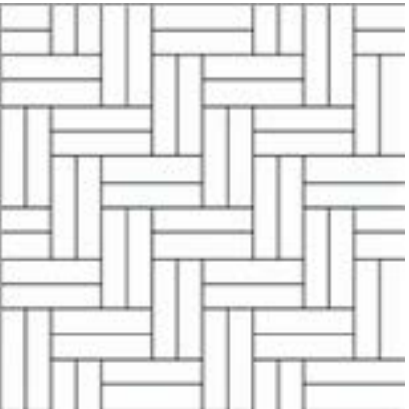
Mattoni A
Standard (100%)



Mattoni B
Standard (100%)



Mattoni C
Standard (100%)



Mattoni D
Standard (100%)

Product data sheet

Hardscape - Intersections & Festival Streets

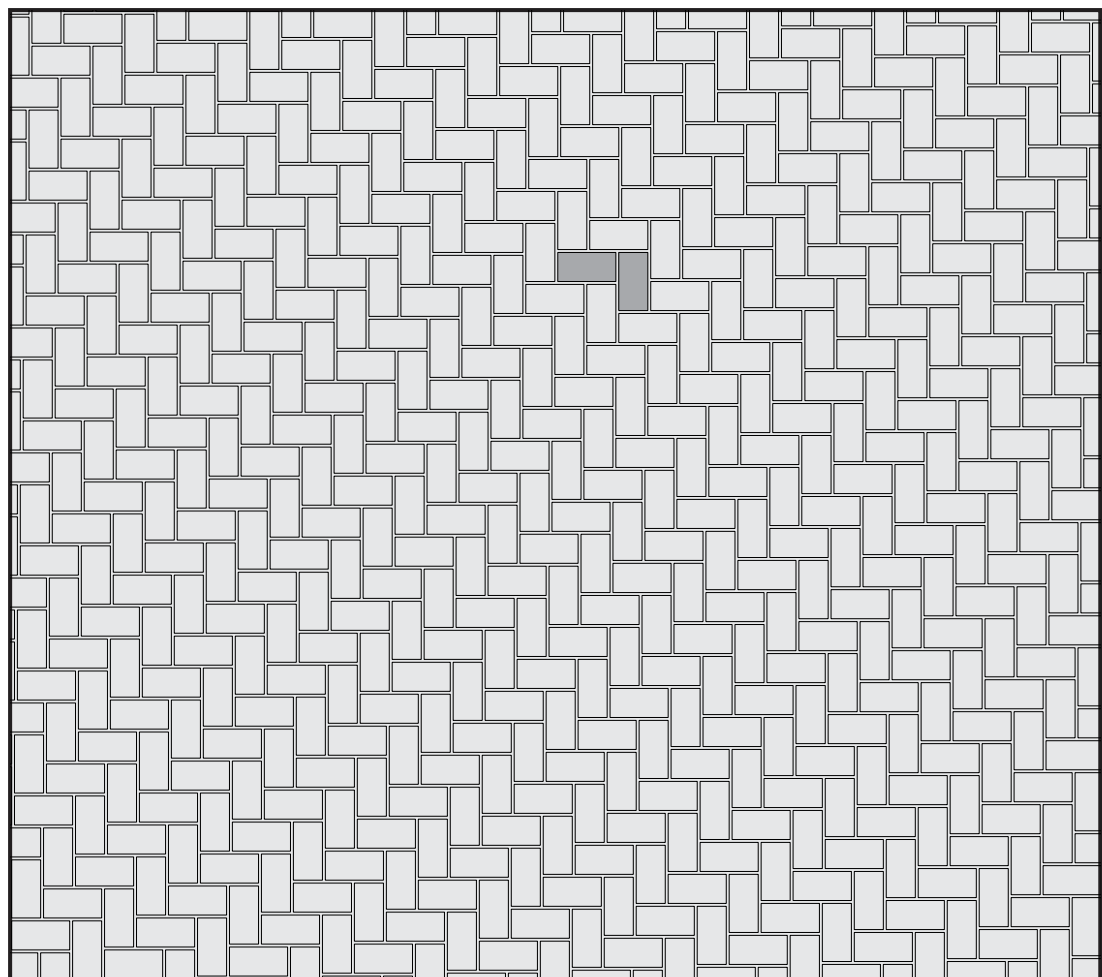


Figure 2, Eco-Priora E Pattern

Color Selections



Main Field

Premier Granite Fusion*

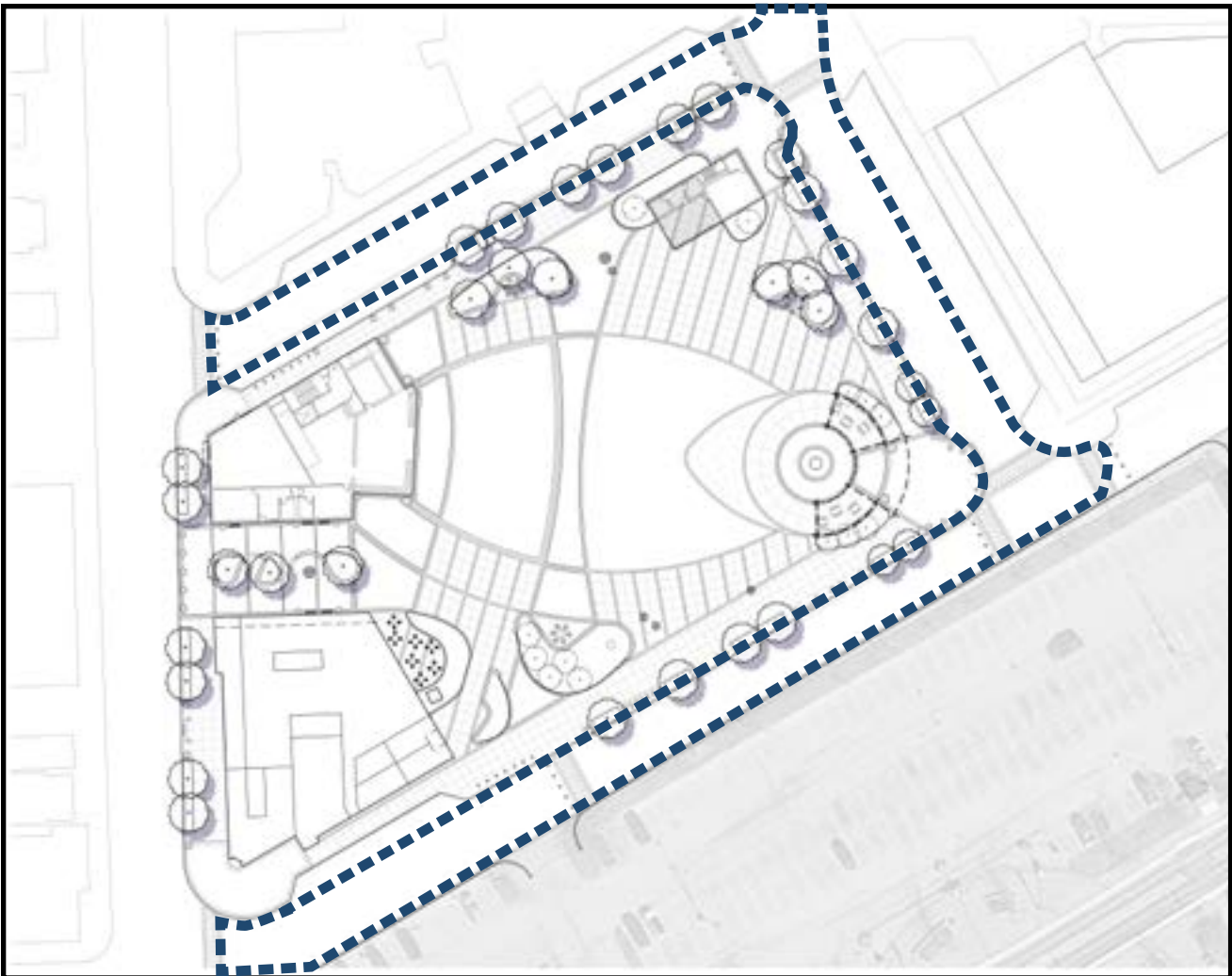


Accent Banding

Il Campo Granite*

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

Location Context Map



ECO-PRIORA™

Architectural design with engineered performance.

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.



RIVER
STANDARD FINISH



SIERRA
STANDARD FINISH



HERITAGE BROWN
PREMIER FINISH
ENDURACOLOR™
NEW FOR 2019



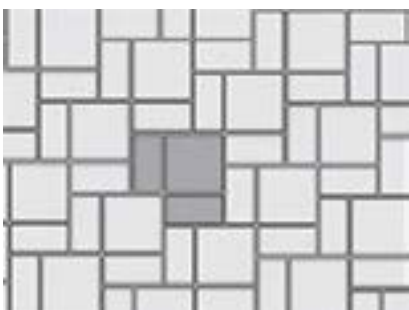
SABLE BLEND
PREMIER FINISH
ENDURACOLOR™
NEW FOR 2019



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

	Unit		SqFt Per			Per Bundle		Soldier LnFt Per		Units Per		Lbs Per	
	Thickness	Bundle	Layer	Stone	Layers	SqFt	Bundle	SqFt	Bundle	SqFt	Bundle	Layers	Bundle
Stones & Bundling													
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.



Eco-Priora H
5"x10" (50%)
10"x10" (50%)



Eco-Priora E
5"x10"(100%)

Product data sheet

Hardscape - Crosswalks

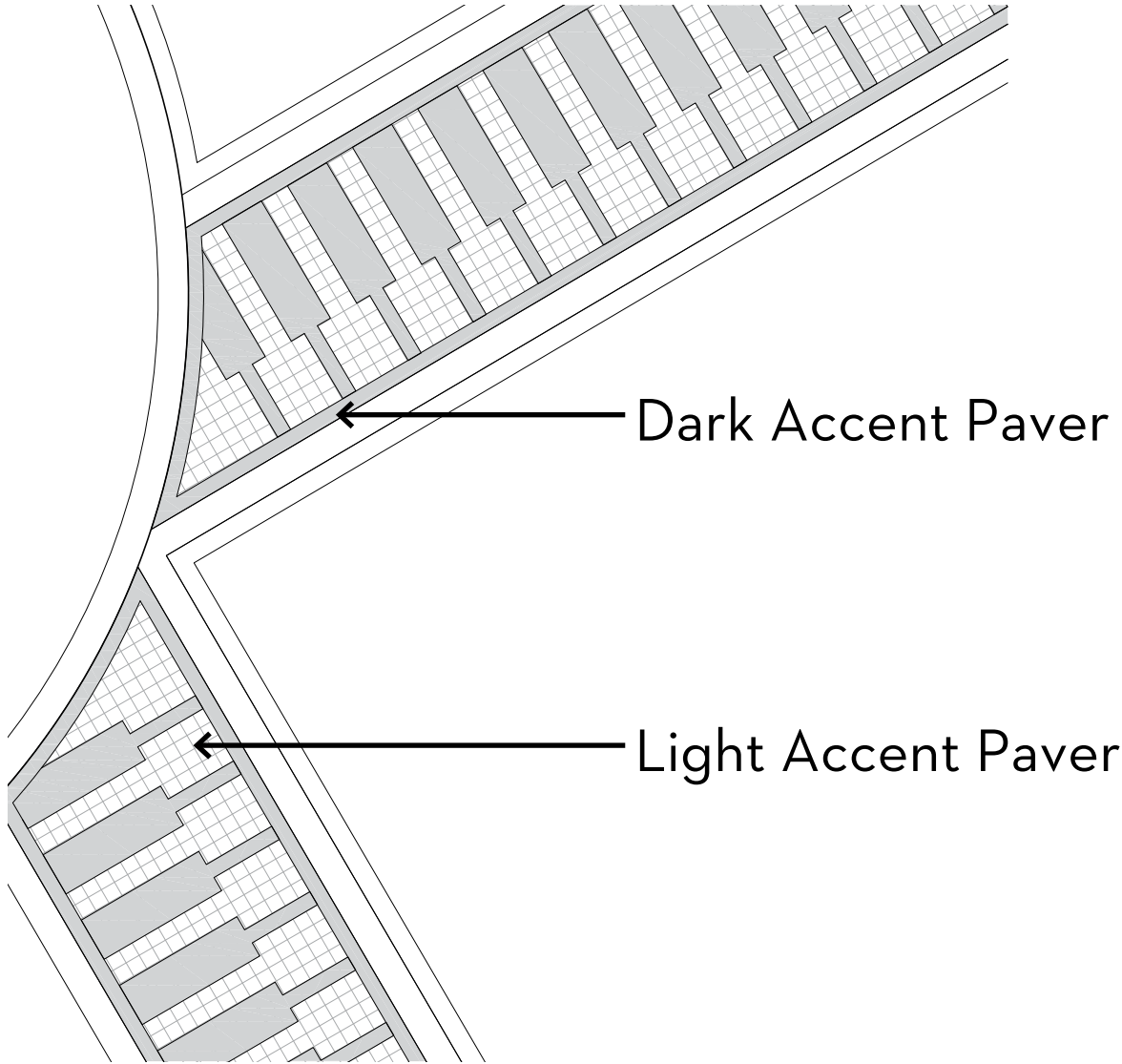


Figure 3

Color Selections



Dark Accent
Black Granite*

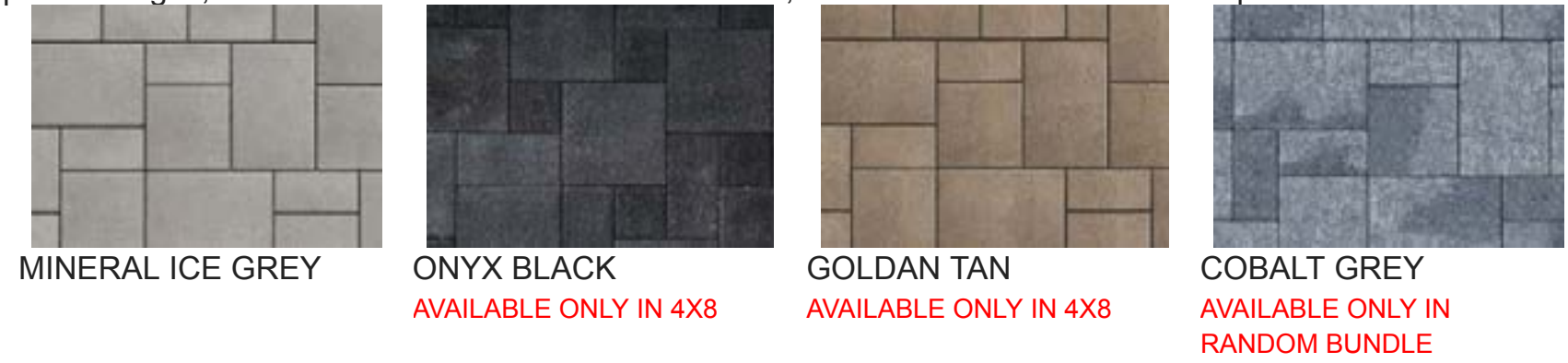


Light Accent
Ice Grey*

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

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.

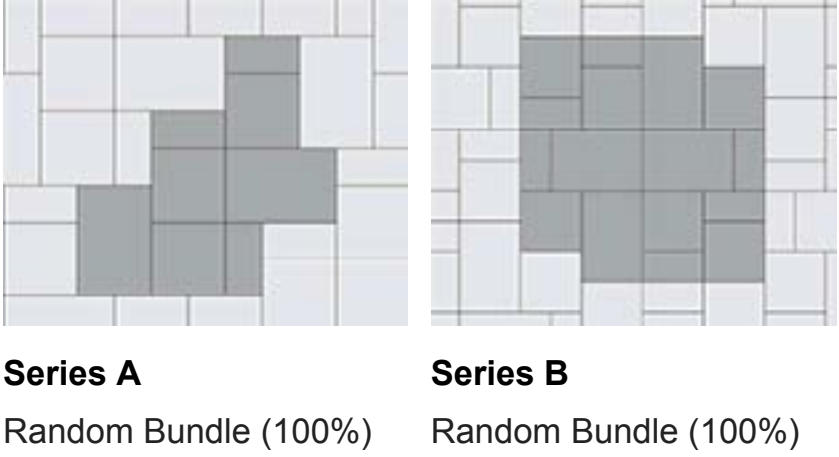


Random Bundle



Stones & Bundling	Unit	SqFt Per				Per Bundle		Soldier LnFt Per			Sailor LnFt Per			Uni	
	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	
 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

Hardscape - Plaza Concrete



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



Standard scoring and finish

Hardscape - Concrete Planter Curb

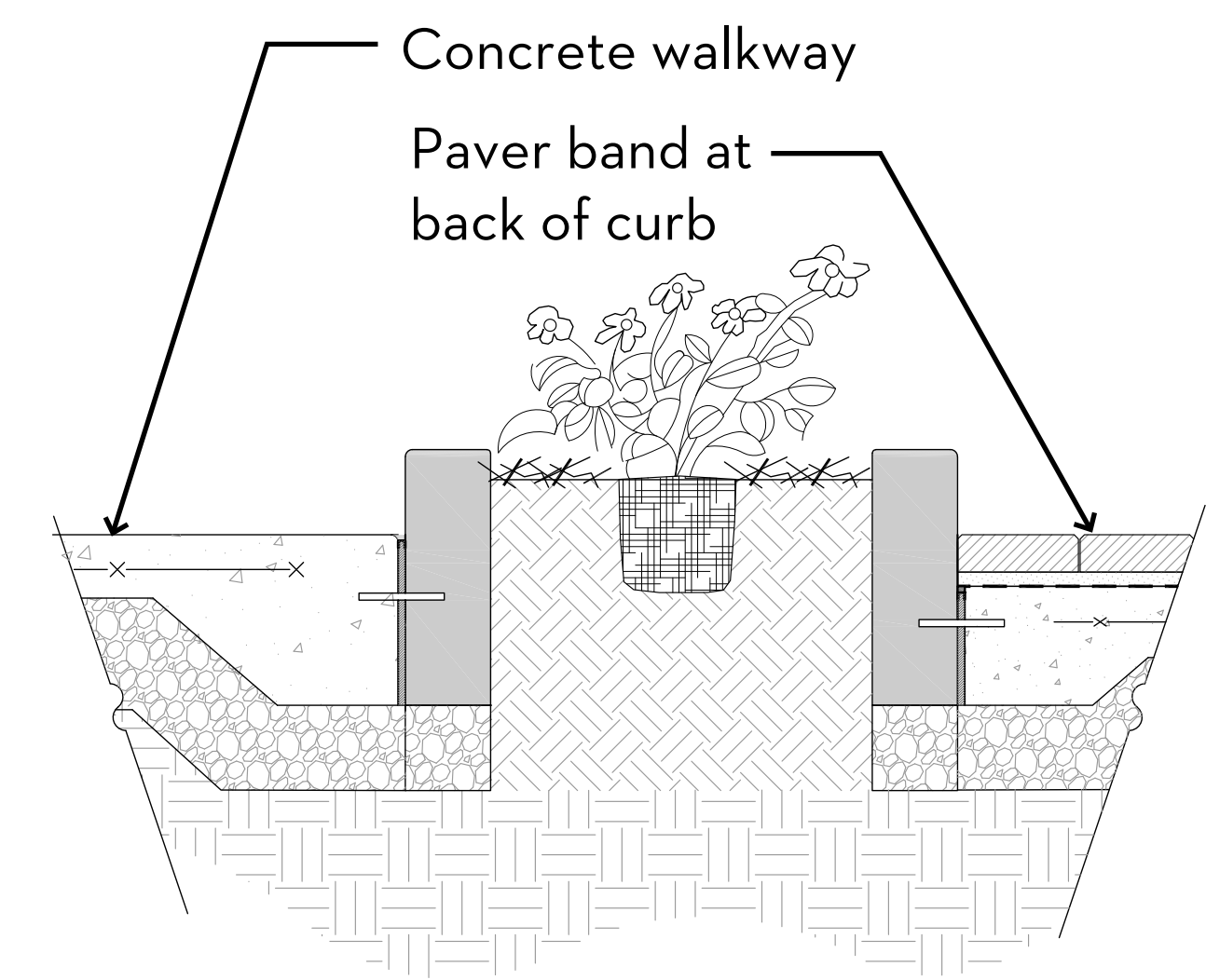


Figure 4

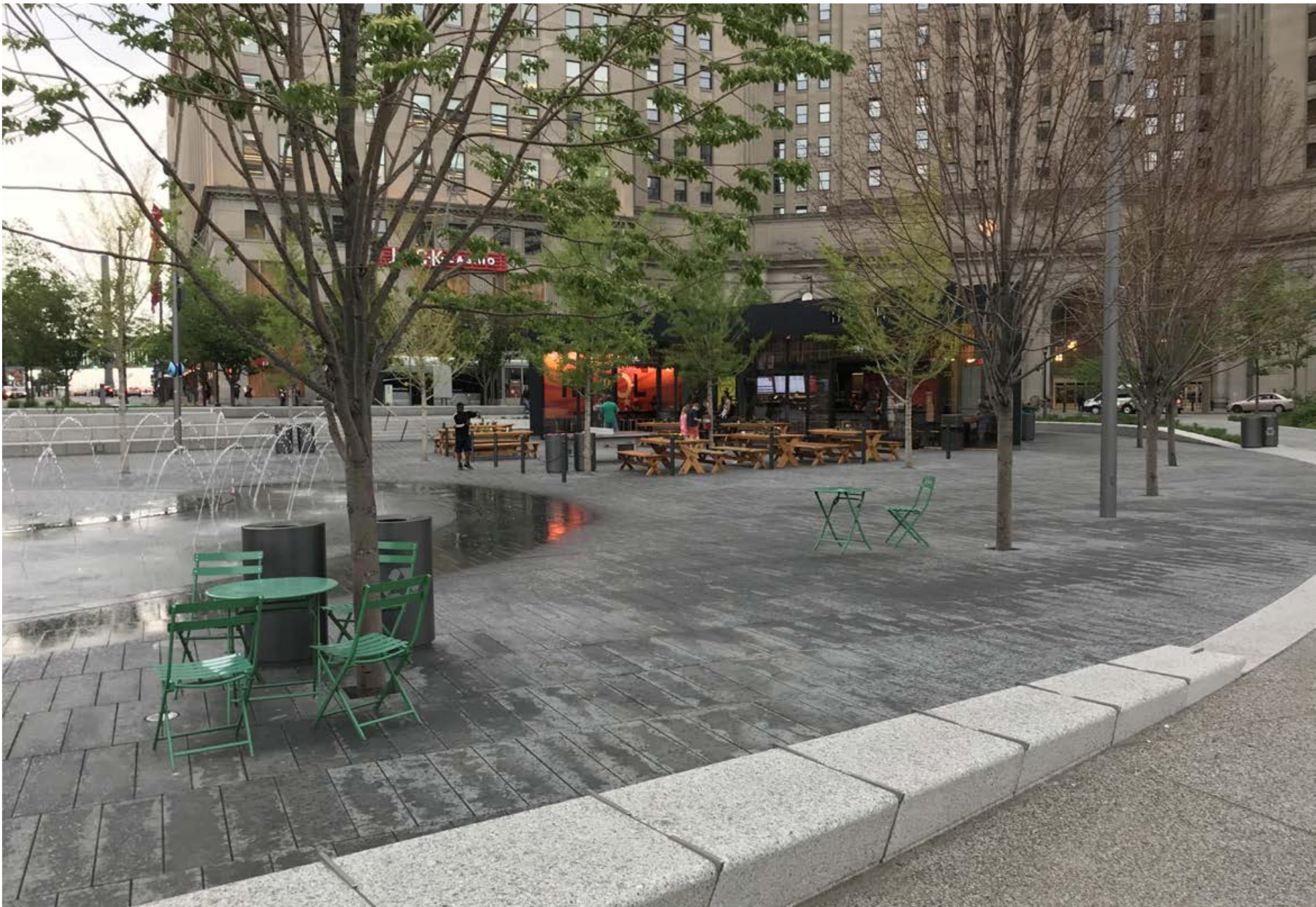


Concrete curb with perennials, grasses, and shade trees.



Concrete curb planters to be large enough for robust plantings.

Hardscape - Poured-in-Place Concrete Seawalls



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

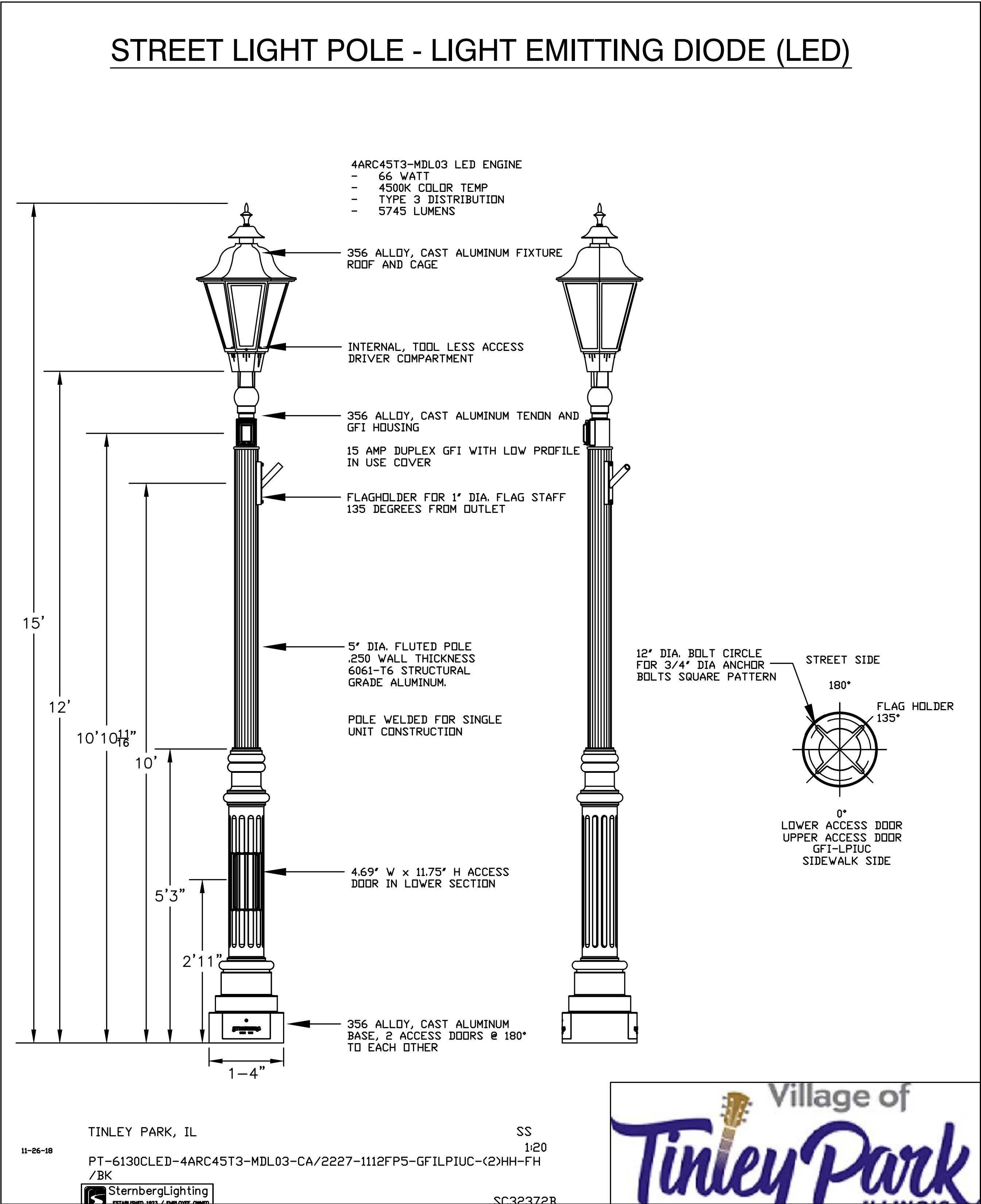


Poured-in-place concrete seatwall to have tapered profile.

Lighting - Pedestrian Lights



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



Product data sheet

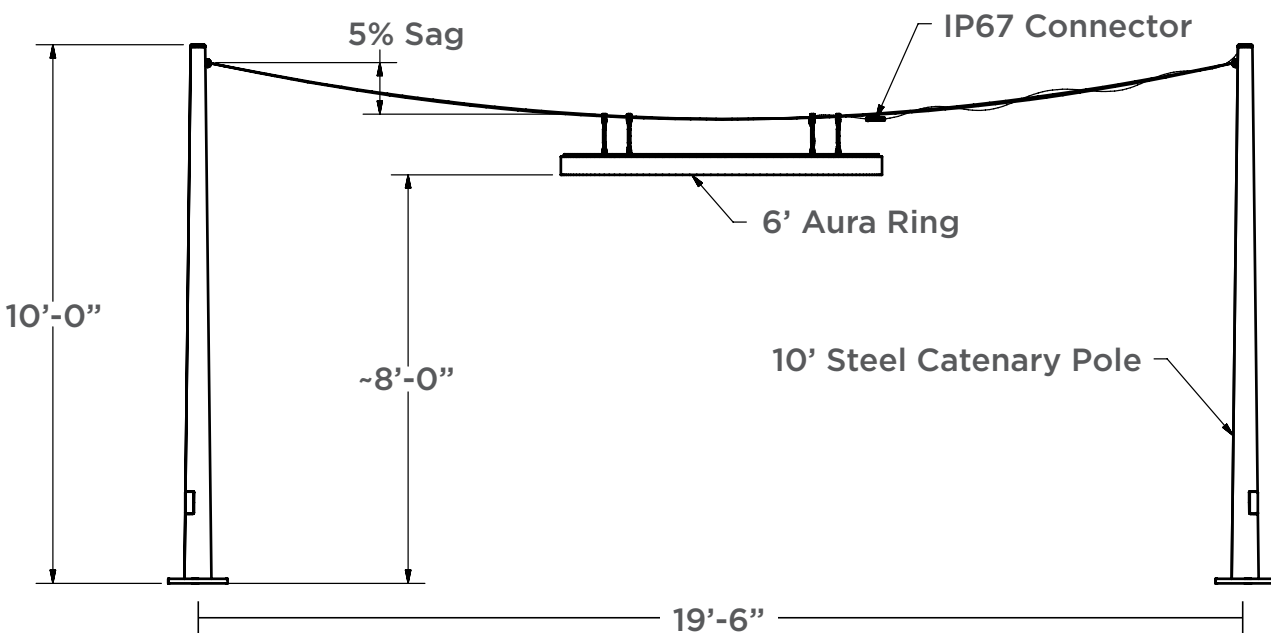
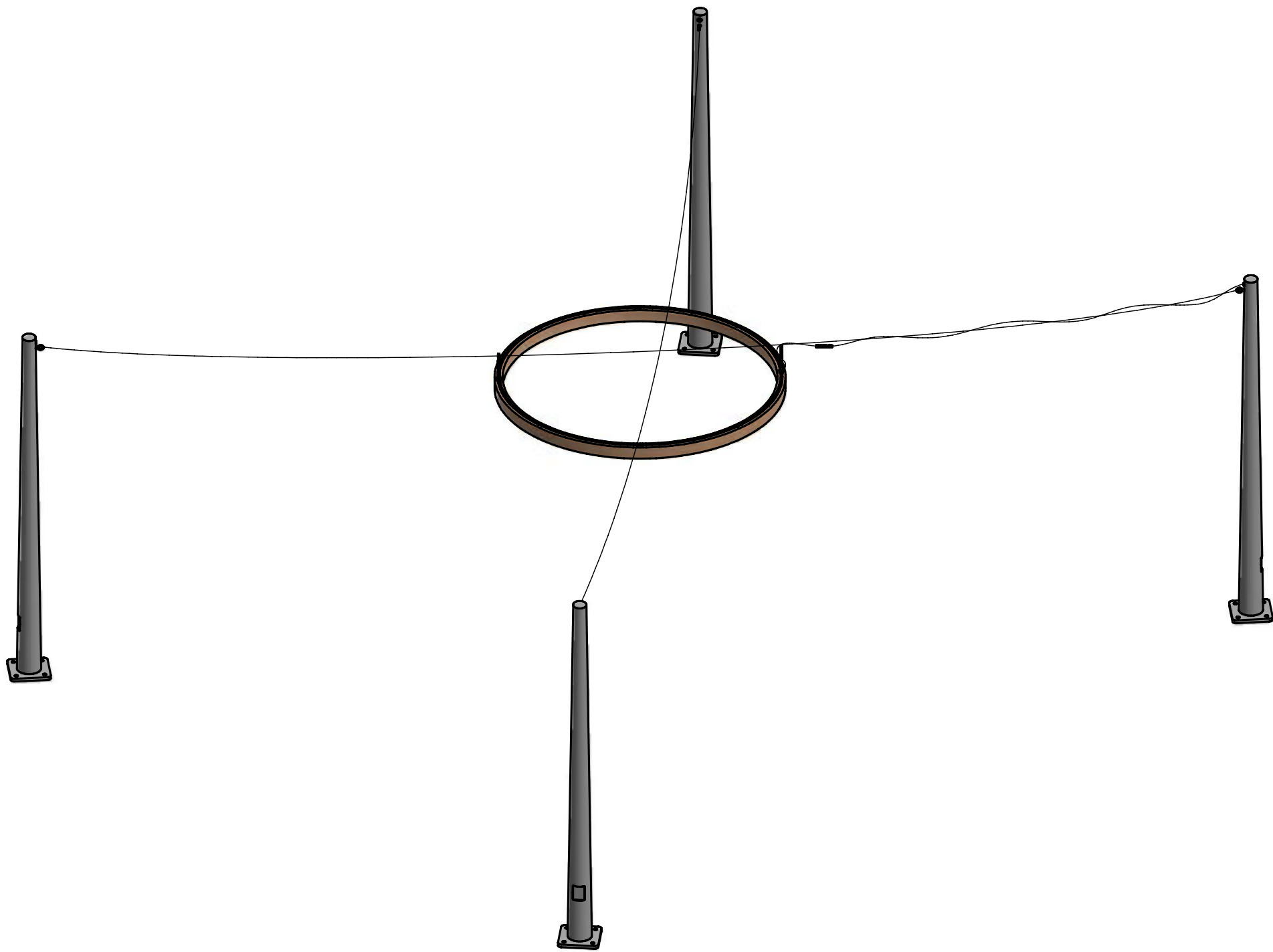
Lighting - Catenary Lights (Oak Park Ave. Entry Plaza)



Aura Ring

AURA RING

Solid wood exterior/interior round LED pendants



Product data sheet

Streetscape Site Amenities - Benches



Bench seating cluster



6' wide bench



2' wide bench

SCARBOROUGH™

Product Data Sheet



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 bench and the human form. Scarborough transcends categories. It is remarkably durable not only in the way it wears but in the way it remains current over time.

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.

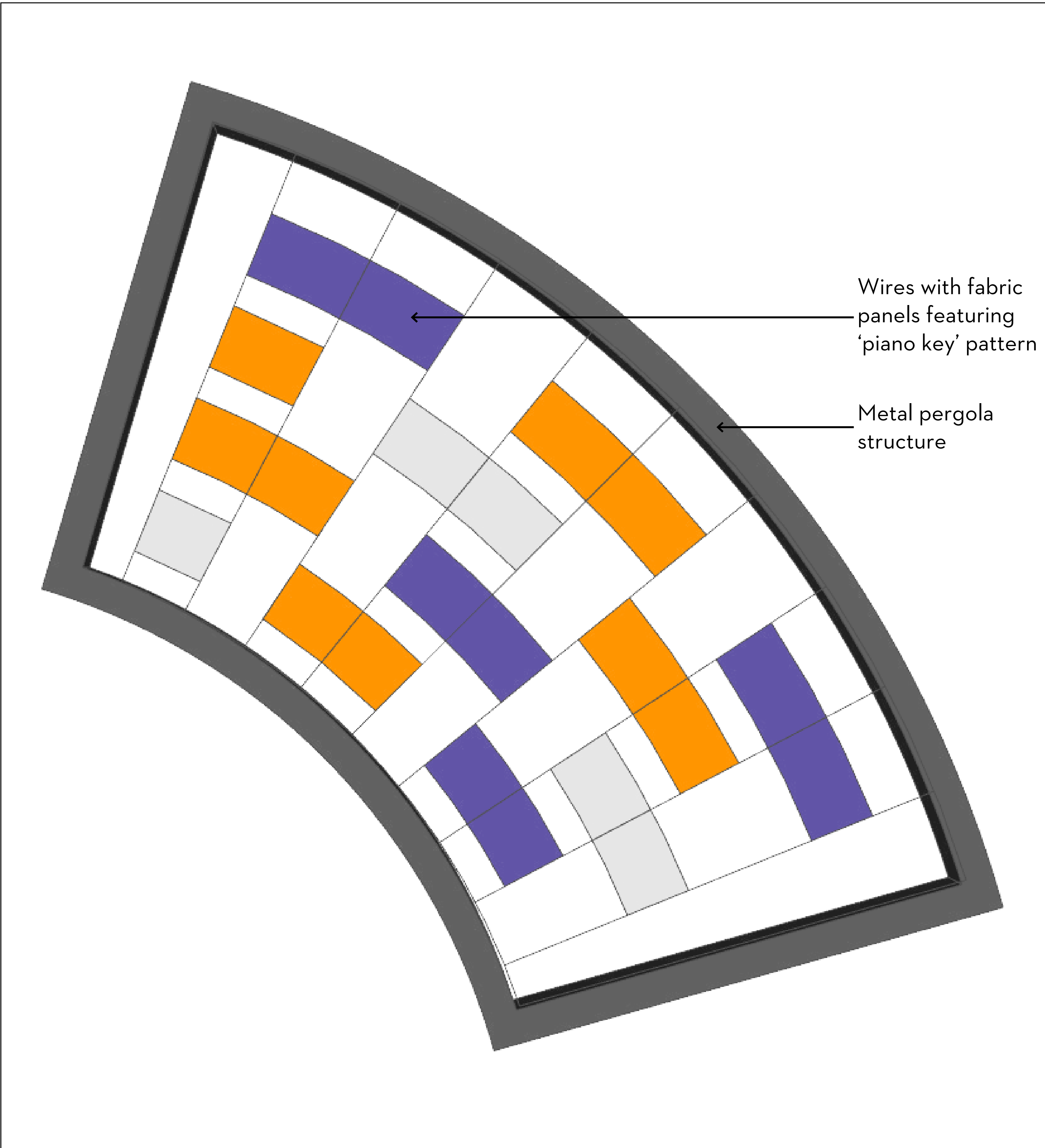
	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	96" with two intermediate arms	28"	97"	34"	strap: 234 lb weave: 211 lb
	72" with center arm	28"	73"	34"	strap: 186 lb weave: 169 lb
	48"	28"	49"	34"	strap: 132 lb weave: 126 lb
	24"	28"	22"	34"	strap: 89 lb weave: 86 lb
	backless 96"	26"	97"	28"	strap: 150 lb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

Product data sheet

Site Amenities - Gateway Pergola



Winter conceptual illustration of Harmony Square Gateway Pergola.



Plan view concept of Harmony Square Gateway Pergola

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 sheet

VROOM bench

616

Designed by
Tore Borgersen, Michael Olofsson, Espen Voll

Vroom bench is a modular furniture system that can be extended in endless combinations. The bench comes in two widths, with or without a backrest and armrests. Straight, angled and curved connection elements mean that the seats can be joined to create long benches, formations, large and small circles, and letters.

AWARD FOR DESIGN EXCELLENCE

Anchoring/assembly

Free-standing/mounted to the ground

176.4 lb / 80 kg

Primary material

Hot-dip galvanised steel

All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.

10 mm

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	238.83	3872.73	2.03

Certifications

Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Product data sheet

HARMONY SQUARE

TINLEY PARK, ILLINOIS

MATERIALS SELECTION

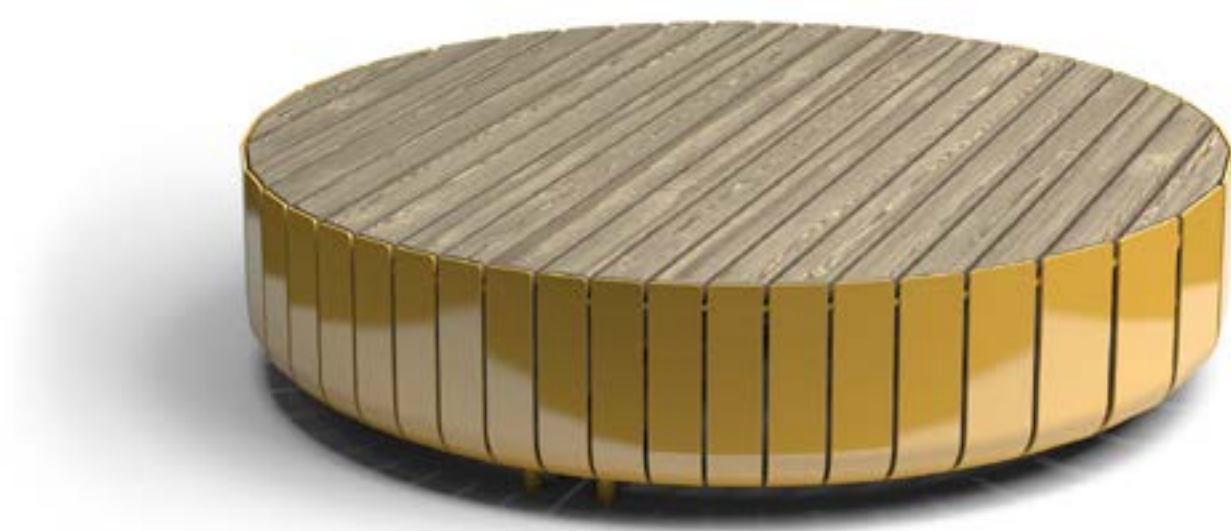
PREPARED FOR:
VILLAGE OF TINLEY PARK

NOVEMBER 2, 2023

THE LAKOTA GROUP.

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Site Amenities - Stripes circular bench



Modular bench



Bench comes in variety of different colors



Bench comes in 2 different sizes: small and large

Product sheet

STRIPES bench

3610

Designed by
Lars Tornøe

Stripes bench is a modular furniture system with rectangular and circular benches that can be used on their own or in countless combinations. It comes in various sizes and is available with an opening for trees and plants.

AWARD FOR DESIGN EXCELLENCE

16.3"

413 mm

70.3"

1780 mm

405.7 lb / 184 kg

Anchoring/assembly

Free-standing/mounted to the ground

Primary material

Hot-dip galvanised steel

All steel components are hot-dip galvanised, which produces a matt grey surface after a while. We offer a lifetime anti-rust warranty.

4 mm

Sustainability

Indicators	Global warming	Total energy used	Recycled materials
Unit	kg CO2	MJ	%
Cradle to Gate A1-A3	458.91	7192.56	2:15

Certifications

Warranty

- Lifetime warranty against rust
- 15 year warranty on powder coating
- 15 year warranty on wood
- Spare parts always available

Product data sheet

HARMONY SQUARE

TINLEY PARK, ILLINOIS

MATERIALS SELECTION

PREPARED FOR:
VILLAGE OF TINLEY PARK

NOVEMBER 2, 2023

THE LAKOTA GROUP.

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Site Amenities - Moveable Tables & Chairs



Chairs with armrests and circular dining height table



Chairs come in variety of colors



Lounge, dining, and bar height tables

CHIPMAN
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 powder-coat. Chipman is intended and warrantied for use in protected public spaces and is part of Landscape Forms' Terrace Life group.

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.

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

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

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

Product data sheet

Site Amenities - Picnic Table



Picnic table with umbrella hole & umbrella



Picnic Table - Surface Mount

CHARLIE

Product Data Sheet



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.

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.

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

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

Site Amenities - Litter & Recycling Receptacles



Litter receptacle



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.

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	–	–	–
	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.
	strap details	–	–	–

Product data sheet

Site Amenities - Bicycle Racks



Bike rack with parked bike



Bicycle rack cluster

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.

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

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

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.

Product data sheet

Site Amenities - Removable Bollards



Removable bollard cluster



Removable bollard

landscapeforms®

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.

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

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.

Embedded, Surface Mount or Removable Bollard

Embedded or Surface Mount Bollard with LED Light

HARMONY SQUARE

MATERIALS SELECTION

TINLEY PARK, ILLINOIS

PREPARED FOR:
VILLAGE OF TINLEY PARK

NOVEMBER 2, 2023

THE LAKOTA GROUP.
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Site Amenities - Movable Planters



Movable planters cluster - 3 sizes shown



Color and finish selection - A26 Charcoal Acid Wash

MEMORANDUM TO: John Urbanski, CPWP-M
Public Works Director
Village of Tinley Park

FROM: Michael A. Werthmann, P.E., PTOE
Principal

DATE: October 31, 2023

SUBJECT: Preliminary Traffic and Parking Statement
Harmony Square Plaza – Typical Day Operations
Tinley Park, Illinois

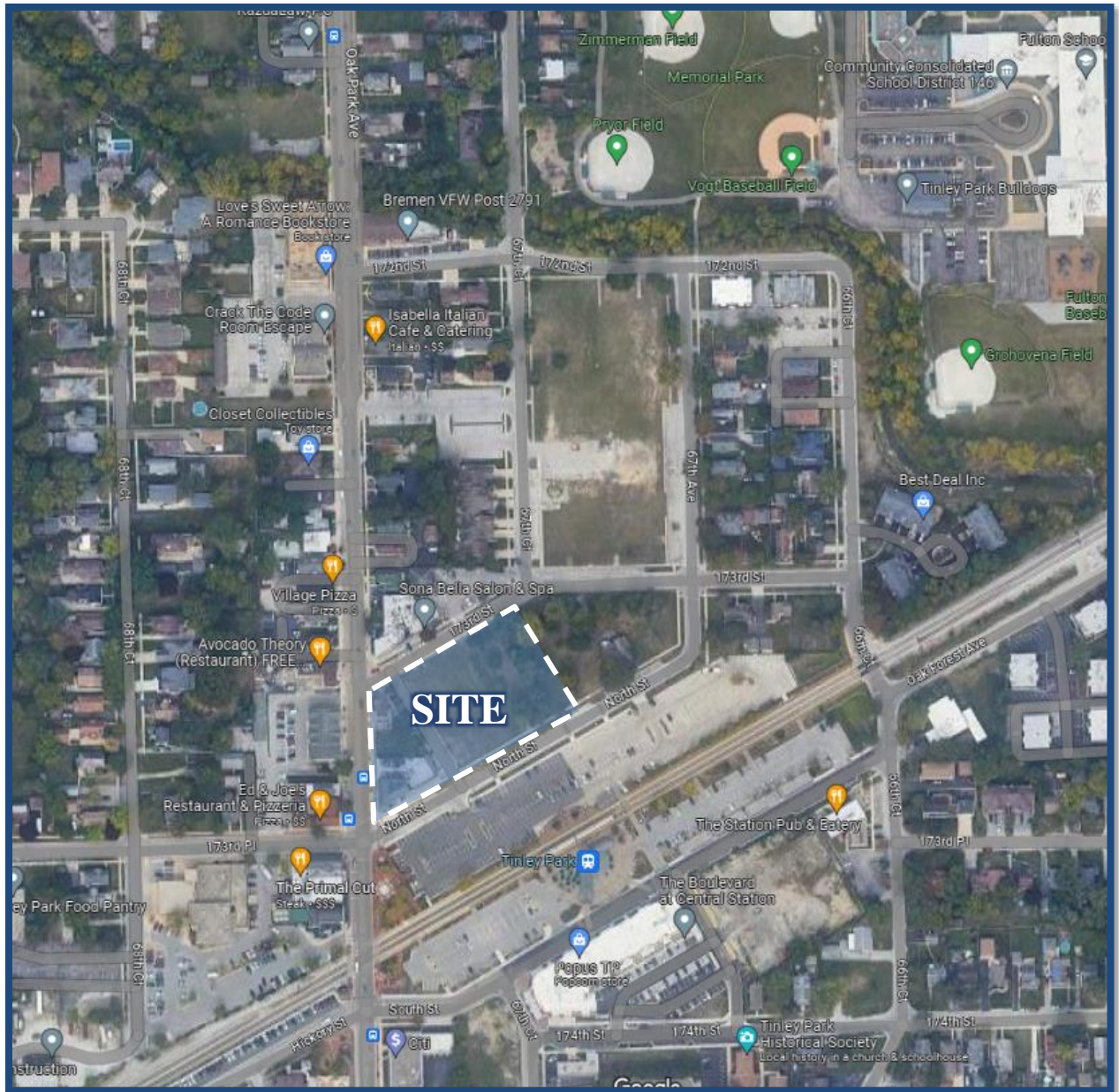
This memorandum summarizes the results and findings of a preliminary traffic and parking statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Harmony Square Plaza to be located in Tinley Park, Illinois. The site, which is currently vacant except for a few buildings along Oak Park Avenue, is located on the east side of Oak Park Avenue bounded by 172nd Street on the north and North Street on the south. As part of the development of the plaza and a proposed residential development to be located east of the plaza, a new southeast-bound road is proposed to extend between 67th Court and North Street and will be located between the plaza and the proposed residential development. **Figure 1** shows an aerial view of the site.

As proposed, the plaza is to contain both passive and active uses that will include (1) an approximately 19,100 square-foot restaurant, (2) a stage building that will serve as the operations hub for concerts and the ice rink, and (3) a VIP building that will be a smaller private concert viewing area in the plaza. It is anticipated that the following type of events/functions will be programmed at the plaza:

- Concerts
- Farmer's Markets
- Cruise Nights
- Movies in the Square
- Holiday Ice Rink
- Holiday Market

It is important to note that any major events at the plaza will primarily be scheduled on weekends. Parking for the plaza will be provided via the area on-street parking and several parking lots located in the area. A copy of the site plan is located in the Appendix.

The purpose of this memorandum is to summarize the existing roadway conditions, estimate the volume of traffic that will be generated by the proposed plaza on a typical day, determine the peak parking demand of the plaza on a typical day, and review the available parking in the area. Additional information will be provided by the Village that addresses the projected operations of the plaza during peak capacity concerts and/or events.



Aerial View of Site

Figure 1

Existing Roadway Characteristics

The following summarizes the physical and operating characteristics of the area roadways.

Oak Park Avenue is a north-south, major collector road. North of North Street/173rd Place, Oak Park Avenue generally has one lane in each direction with parking permitted on both sides of the road. South of North Street/173rd Place, Oak Park Avenue generally has one vehicle lane and one bike lane divided by a median with parking prohibited on both sides of the road. Oak Park Avenue has an at-grade crossing with the Northeast Illinois Regional Commuter Corporation Railroad tracks located between just south of North Street/173rd Place. At its signalized intersection with North Street and 173rd Place, Oak Park Avenue has a separate left-turn lane and a shared through/right-turn lane on both approaches. Oak Park Avenue is under the jurisdiction of the Village of Tinley Park, has a posted speed limit of 30 mph, and has an Annual Average Daily Traffic (AADT) volume of 8,000 vehicles south of North Street/173rd Place and 13,700 vehicles north of North Street/173rd Place (IDOT 2022).

67th Avenue, *67th Court*, *172nd Street*, *173rd Street*, and *North Street* are all two-lane, local roadways. The following summarizes the traffic control at the intersections in the vicinity of the site:

- The intersection of North Street with Oak Park Avenue and 173rd Place is under traffic signal control.
- The 172nd Street and 173rd Street approaches are under stop sign control at their respective intersections with Oak Park Avenue.
- The intersection of 172nd Street with 67th Court is under all-way stop sign control.
- The 67th Avenue approach is under stop sign control at its intersection with 172nd Street.
- The 67th Avenue approaches are under stop sign control at their intersection with 173rd Street.

Access to the parking lot located on the north side of the Tinley Park Metra train station is provided via two access drives located on North Street.

Area Public Transportation

The area is served via the following public transportation:

- The *Rock Island Metra Commuter Rail Line* extends between the LaSalle Street station in Chicago and Joliet. Local access is provided via the Tinley Park Metra train station located directly southeast of the subject site.
- *Pace Bus Route 386* generally extends along Harlem Avenue and Oak Park Avenue from Midway Airport to North Creek Business Center. Local stops are provided along Oak Park Avenue in the vicinity of the site.

Typical Day Trip Generation Estimates

During typical days at the plaza, the primary generator of traffic will be the restaurant as only limited events/functions are anticipated to be programmed at the plaza. The activities at the plaza on typical days will consist of passive activities and lower-attended functions/programming such as skating in the plaza. The traffic estimated to be generated by the plaza on a typical day during the critical weekday evening commuter peak hour and the Saturday evening peak hour was determined as follows:

- **Restaurant:** The volume of traffic generated by the restaurant was determined based on the High Turnover (Sit-Down) Restaurant (Land-Use Code 932) trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition.
- **Plaza Programming:** The volume of traffic generated by the lower attended programming at the plaza was based on the operation of the programming. It was assumed that the lower-attended programming will have a maximum attendance of several hundred people and the arrival and departure from the plaza will be distributed over several hours with an average auto occupancy ratio of 2.5 people per vehicle.

It should be noted that the volume of traffic to be generated by the uses at the plaza, particularly the restaurant, will be reduced due to the location of the plaza within the downtown area, its proximity to the Tinley Park train station, and the mixed-use nature of the uses within the plaza. However, to provide a worst-case estimate, no reductions were assumed to the trip generation estimates. **Table 1** shows the peak hour traffic estimated to be generated by the plaza on a typical day.

Table 1
PLAZA PEAK HOUR TRIP GENERATION ESTIMATES – TYPICAL DAY

	Weekday Evening Peak Hour			Saturday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Restaurant	105	68	173	109	105	214
Lower-Attended Programming ¹	<u>30</u>	<u>10</u>	<u>40</u>	<u>60</u>	<u>30</u>	<u>90</u>
Total	135	78	213	169	135	304
1. Assumes approximately 90 patrons arrive and 25 patrons depart during the weekday evening peak hour and 150 patrons arrive and 75 patrons depart during the Saturday evening peak hour						

Typical Day Traffic Impact

The impact of the traffic generated by the plaza on a typical day will be reduced due to the following:

- The peak activity at the plaza on a typical day and the subsequent volume of traffic to be generated by the plaza will generally occur on weekday evenings and weekends when the volume of traffic on the area roadway system is lower and more roadway capacity is available.
- As discussed above, the volume of traffic to be generated by the uses at the plaza, particularly the restaurant, will be reduced due to the location of the plaza within the downtown area, its proximity to the Tinley Park train station, and the mixed-use nature of the uses within the plaza.
- As will be discussed in the next section, parking for the plaza will be provided via the area on-street parking and several Metra and other parking lots located in the area. Given that the area on-street parking and access to the parking lots are dispersed throughout the downtown area, the traffic to be generated by the development will also be distributed along the area roadway system and not concentrated at any one intersection or roadway.
- The plaza will be bordered by Oak Park Avenue, 172nd Street, and North Street which are all two-way roads and a proposed new one-way southeast-bound road that is proposed to extend between 67th Court and North Street. As such, the roadway system surrounding the plaza will provide excellent and flexible access to and from and circulation around the plaza which will further distribute the traffic along the roadway system.

Typical Day Parking Evaluation

Parking for the plaza will be provided via the area on-street parking and several Metra and other parking lots located in the area. **Table 2** summarizes the available parking lots within a block or two of the plaza and the total parking spaces provided in each lot. From the table it can be seen that the various lots provide a total of approximately 567 spaces. The parking lots are primarily used for commuter parking during the weekdays and overflow parking for the downtown businesses. As such, since the peak parking demand of the plaza on a typical day will generally occur on weekday evenings and weekends, a large percentage of the parking spaces within the area parking lots will be available.

The peak parking demand of the plaza on a typical day was determined based on the parking rates provided in the *ITE Parking Generation Manual*, 6th Edition and the operation of the plaza programming. **Table 3** shows the estimated peak parking demand on a weekday and a weekend. It should be noted that the estimated peak parking demand provides for a worst-case estimate as it does not take any reductions into account for the location of the plaza within the downtown area, its proximity to the Tinley Park train station, and the mixed-use nature of the uses within the plaza. Nevertheless, the on-street parking and the area parking lots should be sufficient to meet the peak parking demand of the plaza on a typical day.

Table 2
AREA PARKING LOTS

Name	Location	Total Spaces
Metra North Lot	Located on the south side of North Street east of Oak Park Avenue	296
Metra Two South Lots	Located on the north side of South Street east of Oak Park Avenue	158
Municipal Parking Lot F	Bounded by Oak Park Avenue and 67 th Court north of 173 rd Street	68
United Methodist Church Lot	Located on the west side of 68 th Court south of 173 rd Place	45
Total		567

Table 3
ESTIMATED PEAK PARK DEMAND – TYPICAL DAY

Name	Weekday Peak Parking Demand	Friday/Saturday Peak Parking Demand
Restaurant ¹	171	273
Lower-Attended Programming ²	110	110
Total	281	383
<p>1. Based on the High Turnover (Sit-Down) Restaurant (Land-Use Code 932) parking rates published in the ITE <i>Parking Generation Manual</i>, 6th Edition.</p> <p>2. Assumes a total of 300 patrons, 10 percent of the patrons arrive/depart via alternative modes of transportation, and an auto occupancy ratio of 2.5 people per vehicle.</p>		

Appendix

PREPARED FOR
**Village of
Tinley Park**
16250 S. Oak Park Ave.
Tinley Park, Illinois 60477

PROJECT
**Harmony
Square**

It's smart.
It's free.
It's the law.

Call
Before
You Dig

JULIE
ILLINOIS
ONE-CALL SYSTEM

Call before
you dig.

811

ISSUED
November 02, 2023
PLAN COMMISSION

No	Date	Issue

CHECKED BY
KC

DRAWN BY
MC, CT

SHEET TITLE

**PROPOSED
SITE PLAN**

SCALE IN FEET
1" = 20'

NORTH

SHEET NUMBER

L0.0

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173rd Street

67th Court

Oak Park Avenue

North Street

LOADING ZONE

VIP INDOOR

Event Lawn Lighting with String Lights, TYP.

Overhead Gateway Pergola

Piano Key Crosswalk, TYP.

Festival Street Paver, TYP.

Moveable Planter, TYP.

Picnic Table, TYP.

Concrete Walk, TYP.

Bench, TYP.

Synthetic Turf Lawn, TYP.

Concrete Curbed Planter, TYP.

Pedestrian Light, TYP.

Moveable Seating, TYP.

Bike Rack, TYP.

Firepit, TYP.

Adirondack Chair, TYP.

Plaza Paver, TYP.

Cafe Tables, TYP.

Bollard, TYP.

Catenary Lights, TYP.

Concrete Seatwall, TYP.

Masonry Wall, TYP.

Site Data

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%

Preliminary Landscape Plant List

BOTANIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES			
Acer x Freemanii 'Autumn Blaze'	Freemanii Maple	5" caliper B&B	As shown
Carpinus betulus 'Fastigiata'	European Hornbeam Upright	5" caliper B&B	As shown
Celtis occidentalis	Common Hackberry	3" caliper B&B	As shown
Quercus robur	English Oak	3" caliper B&B	As shown
Ulmus 'Morton Glossy'	Triumph Elm	5" caliper B&B	As shown
ORNAMENTAL TREES			
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht. B&B/Multi Stem	As shown
DECIDUOUS SHRUBS			
Cornus sericea 'Kelsay'	Dwarf Kelsay Redtwig Dogwood	18-24" ht.	#5 Container
Cornus sericea 'Allemani'	Allemani's Compact Redtwig Dogwood	36" ht. B&B	36" o.c. spacing
Hydrangea paniculata 'Jane'	Little Lime Hydrangea	30" ht. B&B	36" o.c. spacing
Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	30" ht. B&B	36" o.c. spacing
Rhus aromatica 'Gro-Low'	Fragrant Sumac	#5 Container	#5 Container
Syringa x 'Penda'	Bloomerang Purple Lilac	30" ht. #5 Container	36" o.c. spacing
Sorbaria sorbifolia 'Sem'	Sem Ural False Spirea	30" ht. #5 Container	36" o.c. spacing
EVERGREEN SHRUBS			
Juniperus chinensis 'Blue Rug'	Blue Rug Juniper	30" B&B	36 o.c. spacing
Juniperus chinensis 'Fairview'	Fairview Juniper	30" B&B	36 o.c. spacing
Tsuga canadensis 'Jeddedia'	Jaddedia Canadian Hemlock	30" B&B	36 o.c. spacing
PERENNIALS, ORNAMENTAL GRASSES			
Anemone 'Blue Ice'	Blue Ice Blue Star	1 gal./CG	18" o.c. spacing
Allium 'Summer Beauty'	Summer Beauty Allium	1 gal./CG	18" o.c. spacing
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal./CG	24" o.c. spacing
Calamintha nepeta ssp. Nepeta	Lesser Calamintha	1 gal./CG	12" o.c. spacing
Echinacea purpurea 'Magnus'	Magnus Coneflower	1 gal./CG	18" o.c. spacing
Echinacea 'Alba'	White Coneflower	1 gal./CG	18" o.c. spacing
Liatris spicata 'Floristan White'	White Gayfeather	1 gal./CG	12" o.c. spacing
Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	1 gal./CG	18" o.c. spacing
Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	1 gal./CG	36" o.c. spacing
Pennisetum apiculoides 'Hameln'	Dwarf Fountain Grass	3 gal./CG	24" o.c. spacing
Pennisetum apiculoides 'Red Head'	Red Head Fountain Grass	3 gal./CG	24" o.c. spacing
Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 gal./CG	18" o.c. spacing
Salvia nemorosa 'Wesuve'	Wesuve Salvia	1 gal./CG	18" o.c. spacing
Sesleria autumnalis	Autumn Moor Grass	1 gal./CG	18" o.c. spacing
Sporobolus heterolepis	Prairie Dropseed	1 gal./CG	18" o.c. spacing
GROUNDCOVERS			
Liriope spicata	Lilyturf	quart./CG	9" o.c. spacing
VINES			
Campsis radicans	Trumpet Vine	1 gal./CG	3" o.c. spacing

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October 31, 2023

VIA E-MAIL

(6) Page(s) Inclusive
mglotz@tinleypark.org

Mayor Michael Glotz, Village of Tinley Park
16250 S. Oak Park Ave.,
Tinley Park, Illinois 60477

Re: Existing Teehan's Tavern Building
17329 Oak Park Ave, Tinley Park, IL 60477
Existing Condition Assessment

Dear Mayor Glotz:

The building that currently houses the Teehan's Tavern on Oak Park Ave in Tinley Park was originally constructed in the 1850's as the Tinley Park Hotel. Over the years the building has gone through renovations that have greatly altered the appearance and use of the building and its relationship to the surrounding area.



Figure 1 Original Tinley Park Hotel, currently Teehan's Tavern

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Figure 2 Current Teehan's Tavern

Tria has reviewed the existing conditions of the building and have found the following:

Foundation Systems



Figure 3 Existing foundation wall

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The building's foundation is constructed of stones set in mortar that appear to be original to the building.

Over time, the mortar in stone foundations will degrade and washout requiring repairs to maintain the structural integrity of the walls. Extensive testing would be required to determine the extent of mortar repair/replacement necessary in the foundation walls. The repairs on stone foundation walls are labor intensive and time consuming.

Stone foundation systems historically allow moisture, or water, into the basement through the mortar. This moisture in the basement does not make it ideal for storage of supplies for the bar/restaurant and can degrade the wood framing above.

There are locations in the basement where the first-floor framing is being supported by wood columns. At some point in the building's history, some of these wood columns have been reinforced with temporary steel Lally columns.. These columns appear to be sitting on concrete pads or pavers without a true foundation below them.



Figure 4 Wood column reinforcing first-floor framing

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The floor of the basement is constructed of pavers which are also not effective at preventing moisture intrusion into the basement. They are also not recommended for lateral bracing of the foundation walls.

Exterior Building Shell

The original exterior of the building was clad in wood siding. The current brick façade was added later during one of the renovations. Wood floor joists are visible in the basement, so it can be assumed that the building is completely of wood frame construction.

Asphalt shingles cover the pitched roof construction. Visually the shingles appear worn and the flashing around the brick chimney is in poor condition.

Building Systems

The building's plumbing and HVAC systems have been modified during the course of the renovations. Piping, conduit and equipment of different ages can be seen in the basement. Without destructive investigations of the upper floor areas, it is impossible to tell the condition or age of the infrastructure buried in the walls and ceilings.

Several older mechanical units are located in the basement, along with newer ones. The mechanical system would need to be overhauled to meet current code requirements and standards.



Figure 5 Existing mechanical unit in basement

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Accessibility

The first floor of the building is 3 steps up from the surrounding sidewalk at the entry. There is a ramp that was added along the Oak Park Ave side of the building to provide an accessible entry, however the ramp is not wide enough to be in compliance with the Illinois Accessibility Code and the railing is unstable and one handrail is missing.



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Summary

The existing stone foundation system will require time consuming and costly investigations and repairs in order to maintain it. Also, the existing foundations would not be suitable to support the planned second floor spaces that will make the building economically viable for the new users. Finally, additional engineering and concrete foundation work will be required to support the planned construction adjacent to the existing building without undermining the integrity of the existing stone foundations.

The existing plumbing, electrical, and HVAC systems would need to be brought up to current codes which would require extensive renovations of the wall systems in addition to the upgrades to the building systems.

The roof would need to be replaced and flashings repaired to ensure the building is weathertight.

The exterior ramp along Oak Park Ave would need to be redesigned to be compliant with the Illinois Accessibility Code while keeping the secondary egress from the building open.

In my professional opinion, it would not be economically viable to make the above repairs and related renovations. If the above work were completed, you would still be left with an old building and the issues associated with it. I believe it would be in the Village's best interest to reconstruct the existing building instead of repairing it.

Please feel free to contact me if you have any questions.

Sincerely,



TRIA ARCHITECTURE, INC.

Ronald E McGrath
Principal Architect

REM/rm

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