



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JANUARY 21, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 21, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Tom Mahoney
Bob McClellan
Gina Miller
Mark Moylan
Art Pierce
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s): Jeff Ficaro
Bill Reidy

Village Officials and Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary
Bernard Brady, Trustee

CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission for January 21, 2016 at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the January 7, 2016 regular meeting of the Plan Commission were presented for approval. COMMISSIONER PIERCE requested an addition be made to a section of the Minutes regarding comments he had made. A motion was made by COMMISSIONER MAHONEY, seconded by COMMISSIONER MOYLAN to approve the Minutes as amended. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JANUARY 21, 2016 MEETING
RE: THE RESERVE AT TINLEY PARK – NORTHEAST CORNER OF OAK PARK AVENUE AND 183RD STREET – SITE PLAN APPROVAL

Consider a proposal from Mr. David Petroni, on behalf of Buckeye Community SixtyNine, LP, for Site Plan Approval for property located at the northeast corner of Oak Park Avenue and 183rd Street (PIN 28-31-416-005-0000) and within the NF (Neighborhood Flex) Zoning District and the Village's Legacy District. The Petitioner is proposing to construct a three-story, forty-seven (47) unit multi-family residential building with related site improvements, including landscaping and stormwater detention.

Present were the following:

Plan Commissioners:	Tom Mahoney Bob McClellan Gina Miller Mark Moylan Art Pierce Tim Stanton Rita Walker, Chairman
Absent Plan Commissioner(s):	Jeff Ficaro Bill Reidy
Village Officials and Staff:	Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary Bernard Brady, Trustee
Guest(s):	David Petroni, Buckeye Community Hope Foundation Thad Gleason, Gleason Architects Chris Lavoie, CM Lavoie & Associates Andrew Kerrigan, CM Lavoie & Associates

Prior to the Applicant beginning his presentation, AMY CONNOLLY, Planning Director, stated the aforementioned item was presented for discussion before the Main Street Commission on January 20, 2016. She reported questions arose that were not related to the site, physical design of the building, or Village Ordinances but pertaining to the financing of the project, the types of tenants, impact to property values, or whether or not the development is rental or condominium. She encouraged members of the Plan Commission to ask specific questions of the developer relative to the project, however, the Village Zoning Ordinances and State/Federal laws prohibit decision making based on a project's affordability or if a building will be rental vs. owner occupied. She encouraged keeping the discussion within the purview of the powers of the Plan Commission that include: conceptual engineering, architecture, landscape

architecture and site plan and while any information outside these areas may be relative to the project itself, it may not be relative to the decision-making powers by the Plan Commission.

DAVID PETRONI, Vice President of Business Development for Buckeye Community Hope Foundation Housing Division, presented a request for site plan approval to construct The Reserve at Tinley Park, a 3-story, 47-unit multi-family residential building at the northeast corner of Oak Park Avenue and 183rd Street. He began by complimenting Staff on their extreme detail during the submittal process. He stated the plan now meets or exceeds Village Code, in almost all instances and is “in precise conformance” with all Village Code requirements.

MR. PETRONI reported Buckeye Community Hope Foundation has been in business since 1991 and owns 3,600 apartments in multiple states having a 97-98% occupancy rate by providing high quality housing at affordable rates to the community. He reported an \$11 million budget with construction at the highest of standards with an energy efficient building comprised of non-combustible materials of block and concrete and the use solar energy, primarily serving the common areas of the building. He explained this will provide more longevity and energy efficiency, thus resulting in lower maintenance costs and lower residential unit costs. With rental prices less expensive than a typical apartment, it will target qualified people within Tinley Park including police officers, young professionals and starting teachers.

MR. PETRONI noted the site’s good location with high visibility. He stressed The Reserve will be a rental community, not owner occupied. He reported 1-bedroom and 2-bedroom units with 50% of the 47-unit building being 3-bedroom units. He added the project meets all Illinois Accessible Code and Fair Housing Act requirements, Rehabilitation Act, American Disabilities Act and Architectural Barriers Act. He reported good investor interest with a target construction start date in May, 2016 with construction being done by local builders.

THAD GLEASON, Architect, showed an aerial view of the site noting it is surrounded by multi-family housing, commercial and a school. He reviewed the architectural design of the building noting its curved design with large front yard and front door facing the intersection of 183rd Street and Oak Park Avenue in order to create a gateway into the downtown district. He explained the site will have two (2) entrances, one off of 183rd with a Right In, Right Out only, and a full access entrance on Oak Park Avenue. He showed parking will be concealed behind the building with 47 parking stalls underneath the building for tenants and excess guest parking around the site. He highlighted the ornamental lantern-style streetlights per the Legacy Code, a large greenspace, tot lot, and the stormwater detention area for excess storage. He proceeded to review the landscape plan.

MR. GLEASON reviewed the individual floor plans showing a laundry room, community room, play area, lounge, office, bicycle storage, storage room and trash room with chute that is climate controlled on the first floor, with the second and third floors being comprised mostly of apartments along with a lounge and storage area on each floor. He reported the building will have a total of five (5) entrances, one (1) large, centrally located elevator, two (2) stairwells and a steel canopy over the front and rear entrances. He reviewed elevations noting the building’s mainstream façade with a mix of colors that will be comprised of brick and stone with horizontal trim and accent pieces, and energy efficient windows. He showed how the parapets are up to nine feet (9’) in height and will conceal any rooftop equipment explaining the solar panels on the roof will lay flat.

COMMISSIONER MCCLELLAN inquired if this is a pre-cast building that will be erected in sections. MR. GLEASON reported it will have brick and block exterior walls with a precast concrete floor system for sound resistance and fire proofing with the roof constructed of a metal deck with insulation. MS. CONNOLLY added this type of construction is a “conventional” type construction and not pre-cast. The building materials are similar to the brick buildings throughout Tinley Park.

COMMISSIONER STANTON inquired about lighting. MR. GLEASON reported a photometric study was conducted and the site is in compliance. He again noted the use of the ornamental lantern-style lighting required per the Legacy Code. He stressed there is not a lot of lighting on the building since it is a residential use and you don’t want to live near glaring lights; however, each exit door will have a light.

COMMISSIONER PIERCE stated he is pleased with the curvature design of the building and materials being used. He complimented the developer in incorporating construction methods that are environmentally friendly. He requested a list be created that indicates each of the methods that are environmentally friendly be provided to Staff. He inquired about automobile patterns in the rear of the building. MR. GLEASON explained the parking lot has exits onto both frontages with a single drive aisle following the pattern of the building. PAULA WALLRICH, Deputy Planning Director, showed the accesses from both frontages. She added fire truck radius' meets requirements.

MS. WALLRICH began the Staff Presentation commending the Applicant's professional team on their responsiveness indicating many revisions had been made to the original architecture, engineering and landscape plan. She proceeded to review the site plan and surrounding zoning. She stressed the location of this site as the "gateway" into the Legacy District and will function as an anchor point into that District. She added this project conforms to what was envisioned when the 2009 Legacy Code was established. When reviewing this project, she adhered to specific Legacy Code planning standards including:

1. create a 'streetwall' to be pedestrian friendly;
2. continuity of building 'streetwall' with parking in rear;
3. landscape design; and
4. high architectural standards.

MS. WALLRICH noted the private frontage standards honor the intersection as a prominent corner with its high volume of traffic. She highlighted the low garden 3' curved wall which is consistent with the Legacy Plan as an effort to address the importance of the intersection. She noted that the building has a truncated corner which functions as the main entrance and focal point of the building. In this section the first floor transom windows are larger than the rest of the building's first floor windows.

MS. WALLRICH reported the project meets all Neighborhood Flex District requirements. She stressed the RIRO-only that was requested by both Village Engineering and Public Safety Departments, with no left turn allowed from 183rd Street into the site. She reported the Applicant is requesting to retain the existing 5' sidewalks along 183rd Street, however, Staff is requiring the Applicant build an additional 6' diagonal sidewalk with access to the front door along with the 6' sidewalk section on Oak Park Avenue that is noted on the plan.

MS. WALLRICH reviewed parking that includes 47 spaces underneath the building, 27 additional spaces in the rear, and 2 spaces for the leasing office. She added the site will also have 47 bicycle parking spaces inside the building and bike racks in the front and rear of the building.

MS. WALLRICH proceeded to review the landscape plan noting the trees that will break up the façade of the 3-story building. She reported the bufferyards meet and exceed requirements, and the parking lot also meets and exceeds the 15% interior landscape requirement. She explained that street trees are required along both frontages, however, due to the overhead utility lines, ornamental trees will be planted for an attractive streetscape. She reported the Applicant has also complied with providing one (1) tree per dwelling unit per the Legacy Code having an additional 47 trees for the interior lot.

MS. WALLRICH reviewed the lighting plan showing the four decorative (4) pole lights and 4 wall lights. She stated that decorative lantern-style lights per the Legacy Code will provide lighting along both rights-of-way. There will be overhead lighting in the garage.

MS. WALLRICH reviewed the final architecture plan highlighting the guidelines of Legacy Code that require the following:

1. consistent architectural style throughout;
2. distinction between ground and upper floors; ;
3. articulated corner with curved garden wall;

4. ground floor larger windows facing the intersection;
5. cornice/parapets

MS. WALLRICH confirmed that the Applicant has complied with a request to construct a metal canopy over the rear entrance also in order to provide additional wayfinding and aesthetics.

In conclusion, MS. WALLRICH reported the only open items pertain to final engineering review that is still incomplete. Andrew Kerrigan, CM Lavoie & Associates, explained he will complete final engineering plan and coordinate the minor revisions with IDOT, MWRD and the Village Engineer. MS. WALLRICH added the property must also comply with the Village's Crime Free Housing Program prior to signing leases with renters.

COMMISSIONER PIERCE inquired if another public meeting would be held. MS. CONNOLLY reported that though the Applicant is in "precise conformance" under the Legacy Plan and they are not seeking any variations, incentives or grants, she is recommending two (2) meetings for this project due to wanting to finalize all engineering reviews and in an effort to further discuss the project publicly. She added this will not be presented to the Village Board for review and final approval falls under the jurisdiction of the Plan Commission.

COMMISSIONER MOYLAN complimented the attractiveness of the building but expressed concern with the building having too many units and insufficient parking for each unit and guests.

CHAIRMAN WALKER stressed that is the type of building and use slated for this location under the Legacy Plan and Code. Further, the parking for each unit meets the code.

COMMISSIONER MCCLELLAN stated it is a unique building that makes a bold statement for that entrance point into the Village. He inquired about the possibility of relocating the utility poles on both frontages of 183rd Street and Oak Park Avenue. MS. CONNOLLY reported Staff did request the Petitioner obtain a cost estimate. MR. PETRONI reported due to the excessive cost at approximately \$2.5 million dollars that was not feasible. MS. CONNOLLY noted that the Village has not required other developers to bury powerlines in the right of way and that if it was to be done, it could be completed through a public street improvement project.

COMMISSIONER MCCLELLAN inquired about the price range of each apartment unit. MR. PETRONI reported the majority of units will be in the \$1,200-\$1,400 range with some units as low as \$400 and the most expensive unit at \$1,500. He also inquired into approximate real estate tax generated. MR. PETRONI approximated \$60,000 per year but was not certain.

There being no open items to address other than final engineering approval, CHAIRMAN WALKER asked the Plan Commission about assigning Commissioners and seeing no objection to not holding a workshop meeting, determined not to assign any Commissioners to a work session. CHAIRMAN WALKER stated the development will be on the agenda of the next Plan Commission meeting scheduled for February 4, 2016. She stated she is delighted to having this building in the Legacy District and welcomed the Applicant to the Village.

GOOD OF THE ORDER

CHAIRMAN WALKER encouraged attendance by members of the Plan Commission at the upcoming public meetings concerning the future development of the Tinley Park Mental Health Center with the first meeting scheduled for February 3, 2016.

MS. CONNOLLY reported that Village Board meetings have begun to be televised and there is a proposal at the Village Board to begin televising Plan Commission meetings.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of January 21, 2016 at 8:36 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.