



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

June 17, 2021

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 June 17, 2021.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for June 17, 2021 at 7:00 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. She noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairperson Garrett Gray
Eduardo Mani
James Gaskill
Steven Vick
Frank Loscuito

Absent Plan Commissioners:

Angela Gatto
Kehla West

Village Officials and Staff:

Dan Ritter, Senior Planner
Lori Kosmatka, Associate Planner

Petitioners:

Eugene Grzynkowicz, representing Pete's Market
Fred Phaete, Cage Civil Engineering (participated electronically)

Members of the Public:

Lynn & Jim Romanenghi
Richard Howes
Julianna Mascio

COMMUNICATIONS – DAN RITTER announced that Commissioner Aitchison would no longer be serving with the Plan Commission due to some conflicts. He thanked her for her service to Tinley Park. CHAIRMAN GRAY echoed his thanks.

APPROVAL OF MINUTES - Minutes of the May 27, 2021 Special Meeting and June 3, 2021 Regular Meeting of the Plan Commission were presented for approval.

A motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to approve the May 27, 2021 minutes as presented.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER LOSCUITO to approve the June 3, 2021 minutes as presented.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 17, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – PETE’S FRESH MARKET, 16300 HARLEM AVENUE – SITE PLAN/ARCHITECTURAL APPROVAL, SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION WITH EXCEPTIONS; PLAT OF SUBDIVISION, PLAT OF VACATION APPROVAL

Consider recommending the Village Board grant Petros Drimonas, on behalf of 163rd and Harlem LLC, a Special Use Permit for a substantial deviation from the Park Place Planned Unit Development and Plat of Subdivision/Plat of Vacation for their 24.2 acre property located at 16300 Harlem Avenue (former Super K-Mart property). The proposed development is Phase 2 of a three phase project. Phase 2 includes the construction of an ~88,608 Sq. Ft. Pete’s Fresh Market (PFM) store; ~51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a ~12,400 Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building and the addition of a new dock area south of the warehouse addition. This review will include Site and Architectural plan review.

Present Plan Commissioners: Chairperson Garrett Gray
Eduardo Mani
James Gaskill
Steven Vick
Frank Loscuito

Absent Plan Commissioners: Angela Gatto
Kehla West

Village Officials and Staff: Dan Ritter, Senior Planner
Lori Kosmatka, Associate Planner

Petitioners: Eugene Grzynkowicz, representing Pete’s Market
Fred Phaete, Cage Civil Engineering (participated electronically)

Members of the Public: Lynn & Jim Romanenghi
Richard Howes
Julianna Mascio

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing,

CHAIRMAN GRAY invited staff to start with the presentation of this item.

DAN RITTER, Senior Planner, noted that the Staff Report has been distributed to the Commission and posted on the Village website and will be attached to the minutes as part of the meeting record. He summarized the Staff Report for the Commission and reviewed the proposal.

CHAIRMAN GRAY asked if the Petitioner had anything they would like to add. The Petitioner did not have anything to add.

CHAIRMAN GRAY opened the item up for discussion by the Commission.

COMMISSIONER VICK stated that the conditions must be met, and that Pete's would be a good addition to the area.

COMMISSIONER MANI stated he echoed Commissioner Vick's comments.

COMMISSIONER GASKILL stated he had no comment.

COMMISSIONER LOSCUITO stated he agreed with the fellow Commissioners.

CHAIRMAN GRAY noted he liked the shift of the building to the east and foot traffic path, and believed it would be friendly for pedestrians. He felt there was appropriate screening, and commented there were no foot candles at property line. He believed the noise would be at a minimum as the general public would not park in the rear. He also noted the conditions needed a south turning lane. He then asked if the public wanted to speak.

Jim and Lynn Romanenghi were sworn in. They recalled when Kmart was in operation, employees blasted radio and smoked in the parking lot. They had to call police two to four times a month or she would sometimes go out there to talk to them. They raised noise concerns with trucks beeping and RTUs.

Dan Ritter stated that though the RTUs were moved from the front their locations were condensed.

Jim Romanenghi stated that RTUs are very noisy. Lynn Romanenghi stated this would ruin their lives. She asked the Petitioner to soundproof their back windows. She has lived here her whole life. She recalled residents sued Sam's Club to have the air conditioning moved. She noted there are at least three buildings directly behind the development. She reiterated her request to have the Petitioner soundproof windows. Jim Romanenghi stated they would have to live with two years of construction trucks and noises near their property. Lynn Romanenghi asked again for the Petitioner to soundproof at least the windows on the upper level for the three homes, and to put up cinder block wall to deaden the noise. She also asked them to do something about the parking lot and constant traffic. It was stated they would take Pete's to court like residents did to Sam's Club if they don't do something for us to stop loud noises.

Richard Howes stated he lives right behind the proposed development. He asked if they will be quiet after 10:00pm.

Dan Ritter stated the Petitioner that the Petitioner can better answer the question as they did at the workshop.

Eugene Grzynkowicz, representing as the Petitioner, stated the store hours would be 7:00am to 10:00pm, and that construction would only occur from 7:00am to 5:00pm. If any special activities would be required such as watermain work, they would notify the Village.

Richard Howes stated after 10pm is quiet time, but it was not the case at Sam's Club. Most of the people in our neighborhood are older and in bed by 8:00pm. He also asked about the fence.

Dan Ritter stated the applicant would be repairing and replacing parts of the fence as needed.

Richard Howes stressed concrete fence/walls would be nice or soundproof windows.

Mr. Grzynkowicz stated that they moved the building to the east. He apologized for Kmart's situation, but could not speak for what they did. He noted that Pete's Fresh Market is a different operation and polices and enforces their areas. He stated that he understands the residents' concerns. He noted they have employee breakrooms, and they encourage employees to use them. He noted that they would work with the Village on why they did certain things and look at the noise decibels and mechanical equipment. He stated they use different systems than most people and the condensers are low horsepower so they don't have the resonating sound like others.

Lynn Romanenghi stated she's sorry that people on Harlem Avenue might see the condenser units, but it's better than us having to hear them.

Mr. Grzynkowicz stated this whole sight thing is a different thing as concealing or screening them and referenced the Village sight line exhibit. It doesn't directly relate to the noise of the units.

Lynn Romanenghi stated she's concerned about hearing the low hum rather than seeing it.

Mr. Grzynkowicz stated the Pete's Fresh Market store in Willowbrook has about 95 feet, less distance then the proposal here, and has a wood fence about six or eight feet tall. That store has trucks and units on the roof and residences there and did not have one complaint.

Richard Howes asked if they are governed by the same quiet hours rule.

CHAIRMAN GRAY answered yes.

Juliana Mascio stated her address and was sworn in. She noted her biggest concern was her enjoyment of life and not having truck traffic. She believes everything they are doing is everything they can possibly do, but she already hears truck traffic at 10pm from Harlem Avenue. She also commented there was drag racing, but it will probably stop with the development. She knows it is expensive to put up a soundproof barrier.

Mr. Grzynkowicz said they use the best technology out there to lower the noise and be efficient. They will look at better trees for sound and look harder at decibels. He also stated a buffer wall depends on distance, noise, heights, and could end up being 12-14' high which is very tall and something you might not want to see. He referenced highway walls sometimes are that tall. He clarified they are not offering now to put that in. They will look at different measures to control sound.

Juliana Mascio stated she hopes it is done right from the get-go rather than to have it taken to court.

Mr. Grzynkowicz stated they have been open to concerns, and in coming to the area they want to be part of the community. He noted they added crosswalks and truck traffic control measures.

Jim and Lynn Romanenghi stated it would be two years of construction with bulldozers, backhoes, and beeping noises.

CHAIRMAN GRAY noted the Petitioner has been open to revisiting a decibel study after hearing the neighbors' concerns of noise. He stated this is a reasonable thing to revisit. He stated that the Petitioner did move the building further away, and that the Petitioner seems open to looking into different types of trees that may be more absorptive toward the emanating sound. He noted that Eugene did express that there are different RTU technologies. He does think that the Petitioner hears the concerns and address it now rather than down the line. He noted it is commendable that the Petitioner is willing to tweak what is in the back. He reminded everyone that they are not Kmart. He recalled the later years of Kmart that the management was not up to snuff

Jim and Lynn Romanenghi noted the issues with Kmart's garbage, and that they would go out to clean the area with trash bags.

Dan Ritter noted that in his previous employment at Hoffman Estates, that it was hard to reach anyone at Kmart for issues. He noted that Pete's here has been much more receptive.

Jim Romanenghi noted he used to hear loud car radio sounds that were about 250 yards away from his house, and it would come through the windows of his house.

Mr. Grzynkowicz acknowledged the resident's issue and noted they would work with Village police on what kind of policing they would like them to do. He noted that they've implemented speed limit signs throughout the main driveway and have added security cameras, which will be about 200 inside and outside. He commented they are very big on security and the customer base. They want everyone to feel safe.

Richard Howes asked if it would be possible if on the west side of the fence that the thinned out or dead pine trees be cut down. They are owned by the association.

Mr. Grzynkowicz noted he has not been on the other side of the fence and would have to look, but cannot promise anything if they aren't on their property.

CHAIRMAN GRAY asked if there was a call to action for further discussions. He noted the Petitioner is willing to explore some alternatives and the sound concerns as a good neighbor policy.

COMMISSIONER VICK asked if there were any rules for truck idling.

Mr. Grzynkowicz stated dry good trucks pull in and stop. The refrigerated trucks stay running, but do have a shut off for the engine with the compressor stay cooling. The goal is to unload as quickly as they can. He noted many types of trucks deliver to Sam's Club and the trucks here are all theirs. Sam's club cannot control those trucks as well as them for that reason.

Lynn Romanenghi noted that a couple months ago there was jackhammering sound due to drainage problem from Sam's Club. She asked for confirmation that there is no drainage problem with Pete's.

Mr. Grzynkowicz stated they had nothing to do with Sam's Club, confirmed there are currently no drainage issues at the proposed development, it will be built to all drainage requirements.

CHAIRMAN GRAY noted this is regarding Pete's Fresh Market.

Jim Romanenghi asked that before any construction is started, if these issues could be resolved.

Mr. Grzynkowicz stated they were very proactive in responses and would work with the Village and engaging their architect. He noted by early next week they will have something in to the Village. They are under a timeline as well. He stated they are not promising anything. They will look at measures and propose solutions to the Village.

Dan Ritter asked the public if they could please leave their phone numbers and emails so they could be in touch.

Richard Howes asked if they are tearing down the old Aldi building.

Dan Ritter answered no, that is a separate lot and owner.

Mr. Grzynkowicz clarified that there is a green space near the Aldi which will be theirs, but not the Aldi building itself.

Lynn Romanenghi stated that the trucks would beep and asked again for a sound barrier.

CHAIRMAN GRAY asked that anyone speaking please come up to the lectern. He then asked if there were any other comments from the Commissioners with this new information discussed.

COMMISSIONER MANI thanked the residents for coming out to share their challenges. He also thanked the Petitioner for trying to lower the sound decibels as a good neighbor working together. He sees good faith in the Petitioner seeing what they can do to try to mitigate sound issues. He said it is hard to mitigate construction, and hopefully they can be on time or ahead of schedule.

Jim Romanenghi noted he would not care if he lived on the other end of the block.

COMMISSIONER MANI noted this is a community issue and the Petitioner is working to act in good faith.

Dan Ritter said they limited their construction hours more than the Village does, but there is noise with any positive redevelopment on sites.

Lynn Romanenghi stated you are breaking your own regulations to do this, and it impacts people.

CHAIRMAN GRAY asked if there were any other comments from Commissioners. Hearing none, he asked for a motion to close the Public Hearing. Motion made by COMMISSIONER MANI, seconded by COMMISSIONER VICK. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked staff to present the Standards.

DAN RITTER reviewed the draft Standards of Approval on these requests, summarizing the requests, as outlined in the Staff Report.

There were three motions for this item.

Motion 1-Special Use for a Substantial Deviation)

COMMISSIONER VICK made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place PUD with Exceptions from the Zoning Ordinance, to the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), to permit additional building development and lot changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 17, 2021 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2-Site Plan Architectural Approval

COMMISSIONER LOSCUITO made a motion to grant the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Site Plan and Architectural Approvals to

construct Phase 2 and Phase 3 of the redevelopment, including a new 140,439 sq. ft. commercial building and expansion of the warehouse buildings with various site changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

1. Site Plan Approval is subject to the approval of the Special Use for a, Substantial Deviation from the PUD and Final Plat by the Village Board.
2. Site Plan Approval is subject to final engineering plan review and approval including truck turning at the southernmost driveway along Harlem Avenue.
3. Site Plan Approval is subject to repair of the existing fence along the west property line by August 1, 2021.

Motion seconded by COMMISSIONER VICK. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 3-Final Plat:

COMMISSIONER MANI made a motion to recommend that the Village Board grant approval to the Petitioner Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Plat of Subdivision Approval for the "163rd & Harlem LLC Subdivision" in accordance with the Final Plat submitted and dated 5-27-2021, subject to the condition that the approval is subject to Final Engineering Plan approval by the Village Engineer.

Motion seconded by COMMISSIONER LOSCUITO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

This will likely be reviewed by the Village Board at their August 3rd meeting. Mr. Ritter stated he will stay in contact with the residents who supplied their information about the meeting and information received from the Petitioner. CHAIRMAN GRAY noted that if the residents wish to attend, they may do so.

COMMENTS FROM THE PUBLIC – CHAIRMAN GRAY asked if there were comments from the public.

CHAIRMAN VICK asked if the change of the board meeting will affect Motion #2 with a date for the fence of August 1st.

Dan Ritter stated the Village could remain flexible since it won't be approved then, in the meantime they can repair what they can and work with the Petitioner on the timeline.

Mr. Grzynkiewicz stated that they would be repairing the fence shortly and that some of the fence might be replaced at a later date but would take more time

Richard Howes asked if the timeline was two years.

The Petitioner stated yes, they were quicker but materials are harder to get right now and they realistically need that extra time for site and building work.

Richard Howes asked if the Petitioner had a tentative start date.

The Petitioner stated it is based on final approvals, and the construction documents are already with the Village.

Dan Ritter stated they wanted to move relatively quickly, so they started the review of the building plans already at their own risk because that can take longer than this process.

GOOD OF THE ORDER –

DAN RITTER provided a status update on projects including recent approvals. He noted that the Village Board recently approved the Floor & Décor and Bettinardi expansion. Floor & Décor permits are almost ready for approval. Staff has been working with Hobby Lobby on their façade as well. He noted the Scannell industrial property is scheduled to go to Village Board June 29th. He also noted the Banging Gavel recently opened the patio and beer garden, and that the business had struggles on financing the inside but has had success with the beer garden so far. He also noted Side Street tavern reopened this week as North & Maple. Lastly, he commented that the two new Starbucks would be in for permit soon.

DAN RITTER noted the next scheduled Plan Commission meeting for July 1st will be cancelled, and the next meeting is scheduled for July 15th. He noted that a workshop and public hearing would be combined for a lot subdivision and variations at the July 15th meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER LOSCUITO to adjourn the June 17, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 8:21 P.M.

PLAN COMMISSION STAFF REPORT

June 17, 2021 – Public Hearing

Pete's Fresh Market Phase 2

16300 S. Harlem Avenue

Petitioner

Petros Drimonas, Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner)

Property Location

16300 S. Harlem Avenue

PIN

27-24-202-020-0000 &
27-24-202-021-0000

Zoning

B-3 PD (General Business and Commercial, Park Place PUD)

Approvals Sought

- Special Use Permit for a Substantial Deviation from PUD
- Plat of Subdivision
- Site Plan/Architectural Approval

Project Planner

Paula J. Wallrich, AICP
Planning Manager



EXECUTIVE SUMMARY

The Petitioner, Petros Drimonas, on behalf of 163rd & Harlem LLC. for Pete's Fresh Market, is requesting approval of the proposed Site/Architecture Plans, a Substantial Deviation from the Park Place Planned Unit Development (PUD), and Plat of Subdivision for their 24.2-acre property located at 16300 Harlem Avenue (former K-Mart property). The proposed development is Phase 2 of a three-phase project. Phase 2 includes the construction of an 88,608 Sq. Ft. Pete's Fresh Market (PFM) store; 51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a \pm 12,400 Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building and the addition of a new dock area south of the warehouse addition.

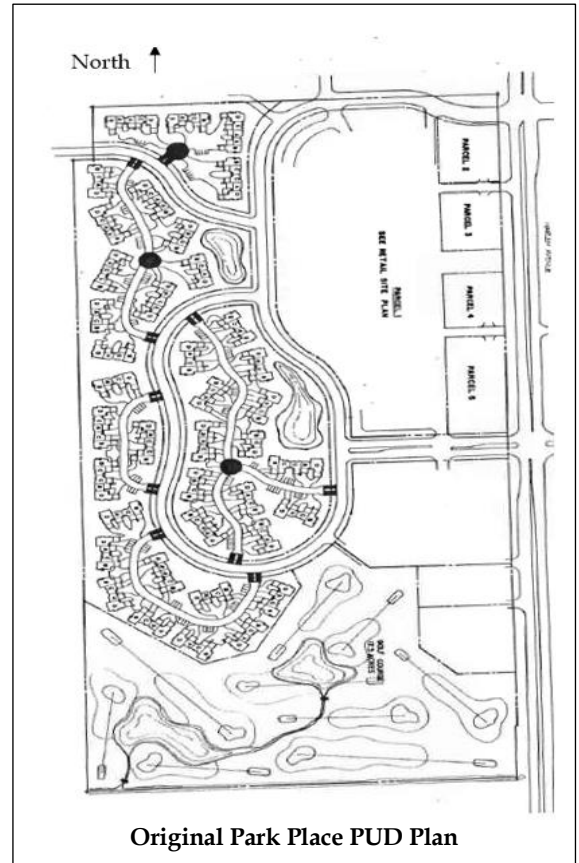
Phase 1 was approved in September of 2020 and included the granting of a Special Use for the warehouse in the former K-Mart building. The approvals were conditioned upon occupancy of the grocery store by September 1, 2022. Phase 3 will involve the subdivision of property along Harlem Avenue for outlots.

Changes from the May 27, 2021 Plan Commission workshop meeting are indicated in **Red**.

BACKGROUND

Pete's Fresh Market is headquartered in Chicago IL. They currently operate 17 different existing locations in the metropolitan area with ongoing plans to open more stores in the Chicagoland area. Most recently they opened a store in Matteson and have plans for stores in New Lenox, Orland Park and Oak Lawn.

The proposed development will require an amendment to the existing Park Place Planned Unit Development (PUD) as a Substantial Deviation. Park Place was adopted November 7, 1989 (89-O-045) and included Single Family (R-1) and General Business and Commercial uses (B-3) with the hope of attracting a hotel, restaurant, office and retail uses. Additionally, there were plans to build a 9-hole golf course as part of the mixed-use PUD. The residential uses were constructed on the west side of the property and in 1993 the Village amended the PUD (93-O-36) to allow for the construction of the Aldi store. A PACE Warehouse Store (a membership buyer's club) was already constructed north of Aldi and is now occupied by Sam's Club. Two years later in 1995, the Village amended the PUD again to provide for the K-Mart store (95-O-001) and outlot; the required stormwater management essentially eliminated any future plans for a golf course. The perimeter fencing, landscape berms and parking lot improvements were all constructed with the development of the K-Mart store.



The subject site comprises 24.2 acres and will be developed in three phases. Phase 1, approved in September of 2020, included the granting of a Special Use for a Substantial Deviation to allow a warehouse/distribution use in the B-3 zoning district. The approvals were conditioned upon occupancy of the grocery store by September 1, 2022 and allowed for the overnight storage of five (5) delivery vehicles. The Petitioner has cleaned up the site and landscaping, and recently painted the building. The new color represents a great improvement to the façade and complements the new proposed market.

Phase 2 represents the current proposal under consideration and includes the construction of an 88,608 Sq. Ft. Pete's Fresh Market (PFM) store; 51,831 Sq. Ft. of in-line retail tenant space north of the grocery store; a +12,400 Sq. Ft. expansion of the warehouse; an expansion of the existing dock on the south side of the warehouse building to accommodate additional trucks and the addition of a new dock area south of the warehouse addition. Phase 3 will involve the subdivision of property along Harlem Avenue for outlots.



Before

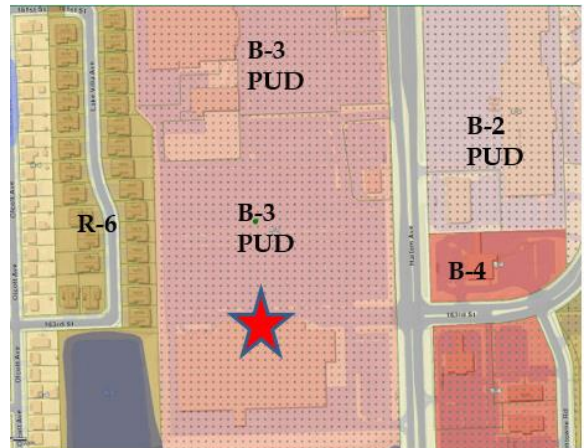


After

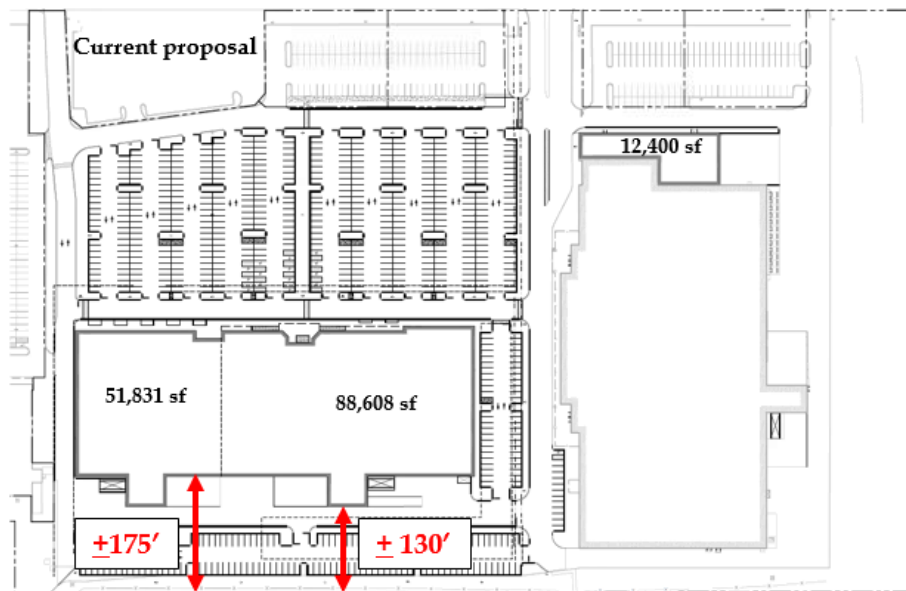
ZONING & NEARBY LAND USES

The subject parcel is located in the Park Place PUD with the underlying zoning of B-3. It is located along Harlem Avenue, one of the Village's major commercial corridors.

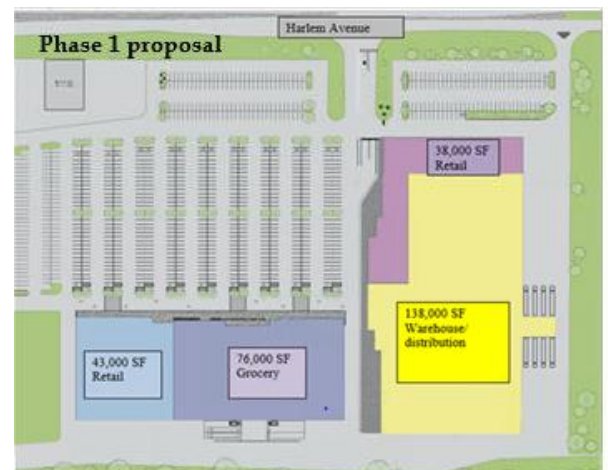
The property to the north is also zoned B-3 PUD (Park Center Plaza PUD) and is developed with commercial uses. The property to the west is developed with residential duplexes, zoned R-6. To the east, across Harlem Avenue, the property is zoned B-4 (Office and Service Business District) and is occupied by a medical office building. Just north of the medical office building is the Tinley Park Plaza retail center and is zoned B-2 PUD. South of the subject property is an unincorporated and undeveloped parcel that has been used for various recreational uses (frisbee golf and dog park) that is operated by the Tinley Park-Park District.



SITE PLAN



Overall Site Plan: Several revisions have been made to the site plan that was presented with the Phase 1 proposal. In response to concerns regarding noise impact on the neighborhood to the west, the Petitioner has moved the location of the grocery store (particularly the truck docks) and in-line stores further away from the residential neighborhood. The docks are now proposed at approximately 130' and the building approximately 175' from the west property line. In addition to moving the truck dock further east it allows for the separation of parking fields between employees and patrons. The previous plan also contemplated retail uses along the east end of the warehouse. The new plan consolidates the retail to the north of the grocery store. The new plan also provides for 4 new outlots along Harlem Avenue.



The revised site plan also provides for improved pedestrian access throughout the site as well as from Harlem Avenue. All of the comments recommended by staff regarding sidewalks and landscape buffers between vehicular drive aisles and pedestrian ways have been incorporated into the final design. Crosswalks have been incorporated where necessary and overhangs from vehicles have been taken into consideration where sidewalks abut vehicular parking. A minimum 8' sidewalk has been provided in those areas. A central landscaped boulevard has been provided which provides an east-west pedestrian accessway that focuses on the front access of the grocery store. This area also helps to break up the asphalt parking lot with fifteen (15) canopy trees. All parking aisles and parking spaces meet code requirements. Bike racks are provided near the entrance of the grocery store. An area has also been designated for outdoor dining near the grocery store main entrance.

The site has three points of access. One at 163rd as a signalized intersection; the north and south entrances have right-in/right-out access. As part of the Park Place PUD a blanket access and parking easement extends north to the 161st signalized intersection. It is expected that some of PFM's customers may use that access as well.

Parking

As previously stated by staff, *"parking is an imperfect science"* and while zoning ordinances attempt to assign parking ratios based on the average intensity of the uses, the reality is that there is no real standard of the industry and municipalities enforce a range of parking requirements. In the proposed multi-tenant plaza, which also has a cross parking easement with the development to the north (Sam's Club), there are many shared parking opportunities; depending on the future mix of tenants there will be a range in parking demand as well.

The proposed site plan provides a total of 665 spaces available to customers and employees of the 140,439 Sq. Ft. development. This represents a ratio of 4.7 spaces per 1,000 Sq. Ft. of gross leasable floor area. As a point of comparison, the recent approval for the Brixmor development (across the street from the subject site) provided the same parking ratio (4.7/1,000) for their entire Phase I & II development (511 spaces for 108,328 Sq. Ft. of development). The Zoning Ordinance requires 6.5 spaces per 1,000 Sq. Ft. of gross leasable floor area for a planned shopping center. However, that ratio dates back to the 80's and 90's. By today's standard this is considered excessive and is based on *'the day after Thanksgiving'* parking counts. If the current standard is applied to the Pete's development, a total of 913 parking spaces would be required resulting in the need for an additional 248 parking spaces beyond what they are currently proposing. In speaking with the Petitioner, who has experience operating 17 grocery stores, some stores operate successfully with ratios as low as 3 spaces /1,000 Sq. Ft. The parking fields located at the front and side of the store provide a ratio of 3.7 spaces/1,000 Sq. Ft. (excluding the rear parking area). The rear parking area (134 spaces) will be used primarily for employees. The Petitioner has not finalized their labor requirements but do not anticipate more than 200 employees working over 3 shifts. They do not anticipate more than 120-140 employees on site at any given time. The warehouse is expected to have between 10-20 employees; there is a parking area (13 spaces) dedicated for warehouse employees at the northwest end of the warehouse building.

It is staff's contention that retail locations are often 'overparked' resulting in expansive areas of asphalt that are mostly unused and result in high energy, development and environmental costs. As society continues to trend to more efficient modes of travel and less car dependent shopping patterns, it is Staff's opinion that the relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, translates to an appropriate parking ratio as proposed. As an exception to the code it will however still need to be noted as part of the PUD approval.

Open Item #1: Identify the parking ratio as an exception to the Village parking requirements.

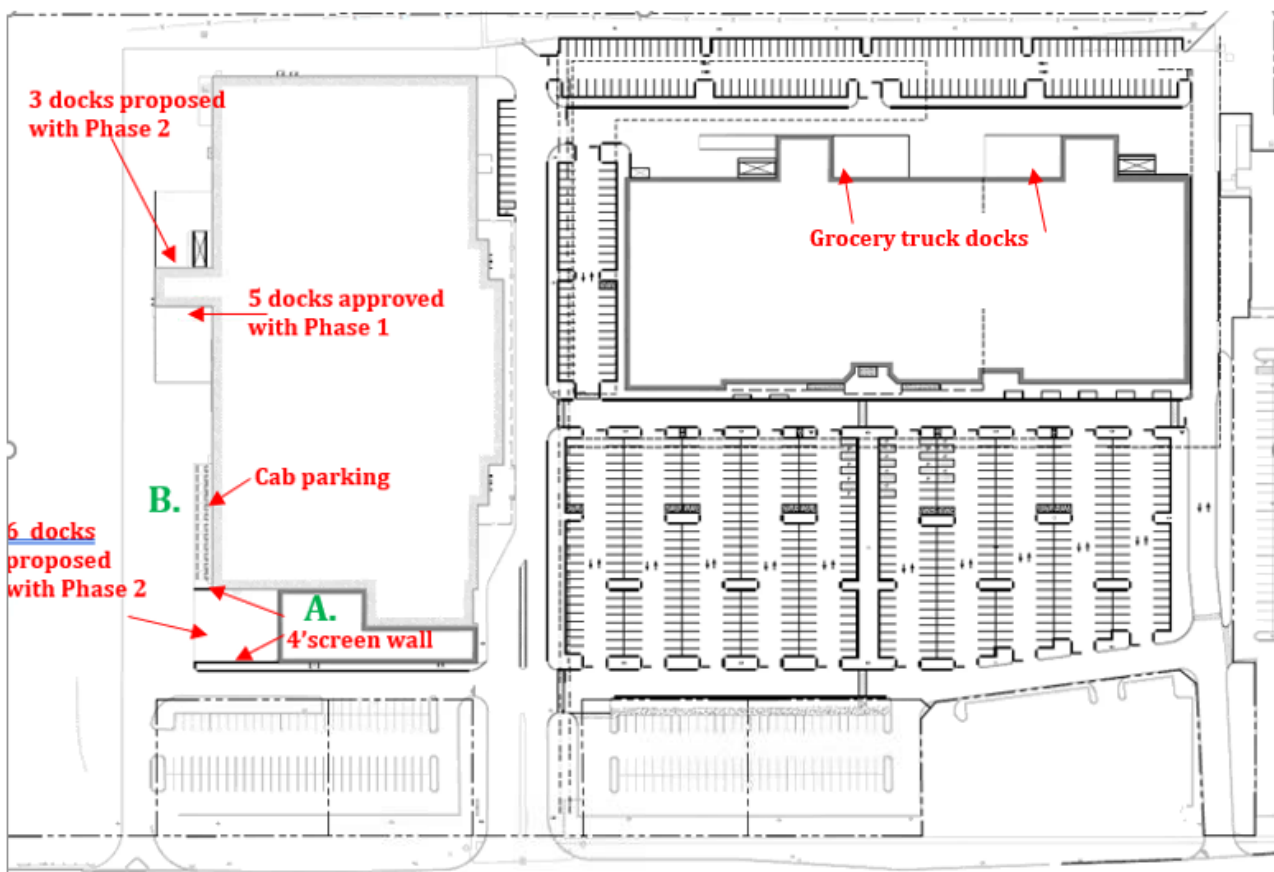
Parking was largely indicated as acceptable to the Commission based on the evidence of existing Pete's locations and similar commercial centers in the Village.

Delivery operations

There are five (5) existing docks on the south side of the warehouse that were approved for use with Phase 1 approvals. In Phase 2 there are three (3) additional docks added to the west side of the existing dock and another dock area has been added to the south side of the warehouse addition. This is a recessed dock area with a 4' screen wall (see A. below) to be constructed along the east side of the dock area. This screen wall, along with existing and new proposed evergreen plantings, will provide screening of the dock area.

There is also a proposed truck cab parking area along the south side of the warehouse (See B. below). There is room for twelve (12) cabs to be parked in this area which may include overnight parking. There is a 4' screen wall that will be constructed along the east side of this area.

There will be delivery operations for both the grocery store and the warehouse. Hours of operation for both facilities will be between the hours of 7:00 to 10:00 p.m. This conforms with the Village's noise abatement ordinances. The grocery store anticipates no more than five (5) semi-truck deliveries per day and 5-7 smaller panel trucks for a total of 10-12 truck movements a day for the grocery store. This is consistent with industry standards that cite 10-12 deliveries/day. (TransNow Transportation Northwest "Truck Trip Generation by Grocery Stores", August 2010, Commissioned by U.S. Department of Transportation), with suburban store averages as high as 14 trucks per day ("Food Distribution Supply Chain Data Collection", Washington State Department of Transportation, February 2016). With Phase 1 approvals it was noted that the warehouse anticipates 10-12 truck movements per day.



Overnight Parking

There are two code requirements governing the overnight storage of delivery vehicle: Per Section V.C.7.e.: "Parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not more than 1 ½ tons capacity – except for pick-up or delivery service during normal business hours. Any truck exceeding 1 ½ tons capacity shall be

adequately screened from public view when parked." It is staff's opinion that the dock area south of the warehouse is adequately screened from public view. It is also important to note that there is a landscape berm to the south and a fence with landscaping to the west of this area. There are no homes immediately adjacent to this area.

In addition, per Section III.O., overnight parking of delivery vehicles defined as "*Open Storage- Level 1, and over 8,000 pounds in weight*" is prohibited in the B-3. PFM is requesting an exception to this requirement. The approval of overnight storage of delivery vehicles will require an exception to the PUD ordinance.

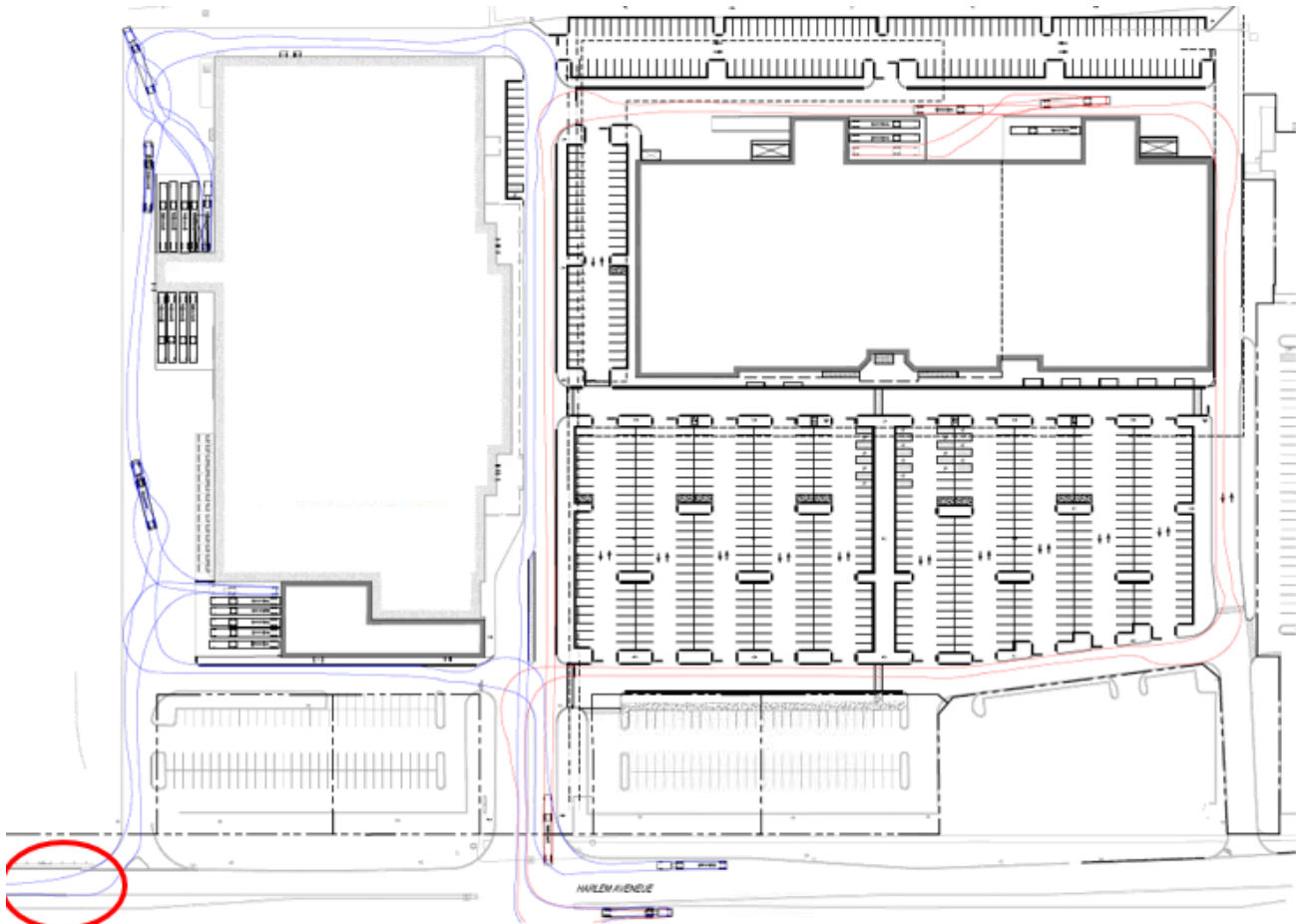
As part of Phase 1 there was approval for storage of five (5) trucks overnight. As part of Phase 2 there is a request to park an additional five (5) trucks, for a maximum of ten (10) trucks to be parked overnight (with or without cabs). There is also a request to park up to six (6) cabs overnight. Although the cab may not fit the definition with respect to the weight limit, staff recommends noting it as an exception as well to best document the proposed operations.

Open Item #2: Discuss the parking of trucks and cabs overnight and identify the overnight parking of ten (10) trucks and six (6) cabs as an exception to the Village requirements.

Clarification was given about why and when the cabs and trucks will be stored on site. This typically is due to peak times and to ensure loading operations aren't stalled when waiting for trucks to return or make deliveries.

Truck Route/Turning Radius

The graphic below outlines the delivery truck routes for the grocery store and the warehouse. These routes have been reviewed and approved by the Village Engineer with the exception of the egress route from the southern access. As depicted in the graphic, the truck will encroach the passing lane upon exiting the site and therefore does not meet IDOT standards. The Petitioner is working through this issue with the engineers, however it will remain as an '*Open Item*' until resolved.

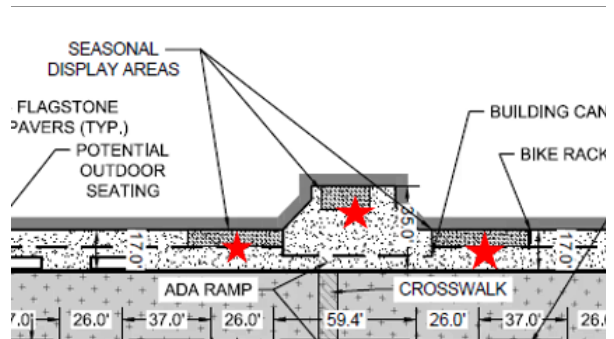


Open Item #3: Satisfy engineering concerns regarding turning radius for delivery truck.

A condition of approval has been added that the project is subject to final engineering review and approval of the final engineering plans. The turning radius will need to satisfy their comments related to safe truck turning movements prior to permitting.

Outdoor Sales Display.

Pete's Fresh Market typically provides outdoor display areas along the frontage of the store. This can be addressed as part of an Outdoor Sales Display Level 1 application which requires administrative approval, however, Level 1 outdoor sales are limited to times between April 15 and October 15. The Petitioner is requesting sales beyond this time frame (for winter holiday displays). PFM has agreed to limit outdoor sales to the areas depicted on the site plan and limit the height of the display to five (5) feet in height. This can be provided within the PUD as an exception.



Open Item #4: Discuss providing for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD within the designated areas (Plan C1.0) to a height no greater than 5'.

As part of the site plan review the following issues have been satisfactorily reviewed:

Site Plan

- Arrangement of buildings, parking, access, lighting, landscaping and drainage is compatible with adjacent land uses;
- Loading areas at rear or side;
- Vehicular ingress and egress provide safe, efficient and convenient movement to traffic;
- Safe movement of pedestrians;
- Attractive balance of green space; and
- Trash areas are screened.

ARCHITECTURE

GROCERY/IN-LINE RETAIL STORE

Staff has worked closely with the project architect to create unique architecture for the grocery and in-line retail building. The project architect created a clean and modern aesthetic that complements the plaza while providing contrast with the warm colors of the landscape and seasonal displays.

Staff also wanted to ensure the character of this plaza was compatible with other buildings in the PUD. With the recent painting of the warehouse in cool tones (white and gray) and the gray palette of the Sam's Club to the north, the final architecture establishes a compatible architectural character for the entire parcel including future outlots.



As stated by the project architect: "Architecturally, the success of this design is intended to transcend raw utility. It is intended to combine the energy and dynamics of a crafted exterior that carries the same quality and experience into the store with a program that encourages the user to enjoy the complete shopping experience. The architecture of the center represents a forward-looking design comprised of traditional materials (brick) that will be used in a timeless way. Colors, textures, and patterns will mesh to create dynamic surfaces that will give the building a unique character, both during the day and at night".

The architecture has evolved since the first submittal; staff is supportive of the final selection and proportion of materials. There is movement in the front façade with varying heights of the different blocks of material. The amount of masonry has been increased from the first proposal and contrasting tones of gray have been added to increase the 'warmth' of the color tones.



The in-line retail follows the aesthetic of the grocery store yet provides its own distinct architecture. The face brick is designed in a stipple pattern resulting in dramatic shadow patterns highlighted with accent lighting.



Building Materials

Structures measuring greater than 80,000 square feet must be constructed with at least 25% of each façade with face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material. Alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than 15% of any façade. All facades meet the minimum masonry requirements.

The front façade will be constructed of two different colors of face brick (Ghilbli Black and Panama White), an expanded metal screen system (white), clear and spandrel glazing and a prefinished aluminum curtain wall. The Panama White face brick will be constructed in a stippled pattern which provides opportunities for dramatic shadow patterns during the day as well as at night with the proposed lighting.



MASONRY (STIPPLED)

The Ghilbli Black face brick will be constructed in a stacked pattern resulting in a modern clean design. It will also be used in a stipple pattern for the inline retail storefronts. The metal mesh (Signal White) offers a contrast to the masonry.



MASONRY (STACKED)



METAL MESH

The north and south facades will be comprised primarily of the Ghilbli Black face brick in a 'stacked' design. The expanse of the facades is broken up with the use of Panama White face brick and spandrel glazing. The north façade also includes the white curtain wall and metal architectural screen.



SPLITFACE CMU



SSG CURTAIN WALL

The rear (west) façade is primarily split face block (QT Black).



South Facade



Rear Facade

Trash enclosures

The grocery store and inline retail stores will have a trash compactor area with a poured concrete screen wall painted black to match the split face block.

Equipment Enclosure

There is a 10' x 20' equipment enclosure at the southwest corner of the building. Staff has requested a detail of the enclosure.

Roof Top Units (RTU)

Final plans have not been completed for the design of the RTU however the architect states they will be located at the rear third of the building and most likely will not be visible from public right-of-way. If there is a need to screen the units they will be screened with a corrugated metal (white). Details will be provided prior to the Public Hearing.

As part of the architectural review the following issues have been satisfactorily reviewed:

Architecture:

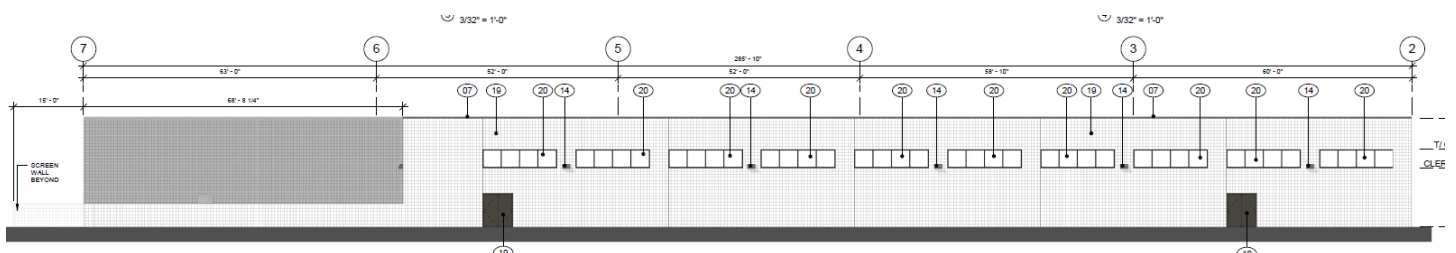
- a. Building materials -conformance with Section V.C.;
- b. Cohesive building design;
- c. Compatible Architecture;
- d. Color;
- e. Sustainable architecture;
- f. Defined entry;
- g. Roof;
- h. Building articulation;
- i. Screen materials;
- j. RTU screened from view; and
- k. Trash/equipment enclosures.

Open Item #5: Verify rooftop mechanical units are not visible from public view. Discuss the screening requirements for RTU and outside equipment.

A site line study/exhibit was prepared to ensure the visibility of the RTUs and mechanical equipment on the new structure will be adequately screened and not be visible form Harlem Avenue.

WAREHOUSE

There is a 12,400 Sq. Ft addition proposed for the eastern end of the building that will provide space for administrative offices and warehousing. A recessed dock is located at the south end of the addition. The architect has attempted to match the existing façade in architecture, building material and color. The material will be a square split face block similar to what exist on the existing building. Clerestory windows have been added to the eastern façade to break up the expanse of the masonry. A 4' screen wall extends south of the building to screen the new dock area.



A Photometric Plan has been provided that provides light readings for the property as well as cut sheets for the selected light fixtures and standards. The light fixtures limit off-site glare and exceed photometric requirements at the property lines with a 0.0 FC reading. Light poles will not exceed 25' in height (maximum height allowed per ordinance).



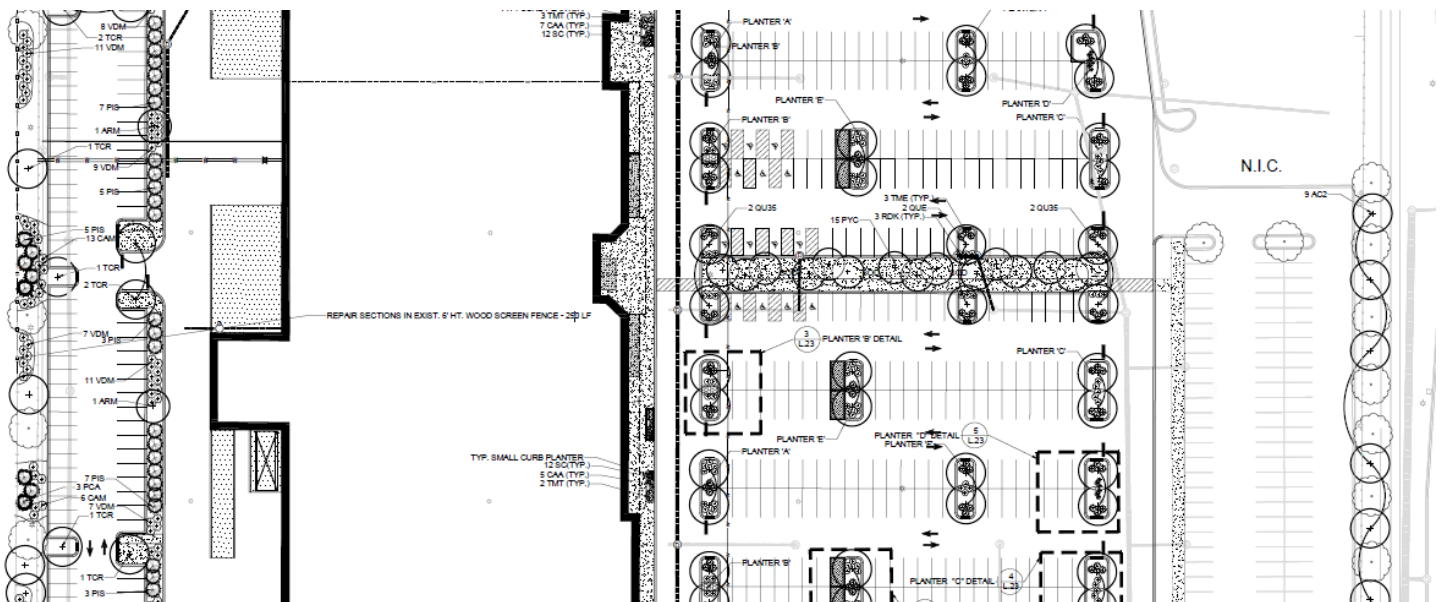
LANDSCAPE ARCHITECTURE

The project Landscape Architect has worked cooperatively with Staff to create a landscape plan that meets or exceeds the intent of the code. With the redevelopment of the expansive parking area east of the new grocery store, there is an opportunity to break up the 'sea of asphalt' and create a long 24' x 260' landscape island that not only bisects the parking area but creates a visual vista and pedestrian access to the main entrance of the store. A tree preservation plan has been submitted that will retain the landscape berms and existing bufferyard along the south and west property lines. Where there are some deficiencies in plant count, inadequate space makes it difficult to provide additional landscaping. Therefore, the caliper of the trees has been increased to 3.5" and 4" in certain areas of high visibility. The screening of the dock areas has been prioritized and evergreen plantings will supplement the screening provided by the 4' masonry walls. Foundation plantings have been provided for the warehouse addition and curbed planter areas have been provided along the front of the grocery and in-line stores. Landscape islands will be irrigated.

An inventory of the existing fence has been made and there are areas in need of repair. The Petitioner has identified approximately 250 l.f. in need of repair. Staff recommends making this a condition of approval with a deadline.



Open Item #6: Condition approvals on the repair of the existing fence along the west property line by August 1, 2021.



SIGNAGE

Ground Sign

There is an existing ground sign left on the property from the former K-Mart. The applicant requested to use the structure as part of the Phase 1 approvals; however, staff was unaware that it did not meet the code with respect to height. Additionally, it exceeds the height variance granted for the ground sign at Tinley Park Plaza across the street. The applicant has agreed to reduce the current height from 25' to 20' to match prior Village approvals of 20' in height and 267 sq. ft. in area for Tinley Park Plaza. Therefore, staff supports the proposed ground sign for Pete's with a height of 20' and overall area of 256 sq. ft.

The proposed ground sign also includes an electronic message display. Ordinance limits the size of electronic signs to 20% of the total sign face area. The proposed sign is 85.28 sq. ft. in size which represents 33% of the overall size. While this exceeds the ordinance limitations, staff believes it to be in proportion to the overall sign. If the electronic sign were to be reduced to the required 20% it would have to be reduced by 2'2" for a height of 3'2". This would significantly limit the signs usability.



Wall Signs

The Petitioner has proposed two (2) wall signs for the grocery store. Sign proposals for the in-line retailer have not been provided; the Petitioner has been advised that the future tenants will have to submit for their signs as part of their occupancy.

Wall signs for tenants with greater than 80,000 GFA (Gross floor area) are allowed one (1) wall sign per tenant frontage (Pete's is recognized as having two frontages- one being on a public accessway) at a ratio of 1 Sq. Ft. per 1 l.f. not to exceed 120 Sq. Ft. The proposed sign for Pete's is 147 Sq. Ft. which exceeds ordinance by 27 Sq. Ft. As a point of comparison, Tinley Park Plaza was given a variance of 76 Sq. Ft. The variance on size of the wall sign was based on the increased distance from Harlem Avenue; this can also provide a defense for Pete's variance request for the size of the wall sign.



~~Open Item #7: Consideration of an exception for the height and size of the ground sign to allow a 20' tall ground sign 256 Sq. Ft. in area and an exception to the maximum size of a wall sign to allow a wall sign of 147 Sq. Ft in size along each of the grocery store's two frontages.~~

PLAT OF SUBDIVISION

A final Plat of Subdivision has been submitted which provides for the consolidation of lots 3,4 and 6. The Plat is still under review by the engineer. There will also need to be approval of a Plat of Vacation for a Public Utility Easement that conflicts with the proposed development plans. Staff recommends all plats be conditioned upon engineering approval.

~~Open Item #8: Condition approval of Plat of Subdivision and Plat of Vacation on final engineering approval.~~

FIRE DEPARTMENT REVIEW

All items have been satisfied

ENGINEERING REVIEW

There are several open items identified by the Village Engineer, most of which will be resolved upon submittal of final engineering. The most critical issue appears to be the turning radius of trucks exiting the south entrance. The Petitioner is working with the Village engineer to resolve this issue. Staff recommends conditioning approvals on Engineering approval.

~~**Open Item #9: Condition approvals on final engineering approval.**~~

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission when analyzing a Special Use request. Staff will provide draft Findings for the Commission's at 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 Exceptions are 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 additional commercial space will add additional shopping options for neighboring residents. Trucks and deliveries have been setback from property lines and screened by fencing and heavy landscape buffering. Mechanical units will be screen from view.*
- 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;
 - *Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the 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 for the parking lot. Stormwater drainage facilities have been planned for and will be met with the new development.*
- 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;
 - *Site layout is designed to allow for safe circulation by delivery trucks, employees, and the general public within the site and on adjacent public streets.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and
 - *All other Village code requirements will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The addition allows for Pete's fresh market to operate a newly constructed Grocery Store that will provide additional grocery options, employ people within the community, and provide additional tax benefits to various local government not being produce by the vacant site currently.*

STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTURAL REVIEW

Section III.U. 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 should be considered to have been met upon review from 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 cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

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

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Park Place PUD with Exceptions from the Zoning Ordinance, to the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), to permit additional building development and lot changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the June 3, 2021 Staff Report."

Motion 2 (Site Plan and Architectural Approval):

"...make a motion to grant the Petitioner, Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Site Plan and Architectural Approvals to construct Phase 2 and Phase 3 of the redevelopment, including a new 140,439 sq. ft. commercial building and expansion of the warehouse buildings with various site changes at 16300 Harlem Avenue in the B-3 PD (General Business and Commercial, Park Place PUD) zoning district, in accordance with the plans submitted and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Special Use for a Substantial Deviation from the PUD and Final Plat by the Village Board.*
- 2. Site Plan Approval is subject to final engineering plan review and approval including truck turning at the southernmost driveway along Harlem Avenue.*
- 3. Site Plan Approval is subject to repair of the existing fence along the west property line by August 1, 2021.*

Motion 3 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner Petros Drimonas of Pete's Fresh Market, on behalf of 163rd & Harlem LLC (property owner), Final Plat of Subdivision Approval for the "163rd & Harlem LLC Subdivision" in accordance with the Final Plat submitted and dated 5-27-2021, subject to the condition that the approval is subject to Final Engineering Plan approval by the Village Engineer.

LIST OF REVIEWED PLANS - Pete's Fresh Market Phase 2

Submitted Sheet Name		Prepared By	Date On Sheet
C0.0	Site Location Map	Cage	05.27.21
C0.1	General Notes and Specifications	Cage	05.27.21
C0.2	VOTP Standards	Cage	05.27.21
C0.3	Demolition Plan	Cage	05.27.21
C1.0	Site Layout Plan/pavement striping plan	Cage	05.27.21
C1.1	Phasing Plan	Cage	05.27.21
C2.0	Site Grading Plan	Cage	05.27.21
C2.1	Soil Erosion& Sediment Control Plan	Cage	05.27.21
C2.2*	Soil Erosion & Sediment Control Details	Cage	05.27.21
C3.0	Site Utility Plan	Cage	05.27.21
C4.0*	Construction Details	Cage	05.27.21
C4.1*	Construction Details	Cage	05.27.21
C4.2*	Construction Details	Cage	05.27.21
L.11	Tree Protection Plan South	LG	05.27.21
L.12	Tree Protection Plan North	LG	05.27.21
L.21	Landscape Plan South	LG	05.27.21
L.22	Landscape Plan Center	LG	05.27.21
L.23	Landscape Plan North	LG	05.27.21
L.31	Landscape Details	LG	05.27.21
L.41	Existing Fence Survey	LG	05.27.21
EX-1	Truck Turn Exhibit	Cage	05.27.21
EX-2	Truck Turn Exhibit	Cage	05.27.21
EX-3	Truck Turn Exhibit	Cage	05.27.21
	Photometric Plan	KSA	05.27.21
	Detail Sheets (16)	LL	
	Plat of Subdivision	Schudt	05.27.21
	Plat of Subdivision - sheet 2	Schudt	05.27.21
	Plat of Vacation	Schudt	05.27.21
A2.0	Exterior Elevations -incl RTU	CT	05.27.21
A2.1	Architectural Material Elevations- Grocery	CT	05.27.21
A2.2	Architectural Material Elevations - In-line Tenants	CT	05.27.21
A2.5	Architectural Elevation- proposed addition	CT	05.27.21
A3.4	Architectural Roof Plan- Skylight Canopy	CT	05.27.21
A6.1	Architectural Screen System	CT	05.27.21
A6.2	Architectural Screen System-corner	CT	05.27.21
A.8	Architectural Building Materials	CT	05.27.21
A8.1	Representative Images for PFM	CT	05.27.21
A8.2	Architectural Elevations Masonry Take-offs	CT	05.27.21
A9.0	Rendering - View to PFM Entry	CT	05.27.21
A.9.1	Rendering - View to PFM Entry- night	CT	05.27.21
A9.2	Rendering - Aerial View to PFM Entry	CT	05.27.21

A9.3	Rendering – Aerial View from Southeast	CT	05.27.21
A9.4	Rendering – Aerial View from Northeast	CT	05.27.21
A9.5	Rendering – View to small shops	CT	05.27.21
A9.6	Rendering – View to small shops night	CT	05.27.21
A9.7	Rendering- View to loading dock	CT	05.27.21
GS-1	Ground sign	Holland	05.27.21
S-1M	Wall sign	Holland	05.27.21
AS2.0	Architectural Site Plan (Site Line/RTU Visibility)	CT	06.09.21

Shudt – Joseph A. Schudt Surveyor

Cage – Cage Civil Engineering

CT – Camburas & Theodore, LTD

LG - LG Workshop, LLC

KSA - KSA Lighting and Controls

LI - Lithonia Lighting

Holland - Holland Design Group