



## **MINUTES OF THE PLAN COMMISSION**

### **VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS**

**JUNE 15, 2017**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 15, 2017 at 7:30 p.m.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Plan Commissioners: Mark Moylan  
Peter Kroner  
Anthony Janowski  
Lori Kappel  
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw  
Kevin Berghold  
Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I  
Barbara Bennett, Commission Secretary

#### **CALL TO ORDER**

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission for June 1, 2017 at 7:30 p.m.

#### **COMMUNICATIONS**

There were none.

#### **APPROVAL OF MINUTES**

CHAIRMAN MATUSHEK stated the minutes from the June 1, 2017 meeting should be amended on page 13 to state the Petition submitted by Resident #8 should mention the opposition of the Residences of Brookside Glen development on both height and site plan. There are more than 500 signatures opposing the development on this Petition.

COMMISSIONER KRONER stated the minutes from the June 1, 2017 meeting should be amended on page 12 to say that after his statements asking about the Tracy Cross Market Study that was going to be presented to us, it was committed to by Mr. Gregory and Ms. Crowley that the Plan Commission and

Staff would have the Tracy Cross Market Study presented to us no later than June 12, 2017. Those statements were made on behalf of the Petitioner.

Minutes of the June 1, 2017 regular meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI, to approve the Minutes as amended. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted the continuation of the Public Hearing for the Residences of Brookside Glen. Due to the number of people planning on attending the Public Hearing it has been decided to close the Public Hearing and hold a new meeting on June 28, 2017 at 7:30 p.m. at Andrew High School to accommodate the crowd.

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

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

**SUBJECT: MINUTES OF THE JUNE 15, 2017 REGULAR MEETING**

**Item #1: PUBLIC HEARING CONTINUATION: THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN PPROVAL AND SPECIAL USE PERMIT**

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Andrea Crowley of Griffin & Gallagher, LLC on behalf of Karli Mayher and KJM-Vandenberg Brookside Joint Venture, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development and any related Exceptions to develop a one hundred forty-four (144) unit multi-family residential project (a.k.a. The Residences at Brookside Glen) fort the properties generally located west of Magnuson Lane and John Michael Drive.

Present were the following

Plan Commissioners: Mark Moylan  
Peter Kroner  
Anthony Janowski  
Lori Kappel  
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw  
Kevin Bergthold  
Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I  
Barbara Bennett, Commission Secretary

Guest(s): None

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to open the Public Hearing Continuation on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

COMMISSIONER JANOWSKI asked Staff how the decision was made to locate the next Public Hearing at Andrew High School. He asked if using Odyssey Country Club was contemplated since it might be more convenient for the residents.

STEPHANIE KISLER, Planner I, replied the meeting was set up by the Clerk's Office. She stated that it may have had to do with the availability of the space and the cost involved. She added that Staff has already put the Legal Notice in the newspaper per State requirements and that location was included in the notice.

COMMISSIONER KRONER noted the Petitioner has made numerous statements and promises to this Commission. He asked if Staff or any of the other Commissioners received the updated Tracy Cross Market Study that was promised by June 12, 2017. MS. KISLER replied that Staff had not yet received the Market Study. COMMISSIONERS replied that they had not either.

COMMISSIONER KRONER stated once again the Petitioner has failed to live up to an expectation that they committed to this Commission and to the residents of Tinley Park. This is not the first time this has happened and to make a commitment to a public body and entertaining their Petition is inexcusable.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI, to close the Public Hearing Continuation on THE RESIDENCE AT BROOKSIDE GLEN – SOUTHWEST CORNER OF MAGNUSON LANE AND 191<sup>ST</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted that the Plan Commission will hold another Public Hearing for this project on June 28, 2017 at 7:30 p.m. at Andrew High School to accommodate the crowd.

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

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

**SUBJECT: MINUTES OF THE JUNE 15, 2017 REGULAR MEETING**

**Item #2: PORTILLO'S DRIVE-THRU MODIFICATION – 15900 HARLEM AVENUE –  
SITE PLAN APPROVAL**

Consider granting Site Plan Approval to the Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, for a modification to the existing drive-thru lane and related site improvements.

Present were the following

Plan Commissioners: Mark Moylan  
Peter Kroner  
Anthony Janowski  
Lori Kappel  
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw  
Kevin Bergthold  
Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I  
Barbara Bennett, Commission Secretary

Guest(s): Jeffrey T. Nance, A.I.A., R.A. Smith National  
Adam C. Brown, Facilities & Construction Manager, Portillo's

STEPHANIE KISLER, Planner I, noted Portillo's is looking to expand their drive-thru to allow for an expansion along the north side of the current drive-thru lane. The Applicant proposes widening the north side of the drive-thru lane, adding pavement markings for increased safety, relocation of the existing menu board and speaker, and adding a new presales menu board and adding new landscaping in areas. This is a relatively small scale project and only requires Site Plan Approval from the Plan Commission. We do not require a Public Hearing in this case as there are no Variations proposed. The Plan Commission may elect to take action at this meeting if they feel it is appropriate.

MS. KISLER presented the existing color site plan. She noted that the site is located at the southwest corner of 159<sup>th</sup> Street and Harlem Avenue. The existing drive-thru is one lane wide on the north and east sides and two lanes wide on the west side and has stacking for about 37 cars. Staff and more specifically the Police Department were concerned about the entrance and exit to the drive-thru where vehicles are leaving. The Applicant has agreed to add a stop bar to stop the stacking from being so close to the exit and make dedicated space for turning left and right out of the drive-thru exit. These improvements will increase safety at the exit of the drive-thru. The Applicant will also be removing some of the landscaping in order to expand the north side of the drive-thru; however, the Applicant also will be making landscape improvements in around the north and east sides of the drive-thru lanes.

MS. KISLER stated the site is zoned B-3 PD. The site is bordered by B-3 PD zoning to the west, Orland Park to the north, B-2 PD zoning to the east. The nearest residentially-zoned property is the church to the west.

MS. KISLER noted there are not any open items. The Applicant has complied with any concerns Staff has had through the review process. They will be widening the north portion of the drive-thru lane to accommodate additional stacking/by-pass lane area. They will be adding improvements to landscaping at the site which will beautify a major entrance into the Village of Tinley Park.

COMMISSINER KRONER asked if the 10' lanes were wide enough. MS. KISLER replied there are no regulations for the size of the drive-thru lanes within the Zoning Ordinance.

JEFFREY NANCE, R.A. Smith National, (Civil Engineers for the project) stated the Staff did an excellent job and Portillo's has no objections to make the improvements. Portillo's is excited about this improvement, which will benefit the customers and the employees. He added this will improve the safety of the employees and the landscaping will beautify the site.

COMMISSIONER MOYLAN asked how the stop bar worked. MR. NANCE replied it is painted markings on the pavement.

COMMISSIONER MOYLAN asked how the cars in the lanes will make their orders and pay. MR. NANCE replied there are 6-8 employees out in the drive-thru lane at all times taking orders, payments, and doing directing traffic.

Hearing no further discussion, CHAIRMAN MATUSHEK asked for a motion.

Motion was make by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN, to grant Site Plan Approval to the Applicant, Wendy Hunter of Hunter Development Group on behalf of Portillo's Hot Dogs, LLC, for the modifications to the existing drive-thru lane at the Portillo's located at 15900 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Center Plaza Planned Unit Development) in accordance with plans as noted on the List of Reviewed Plans within the Staff Report.

AYES: PLAN COMMISSIONERS Mark Moylan, Peter Kroner, Anthony Janowski, Lori Kappel, and Ed Matushek, Chairman

NAYS: None

The Motion was approved unanimously by Roll Call. CHAIRMAN MATUSHEK 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 JUNE 15, 2017 REGULAR MEETING**

**Item # 3: TINLEY PARK DISTRIBUTION CENTER #7 – SOUTHWEST CORNER OF I-80 & RIDGELAND AVENUE – SITE PLAN APPROVAL**

Consider granting Site Plan Approval to the Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, for a 295,690 square foot industrial building and related site improvements.

Present were the following

Plan Commissioners: Mark Moylan  
Peter Kroner  
Anthony Janowski  
Lori Kappel  
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Ken Shaw  
Kevin Bergthold  
Tim Stanton

Village Officials and Staff: Stephanie Kisler, Planner I  
Barbara Bennett, Commission Secretary

Guest(s): Gregory Scovitch, Vice President of Development, Hillwood

STEPHANIE KISLER, Planner I, introduced the Tinley Park Distribution Center #7 project and noted that they are requesting Site Plan Approval. This is building #2 within Tinley Park Corporate Center PUD. Tinley Park Corporate Center is located south of I-80 between Oak Park Avenue and Ridgeland Avenue. There is already an existing 915,000 square foot building that was built back in 2008. They are looking to construct the second building on Lot 2 of the subdivision. The building will be 295,690 square feet. It is an industrial spec building, which is a shell with no tenants identified yet. This includes a completely new building, parking, lighting, stormwater retention, public utilities, and landscaping. The site is currently vacant land.

MS. KISLER showed a proposed rendering of the building, which is complementary to the existing building on Lot 1. It is made of precast in different gray tones. MS. KISLER passed out the building materials to the Plan Commissioners for review.

MS. KISLER noted this plan only requires Site Plan Approval from the Plan Commission. We do not require a Public Hearing in this case as there is no Variations proposed. The Plan Commission may elect to take action at this meeting if they deem it appropriate.

MS. KISLER added that the Petitioner would like to start construction next fall with completion mid-2018.

MS. KISLER displayed an image of the existing site, which is currently vacant, with a triangular shaped retention pond on Lot 3. Lot 2 will connect with Lot 1 on the west side of the property. They will share the access point on Prosperi Drive that currently is utilized on Lot 1. They will connect to Ridgeland Avenue.

MS. KISLER discussed the site history:

- 2007: The property was granted rezoning from R-1 to M-1 and a Special Use Permit for a PUD known as the Tinley Park Corporate Center/First Industrial Planned Unit Development. These approvals are found within Ordinance 2007-O-007 (included in the Plan Commission meeting packet).
- 2008: The first building in the PUD is constructed on Lot 1.
- 2012: The first building on Lot 1 is leased to a tenant after sitting vacant for several years. Also, a small parcel (.672± acres) in the northwest corner of the PUD is annexed per Ordinance 2012-O-029. The 2012 Staff Report indicates that this parcel was mistakenly not annexed in the past and had to be annexed in order for the PUD to record their Final Plat of Subdivision. Additionally, the property owner requested formal approval to re-phase the project from one phase to two phases, which requires a Substantial Deviation from the PUD. The Substantial Deviation was put on hold while the Petitioner and Staff worked on an acceptable Escrow Agreement.
- 2015: A Substantial Deviation from the PUD is approved as Ordinance 2015-O-044 (included in the Plan Commission meeting packet). This Ordinance allows the PUD to be two phases rather than one.
- 2017: The Final Plat of Subdivision is recorded on April 19, 2017. The property changes ownership and plans are submitted for Lot 2 on April 25, 2017.

CHAIRMAN MATUSHEK asked what School District this was. MS. KISLER replied it is Rich Township High School District; the elementary school district is 159 and the secondary school district is Rich 227.

MS. KISLER noted the site is zoned M-1 PD. The site is bordered by M-1 PD zoning to the west, R-6 zoning north of I-80, and unincorporated vacant Cook County land to the east and south.

MS. KISLER highlighted some facts about the proposed plans:

- Total Site Area (Lot 2 and Lot 3): 1,001,749 square feet (23 acres)
- Building Area: 295,690 square feet (6.79 acres)
- Impervious Area: 317,025 square feet (7.28 acres)
- Green Space: 209,638 square feet (4.81 acres / 25.5% of total area)
- Parking: 347 spaces
- Truck Docks: 36 (plus room for 32 future truck docks)
- Trailer Parking: 80 spaces
- Drive-In Doors: 2

COMMISSIONER KRONER asked who would be responsible for the ponds on the property. Previous complaints have been made on the existing building. MS. KISLER replied it would be their responsibility and the Village Landscape Architect would be handling the inspections. There is a landscape maintenance agreement in place for the current ponds and another agreement will be drafted for the new ponds.

MS. KISLER also noted there is a minor deviation in this case. The building is 1.7% smaller than what was originally approved. Because this is such a minor change and it is smaller, there would be no Special Use Permit that would be required. The PUD called for 1.2 million square feet as a whole between the 2



buildings on Lot 1 and Lot 2 and this building will put it over that at 1.210 million square feet. This would be approximately 10,000 square feet over what was originally anticipated, so it would not be reducing the overall size of the PUD even though this particular building is slightly smaller than the original plans.

MS. KISLER noted the following:

The Applicant must ensure that the conditions of Ordinance 2007-O-007 are met. The current plans do not show “the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane.” The Applicant must revise the plans accordingly prior to receiving a building permit. Because Ridgeland Avenue is a County road, any access will be subject to County review.

1. Because this is just a shell, they have not made arrangements for exterior dumpsters.
2. Security cameras/gates/fencing was not proposed as part of the construction since tenant(s) have not yet been identified. The Plan Commission may wish to consider if the addition of security features should be a condition for tenant(s) prior to receiving a Certificate of Occupancy.
3. HVAC systems have not yet been designed. The Plan Commission may wish to consider requiring that all ground and rooftop HVAC units be adequately screened from view.
4. The Applicant did not submit a specific Sign Plan for the project since the tenant is unknown at this time; the plans do indicate possible freestanding sign locations and wall sign locations.
5. The Village’s Landscape Architect has not given final approval to the proposed Landscape Plan. The Plan Commission may wish to consider the final approval from the Landscape Architect as a condition of Site Plan Approval.

COMMISSIONER MOYLAN asked about public sidewalks. MS. KISLER replied that she discussed this with the Village Engineer and due to the grade change along Ridgeland Avenue it would be very difficult to construct sidewalks along Ridgeland Avenue. The sidewalk would not connect with any existing sidewalk either. Eventually the Village would like to potentially have a bike lane along Ridgeland Avenue.

GREGORY SCOVITCH, Vice President of Development at Hillwood, thanked Staff and the Commission for their consideration and hard work. Hillwood is thrilled to be in Tinley Park. He showed the Commission samples of the materials that will be used.

COMMISSIONER KRONER asked if any of the conditions that were mentioned were a problem. MR. SCOVITCH replied that the rooftop HVAC screening could be considered if the units were visible.

Hearing no further discussion, CHAIRMAN MATUSHEK asked for a Motion.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER KRONER, to grant Site Plan Approval to the Applicant, Don Schoenheider of Hillwood on behalf of I-80 Commerce Center No. 2, LLC, for a 295,690 square foot industrial building and related site improvements, including parking, lighting, stormwater detention, public utilities, and landscaping at the property located in the

southwest corner of I-80 and Ridgeland Avenue within the M-1 PD (General Manufacturing, Tinley Park Corporate Center/First Industrial Planned Unit Development) in accordance with plans as noted on the List of Reviewed Plans within the Staff Report.

*...with the following conditions*

1. That the plans are revised at building permit stage to show the access drive to Ridgeland Avenue shall provide one in-bound lane and two out-bound lanes, the out-bound lanes being a left turn lane and a right-turn lane in accordance with Ordinance 2007-0-007, subject to County review.
2. That the Petitioner will provide security cameras.
3. That all HVAC systems are adequately screened as determined by Staff during building permit review if the HVAC is visible from public right-of-way. If HVAC is not visible from the public right-of-way the screening requirement will be waived.
4. The final approval of the Landscape Plan must be given by the Village Landscape Architect prior to release of any building permits.

AYES: PLAN COMMISSIONERS Mark Moylan, Peter Kroner, Anthony Janowski, Lori Kappel, and Ed Matushek, Chairman

NAYS: None

The Motion was approved unanimously by Roll Call. CHAIRMAN MATUSHEK declared the Motion approved.

**RECEIVE COMMENTS FROM THE PUBLIC**

No one from the audience wished to speak.

CHAIRMAN MATUSHEK noted a receipt of a letter to the Commissioners from residents of Tinley Park stating concerns and objections on the proposed Residences of Brookside Glen project. The letter is attached.

**GOOD OF THE ORDER:**

STEPHANIE KISLER, Planner I, stated earlier this week Staff presented the Text Amendments to the Sign Regulations to the Community Development Committee and they determined that Option B was their preferred selection. She reminded the Commissioners that Option B regulated the panels by requiring the same background color for all panels on the sign but allowed the use of different fonts and font colors.

MS. KISLER also reminded the Commission about the Special Meeting of the Plan Commission on Wednesday, June 28<sup>th</sup> at 7:30 p.m. at Andrew High School for the Public Hearing on the proposed Residences of Brookside Glen project.

**ADJOURNMENT**

There being no further business, a Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER JANOWSKI, to adjourn the Regular Meeting of the Plan Commission of June 15, 2017 at 8:40 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.