



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

December 16, 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 December 16, 2021.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for December 16, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Eduardo Mani
Ken Shaw
Kurt Truxal

Absent Plan Commissioners:

Angela Gatto
Frank Loscuito

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

James Truesdell, DR Horton
Steve Bauer, DR Horton
Scott Shalvis, Architectural Studio, Ltd.
Andrea Crowley, Griffin Gallagher

Members of the Public:

None

COMMUNICATIONS –

There were no communications from Village Staff.

APPROVAL OF MINUTES - Minutes of the December 2, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL. The motion was seconded by COMMISSIONER SHAW to approve the December 2, 2021 minutes. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 16, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – OAK RIDGE SUBDIVISION, DR HORTON – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, REZONING, AND RESOLUTION FOR PRELIMINARY PLAT

Consider recommending that the Village Board grant the Petitioner, DR Horton Inc – Midwest, a Special Use Permit for Preliminary Planned Unit Development (PUD) Approval, and Rezoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential) for the Oak Ridge Subdivision on property located at the southeast corner of Ridgeland Avenue and Oak Forest Avenue. Preliminary Plat and Preliminary Site Plan Approval are also requested as part of the development approval.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Eduardo Mani
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Frank Loscuito

Village Officials and Staff: Kimberly Clarke, Director of Community Development
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: James Truesdell, DR Horton
Steve Bauer, DR Horton

Members of the Public: None

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER TRUXAL, seconded by COMMISSIONER GASKILL. 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. He invited staff to start with the presentation of this item.

Dan Ritter, Planning Manager summarized the Staff Report for the Commission. He noted the proposed development is 81 single-family homes and 162 townhomes. He reviewed the history of the site and its relationship to Panduit. He noted Freedom Pond is a stormwater detention facility for downtown and this site. He reviewed the zoning and context of the area. It is mostly surrounded by residential and the nearby forest preserve. This site was envisioned as residential. It does not include the ABC property at the corner. The Petitioner tried to obtain it, but could not work out an agreement. However, the proposed development allows a road connection. R-5 is a little unique for detached single-family homes, but the density is somewhat controlled through the increased regulations such as driveway widths and lot coverage percentages. They aren't significantly smaller lots than the R-4 zoning. He also noted the detached single-family homes area will remain as such and not for townhomes. There is a three-acre public park they will donate to the Park District. The Park District provided a letter stating they are willing to accept it subject to final design. They are going through negotiations to determine exactly what this park will be. It would be a usable public park. Other open areas include seating for the townhomes and pathways through the site. Final approval and sitework

would happen in 2022. Finishing the homes would be a year after that in 2023. They project a 3- or 4-year sales program with build-out but it will be market-driven.

They are building this within a PUD and there are three exceptions. The first exception is that there is no first-floor rear brick on the townhomes. There would be vinyl siding going down. They propose partially on the sides and covering the fronts to a high degree. There was feedback from the Workshop indicating there could be damage to vinyl at the bottom. The Petitioner wishes to continue using vinyl due to cost and ease of running the siding. Staff discussed this with the Building Official. Though brick can be done on the rear, additional work would need to be done to ensure it is adhered correctly. Siding would be simpler. The second exception is that brick is required to go to the top of the first floor on the sides. He noted it would actually be to the second story due to the grading where the front is a half-story which drops off into the back. At the Workshop, he noted the Commissioners didn't seem to have an issue with the proposed side elevation given the tradeoff to the additional brick in the front. The third exception was the detached single-family lot coverage at 40% versus 35%. The 40% allowance builds in some flexibility for owners to build accessory structures. He noted there didn't appear to be too many concerns with this. He noted there were restrictions with the proposal mostly related to the development's density. He reviewed some of these restrictions. He noted there cannot be large driveway widths on the single-family homes. He noted there were some clarifications like only the homes that were being presented as part of the PUD can be built, and can only be built per the elevations as shown. This is typical of a PUD. He noted there was previously relief needed for open space. They required 4.17 acres of recreational open space, not just yards or unusable open space. The total was previously 3.93 acres, but now including the new pathways and connections, they appear to go over the deficient quarter-acre. He reviewed the roadway connections including the stub to the ABC property. Emergency vehicles can turnaround to service the homes in that area. He reviewed the setbacks of the single-family homes. It doesn't appear it will feel overly dense. Staff recommended a Special Service Area be put over this development as a protection in case the HOA goes under or doesn't fulfill requirements such as landscaping, stormwater, or utilities.

Sidewalks are internal and on new roads. New sidewalks are typically required on Oak Forest Avenue and Ridgeland Avenue; however, the Village is already planning with the County along Ridgeland. They have a multi-use path and are doing significant upgrades to the roadway, utilities, and curbs. It is a requirement for the developer to pay for their portion in that sidewalk there as well as Oak Forest Avenue. Staff's recommendation was a cash-in-lieu payment as opposed to trying to coordinate the work. That money can go to the Public Works and Engineer to best determine how the money can be used for those projects. One of the hopes was that potentially there wasn't going to be a connection from the roadway that connects Oak Forest Avenue south to across the ABC parcel which is the most crucial sidewalk portion. With this developer, they could not do the ABC portion. There was an open item discussion point about the sidewalk making a quicker connection from the single-family homes south to the Freedom Pond and to Tinley Park High School. COMMISSIONER SHAW had provided a sketch of removing one lot and bringing a path on the east side of the townhomes. However, there is an issue with utilities and grading to move stormwater through. The Petitioner still wanted to consider a path through the townhomes. This will be a little quicker than walking otherwise through the townhomes or along Ridgeland. They largely met the landscaping code, including street trees. The park will be in conjunction with what the Park District wants. There is screening on the exterior of the development. The fence will help buffer the properties. They proposed a standard stockade shadow-box style wood fence that they have used on other properties. They wish to still use wood and have provided photos showing how one of their fences has maintained well over 20 years. They feel wood fencing would tie in better to the forest preserve rather than a PVC fence.

COMMISSIONER TRUXAL asked if this was an image of a close to 20-year-old fence.

The Petitioner responded he believes they were installed in 2005.

COMMISSIONER TRUXAL asked which picture it was.

The Petitioner responded he believes it is two pictures of the same fence.

COMMISSIONER TRUXAL noted that the one on the top with the tree looks like brand new cedar.

The Petitioner responded there may have been some power washing there and that it was treated cedar.

Dan Ritter, Planning Manager noted this is still an open item for discussion. He noted Staff went through the architecture. There is brick and stone on the single-family homes and there is an attractive amount of brick on the townhomes. He noted their anti-monotony requirements to ensure there is variety in the appearance of the homes. The key lots would have some minor upgrades. He noted parking was an open item. The townhome area is somewhat unique. If there is an event, some guests may have to walk a bit.

COMMISSIONER TRUXAL asked if there is parking along Ridgeland or Longford Drive or other streets within the subdivision.

Dan Ritter, Planning Manager responded that there is not currently parking planned along the reconstruction of Ridgeland. Within the subdivision there will be street parking.

COMMISSIONER TRUXAL noted if you looked at the townhomes to the right (east), their only option for guests would be along Roscommon Road other than in their driveways. It would be a walk for visitors.

Dan Ritter, Planning Manager responded that we don't want to overpark, but also don't want to cause problems. They may have to park away or around the blocks.

COMMISSIONER TRUXAL noted that the green dots indicate where there is parking on one side of the street. He asked if there would be No Parking signs on the other side.

Dan Ritter, Planning Manager responded that will be addressed more in final engineering with full engineering review. The assumption was it would only be on one side, but you usually have utilities on the other side so it limits what you can do.

COMMISSIONER TRUXAL noted that having signs with the threat of a ticket would be more persuasive to keep people on one side.

Dan Ritter, Planning Manager responded that on some streets you can park on both sides. Some people don't like it because it feels tight but it works as a traffic calming measure. He will defer to the Engineer on this. There weren't too many concerns at the Workshop with the parking. The Petitioner provided examples.

CHAIRMAN GRAY noted he looked at the links and it didn't appear to cause problems.

Dan Ritter, Planning Manager noted that signage will include a larger monument sign at Oak Forest Avenue. Ridgeland will have two smaller signs. He noted the open items with plat approvals and engineering.

The Petitioner, James Truesdell, 1335 E. Kennedy Drive, Streamwood, IL, representing DR Horton, was sworn in. He noted the plan has evolved since working with staff earlier this Spring. He introduced DR Horton as the largest homebuilder by volume in the United States for 19 consecutive years. They were founded in 1978, and currently operates in 98 markets in 31 states. DR Horton develops a range of for-sale homes and has been building in Chicago for over 50 years. They know the market well and have the ability to execute projects. He noted there was a summary report of market studies included in the agenda packet. He noted the study was very positive. The study mentioned that the site is well located, near the primary shopping corridor and Metra station. The study also noted that new home development activity in the southwest suburbs has lagged compared to some other areas in the Chicagoland market, and has resulted in a pent-up demand for new homes here. The study recommended that the single-family homes be targeted toward young and "move-up" families and active adult buyers seeking single family living. The ranch design in particular will market toward the "move-down" older empty nesters. Regarding the townhomes, he noted there is a deep pool of 30 to 44-year-old homebuyers who prefer three-story rear-loaded townhomes primarily with a flex-space located near the ground floor and garage area. The flex space is now important as it can help serve as home office space in the pandemic. The development product overall appeals to a wide range of buyers including young millennials, young and mature families, and active adults. Regarding the previous comments on the building materials, he noted DR Horton would prefer to keep the siding on the 1st floor in the rear. He noted it's not just a cost issue, but rather there would not be much value in adding the brick in such a small area along the garage doors in the back of the building. Brick would be more difficult to install, and over time there could be more problems for the association than if it were to be vinyl. It's important to consider keeping long term maintenance costs down for property owners.

DR Horton would also prefer vinyl over HardieBoard or LP Smart Side (an engineered wood product) for issues of maintenance, painting, and caulking. There is more long-term maintenance the HOA would be responsible for with those options. He stated he's available to answer any questions.

CHAIRMAN GRAY asked the Commissioners for any comments.

COMMISSIONER MANI had no comment.

COMMISSIONER SHAW noted this is a really good development overall. The walking path connection looks as though its separated from the entries to the units.

The Petitioner noted the paths are duplicated now as two walks next to each other, but DR Horton may consider combining it in the final planning phases if that makes the most sense.

COMMISSIONER SHAW agreed. It looks like a two-way highway. He noted in light of considering pros and cons, that a townhome owner might not want a public walk-through path in front of one's door. While the walk path is important, he would prefer it not being there was opposed to it being in front of an entrance to someone's home. He noted this was not a make-or-break point for him. He suggested the Petitioner consider buffering with landscaping. He noted that it looked like there was a stub off Ridgeland that connects to the path.

The Petitioner answered that was a proposal of another thing that could be done for someone coming up Ridgeland.

COMMISSIONER SHAW reiterated this was not a sticking point for him. He appreciated the Petitioner's effort there. He asked if the Petitioner intended for this to be a single-phase build-out.

The Petitioner responded that they will plat this all at one time and get all the public improvements in. The intent would be to start building the homes at the same time as they start getting the improvements. They don't intend to break it into two phases although as they sell homes if they start in the Spring they would get their model and marketing up then and sell homes as they are building out the public improvements.

COMMISSIONER SHAW asked if the townhomes or single-family homes would be built at separate times.

The Petitioner responded no, they will be built at the same time.

COMMISSIONER SHAW asked if they would build them as they sell them.

The Petitioner responded yes.

COMMISSIONER SHAW noted he had no concerns about the wood fence. He asked if the parking at Roscommon, Longford, and Galway were the only public roadways, and everything else was HOA / private.

The Petitioner responded yes, in the townhome portion of the project.

COMMISSIONER SHAW asked if the parking on Roscommon (shown with green dots on parking exhibit) was just for illustrative purposes and that there were no parking restrictions on Longford planned.

The Petitioner responded no, that was just for illustrative purposes. He noted that on the exhibit they did two weeks ago they realized they didn't show anything on Roscommon Drive. You could get additional spaces on the one side of the street also. It was left off in the original exhibit. Dan Ritter, Planning Manager, noted the on-street parking allowances would really come down to final engineering designs and will be at the direction of the Village Engineer and Public Works Department. There are some universal standards and will depend on fire hydrant placement. Two-sided parking could provide additional spaces and also works as a traffic-calming method, so it can be reviewed with traffic standards at Final review/approval. What is shown on the exhibit was just an estimate.

COMMISSIONER SHAW noted he agreed with Dan on that the two-sided parking slows vehicles. That is his preference. He felt that the parking requirements were overblown and that he didn't think we should be planning and

zoning for the worst-case scenario peaks. Pavement is expensive, and even pervious is not very green. He was happy to see the optimism in the studies.

COMMISSIONER GASKILL had no comment.

COMMISSIONER TRUXAL asked to look again at the images of the additional walkway and asked for clarification on them.

COMMISSIONER SHAW clarified the image on the left was a sketch he sent to Staff as a thought/option he had after the workshop.

Dan Ritter, Planning Manager, noted it was an option Commissioner Shaw sent that would remove one detached single-family lot (lot 39). It would then run it through there and down the east side of the townhomes. He noted it looks nice on paper, but there is a question of how it would work in real life. There are utilities and a small drainage area for overland flow. The Petitioner came back with Option 2.

CHAIRMAN GRAY noted the first picture showed the home units and the northeast portion of the townhome units and the southern area that abuts Freedom Pond.

The Petitioner noted it was showing two different areas.

Dan Ritter, Planning Manager, responded the goal was still the same, to connect into the sidewalk paths as direct as possible to Freedom Pond and probably Tinley Park High School.

COMMISSIONER TRUXAL noted those were his only questions.

CHAIRMAN GRAY asked COMMISSIONER TRUXAL had any preference on the fence.

COMMISSIONER TRUXAL noted that if the photos shown are true after 20 years, it is shocking to him. He noted we had talked about durability and the material being used, 1x6 dog-ear and 2x3 cross members and 4x4 posts. That is basic residential, so to him, that's not anymore durable than what you would build in your own yard. However, if the fence shown is 20 years old, then someone is taking care of that.

The Petitioner noted that the fences do require maintenance. He noted he had a similar fence in his own yard which had held up for 14 years. He personally likes the wood in this location here with respect to the nature of the site having the forest preserve next door. It blends better along the frontage of the development that ties into the forest preserve.

COMMISSIONER TRUXAL asked if the HOA will have to maintain it.

The Petitioner responded yes.

Dan Ritter, Planning Manager, clarified that once it is built out, it will fall under the HOA to maintain how they wish.

COMMISSIONER TRUXAL noted that it will be up to the HOA if the fence falls down.

COMMISSIONER SHAW noted it would still fall under property maintenance.

Dan Ritter, Planning Manager noted it would probably make sense to seal it, stain it, or clean it occasionally even for the HOA. We could recommend they do regular maintenance. If it starts falling apart, we have full ability to enforce via property maintenance and the PUD requirements to have the fences.

COMMISSIONER SHAW noted he has seen this type of shadow-box construction where you have the boards on both sides. It is pretty heavy duty.

COMMISSIONER TRUXAL noted it's hard to get a paint brush in between the boards.

COMMISSIONER SHAW noted that's why they are typically left natural. He noted he likes them because they are sturdy being double-sided and not quite as flimsy.

Dan Ritter, Planning Manager noted the wind is a big factor. You have some break for the wind.

COMMISSIONER SHAW noted there's also some light bleed-through at an extreme while still getting privacy.

Dan Ritter, Planning Manager noted that you will get maintenance issues with PVC fences. With PVC fences, there are the two beams that hold in the middle sections so if you get high winds, you can blow out the whole middle. They are harder to repair, and you almost need to get a whole new fence panel.

COMMISSIONER GASKILL provided comment on his experience with the longevity of cedar fencing. He stated he's lived at his home for 35 years and put up a cedar fence in the first year. He's just now replaced his fence. He didn't power wash his fence. He let it weather and turn gray. It doesn't take that much maintenance.

Dan Ritter, Planning Manager noted that PVC sometimes makes sense on commercial properties. They tend to not do as much regular maintenance, and it's just there because they are forced to have it.

CHAIRMAN GRAY provided his comments. He appreciated that the Petitioner worked with the Commission at the Workshop, especially with the access to Freedom Pond. He thanked COMMISSIONER SHAW for sending his sketch. It sounds like there is still a bit of fiddling with the location. He noted they were able to remove the Variation by meeting the minimum acreage for the open space. He appreciated the parking lot links. He wasn't able to go to the locations, but he did look at Google and saw they were built about 3 or 4 years ago. That one was done in stages. He never saw spillage of cars on Google Earth maps. He didn't think parking would be an issue as it is shown. Maybe they will have two-sided parking on the streets, but that was not an issue for him. Regarding the fence, it sounded like there was a case for the wood. He didn't have an issue as long as it is durable. It sounds like it is, given COMMISSIONER GASKILL's personal testimony where didn't have to maintain it much in 35 years. The brickwork on the front façade looks great and is the better value for the dollar than on the rear façade with the garages. He would rather keep the brickwork on the front with the siding on the small portions along the garages. He appreciated the Petitioner providing a construction schedule. He feels this is a good project that fits the community. It will be attractive to potential residents. He asked if anyone from the public wished to speak. Hearing none, he asked Staff to review the Standards. Before Staff could review the Standards, he requested a motion to close the public hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY asked for the standards.

Dan Ritter, Planning Manager, provided the standards.

There were three motions for this item.

Motion 1-Map Amendment/Rezoning:

COMMISSIONER SHAW made a motion to recommend that the Village Board grant the Petitioner, DR Horton Inc - Midwest, a Map Amendment (rezoning) of the property generally located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave) from the existing ORI (Office and Restricted Industrial)) zoning district to the R-5 (Low-Density Residential) zoning district, and adopt the Findings of Fact as proposed in the December 16, 2021 Staff Report.

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

Motion 2-Special Use for Preliminary PUD Approval:

COMMISSIONER MANI made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, DR Horton Inc - Midwest, for Preliminary Planned Unit Development Approval for the Oak Ridge Subdivision located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland

Ave), to be zoned R-5 (Low-Density Residential) and developed with 81 detached single-family and 162 attached single-family units, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed and following seven conditions as listed in the December 16, 2021 Staff Report:

1. The PUD exceptions and restrictions from the Zoning Ordinance, as listed in the staff report, shall be included within the Preliminary and Final PUD ordinance documents.
2. Final PUD and Plat Approval is required and shall be in substantial compliance with the plans, documents, findings, conditions, discussion, and agreements determined as part of the Preliminary PUD approval.
3. Final conditions, covenants, and restrictions (CC&Rs) shall be submitted outlining ownership and association responsibilities.
4. A Special Service Area (SSA) shall be established over the development at the time of Final Approval.
5. The public park design and layout shall be finalized at final approval. The timeline of completion and acceptance shall be agreed upon with the Tinley Park - Park District.
6. A cash-in-lieu payment for the sidewalks on Ridgeland Ave and Oak Forest Ave be submitted prior to issuance of any permits. The payment is currently estimated by the engineer at \$82,279 but is subject to changes related to increases in construction or material cost.
7. Final approval is subject to final engineering review and approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Cook County DOT, MWRD, and IEPA.

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

Motion 3-Preliminary Plat Approval:

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant approval to the Petitioner, DR Horton Inc – Midwest, Preliminary PUD Plat Approval for the Oak Ridge Subdivision in accordance with the Preliminary Plat submitted (dated December 7, 2021), subject to the condition that the approval is subject to the review and approval by the Village Engineer and Village Attorney.

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

CHAIRMAN GRAY noted this will go to the Village Board. He asked Staff to confirm if this will happen on Tuesday, January 4th, 2022.

Dan Ritter responded yes and that he will follow-up with the petitioner on how to attend.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 16, 2021 REGULAR MEETING

ITEM #2 PUBLIC HEARING – RESIDENCE AT BROOKSIDE GLEN/MAGNUSON APARTMENTS, SPECIAL USE FOR A PUD SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane, LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (a.k.a. The Residence at Brookside Glen) to modify the elevations of the residential structures at the properties 19248-88 Magnuson Lane in the R-6 PD (Medium Density Residential) Zoning District.

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| Present Plan Commissioners: | Chairman Garrett Gray James Gaskill Eduardo Mani Ken Shaw Kurt Truxal |
| Absent Plan Commissioners: | Angela Gatto Frank Loscuito |
| Village Officials and Staff: | Kimberly Clarke, Director of Community Development Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner |
| Petitioners: | Scott Shalvis, Architectural Studio, Ltd. Andrea Crowley, Griffin Gallagher |
| Members of the Public: | None |

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER TRUXAL, 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. He invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. She briefly provided the PUD history noting it was originally approved in 1990, with the development most recently approved in 2017. There were discussions on the development's scale, design, and aesthetics. The development is within the Urban Design Overlay District. The development has four residential buildings with a clubhouse. There are 144 units. The petitioners have proposed design changes which require a substantial deviation to the PUD. The PUD has evolved over time due to market demands and a change in exterior wall construction. The major proposed building changes include a lower building height, longer building footprint, shortening of the connecting terraces, and extending the clubhouse through the parking garage. The façade materials, offsets, windows, and balconies are being reconfigured, and glazing is being reduced notably in the clubhouse. Parking has also been adjusted. The distance to the nearest townhome was reduced by 1'-3" and the dog park length was reduced by just over 20 feet. An additional 8th pergola was added on the terraces. She reviewed the setbacks and the proposed materials including the ½ inch thin brick veneer, similar to what was previously approved, 4 inch brick, and natural stone veneer. She described the proposed entries and balconies. The mechanicals included more PTEC units, and intake vents, exhaust sheds for the garages, and rooftop units which are

not screened, but are on the rear of the property. Other changes included stairs and ramps from the clubhouse to its adjacent terraces, relocation of restrooms, additional clubhouse amenities, a narrowed lobby, indoor location of trash, and a refined pedestrian ADA drop-off area. The Petitioner will coordinate screening of transformer pads and gas meters with ComEd and Nicor. She provided comparisons of elevations, noting the loss of glazing on the clubhouse. Some of the glazing on the rear (west) clubhouse elevation is lost due to the HVAC plenum required for the fitness center there. She summarized the exterior façade materials. She noted that the west residential canopy did not have brick accent, and that the clubhouse had a horizontal separator of soldier course brick rather than the appearance of a continuous stone sill as previously approved. She also noted the clubhouse has some HardieBoard lap siding behind the rooftop units on the top gable on the rear elevation. Some of the mechanical items such as the intake vents, clubhouse rooftop unit, and residential rooftop mechanicals didn't specify if they would match surrounding materials. She noted there is slightly less seating on the terraces and the common seating area on each residential floor was removed. She also noted the cabanas which were previously within stone walls will now be freestanding. She provided an analysis summary noting that architectural consultant Farnsworth Group reviewed a recent previous submittal of the east residential façade, noting only minor visual differences between it and the previous approval. There was a different horizontal rhythm of windows under the high roof. The general layout, orientation, and appearance of materials remains with some reconfiguration. The open items included the notable reduction of clubhouse glazing and outstanding points on exterior materials.

Scott Shalvis, of Architectural Studio, Ltd. and Andrea Crowley, representing the Petitioner, were sworn in. Andrea Crowley thanked staff. She noted the coloring is identical and just appears different due to a new software. Scott Shalvis pointed out the brick sample displayed. Andrea noted they agree with the staff report, and happy to discuss open items. She stated they are fine with the first four conditions. The fifth condition is about the thin brick on the clubhouse. Initially the thin brick was approved on the PUD, and there was to be a lot more of it. The foundation is in. They cannot do thin brick. There would be problems in terms of water infiltration if they did four-inch brick there. It is just set up for thin brick. It looks the same. The substructure behind it is so thick that it's going to be deeper than the four-inch brick anyways. The renderings that were initially put together and part of the PUD were done pre-mechanical, pre-engineering and were put into the building, and the code was applied. Some of the items now are a direct result of placing mechanicals, electrical, and plumbing in. We tried to keep the spirit of the building the same, and have worked to make it look almost identical. Farnsworth had said it's almost the same. We are not looking to do the 5th condition because it won't work. It doesn't look different. We will color match it so it'll look the same. Otherwise we are happy with the staff report, and can meet the four conditions. The 5th condition is a result of when you engineer a building beyond just drawing it.

Scott Shalvis of Architectural Studio, Ltd., also representing the Petitioner spoke. The thin brick is actually brick. A half-inch of the front face of a brick is cut off rather than the full 3 5/8" thick. The material is identical looking. You will not be able to tell it apart from what's above or below. We are using the thin brick because we have a 22-inch foundation wall going straight down there. To try to attach a four-inch brick will not work. We have issues with trying to support it and worry about getting water in the back of it. The thin brick is designed to be adhered to that material like originally designed for the precast construction previously approved.

COMMISSIONER TRUXAL noted he was concerned with the balcony material. The decking is aluminum which he's never seen before. He asked how it works with people walking on it, and damage from items being dropped on it. He asked how long the powder coating is good.

Scott Shalvis responded he found the material and sent Staff a product link. It is a tube structure with 1 ½ inch solid aluminum decking on top. It is channeled. There are grooves on it to avoid slipping. The powder coating has a lifetime guarantee.

CHAIRMAN GRAY noted that the powder coating wasn't specified. He asked if this is what is intended.

Scott Shalvis responded yes.

COMMISSIONER TRUXAL asked if it is solid decking or if there are gaps to confirm that if a drink is spilled, it won't fall on the floor below.

Scott Shalvis responded when he saw it, it looked solid. The pieces go together, but there doesn't appear to be any gap.

COMMISSIONER GASKILL had no comment.

COMMISSIONER MANI noted he had the same question about the balcony.

COMMISSIONER SHAW asked what was necessitating the changes to the previously approved project.

Scott Shalvis responded part of it was marketing. Due to COVID, they needed to revisit the design of the units for at-home amenities. This included spaces for exercise equipment and a desk to work at home. They also looked at other apartments to see what amenities are offered. This is why the clubhouse was enlarged. They also didn't like in the previous design how one would have to walk through a drive aisle to get across to the pool area. They didn't feel like that was a good flow for people. Also, they are now working with the mechanicals. The 14-foot ceilings need additional mechanical units for heating and cooling. The two sheds were added for the carbon monoxide exhaust system for the garage. By code, they have to be above ground by 10 feet. They can't have them in the lower wall like they do with the intakes. Glazing is different because they are working with the mechanicals. The clubhouse design is also being worked out by the mechanicals, and they wanted access to the pool area. The changes are a refinement between the structure and mechanicals and the final designs.

COMMISSIONER SHAW asked about the difference in the footprint.

Scott Shalvis responded that the footprint came in because of the structure of the building. They spoke with precast contractor on the podium design with the precast walls. Instead of being 12 inches thick, the columns would have needed to be 24 inches. To maintain the amount of parking spaces they needed inside, it ended up elongating the building. They shrank the building in depth to try to maintain the building FAR.

COMMISSIONER SHAW noted the foundation changed from what was approved. He asked if the foundation was in.

Scott Shalvis responded yes, with the elongated length.

COMMISSIONER SHAW stated he wanted to understand the sequence. He noted we are being asked for approval on something that exists. The foundation is constructed as proposed, not as approved.

Scott Shalvis responded that is correct. There were some other design issues coming up that we went back with, and Staff had said we need to work with them on that. Originally the developer was trying to reduce the height of the building. During the first PUD, a lot of the neighbors were bringing up concerns about the height. Looking at marketing we realized we didn't need the height on the upper level, but staff wanted us to keep that as far as the look of the building.

COMMISSIONER SHAW noted he was on the Plan Commission in November 2017 by one vote. He was Chair at the time. The deciding factor for him to vote in favor was all the amenities, high quality aesthetics, all the glazing, the Prairie style, and the height. There was a lot of work done by Staff, the Commission and members of the Brookside Glen community to get to a point where approval could be recommended. It was close. Now, it seems the changes here scale back all of these elements. The report says these are minor changes, but collectively this takes what was previously considered as an upscale development being scaled back, changing the amenities.

Scott Shalvis responded that amenities are being added, not taken out.

COMMISSIONER SHAW noted there were going to be fixed structures for the cabanas, the dog park width is being changed, and the underground parking is going to be two feet lower, previously 13 feet and now 11 feet and no longer goes through. There is an additional three feet lost on the floors, roughly one foot from each floor.

Scott Shalvis responded yes. He clarified the ceilings are still nine feet. The change is just in the floor-to-floor height. Originally, they were allowing for 26 inches of floors, but now only need 14 inches.

COMMISSIONER SHAW noted it's good to hear the render differences are due to printing software, with the intent being the same.

Scott Shalvis responded it was an issue in Photoshop.

COMMISSIONER SHAW noted there was a triple transom reduced to a single transom.

Scott Shalvis responded that was in the clubhouse. The glazing in the residential buildings are the same. He noted Farnsworth stated they were virtually identical.

COMMISSIONER SHAW stated he disagreed. He asked if there is a difference in the HVAC units vents on the face, or if that is how it looks on the screen. He asked if the intent of that has changed. There was a lot of previous discussion on whether they would stand out. We had received assurance that they would not.

Scott Shalvis responded it is how it looks on the screen, that they were trying to match the color of the brick. The intent of that has not changed.

COMMISSIONER SHAW asked which of these changes are necessitated from the change in the footprint. He wanted to know which changes are a function of the structural change versus an aesthetic change.

Scott Shalvis responded the length of the building and the balconies are due to the structure itself, not being precast exterior wall. The half inch brick was the same as the previously approved PUD. The Village had updated their code and how they interpreted their construction so they allowed 4A, more of the standard 3A construction so we did a noncombustible exterior wall construction with a four-inch brick on a stud backup for the upper structure, but with the 22-inch foundation wall, they only wanted to install the thin brick on it. That would be on the clubhouse front and back walls on the lower level only, and between the fourth and fifth floor on the sides where the roofs are, on the returns where it's not over a wall that goes all the way down. The rest of the fifth floor would be solid brick. The thin brick is the same identical material as the regular brick.

COMMISSIONER SHAW noted he didn't have an issue with the brick. If it's the same color, and installed well, you shouldn't be able to tell the difference. He asked if any of the amenities as pitched originally are changing to be reduced or eliminated.

Scott Shalvis responded yes. They are maintaining all of the original amenities plus an aerobics room, dog washing station, and golf simulator.

COMMISSIONER SHAW stated he didn't understand how the foundation already exists for something we are being asked to consider recommending.

CHAIRMAN GRAY asked when the foundation was dug.

Scott Shalvis responded it was about a year and a half ago. It was about a year long process.

CHAIRMAN GRAY noted he agrees with COMMISSIONER SHAW. It is putting the cart before the horse. The 14 feet is a pretty big issue. He understood construction materials dictated that change. Since a lot of these changes are non-aesthetic are related to that, it should have gotten clearance prior to breaking ground.

COMMISSIONER SHAW stated he has difficulty recommending approval. It comes down to recommending something that already exists. Taking away the footprint, he doesn't have a lot of concern about most of the changes. Regarding the height change in particularly in the garage, a taller garage to him is a high-end element. Even if it is well-lit, you lower the ceiling by two feet, you are reducing the value. Overall, any one of the changes are not very significant, but the rationale for the lower height that the neighborhood had concern about it, had already passed the board in spite of that. He does not accept them coming back now with this as the rationale. You are rationalizing it by aiming it at the community. The overall appearance of the glazing is more significant than what the Farnsworth report says. He does not think the essential character of the building is changing, but he doesn't know if he can approve something after the fact.

Andrea Crowley noted that when we came in for a foundation permit, if they would have been directed that these would be considered substantial deviations, we probably would have been back here. We are here because of staff direction. We submitted that foundation plan to the Village, and the permit was issued. If we would have been told at that time, we would have been happy to come back.

COMMISSIONER SHAW asked if the foundation as built was issued a permit.

Andrea Crowley responded yes, it was issued and inspected. The code has minor and substantial deviations, and she is happy to abide by the determination. A minor deviation would have a little different course. The foundation was inspected, and when they came for the upper structure, they were directed here. Primarily they were told it was on some of the elevation issues and not on the initial setback. We find ourselves here because of the upper structure issue after the foundation was permitted, installed, and inspected.

COMMISSIONER MANI asked when it was submitted for permit, if anyone at the building department noted the building was longer.

Andrea Crowley responded she cannot speak for the Village, but the PUD was on record. She doesn't submit or handle permits. Presumably it went to the building department just like these plans would have. When these plans went in, it was determined to be a substantial deviation needing Plan Commission review. When the foundation permit went in, that was not the determination.

COMMISSIONER MANI asked when you presented the new foundation and plans, that you did not tell them the building got longer.

Andrea Crowley said they had that information of what is approved by the Village and what's being submitted.

COMMISSIONER SHAW noted that is an important point. What you submitted was issued and approved as a permit. That alters his thinking on the matter. He noted what was recommended for approval by the Plan Commission and approved by the Village Board in terms of the footprint was not what was submitted for permit.

Andrea Crowley responded yes. When they actually put the systems in the building, it changed the configuration in terms of how it needed to move. Also, the precast has had a major supply chain issue, so they changed the foundation so it could have proper masonry. It changed because they had to put pipes in walls and systems into the space.

COMMISSIONER MANI stated he is an architect. He found it odd they presented the project without having engineers to create drawings to see how it fits. Engineers have to have input early on to see if the design works.

Scott Shalvis responded they were working back and forth with the Village at the beginning so the owner did not have the full mechanical/structural plans done at that stage.

COMMISSIONER MANI noted that you should still have a basis of design and what's required and a rule of thumb. Engineering drawings should back up architectural drawings.

Scott Shalvis responded the foundation is 22 inches thick. Other buildings of his have only a 12-inch foundation. These are for two different engineers. Engineers are outside consultants working for the owners. He has done buildings with thinner foundations and styles. The engineers want to do it their way. He argued with the structural engineer on the 22 inches. The structural engineer insisted 22 inches was needed. The precast contractor/designer took months, and will not tell you how they are doing it until they are ready for bid and engineering the product. They found a precast contractor who would do it in the most economic way and advised they needed spacing for the columns.

COMMISSIONER MANI noted it sounded like a major lack of communication. What you asked for in the permit was not the same as what was approved. It came to the Board as a certain size, underwent heated discussions in the community, but was finally passed. However, what was actually constructed was not that. There also was not communication on advising it got bigger and asking to look at it again per the changes due to structure or otherwise. But now you want approval for something that's already constructed.

CHAIRMAN GRAY concurred with COMMISSIONER MANI that there was a communication breakdown. However, they did get an approved permit to build. He wasn't there to know what went on before. They obtained a proper permit. The 14-foot length was permitted. This now appears to just be a process to get proper approval for that permitting. The foundation was approved.

Kimberly Clarke, Community Development Director, noted the request was for a foundation only permit, which is not typically if always done by right. A Village can review case-by-case projects on whether or not a foundation is warranted. The submittal in the beginning of the process wasn't complete construction drawings. We were looking at limited information on the foundation-only submittal, looking at structural elements. The elevations were not part of the review, which could have allowed us to catch it sooner. Foundations are looked at with general conformance with location and property lines from the planning perspective. Foundation permits are at your own risk. If you want to move forward and don't have full construction drawings, but want to get a foundation in, it is still at their own risk. They are taking the chance that nothing is going to change substantially. In the petitioner's case, because they are in a PUD, they are held on a much stricter level unlike a standard by-right development which only has to comply with the overall zoning code. In this case it matters because it is a PUD. We always make the effort to identify any code deficiencies, however any failure to identify any code deficiencies in plan review does not alleviate or obligate them not to comply. Foundation only permits carry risk on both ends.

CHAIRMAN GRAY noted that it had been a sticking point, but is not now. He noticed there is a 1'-3" reduction to the nearest other residence. It might not be big to the Plan Commission, but it is big to the person that lives there. Also, the dog park is reduced by 20 feet.

Kimberly Clarke noted that in rounds of revised drawings, there had been a significant modification in the terraces. It was Staff that pushed to keep the amenities to the original approval. There were some structural changes, but there were other significant changes in previous submittals. What you see today was not initially provided.

COMMISSIONER SHAW noted that was fair, and that he could have been conflating the previous materials seen with what is currently here.

CHAIRMAN GRAY noted that when the item was provided a month ago, not all the information was in. Some of what is now submitted is unclear. He noted Staff's presentation here showed the proposed against the approved with pictures which helped him gain some clarity. He noted however that there were items Staff identified as missing or unclear. He asked, for example, if the stone columns were going to be stone, and that the color just was not shown right.

Scott Shalvis responded yes.

CHAIRMAN GRAY noted that the canopies had a lot of non-uniformity, which he assumes is by error and not by design. He wanted clarity on what material is being used.

Scott Shalvis responded that the entrances had stone in the background and brick in the front on the columns.

CHAIRMAN GRAY noted the west canopy had brick but is now stone. The east canopy entries were previously double door but are now single due to security concerns, not for structural reasons.

Scott Shalvis responded yes, that a security consultant advised double doors are not as secure. There is also more chance for water leakage. People are not moving in through these doors. There is an elevator on the other side.

CHAIRMAN GRAY noted that the west residential canopy previously had a brick accent, but will now be covered with stone. He asked if these were supposed to be uniform initially.

Scott Shalvis responded that all the residential canopies on the street side have brick piers with a stone accent. The other side would have a thin stone going around the columns. However, we can do a thin brick instead. They are about 2 feet wide.

CHAIRMAN GRAY noted the staff report identified things that were missing or unclear. There are also a lot of changes at once. The changes should be precise and clear in drawn and written form. There should be unanimity in thought on what is going to be built that anyone can understand on the plans. Some of the changes were unclear. He would like to see some of these changes clarified before passing it on to the Trustees. We could either flesh out the items today to clarify as conditions under approval or continue so these open items are clearly addressed in plan or written form. He felt it was difficult to understand what was specified at times. Some information was missing or unclear on the plans. He asked the other Commissioners if they felt the same when they read through the report.

COMMISSIONERS SHAW and TRUXAL responded yes.

CHAIRMAN GRAY noted he didn't feel it would be fair to the Trustees or Mayor.

COMMISSIONER TRUXAL noted he read through the report thoroughly, and he had a lot of questions. The balcony was the biggest issue for him, and that was addressed, however there were some other things that were not clear to him.

CHAIRMAN GRAY noted he had no issue with the parking.

Scott Shalvis noted they still are exceeding the 1:1 ratio indoors.

CHAIRMAN GRAY felt those were reasonable changes.

COMMISSIONER TRUXAL noted they increased the number of electric vehicle charging spaces. There were only two outdoor, now there's 4 indoor for each building.

CHAIRMAN GRAY thought this was good. That is an attractive amenity. There was a lot of good, but also a lot of unclear aspects. If there was one unclear aspect, the Commission could take care of that, but going one-by-one in the details tonight might not be the best use of time. He asked for an informal tally if the Commissioners would like to see more clarity on some of the changes or questions prior to entertaining a motion.

COMMISSIONER TRUXAL responded he would like to see more detail for each change so he could find the changes in the drawings.

CHAIRMAN GRAY noted on page 6 of the report, it is unclear if they are brick or steel tubes.

Scott Shalvis responded originally on the east façade there were stone piers with a steel tube frame. Staff wanted a solid brick, so we added that to the plans. But we do have a stone accent band.

CHAIRMAN GRAY noted that if he doesn't know what exactly he's agreeing to, he doesn't want to mislead the Trustees or Mayor going forward. He would appreciate clarity. He asked Lori Kosmatka if there was other information needed from the petitioner.

Lori Kosmatka, Associate Planner felt that doing another round to ensure that the plans correctly reflect the proposal would be helpful. She noted some items aren't noted including the one setback on building #3 and the balcony specifications. One of the elevations is shown to be brick but is tagged as stone. Whether it's 4 inch or half inch would be helpful.

COMMISSIONER SHAW noted given the history of the project and the role of the Plan Commission to do its due diligence, there is a responsibility to ensure it's complete. He felt it would be prudent to have a continuance to get clarity for the Commissioners. He originally thought there was clarity, but now there is ambiguity. Going into a decision with ambiguity is a recipe for disaster.

CHAIRMAN GRAY commented when there is doubt, then there is no doubt we should pause. He entertained a motion to continue the public hearing.

COMMISSIONER SHAW mentioned the setbacks are being measured differently now. He didn't understand why. We are now in a situation in what was approved and what's proposed calculated different ways. For comparison purposes, we need to know what the change is.

CHAIRMAN GRAY agreed. He thanked Scott Shalvis and Andrea Crowley.

COMMISSIONER SHAW asked if Staff preferred continuing or closing the hearing.

Dan Ritter, Planning Manager, responded continuing is best. It can remain open, and will not be necessary to republish this way.

Motion to close the public hearing made by COMMISSIONER GASKILL, seconded by COMMISSIONER TRUXAL.

COMMISSIONER SHAW asked if there was a date that the meeting is being continued to.

Kimberly Clarke, Community Development Director, responded the next meeting is January 6th. She wanted to make sure the petitioner will be available.

Dan Ritter, Planning Manager, noted it seems like minor items are needed for clarity. We need to make sure we can turn it around quickly for the report. He recommended we indicate a meeting date. If the petitioner has a problem, then Staff can let the Commission know at that meeting.

CHAIRMAN GRAY noted the motion as amended with a continuance for the public hearing for Brookside Glen to continue to January 6, 2022 Plan Commission meeting. He requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

GOOD OF THE ORDER –

Dan Ritter reviewed the following Good of the Order items:

- He noted there will be a couple other items on the upcoming January 6th agenda. There will be an item for a small expansion at the Pete's Fresh Market's warehouse space. This will be in front of the old K-Mart entrance. The roof is already there, and they are doing a small office addition. Also, Dunkin Donuts on 80th and 171st will move to the outlot building and do a drive-thru that cuts through the building. Staff has helped work some of those challenges.
- We also may have a new Plan Commission member shortly by the Village Board. They are anticipated to be appointed next Tuesday.
- Loyola had their groundbreaking yesterday. They are starting with site and ground work, no foundations yet.
- Smoothie King has demolished the existing building on-site, site work should start soon.
- Popus Popcorn is going into The Boulevard downtown, and are close to getting their permit for the buildout.
- There is also a new pet store in town called the BarketPlace, next to the Village Pizza. There was a one-year art exhibit in that space before. It is a positive to see retail space in downtown.
- McDonalds is open and complete on 159th Street.
- The two Bettinardi projects are complete. One was an addition to the IGOR building that they purchased and the other was parking lot changes at their headquarters.

COMMENTS FROM THE PUBLIC – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER GASKILL to adjourn the December 16, 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 9:37 P.M.

PLAN COMMISSION STAFF REPORT

December 16, 2021 – Public Hearing

Oak Ridge Subdivision (DR Horton)

SEC Ridgeland Ave. & Oak Forest Ave.

Petitioner

DR Horton Inc - Midwest

Property Location

SEC Ridgeland Ave. &
Oak Forest Ave.

PINs

28-29-200-030-0000

28-29-200-036-0000

28-29-300-041-0000

Zoning

Current: ORI (Office and
Restricted Industrial)

Proposed: R-5 (Low
Density Residential)

Approvals Sought

- Special Use for a Preliminary PUD
- Preliminary Plat Approval
- Rezoning
- Variation
- Site Plan Approval

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

The Petitioner, DR Horton Inc - Midwest, is a national home builder and developer proposing to develop a ±39.19 acres of vacant land for Oak Ridge Subdivision. The location of the development would be on a portion of the former Panduit Headquarters property located on the southeast corner of Ridgeland Avenue and Oak Forest Avenue. The development would include 162 attached single-family townhomes and 81 detached single-family homes. The Petitioner is requesting a Special Use for Preliminary PUD Approval, Rezoning, Variations, Preliminary Plat Approval, and Site Plan Approval.

The proposal would change the underlying zoning from ORI (Office and Restricted Industrial) to R-5 (Low-Density Residential). The area surrounding the development has transitioned significantly since its original development in the 1950-60s. The subject site is largely surrounded by residential uses without easy access to state highways or expressways. Panduit maintains a research facility on a portion of the site (and relocated its corporate offices to 80th Avenue/I-80 in Tinley Park in 2010). The Legacy TIF Redevelopment plan adopted in 2016, recognized the Panduit site and former ABC Supply Co. properties would be occupied for residential uses due to the poor location for commercial development but close location to the train station, downtown, and schools. The Planned Unit Development would allow for some exceptions to the zoning ordinance required to allow for the development. Additionally, variations are required from the PUD regulations in Section XII of the Zoning Ordinance to allow for reduced building setbacks and open recreational space.

Changes to the Dec. 2, 2021 Workshop Staff report are in red.

EXISTING SITE & HISTORY

The ±60-acre area on the east side of Ridgeland Avenue between Oak Forest Avenue and 175th Street has been the principal location of Panduit International Headquarters since 1955 until 2010 when they built a new international headquarters building off of 80th Avenue and Interstate I-80. Panduit retained their innovation center research facility on 20-acres at the subject site but demolished the majority of their existing manufacturing/office space. Following the move, Panduit donated an 8-acre portion of the land at the northeast corner of Ridgeland Avenue and 175th Street to the Village of Tinley Park for the development of a regional pond called Freedom Pond. The pond accepts stormwater from certain downtown redevelopment projects and prevents the need for expensive individual onsite detention facilities which hinders positive redevelopment opportunities. The pond also functions as a small naturalized park area with a multi-use path and elevated pier overlook.

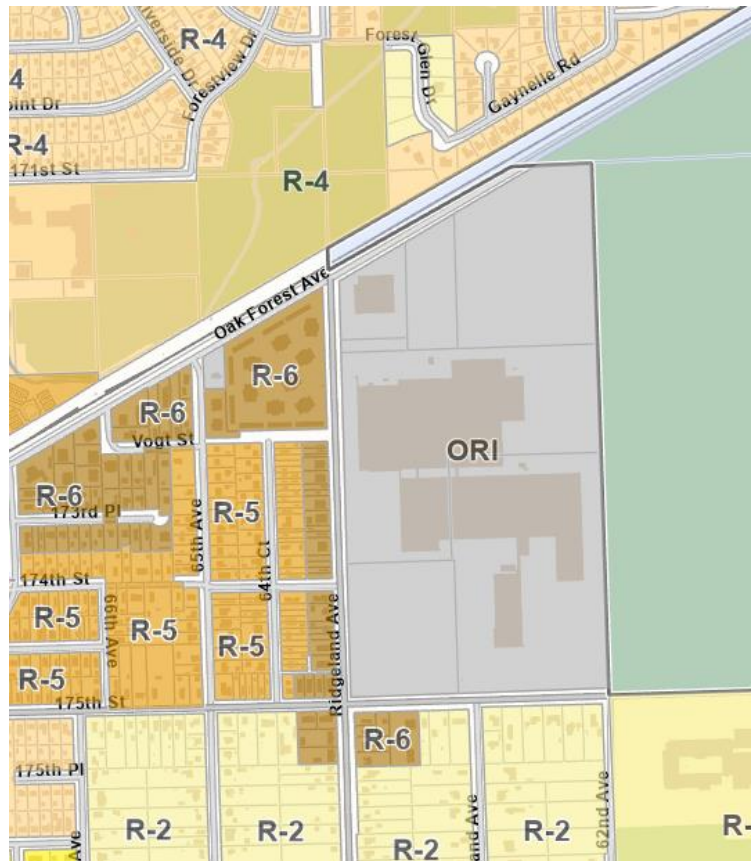
Panduit has looked for redevelopment partners for the remaining portion of their property. The area is surrounded by residential uses and has limited roadway and interstate access. Additionally, Cook County commercial tax rates also make a new commercial development further unlikely. Panduit approached the Village about residential uses, which was seen as reasonable based upon the surrounding land uses, and desirability for housing near the downtown and schools. Any changes to the zoning would be based on a specific development proposal.



ZONING & NEARBY LAND USES

The subject property is currently zoned ORI (Office and Restricted Industrial). Surrounding zoning and uses include:

- West: The property to the west includes the former ABC Supply Co. building which is vacant and zoned ORI. Across Ridgeland Avenue includes a mix of multi-family residential properties zoned R-6 (Medium Density Residential).
- North: To the north of the property is Oak Forest Avenue and the Metra Rock Island Line Train tracks. North of that is a forest/park area owned by the Tinley Park Park District and zoned R-4.
- East: To the east is unincorporated property owned by the Cook County Forest Preserve district (zoned P-1, Public Land District).
- South: To the south is the Panduit Innovation Center, zoned ORI.



Rezoning

The Petitioner's concept is to construct a residential development with a mixture of single-family detached and townhomes. Due to the location and market price point, the detached homes were desired to have smaller lots. The Petitioner had a few options including requesting two different zoning districts for each portion of the development. However, the allowances for lot development and uses in the R-5 (Low-Density Residential) seemed to meet their intent for both developments closely and brought the simplest approach to the zoning. The zoning also seems like a proper transition with both single-family zoning districts (R-1, R-2, R-3, and R-4), medium-density zoning (R-6) nearby, and remaining nearby commercial/office zoning (ORI).

While R-5 zoning allows for a variety of uses depending on lot sizes, the PUD requirements ensure that townhomes, duplexes, or two-family units cannot be proposed within the detach single-family portion of the subject development in the future.

The Petitioner has requested a single residential zoning district of R-5 that will encompass two development areas: attached single-family (townhomes) and detached single-family homes. A Special Use for a Planned Unit Development (PUD) is requested to encompass the development. The PUD allows for some controls to be put in place for the overall subdivision concept but also allows for some flexibility in the planning and zoning for the developer. PUD's and zoning flexibility are common among infill and redevelopment sites with limited development area. The site is attractive to residential uses because it is within walking distance of the downtown, parks, forest preserve, and schools (most notably Tinley Park High School less than a half mile away). While it has remained zoned ORI, the anticipation of residential uses has been expected due to the advantages listed above, but also the difficult access/visibility of commercial and the high commercial tax rates within Cook County and Bremen Township.

| District | Minimum Lot Requirements | | | | | Minimum Yards and Setbacks <i>(feet)</i> | | | | Maximum Building Height (feet) | Maximum Floor Area Ratio |
|--|--------------------------|------------------|------------------------|------------------|---------------------------------|--|-------------------------|--------------|-----------|--------------------------------|--------------------------|
| | Interior Lots | | Corner Lots | | Lot Area per D.U. (square feet) | Front Yard | Side Yards ² | | Rear Yard | | |
| | Lot Area (square feet) | Lot Width (feet) | Lot Area (square feet) | Lot Width (feet) | | | One | Total of Two | | | |
| R-1 Single-Family Residential | 20,000 | 100 | 25,000 | 125 | 20,000 | 40 | 15 | 30 | 40 | 40 | 0.3 |
| R-2 Single-Family Residential | 13,000 | 90 | 16,250 | 115 | 13,000 | 30 | 10 | 20 | 35 | 40 | 0.4 |
| R-3 Single-Family Residential | 10,000 | 75 | 12,500 | 95 | 10,000 | 25 | 8 | 16 | 30 | 35 | 0.4 |
| R-4 Single-Family Residential | 8,000 | 60 | 10,000 | 75 | 8,000 | 25 | 7.5 | 15 | 30 | 35 | 0.5 |
| R-5 Low Density Residential ¹ | | | | | | | | | | | |
| Single-Family Detached | 7,500 | 60 | 7,500 | 60 | 7,500 | 25 | 5 | 10 | 30 | 35 | 0.5 |
| Single-Family Attached | 5 acres | 30 | 5 acres | 30 | 3,000 | 25 | 0 | 0 | 30 | 35 | 0.7 |
| Single-Family Semi-Detached | | 40 | | 40 | 4,000 | 25 | 10 | 10 | 30 | 35 | 0.7 |
| Two-Family | 7,500 | 60 | 7,500 | 60 | 3,750 | 25 | 5 | 15 | 30 | 35 | 0.7 |

Open Item #1: Review the long-term suitability of the proposed R-5 zoning district for the development of the subject property utilizing the LaSalle Standards.

The Plan Commission generally viewed the rezoning of this property to R-5 as acceptable for this property in combination with the proposed PUD regulations and restrictions that help counter the potential negative effects of the smaller lots and increased density.

PROPOSED USE

The subdivision provides for 81 detached single-family homes and 162 attached single-family townhomes. The mix of the development types was originally questioned by staff in regards to market demand in the area as well as the specific demand for the townhome products proposed. DR Horton

believed based on their experience in the area that the townhome product will be very successful. They also believe in the detached product and have built in flexibility into the different models including two-story and ranch-style homes with two and three car garage options. They believe the mix of housing proposed along with the land planning, is the best combination that will sell quickest at this location. A professional market study was completed before they pursued this site and is supplied as part of their submittal package.

SITE DATA

| LAND USE | UNITS | AREA (sq. ft) | AREA (Ac) |
|---------------------|-------|---------------|-----------|
| SINGLE-FAMILY HOMES | 81 | 770,426 | 17.69 |
| TOWNHOMES | 162 | 422,459 | 9.70 |
| R.O.W. | - | 343,092 | 7.88 |
| PUBLIC OPEN SPACE | - | 171,214 | 3.93 |
| TOTAL | 243 | 1,707,191 | 39.19 |

Open Item #2: Review the proposed uses and mix of housing types.

A prior schedule was supplied in 2018 when DR Horton first expressed interest. However, there were delays due to a required environmental study and then the COVID-19 pandemic. Staff is requesting a revised schedule for development including anticipated sales data and completion date.

Open Item #3: Petitioner to supply a revised development schedule with anticipated start and completion dates.

The Petitioner noted they would start the project in Spring 2022 with site development and utilities taking around a year to complete. The project would be built starting 2023 in one phase and all of the lots available at the start. The sales program is expected to be 3-4 years until completion but is market-dependent. Specific dates would be updated with the final approval.

PRELIMINARY PUD & SITE PLAN APPROVALS

Special Use for a PUD

The Special Use is being requested so that the PUD allows some additional control of the development for the Village in the future but also provides flexibility in the zoning regulations that are sometimes difficult to adhere to on infill development projects.

There are various approval levels that bring different review processes and entitlements with PUDs. Most often, PUD changes are minor and they can go straight to final approval. However, in bigger and multi-phased development “Conceptual” and “Preliminary” approvals are important. By spreading out the review into different levels, the level of detail becomes clearer. This is a benefit to the Plan Commission and Village Board to better understand the specific PUD’s proposal and purpose. It also benefits the developer by having them only spend time and money developing plans they need. Preliminary and Final approvals including a public hearing and a recommendation will then be forwarded from the Plan Commission to the Village Board of Trustees for final action.

In the request by DR Horton on this project, conceptual approval was not requested because they are looking for some specific assurances on zoning, so they have increased the level of detail in their submittal to make it a preliminary review/approval. The Preliminary CC&Rs (Covenants, Conditions, and Restrictions) and plans will all be exhibits of the approved ordinance and the final plans, plats, and CC&Rs will need to be in substantial conformance with them. Preliminary approval essentially gives them the ability to do what they are proposing as long as final plans are substantially in conformance with the plans and proposal. They will need to come back for final PUD and Plat approvals, however, those are usually just a formality once final engineering and architectural design plans are completed for a certain phase of the project. The Petitioner has shown a conceptual layout of the former ABC Supply Co. parcel for site and roadway planning purposes but that site is not under their control and no formal review or approval of those plans are being sought at this time.

Open Item #4: Review the request for establishment of a PUD approval for the development.

Exceptions Requested

Any items that don’t meet the Zoning Ordinance are considered “Exceptions” instead of Variations and are covered by the PUD approval. While it is not necessary to call out all Exceptions shown in the Plans, staff often outlines these so that the Commission and Village Board understand what flexibility is being given to the development through the PUD process. The requested exceptions are as follows:

- First-Floor Rear Brick on Townhomes – Brick has not been shown on the rear of the townhomes. The Petitioner has noted a waiver on the rear of the structures makes sense because there is not much material on the first-floor with it being predominately garage doors. Brick does generally look more attractive than all siding, but can become a maintenance issue and would largely not be noticed on these rear elevations.



Open Item #5: Discuss requested exception to allow the townhomes to have no first-floor masonry on the rear elevations.

A commissioner noted a concern with siding being damaged on the rear of the townhomes. The Petitioner noted that the vinyl siding is expected to be high quality and durable. The areas on the first floor that would need siding are relatively small area. Siding is easier to install, likely to have fewer maintenance issues in the future, and easier to repair/replace if it is damaged.

- First-Floor Side Brick on Townhomes – Brick is not proposed up to the first full ground floor (only up to the partial first-floor). The masonry requirements require brick to the top of the first full floor and the townhomes will be designed to have half of the first-floor sides below street grade. The requirement for first-floor brick has been upheld on all recent residential developments in the Village, including townhomes developments. Staff has noted that the side elevations on the townhomes will all be highly visible from public and private roadways or from adjacent building fronts. Additionally, the brick will align with the vertical level of brick on the front elevations and will create a better transition rather than stopping brick at a corner. The Petitioner has noted there is a high cost to the brick and prefers to only have it up to the partial first floor.



Open Item #6: Discuss requested exception to allow the townhomes to have only partial first-floor masonry on the side elevations or requiring them to have it up to the top of the first full floor.

The Commission was largely in support of the proposed “half-story” of brick on the sides of the townhomes shown in the image above. It was noted that the trim boards, windows, attractive front facades, and more brick on the front elevations helped to offset the need for this brick on the side elevations of the townhomes.

- Detached Single-Family Lot Coverage - A lot coverage of up to 40% on all lots is proposed as opposed to a maximum of 35%. Only one model is expected to exceed the maximum lot coverage (and only on some lots). However, the size of some homes would prevent and restrict many homeowners from constructing future additions or accessory structures (sheds, pools, pergolas, etc.) on their lots. The slight increase will give some built-in flexibility to these future homeowners.

Open Item #7: Discuss allowance for increased lot coverage allowance of 40% for all single-family detached lots to allow for the development of the largest ranch model and flexibility for future resident changes.

The Commission did not note any concerns with allowing the detached single-family homes a small increase in lot coverage for the proposed homes and future accessory structures or principal structure additions.

PUD Restrictions Proposed

In addition to Exceptions from the Zoning Ordinance, PUDs can conversely have additional restrictions and requirements. Most detached single-family neighborhoods are in R-1 to R-4 zoning districts, so most of these are to help clarify certain reoccurring issues and control any negative consequences of slightly denser single-family home development. Some of these “restrictions” are already requirements but have been added to the list for clarity purposes. The current list of additional restrictions is listed below.

- a) The detached single-family home portion of the development is only permitted to have detached single-family homes and does not permit attached single-family, semi-detach single-family, or two-family residences typically permitted in R-5 zoning.
- b) A minimum combined side yard setback of 15' between two neighboring principal structures is required, as opposed to the R-5 requirements of 5' minimum side yard setback and minimum 10' combined between structures.
- c) Public right-of-way aprons and private driveways shall be limited to a width of 22' for two-car garages and 28' for three-car garages. These widths shall include any "flares" at the roadway.
- d) No detached garages shall be permitted within the development.
- e) Attached garages shall not be permitted to be converted to living space.
- f) Any single-family home additions shall be constructed of matching masonry on the first floor, including sunrooms and three-season rooms.
- g) Townhomes shall not be permitted any future building/structure additions including sunrooms, three-season rooms, etc.
- h) Only detached single-family home and townhome elevations approved with the original PUD shall be constructed. Any other elevations shall require approval of a substantial deviation.
- i) The association shall be required to enter into a parking enforcement agreement with the Village to allow Police enforcement of parking and traffic violations on any private roadways.
- j) Parking restrictions on all private streets shall be the same as public streets and limited to one side of the roadway to allow for fire department and emergency response access.
- k) A minimum of 50% of the front yard for single-family homes shall be pervious surface (landscaping, turf, etc.)

~~Open Item #8: Discuss proposed additional restrictions to be listed in the PUD.~~

Variation – Open Space

To request a PUD, certain "conditions" are required to be met. Some are specific to all PUDs and others are specific to commercial, residential, or mixed-use developments. If these are not complied with, they would require a Variation be requested for that requirement to indicate why it cannot be complied with or how it may be being offset. For example, the most common PUD request has historically been the requirement that all PUDs be a minimum of 5 acres, which many infill sites are not. However, other requirements may also become difficult to comply with on infill and development sites due to the limited land flexibility and financial feasibility of redevelopment properties.

In order to request a PUD, the Petitioner requests one variation for total park/recreational open space within the development. Recreational open spaces are required at a total of 10% of land area or 750 sq. ft. per dwelling, whichever is greater. The preference is for land to be dedicated to the Park District and open to the general public since an association-maintained park is costly for residents and difficult to restrict public access to. Eventually most become poorly maintained or even eventually removed due to liability and insurance costs. However, land can be under common association ownership if planned properly and meets the requirements of open recreational space. On the subject property, it results in the requirement of 4.17 acres of recreational open space.

The proposed site includes the proposed dedication of a 3-acre park in the center of the development. The Petitioner has been working with the Park District and they have indicated their willingness to accept the public park, subject to their design requirements. Other small open space areas will remain under the association's common ownership and function more as small open areas for people or dogs but do not meet the needs or goals of the Park District to accept as a public dedication. An addition .93 acres of open space will be controlled by the townhome association for their private use. The areas will be open and have a use for pets or relaxation. There is a total of 3.93 acres of open space, short of the PUD requirement by .24 acres. The Petitioner has noted that the site layout and economics of the site restrict the ability to add additional open space. They have noted they are adjacent to a large forest preserve and Freedom Pond that provides additional recreational amenities and open space nearby to help offset the small difference.

Open Item #9: Discuss the requested Variation for a reduction in open recreational space as it relates to the Standards for a Variation.

By including the public walkways and connection paths through the townhome section of the development, the total space increases so that a variation is not required. Ownership clarification and public access easements will be needed on these paths, but those details can be submitted with the final PUD approval.

SITE PLAN

Cook County – Ridgeland Ave, 175th Street, Oak Forest Avenue Improvements

The county in conjunction with the Village's Public Works department, is planning improvements to Ridgeland Avenue along with portions of 175th Street and Oak Forest Avenue. Improvements will include roadway reconstruction, installation of curb/gutter, drainage improvements, installation of a multi-use path, and installation of turn lanes. The plans for this work have driven some of the roadway planning along with decisions related to sidewalk and roadway requirements. The plan has been for the Village to accept 175th Street and Ridgeland Avenue once fully reconstructed. Oak Forest Avenue would remain under Cook County Jurisdiction since it is not proposed to be fully reconstructed to Village standards at this time.

Overall Layout

The overall site plan is indicated below showing the development of the townhomes and detached single-family areas. Subdivision access is proposed with one full access point along Oak Forest Avenue and two full access points on Ridgeland Avenue. These locations were located at specific points on Ridgeland Avenue to align with existing access points on the west side of the roadway. The access point on Oak Forest Avenue was designed in conjunction with the Cook County improvements to the intersection that would taper the lane from the intersection. The access point was placed after the proposed taper would end. All access points and major streets would be publicly dedicated roads (only a few roadways in the townhomes area will remain private and owned by the association).



After access points were established, the geometry of the lots after are driven by the location of a centralized park and the creation of natural separation between the detached homes and townhome areas. There are a few “eyebrow” extensions that are not typically preferred but there are few alternative options that wouldn’t create lots with very little width, odd shapes, or unutilized “leftover” space. Additionally, there is not adjacent land able to be developed, so roadway layouts were limited.

Single Family Setbacks

The R-5 Zoning District is denser than many single-family residential only neighborhoods. The density allows for some flexibility within the development to fit in a number of lots that making it financially feasible. However, the reductions are fairly minor between the R-4 and R-5 zoning districts. The most noticeable difference would be the reduction of the side yard setbacks from 7.5’ minimum in the R-4 to 5 feet in the R-5 district.

The concern would be with two two-story homes next to each other and only 10’ away, this could begin to look very dense and “tight”. However, the lots have many different

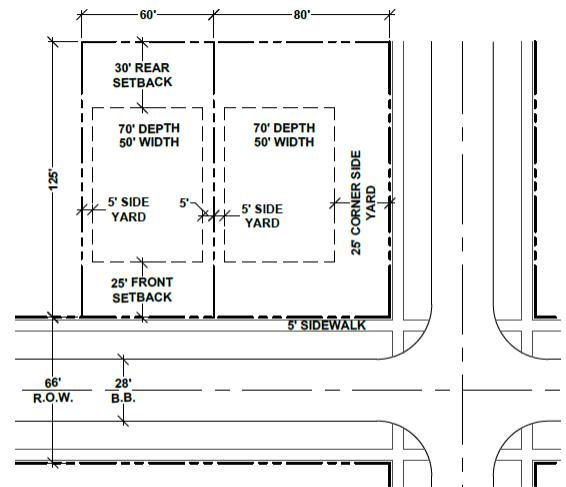
MINIMUM SINGLE-FAMILY HOME DESIGN STANDARDS

REGULAR LOT (60'x125' Typ.)

| | |
|------------|-------|
| FRONT YARD | = 25' |
| SIDE YARD | = 5' |
| REAR YARD | = 30' |

CORNER (80'x125' Typ.)

| | |
|------------------|-------|
| FRONT YARD | = 25' |
| SIDE YARD | = 5' |
| STREET SIDE YARD | = 25' |
| REAR YARD | = 30' |



TYPICAL SINGLE FAMILY HOME DESIGN STANDARDS

widths and the models chosen have differing widths and well. Most models would result in at least 7.5’ side yard setbacks. However, the option to have a three-car garage would be prevented on some of the smaller width lots. To avoid these concerns, they are proposing a minimum principal structure setback of 15’. This would result in a similar appearance from the streetscape as the R-4 district’s minimum setbacks. To limit the amount of parkway streetscape that is paved and allow for on-street parking spaces, driveway widths have also been limited due to the decreased lot widths.

Townhome Setbacks

The townhomes have met the setback requirements outlined in the residential PUD requirements. Section VII.C.2.p, (Residential Planned Unit Development Standards) *“When single-family attached dwellings are proposed within a Residential Planned Unit Development, the front or rear facade of a dwelling unit shall not be less than sixty (60) feet from the front or rear facade of another dwelling unit. The unattached side face of a single-family attached building shall not be less than twenty (20) feet from the side face of another such building and not less than forty (40) feet from the front or rear face of another such building or unit;”*

Private roads are utilized in the townhome portion of the development but are primarily areas that function as a driveway with garages facing them, rather than a tradition roadway. These roads would be under the maintenance of the townhome association but to ensure speeding or traffic is not a concern, would be required to be policed and have limited parking. The association is required to have a traffic enforcement agreement with the Village to avoid those issues.

MINIMUM REAR-LOADED TOWNHOME DESIGN STANDARDS

MINIMUM SETBACKS

| | |
|----------------------------------|-------|
| FRONT YARD | = 25' |
| CORNER SIDE YARD | = 15' |
| BUILDING FRONT YARD TO PERIMETER | = 25' |
| SIDE YARD | = 20' |

BUILDING SEPARATIONS

| | |
|------------------|-------|
| FRONT TO FRONT | = 60' |
| FRONT TO SIDE | = 40' |
| SIDE TO SIDE | = 20' |
| SIDE TO REAR | = 40' |
| REAR TO REAR | = 50' |
| GARAGE TO GARAGE | = 60' |

Open Item #10: Review the proposed site plans, setbacks, and overall subdivision design.

Special Service Area (SSA)

A dormant SSA is recommended to be established by the developer and required to be in place for all future property owners. The intent is to ensure that the associations maintain all common areas as proposed within the PUD. If an association is dissolved or fails to maintain certain requirements like landscape buffers, fences, private roadways, private utilities, open space, etc. the Village can activate the SSA to pay for the associated costs for the development. This protects the Village's general fund from being utilized to maintain areas that primarily benefit only a small group of residents and designed to be paid for by a future association. This is a recommended condition of the Preliminary PUD approval that it be established prior to final approval or any site permits.

Open Item #11: Review staff's proposed requirement for establishment of an SSA over the development.

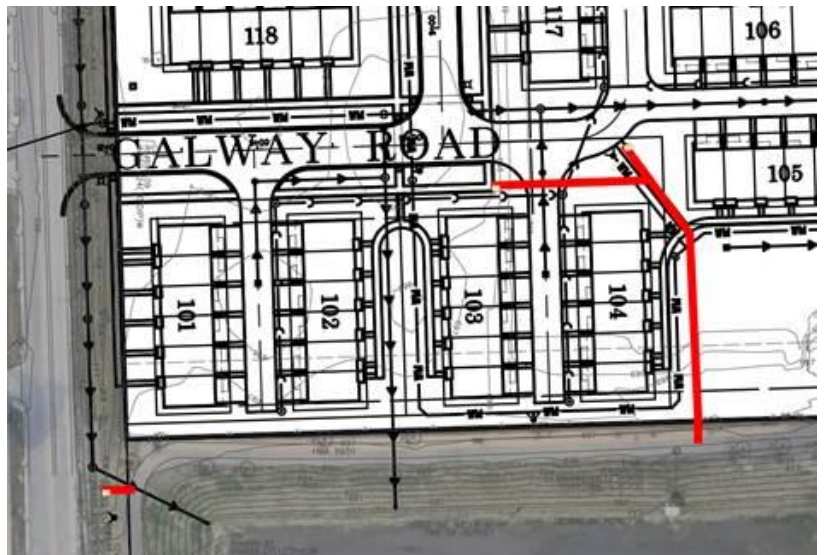
A recommended condition was added that an SSA be established with the final PUD and Plat approvals.

Sidewalks

Sidewalks are proposed on all new internal public streets. The development is also required to install sidewalks on any adjacent public streets or rights-of-way. However, the Village and county are already working towards plans to install a multi-use path along Ridgeland Avenue. Additionally, there will be some changes to Oak Forest Avenue, which currently has swales, and the utilities in the area. To avoid installing sidewalks in a manner not in the long-term interest of the area. Village Planning and public works staff has suggested a cash-in-lieu payment for the required sidewalks that can be used by the public works department in the best way possible for the area. The goal is to hopefully connect the subdivision down Oak Forest Avenue (adjacent to the former ABC Supply Co. property) to make walking to the downtown easier. The Village Engineer has estimated a cost of \$82,279 for the required sidewalks that would be required to be paid prior to the issuance of any site permits.

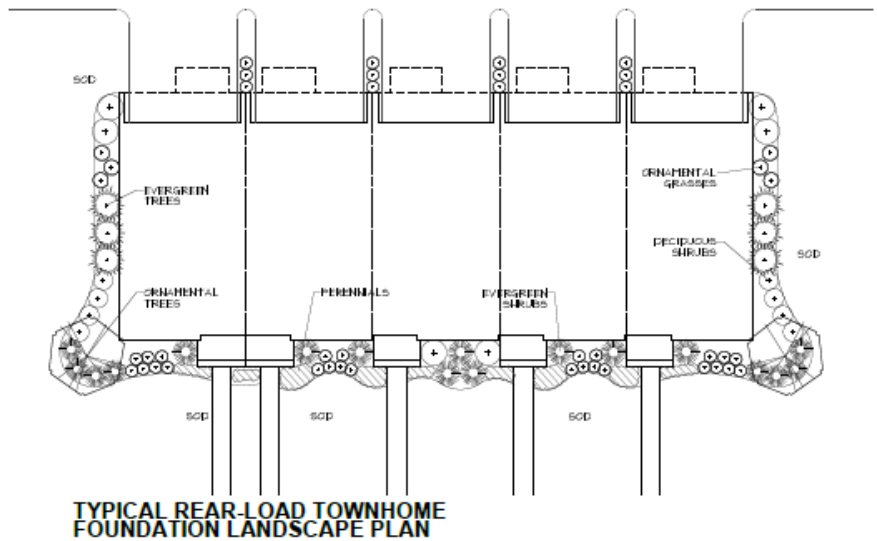
A recommended condition was added clarifying this cash-in-lieu payment for some sidewalk requirements. The amount is subject to any increases in construction costs over time. The payment is due before the issuance of any site work permits.

A commissioner noted they would like to see a more direct walking route to the Freedom Pond path as this would give residents a path to the park and to the nearby Tinley Park High School. One route was explored that would remove lot 39 and bring a path directly from the detached home area to Freedom Pond along the east side of the townhomes. However, there is a steep grade differential here with the area used as a swale to move stormwater. There are also watermains and storm sewers located there as well with little space flexibility. However, an alternative route was designed connecting through the townhomes. Additionally, they have proposed to construct a connection to the Ridgeland Avenue multi-use path once constructed as part of the Cook County project. While not as direct, this would provide a clear public path that allows residents of the subdivision to more easily walk south to the park, school, or 175th Street. Details on the ownership, public access, and maintenance of these paths will be needed at final approval.



LANDSCAPE

A landscape buffer is proposed along the entire perimeter to serve as a buffer to roadways and adjacent uses (see attached landscape plan). This buffer ranges in depth from 15' at its narrowest to 30' at its widest. This is in addition to the residential structure setbacks for the detached homes and townhomes. The landscape buffer along the perimeter of the property mostly meets the bufferyard requirements. The reductions have largely been shrub plantings that serve little purpose in buffering views. Shrubs have been proposed in the townhome area through and around the entrances to the subdivision to make an attractive entrance. The landscape plans are part of the attached documents to this staff report.



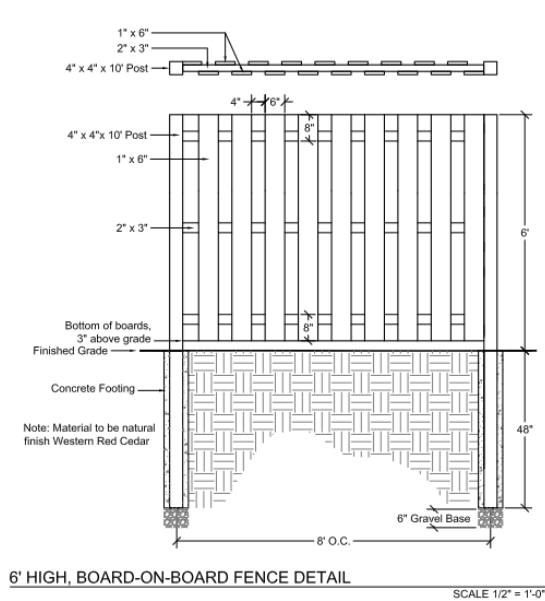
The bufferyard along the single-family homes is proposed to be owned and maintained by the homeowners since it is for their primary benefit. That was a recommendation by staff as opposed to the alternative of having them in a separate outlot area. In that situation, the area could be fenced in and become a difficult alley area to maintain. Additionally, the costs would be bared by all of the detached single-family home residents for the benefit of only the homes that are adjacent to the Panduit site.

Open Item #12: Review proposed landscape plan including buffers.

Additionally, 6' high privacy fencing has been proposed to be installed along the Panduit property as well as the homes that back up to Oak Forest Avenue. The fence will ensure residents have a buffered view from the commercial use from the beginning. However, future maintenance will be on the individual homeowners. The fence along Oak Forest Avenue is proposed to be maintained by the HOA since its purpose is to provide a uniform appearance along the roadway instead of having different heights, styles, and colors.

Open Item #13: Review the proposed fence design and locations.

The Commission discussed the fencing materials and locations in detail. Most commissioners tended to prefer PVC fencing over wood fencing due to less need for maintenance and a more consistent look over time. However, due to the increase in cost, limited availability, and location near the heavily wooded forest preserve areas, DR Horton has wished to remain using a wood privacy fence as opposed to PVC. They used the wood fences at previous development locations that have been well-constructed with little need for repair or maintenance over time. The pictures supplied are a fence that was installed in 2005 and owned by an HOA.



ARCHITECTURE

Single Family Home Design

A few different models have been proposed for the detached single-family homes. All detached homes will have first floor brick or stone masonry products as required by the code. There are both two-story and ranch style homes. Options include a variety of exterior materials, colors, window styles, and other bonus options. There are options to add a full porch and to add three-car garages on a few of the models. The specific models and options are largely left to the purchaser. However, DR Horton has a set of anti-monotony standards in place that will be adopted with the PUD to ensure models and colors are varied throughout.

Staff suggested creating some varying designs on the front elevations, particularly with three-car garage models. The main concern was that these models and elevations would be dominated by the garage door. Staff suggested some of the following changes that would provide for a more attractive streetscape design:

- Varying siding colors
- Substituting brick/stone on the front facades.
- Offering varying window options.
- Changing roof lines to be less bulky/massed form the front elevation.
- Offering varying garage door options (include windows).
- Offering a gable option on the porch roofs.

A few changes were made to add some premium features as a standard on these models, but ultimately, they are looking for flexibility to market different options and models. Additionally, some of their models are standardized across their developments for efficiency purposes in design and construction. The Petitioner can better review these models at the workshop meeting. Color renderings were given for a few of the model types as well to better understand how they will look.



Open Item #14: Review the varying single-family home model options, provide and suggestions for additions, removals, or changes.

Proposed Anti-Monotony Provisions

Elevations:

- The same elevation of the same floor plan cannot be repeated within two lots on the same side of the street.
 - Must be two different elevations between each home. A different elevation is not only defined as a different letter, but must be different in terms of roofline and fenestration.
- The same elevations cannot be put “directly across the street” from one another.
- Like elevations can be erected across the street from one another as long as the lot boundaries do not overlap by more than 25%: this is not considered “directly across the street.”
- In the case of a small cul-de-sac (eight sites or less), no duplication of elevations should occur.

Exterior Colors:

- The same exterior siding color shall not be repeated within two lots on the same side of the street.
 - Two different siding colors between each house.
 - The siding color should not be the same on any house across the street.
- Trim, roof and brick colors will not be duplicated more than twice if side by side;
 - i.e., there will not be three homes alongside each other with the same trim color.
- There is no monotony code for Townhomes.

Key Lots

Certain “Key Lots” have been indicated by the developer. These lots will be some of the most visible lots due to their locations on corners or being in line with roadways. The developer has noted these lots would get some upgraded design options that would benefit the overall appearance and feel of the subdivision. Revised plans with the new layout will need to be supplied, along with the details on the model upgrades prior to the public hearing.

Open Item #15: Petitioner to revise key lot exhibit to new layout and clearly indicate specific details or permanent “upgrades” are proposed on these lots.

The Petitioner reviewed the key lot criteria in the meeting including requiring the following “upgrades”:

Key Lot Criteria

- An upgraded elevation (not the base elevation)
- The home would include a full width porch on the front elevation
- The corner side of the home must include a window
- Foundation landscape package on the front and corner side of the home.



Townhomes

Similar to other townhomes developments, the design of the townhomes will be consistent across all buildings. Brick has been brought up vertically in a number of areas along with varying entrance styles to give it an appealing appearance. Brick has only been proposed on the partial first floor on the side elevations, requiring a request for an Exception as part of the PUD. Staff has noted this requirement can be met and that the brick will carry around the sides of the townhome better if brought up to the top of the first full floor (second story in the house).









PARKING

Parking in single-family neighborhoods is traditionally not a problem as there is sufficient driveway and garage spaces for homeowners to park. There is usually on-street parking availability for any parties or events residents may occasionally have. However, with a slightly denser development, there are concerns that if driveway expanded over time to the allowable 30’ maximum width, that many on-street parking spaces would be eliminated due to the increase in driveway widths at the road. Additional controls over the widths have been put in place to limit 2-car driveways to 20’ maximum and 3-care driveways to 26’ maximum.

The townhome area creates a different challenge due to an increase in density and limited on-street parking opportunities. Staff has raised concerns about the need for some off-street guest parking areas within the development. However, the Petitioner has noted they believe that the onsite spaces (2 garage and 2 driveway) along with surrounding public roadway on-street parking will be sufficient even if it is not immediately adjacent to some units. They provided a parking exhibit to show where parking availability is located for the townhomes.

| PARKING | REQUIRED | PROPOSED |
|---|-----------|------------------|
|  GARAGE | - | 320 (2 PER UNIT) |
|  DRIVEWAY | - | 320 (2 PER UNIT) |
|  GUEST PARKING | - | 2 |
|  ON-STREET PARKING | - | 29 |
| TOTAL | 480 (3:1) | 671 (4.2:1) |



~~Open Item #16: Discuss proposed parking, including no dedicated off-street parking for guests in the townhome area.~~

Plan Commission did not have too many concerns with proposed parking in the townhome area, believing the driveway and on-street parking would accommodate all but the few rare events or party situations that might create additional visitors. It was not believed that separate visitor parking areas were needed in this situation. However, it was requested that DR Horton supply similar townhomes subdivisions with similar parking situations that are nearby and could be viewed or visited. DR Horton supplied the following two subdivisions as examples:

- Tall Oaks – Elgin, IL
<https://www.drhorton.com/illinois/chicago/elgin/tall-oaks-townhomes/floor-plans/1597>
- Cambridge Lakes Townhomes – Pingree Grove, IL
<https://www.drhorton.com/illinois/chicago/pingree-grove/cambridge-lakes-townhomes>

SIGNAGE

The larger monument sign will be located off of the entrance along Oak Forest Avenue and the two smaller “pier” signs will be located at the two entrances along Ridgeland Avenue. The signs will be located on association-owned property in compliance with setbacks and size requirements. Specific easements and ownership will be clarified at final approval.

Open Item #17: Petitioner to submit revised signage plans and revised preliminary plat showing separate sign lots.



ENGINEERING

Publicly dedicated roadways include typical canopy trees, street lights, and traffic control signage. The proposed design generally shows it is compliant with the Village's standard details. Specifics of the roadway design will be reviewed with final engineering and final approval. It is recommended that a condition clarifying that final engineering approval is required for the site and all public right-of-way details.

Open Item #18: Petitioner to supply revised Preliminary engineering plans prior to the Public Hearing. All plans are subject to final engineering review and approval, which will be submitted with the Final PUD approval in the future.

PRELIMINARY PLAT APPROVAL

Unlike the Final Plat, the Preliminary Plat does not formally create any lots of record. However, this plat shows likely dimensions of the proposed residential lots and outlots and gives the developer the right to move forward with the subdivision. The final plat will need to be in substantial conformance with this preliminary plat but requires additional information like signature blocks, exact property lines, and easement locations. A preliminary plat stops short of being final because final engineering usually has not been completed and minor changes may still be required. The Petitioner will return for Final Plat and PUD approval once final engineering has been completed. Due to some site layout changes the preliminary plat requires revision prior to the public hearing.

Open Item #19: Petitioner to supply revised Preliminary Plat prior to the Public Hearing.

STANDARDS FOR REZONING APPROVAL

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following “LaSalle Standards” have been supplied for the Commission to consider. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. The existing uses and zoning of nearby property;
 - The R-5 zoning is consistent with neighboring residential uses in the area. Nearby parks, schools, open areas, and access to the downtown also make the location viable for residential uses. Limited access and visibility make future commercial development unlikely.
- b. The extent to which property values are diminished by the particular zoning;
 - The zoning change is not anticipated to lower any property values.
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
 - No property value reductions or complaining parties have been identified.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
 - The development includes new housing in an area without new residential construction for sale in many years. The development benefits the public by generating additional property tax not generated by vacant land and reducing the burden on existing landowners. Additionally, proposed public open spaces and sidewalks are beneficial to all area residents.
- e. The suitability of the property for the zoned purpose;
 - The property has sufficient roadways, utilities, storm detention, and a location for residential uses.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
 - The majority of the property has always been vacant, with the remaining portion recently vacant with the demolition of the former Panduit facility. The lot has remained vacant and had little interest as a commercial development for over 10 years. The area has limited access and visibility to attract commercial or corporate development.
- g. The public need for the proposed use; and
 - There is a strong demand for additional housing in the area and this development will provide a mix of detached home types and townhomes. The housing is attractive to a variety of people including seniors, empty-nesters, and young families.
- h. The thoroughness with which the municipality has planned and zoned its land use.
 - The area has been noted as a likely residential development for many years. The anticipation of residential development at this location was adopted as part of the Legacy TIF Redevelopment Plan. Future commercial use or development of the land is unlikely.

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 review in the next Staff Report.

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;
 - There is no danger to the public with additional residential housing proposed.
- 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;
 - Residential housing surrounds the development and residential uses are less intense than the former commercial and light industrial uses. The proposed zoning is a better fit for the area.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - The remaining land has been planned in concept to tie into the surrounding area's roads, utilities, sidewalks, and other development aspects. The remaining commercial areas have been planned for potential residential development in concept as well.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - There are adequate roadways, utilities, and drainage existing around the site and proposed throughout 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;
 - The ingress and egress access points have been reviewed by the Village Engineer for their best placement on the site and for overall traffic flow for the area.
- 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
 - The buildings will comply with all other code requirements of the Village not covered by an Exception to the Zoning Ordinance indicated in the PUD documents and plans.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - The development will add additional residents that help support surrounding businesses and add additional property taxes where the vacant land currently provides minimal support to various public bodies.

STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff will provide draft Findings for the Commission's review in the next Staff Report.

- a. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
- b. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
- c. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
- d. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
- e. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
- f. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
- g. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
- h. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.
- i. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
- j. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

STANDARDS FOR SITE PLAN & ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards shall be considered to have been met upon review 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 is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, DR Horton Inc - Midwest, a Map Amendment (rezoning) of the property generally located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave) from the existing ORI (Office and Restricted Industrial) zoning district to the R-5 (Low-Density Residential) zoning district, and adopt the Findings of Fact as proposed in the December 16, 2021 Staff Report."

Motion 2 (Special Use for Preliminary PUD Approval):

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, DR Horton Inc - Midwest, for Preliminary Planned Unit Development Approval for the Oak Ridge Subdivision located at the southeast corner of Ridgeland Ave. & Oak Forest Ave (excluding 17201 Ridgeland Ave), to be zoned R-5 (Low-Density Residential) and developed with 81 detached single-family and 162 attached single-family units, in accordance with all plans/documents submitted and listed herein and adopt the Findings of Fact as proposed by in the December 16, 2021 Staff Report, subject to the following conditions:

- 1. The PUD exceptions and restrictions from the Zoning Ordinance, as listed in the staff report, shall be included within the Preliminary and Final PUD ordinance documents.*
- 2. Final PUD and Plat Approval is required and shall be in substantial compliance with the plans, documents, findings, conditions, discussion, and agreements determined as part of the Preliminary PUD approval.*
- 3. Final conditions, covenants, and restrictions (CC&Rs) shall be submitted outlining ownership and association responsibilities.*
- 4. A Special Service Area (SSA) shall be established over the development at the time of Final Approval.*
- 5. The public park design and layout shall be finalized at final approval. The timeline of completion and acceptance shall be agreed upon with the Tinley Park - Park District.*
- 6. A cash-in-lieu payment for the sidewalks on Ridgeland Ave and Oak Forest Ave be submitted prior to issuance of any permits. The payment is currently estimated by the engineer at \$82,279 but is subject to changes related to increases in construction or material cost.*
- 7. Final approval is subject to final engineering review and approval of all plans by the Village Engineer and any other jurisdictional approvals, including but not limited to Cook County DOT, MWRD, and IEPA.*

Motion 3 (Preliminary PUD Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, DR Horton Inc – Midwest, Preliminary PUD Plat Approval for the Oak Ridge Subdivision in accordance with the Preliminary Plat submitted (dated December 7, 2021), subject to the condition that the approval is subject to the review and approval by the Village Engineer and Village Attorney."

LIST OF REVIEWED PLANS

| Submitted Sheet Name | | Prepared By | Date On Sheet |
|----------------------|---|-------------|---------------|
| 14pgs | Workshop Presentation (key lot exhibit, parking exhibit, anti-monotony standards, etc.) | DRH | 12-2-21 |
| 1pg | Project Narrative | DRH | 10-15-21 |
| 2pgs | Plat of Topography | Mackle | 6-23-21 |
| 2pgs | Alta Survey | Mackle | 8-5-21 |
| 3pgs | Preliminary Site Plan | GRWA | 11-24-21 |
| 1pg | Preliminary Zoning Analysis Table (To be revised at final approval) | DRH | 10-15-21 |
| 5pgs | Preliminary Landscape Plan | GRWA | 11-24-21 |
| 2pgs | Photometric Exhibit (To be revised at final approval) | Mackle | 9-3-21 |
| 16pgs | Preliminary Engineering Plans | Mackle | 12-8-21 |
| 1pg | Preliminary Signage Plans (Locations to be revised at final) | GRWA | 10-15-21 |
| 72pgs | Single Family Detached Model Elevations (B&W) | Premier | 11-5-21 |
| 7pgs | Single Family Detached Elevation Select Color Renderings | Premier | n/a |
| 5pgs | Townhome Elevations and Renderings | Premier | 11-5-21 |
| 1pg | Preliminary Plat of Subdivision | Mackle | 12-7-21 |
| 51pgs | Traffic Study | GHA | 8-31-21 |
| 1pg | Monotony Plan for Single Family Detached | DRH | n/a |
| 1pg | Subdivision Specifications | DRH | n/a |
| 1pg | Estimated Child Generation | DRH | 8-31-21 |
| 7pgs | Market Study | HT | n/a |
| 3pgs | Fence Details and Pictures | DRH | n/a |
| 1pg | Park District Letter of Understanding | TPPD | 12-2-21 |

DRH = DR Horton (Petitioner/Developer)

Mackle = Mackle Consultants, LLC (Surveying)

GRWA = Gary R. Weber Associates, Inc. (Land Planning, Landscape Arch.)

Premier = Premier Architecture, Inc. (Architect)

GHA = Gewalt Hamilton Associates, Inc. (Consulting Engineers)

HT = Housing Trends LLC (Market Consultant)

TPPD = Tinley Park – Park District

PLAN COMMISSION STAFF REPORT

December 2, 2021 – PUBLIC HEARING

Petitioner

Karli Mayer, on behalf of
One Magnuson Lane LLC

Property Location

SW Corner of 191st Street and
Magnuson Lane

PINs

19-09-11-200-015-0000
19-09-11-200-013-0000

Zoning

R-6 PD

Approvals Sought

Special Use Permit for a
Substantial Deviation
from the Brookside Glen
Planned Unit
Development

Project Planners

Kimberly Clarke, AICP
Community Development
Director

Lori Kosmatka
Associate Planner

The Residence of Brookside Glen

Southwest corner of 191st Street and Magnuson Lane



EXECUTIVE SUMMARY

The Petitioner, Karli Mayer, on behalf of One Magnuson Lane LLC, seeks a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) to permit design changes to the previously approved Residences at Magnuson multifamily residential development.

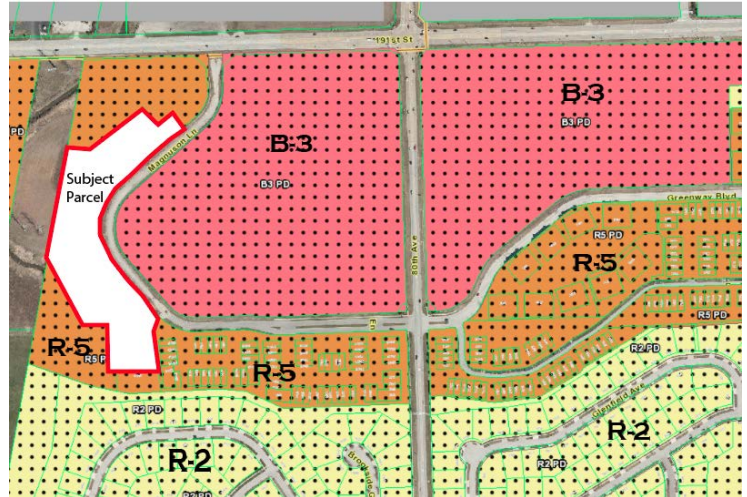
The Petitioner previously received approval in December 2017 to construct the Residences at Magnuson, which includes four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. This proposal also includes a 5,320± square foot club house, landscaping, and various amenities throughout the development. The Petitioner now proposes changes to the exterior architecture of the buildings which differ from the appearance of the previously approved plans. The exterior design changes are due in part to some building reconfiguration in the development.

EXISTING SITE & HISTORY

The subject site is a 7.65-acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. The subject property was originally planned for a mixture of commercial, office/restricted industrial, and residential uses (single-family detached, townhomes, and condo/apartments).

In February, 2016, the Village was approached by the Petitioner to develop the 7.65-acre parcel. Multiple meetings were held between July and October 2017 which included Staff, elected officials, the Petitioner, and representatives from the Brookside Glen subdivision.

The participants discussed plans that would address concerns about the scale of the buildings while maintaining valuable amenities and high-quality aesthetics.



Zoning Map

The site is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to “accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties”. UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots. Although this is a residential building, it has some “commercial character” due to its scale, surface parking, and recreational component (club house). Additionally, there will eventually be commercial development to the east which will need to comply with the regulations for the UD-1 Overlay District.

Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pumping station is located immediately to the south and a townhome development exists to the southeast with two-story structures housing 4-6 units per structure.

East of 80th Avenue there are other planned commercial uses that are vacant in addition to townhomes and 4-story multi-family condominium buildings of 16 units each. These multi-family structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the semi-underground parking garage. A detention pond is located to the north of the subject site and functions as a buffer to 191st Street. The Wolverine Pipeline traverses the site (east to west) just north of the pumping station.

As a Planned Unit Development, deviations from these requirements are considered ‘exceptions’ and are not reviewed as a ‘true’ variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

SUBSTANTIAL DEVIATION REQUEST

The issue before the Plan Commission is approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD). The PUD was initially approved in 1990 with subsequent Substantial Deviations in 2000 and 2017. Over the years, this PUD has evolved; reacting to market demands and economics. See the attached timeline for specific references to approvals and ordinances related to this property. The original PUD of 828 acres provided for a mix of uses.

The Petitioner's request is to deviate from Ordinance 2017-O-072 (Substantial Deviation from the Brookside Glen PUD). The approved PUD included four (4) structures of thirty-six (36) dwelling units each for this property (total of 144 units) and a club house with a pool and other various residential amenities. The approved PUD contained Exceptions for building setback and building height. The proposed Substantial Deviation will allow for design changes to the project primarily as a result in change of exterior wall construction. The proposal will reconfigure the façade and materials with adjustments in elevation offsets, windows, and balconies. The current proposal will reduce the residential overall building heights by 5'-0 1/8", increase the building lengths from 174'-10" to 188'-2", adjust building setbacks. Proposed changes specific to the clubhouse include a reduction of glazing, new elevation offsets, and reconfiguration of space with additional amenities due to modification of the underground parking garage and relocation of restrooms. The proposal also includes a shift in parking type, removal of the exterior trash enclosures, and addition of two exhaust sheds on the terraces.

EXCEPTIONS

The previously approved Planned Unit Development ordinance included three Exceptions from the Zoning Ordinance. The Petitioner requests amending the following Exceptions from the Zoning Ordinance based on their revised elevations.

1. Building Height

A nine-foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 allowed the structures at a building height of 65' where 56' was the maximum height allowed. In the 2017 consideration of the project, Village staff noted that although the height of the buildings were approximately ten feet (10') taller at the highest point (the middle roof), the actual elevation would be consistent with Brookside Place since the elevation at the subject site is approximately ten feet (10') lower than the elevation at Brookside Place. The Maximum Overall Height of Building was noted as 72'-3.75", however staff noted the Mean Roof Height of 64'-11.75" as the "Building Height" (defined in Section II of the Zoning Ordinance). The Petitioner currently proposed plans will reduce the Exception's nonconformity of height by 5'-0 1/8" which is due to the reduction of 2'-0" in the garage and floor construction thickness.



Renderings of Previously Approved Residence of Brookside Glen and Building at Brookside Place

2. Building Setbacks

An exception to the Village requirement for the front yard setback allowed the residential structures to be set back about 18' to 27'. The Petitioner noted that the currently proposed setbacks will range from 9'-2" to 69'-11".

3. Building Floor Area Ratio

An exception of 0.056 to the Village requirement for floor area ratio (FAR) allowed a FAR of 0.656 where 0.6 was the maximum FAR allowed. The Petitioner has noted that the currently proposed FAR will now be 0.655.

ARCHITECTURE

2017 Previously Approved PUD Plans

The previously approved plans consisted of four (4) architecturally identical proposed residential precast structures with precast balconies and a centrally located club house. The structures included a semi-underground parking garage and four (4) stories of residential dwellings. Terraces above the parking level connected the structures. Pedestrian access was provided at the east and west sides of both the residential buildings and club house. Vehicular access ran the length of the development with two garage entries and drive-through in the clubhouse. The approved building height was noted as approximately 65' as defined by "Building Height" in Section II of the Zoning Ordinance. The overall building height was noted as 72'-2 5/8" as measured from the parking level. The approved construction type was exterior walls constructed with precast concrete and thin embedded bricks, and standard brick and block construction.

Building Materials

The previously approved exterior cladding included a ½" thin brick veneer precast into a panel with horizontal seams. The ground/parking level included a precast stained and stamped stone foundation material. The precast balconies were approved with steel railings and wire mesh infill panels

Architecture

The architecture included some aspects of a Prairie style with the slope of the roof and transom windows. The floor to ceiling windows added distinction reflective of loft type architecture. The roof line was varied to provide enhanced architectural interest helping to break up the expanse of the roof. Articulation was provided along all building facades to create visual interest and shadow lines. Landscaped berms were also shown at the base of the structures at varied heights to minimize exposure of the parking level. The approval also indicated the roof terraces would have green roofs with landscaping screening from Magnuson Lane. The club house's architecture also encompassed some aspects of Prairie architecture consistent with the residential buildings. The club house also included an expansive arrangement of windows with a canopy on the east side and an extension of cabanas and restrooms on the west side.

Proposed Plans

The Petitioner is currently proposing a new construction type with revised dwelling unit layouts, resulting in exterior design changes. The Petitioner has provided a letter itemizing these changes along with updated drawings. The drawings include line drawings for each façade of a typical residential building and the clubhouse, as well as color elevations comparing the previously approved and currently proposed facades of a typical residential building and the clubhouse. The Village consulted architectural firm Farnsworth Group to do an architectural design review comparing the residential building east elevation's previous approval to the current proposal. Farnsworth Group has provided a statement of findings which included opinions made upon their professional judgement based on their experience in the field of architecture (*see attached*).

Construction Type of Exterior Walls:

The new exterior wall construction type will be noncombustible brick veneer construction which mostly includes full four-inch brick veneer with steel stud wall backup where applicable, ½" thin brick veneer adhered (noted at the 5th floor of each end of each residential building and on parts of the clubhouse), and natural stone veneer along the ground level of the residential buildings. The Petitioner proposes this change due to this construction type becoming an allowable option per a recent revision of the Tinley Park Building Code change.

Heights:

The Petitioner states the residential overall heights will be reduced by 5'-0 1/8" due to lowering the height of the semi-underground garage (ground/parking level) and the reduction of floor thickness. The Petitioner notes the resulting height is 70'-4 7/8", as identified on the residential east elevation. The Petitioner however does not identify the elevation from which that point is referenced. The shorter overall height of the residential buildings still include an elevated top floor of 14'-0" as measured from the top of subfloor to the roof truss bearing height, and the residential floor heights of the remaining stories are substantially similar (current 10'-1 3/4" versus approved 10'-0"). The clubhouse is proposed as 35.2" along the rear façade. The previously approved drawings did not show an overall height for the clubhouse.

Building Lengths, Setbacks & Floor Area Ratio:

The building lengths will be increased from 174'-10" to 188'-2". However, the Petitioner notes the connector (terrace) sections were modified to reduce the impact of the overall length. The Petitioner has noted the currently proposed building setbacks will change from a range of 18 to 27 feet to a range of 9'-2" to 69'-11". The low end of this setback range is measured from the newly proposed piered canopies. The Petitioner has noted the previous PUD approval showed a maximum of 63'-0 3/8", which contradicts the approved Exception of 18 to 27 feet. The currently proposed floor area ratio will be reduced from 0.656 to 0.655. The distance to the nearby townhome measured 198'-9 3/4" in the previous approval, but is now 197'-6 3/4", a reduction of 1'-3".

Architecture - Façade Reconfiguration of Bays, Windows, Doors, Canopies, Balconies, and Mechanical Equipment:

Some reconfiguration is proposed to the architecture and facades. Due to a modification in the building footprint, the proposed façade offsets (projections) will somewhat change the layout of the windows, doors, balconies, and PTEC wall units. The Petitioner notes the currently proposed residential window arrangement is based on the refinement of unit layouts which included the coordination with the mechanical plans. The residential front (east) facades continue to have two entries, but now will have canopies with piers. These front entries, previously approved as double doors, are now proposed as single doors with sidelights (storefront) on both sides. The Petitioner states this change is due to recommendation by a security consultant. The presence of the clubhouse's east canopy remains as approved, but is now specified as prefinished aluminum. The new proposal also introduces shed roof style canopies above the two garage doors located at the north and south ends of the development. The garage canopies were proposed to help break up the façade.

The balconies will be bolt-on aluminum tube frame and aluminum deck. The Petitioner believes this will be a maintenance free noncombustible construction allowable due to the change in exterior wall construction. The Petitioner also notes the aluminum balconies are in lieu of precast due to the weight consideration of the new construction type. The Petitioner noted stone piers are provided as needed to support the balconies. The drawings show what appear to be short stone piers projecting from the facade, but some of them are not aligned below the balconies, and are not all identified and colored as stone. The Petitioner has stated the aluminum decks on the balconies will be powder-coated with a dark bronze color, however this is not specified in the drawings.

The proposal also has additional PTEC units due to the height of the 4th floor end units and the 5th floor units. Intake vents are also identified on the garage door side of the residences as well as on the rear of the clubhouse. The west façade has rooftop units on the clubhouse's rear (west) façade and appear to have a form of exterior mechanical on top of the residential buildings. The Petitioner has not identified any screening, however these are at the rear of the building, not visible from Magnuson Lane. Rooftop units and exterior mechanicals were not shown on the previous approvals, however, full MEP engineering was not coordinated at that time.

Other Architectural & Site Changes:

A few other notable architectural changes have been identified. Stairs and ramps are being added from the clubhouse to its two central flanking terraces and the relocation of the restrooms from extending in the pool area to now be within the clubhouse's general footprint. The Petitioner notes the restroom relocation allows a more usable pool deck for tenants to enjoy. The interior drive through which previously separated the east and west parts of the clubhouse's lower level will now be removed to allow for the restroom relocation, additional space for other amenities, and

improves pedestrian flow throughout the clubhouse. A large party area with a warming kitchen and fireplace, a golf simulator, a pet spa, and a larger fitness center have all been added. The lobby space in each residential building also decreased in order to allow for a larger package delivery room, more bike storage, and other reconfiguration.

A few site changes are noted. The exterior trash enclosures were moved indoors. A pedestrian drop-off area from Magnuson Lane is being added to the clubhouse's front façade. The dog park at the north of the property has been narrowed by 20.1'. The Petitioner is also coordinating with ComEd and Nicor on screening for the transformer pads and gas meters on the property.

Open Item #1: Discuss overall façade reconfiguration of bays, windows, doors, canopies, balconies, and stone piers. Discuss screening for rooftop units and exterior mechanicals. Consider conditioning exterior mechanicals (rooftop units, PTEC units, intake and exhaust vents) to color match the surrounding materials.

Clubhouse Glazing/Windows:

The clubhouse is now proposed with less glazing. Most noticeably on the front (east) façade, the total glazing, window pane counts and transoms have all been reduced, and some window areas previously approved as large expanses are now visually broken up by brick and aluminum fascia elements. The middle of front elevation's upper level previously had triple continuous transoms, and now is proposed with a single separated transom. In contrast, the rear (west) façade's upper level, does retain large continuous expanse of glazing at the center, but has lost glazing near the ends due to reconfiguration of stairs. The lower level of the rear façade has noticeably changed. The previous approval had a combination of windows and door all with transoms, whereas the current proposal has removed the transoms and is all glass mullion doors. The Petitioner explains transoms are not possible due to the relocation and expansion of the fitness center. The Petitioner notes that the structural podium and mechanical design for proper airflow in the fitness center required additional ceiling height. The south side of the clubhouse also has lost two sets of window areas due to stair reconfiguration.

Open Item #2: Discuss exterior glazing (transparency) area and configuration for windows and doors, which have been noticeably reduced on the clubhouse and adjusted on the residential buildings.

Exterior Facade Materials:

The proposed residential exterior facade materials include a natural thin stone veneer along the ground/parking level and brick veneer on the upper levels, separated by a continuous cut stone sill. Most of the brick veneer is full four-inch brick veneer with steel stud wall backup, and will consist of utility size bricks with a natural color mortar. The fifth (top) floor of the residential buildings will have a 1/2" thin adhered brick veneer. The Petitioner has explained that due to the building's layout of a smaller fifth floor footprint, this section of wall on the fifth floor sits on top of interior walls which do not provide the structural support to withstand the weight of the full four-inch bricks. The Petitioner states the two brick types will meet flush on the residential buildings. The previous PUD approval detail sheet A121 identifies 1/2" brick applied over the precast wall construction.

The Petitioner has provided some changes and specifications to the residential entries. The previously approved residential entries showed vertical brick accents and glazing that flanked both the front and rear entry points. The two entry points on the front (east) façade will now have canopies with a continuous cut stone sill and prefinished aluminum gravel stops above supported by piers. The color and line elevations identify them as brick piers punctuated with a 6" high stone accent strip, but the floor plan calls them out as "steel tube columns primed and painted (architectural exposed column)" surrounded by a "stone pier with four way stone cap". However, on the rear (west) elevation, the one canopied large entry point no longer has flanking brick accent. The structural columns are now proposed to be covered on all sides with thin stone, thus it loses the visual differentiation of material as shown in the previous approval. The Petitioner has now specified the glazing for all the residential entry points will be a storefront system with black prefinished aluminum.

Residential Building Elevation Comparison:



Front/East Facade: Currently Proposed (top), Previously Approved (bottom) – Not to scale



Rear/West Facade Currently Proposed (top), Previously Approved (bottom) - Not to scale

Clubhouse Elevation Comparison:



Clubhouse Front/East Façade Currently Proposed (top), Previously Approved (bottom), Not to scale



Clubhouse Rear/West Façade Currently Proposed (top), Previously Approved (bottom), Not to scale

The clubhouse's two stories appear to have a brick pattern similar to the previous approval. The roofline is tagged as soldier course brick. The front façade's upper level is tagged as the thicker brick veneer, but the lower level is tagged as thin stone veneer. The separation between the floors appears to show a solid material, which may be the correct location for the continuous cut stone sill, but has no tag. Meanwhile on the rear façade, the front gable material around the rooftop units has HardieBoard lap siding, and though the upper level has the thicker brick veneer, the lower level instead has the ½" thin brick veneer. The separation between the levels on the rear façade now has brick soldier coursing with a thinner continuous cut stone sill instead of solely a continuous stone material per the previous approval. Soldier coursing is also above the lower level's doorways.

The colors and materials for the mechanical equipment should be confirmed. The PTEC units and exhaust vent color is identified to match the brick, but the intake vents and clubhouse rooftop units and residential rooftop mechanicals don't specify the material to match.

Open Item #3: Discuss the 4" brick veneer and ½" thin brick and how they will match. Discuss brick colors. Consider conditioning the two materials to be matched (burned and colored in the same manner) on the residential top floor to the rest of the building below. Discuss balcony color.

Open Item #4: Discuss and clarify the canopy pier materials on the residential front and rear entry points. Consider conditioning they be coordinated and covered on all sides with brick.

Open Item #5: Discuss clubhouse materials. Confirm location and type of brick & stone veneers, separations between levels, and brick soldier coursing. Consider conditioning the ½" thin brick and Hardieboard lap siding on the clubhouse all be changed to 4" brick veneer, and the rear separation between levels solely be continuous cut stone sill.

Green Roofs:

The Petitioner has provided additional detail on the previously approved terrace green roofs. The green roof areas will include a masonry knee wall with a railing on top and a river rock (vegetative free) accessing the new exhaust sheds and along the perimeter. The green roofs will have roof drains and be a combination of semi-intensive and intensive. The Petitioner confirmed the green roof will still provide landscape screening from Magnuson Lane as discussed in the previous consideration.

Pergolas, Firepits, Grill/Sinks, and Terrace Surface:

The Petitioner is now proposing four pergolas at ground level and eight pergolas on the terrace (an increase of one from seven previously approved). The four ground level pergolas each have a firepit, and a 5th firepit is located adjacent to the pool. Double center grills with sinks will be provided at each of the terrace pergolas. The terraces will have deck tile with adjustable pedestals.

Seating:

The Petitioner's proposal has a few changes in common seating. The common seating area on each floor of the residential is now removed due to the reconfiguration of the floor plan and the Petitioner's desire to instead make the clubhouse the focal point of activity in the development. The outdoor terrace seating is shown on the Connector & Exhaust Fan Enclosure plan as 18 tables, whereas the previous approval showed a total of 20 tables. Seating will remain available at the ground level pergolas and dog park.

Open Item #6: Discuss absence and/or removal of seating.

Cabanas:

The Petitioner proposes the two cabanas to be freestanding alongside a retaining wall adjacent to the clubhouse. The previous approval had the cabanas located within stone walls. The Petitioner has not yet selected a specific size or style, but has illustrated potential options.

Parking:

The Petitioner states the total parking count will remain as approved as 360 spaces upon landbank installation, but with adjustments in parking types. The proposal includes a reduction of indoor parking by eight spaces (163 indoor spaces proposed vs. 171 approved), 136 outdoor spaces (vs. 125 approved) which will be reduced by an additional three spaces (landbank spaces #10, 11, 12) to 133 outdoor spaces for the drive aisle upon landbank installation, and the same count of 64 landbank spaces. The reduction in indoor parking is due to the removal of the drive through on the lower level of the clubhouse. Along with the ADA spaces indoors and to the west of the development, the parking count now also includes an exterior ADA parking space at the front passenger loading area. The development will have four interior electric vehicle charging spaces for each residential building, and the Petitioner specified that the development will have two exterior electric charging spaces.

Addition of Exhaust Sheds:

Two brick sheds are proposed on the terraces in order to accommodate garage exhaust fans. The sheds will be placed between Buildings 1 and 2, and between Buildings 3 and 4. They will be located flush to the east residential facades, and will be within the green roof area. This location is along the front of the property, however, the location within the green roof area may be considered appropriate since the landscaping will help screen along Magnuson Lane and will allow room for the pergolas and seating on the west side. The sheds are shown as 9'-3" high and 13.3' long, but the depth is not identified. The Petitioner verbally notes they are 5 feet deep. The Petitioner notes that the mechanical code requires exhaust discharge to be ten feet above the adjoining grade.

Open Item #7: Discuss exhaust shed location and show depth measurement.

Signage:

The two ground signs will keep the same 4'-0" setback but the south sign has been slightly shifted south toward the southern drive aisle. The drawings note it will be 22'-10 1/8". The Petitioner has provided additional specification on the material which now includes a cast stone cap with 4-way wash and thin stone to match the building.

Key Design Elements Remaining:

Some key design elements will remain as previously approved. The roof slope and the Prairie-style four (4) foot deep eaves will remain consistent. Also, the club house will remain centrally located, and each building entry shown as a focal point with the center of the structure being the tallest. The windows on the top floor will still have a double transom which will provide a verticality to break up and accent the horizontal nature of the buildings.

Analysis

In November, 2021, architectural consultant Farnsworth Group provided a statement of findings analyzing the two design schemes of the east residential façade only from a recent previous submittal. Farnsworth Group found that the elevations on this portion of the development were essentially identical with only a few minor differences. The overall proportions were very similar (3% height decrease, 7% width increase) and the roof slopes and eaves remained consistent. The massing components (central area under high roof, flanked area under low roof, and bands of stone veneer and grade at the base appeared nearly identical, and considered a visual difference would be marginal once constructed. The vertical dimensions of floor-to-floor heights were observed as essentially identical with exception that the currently lowest level is two feet less. The window sizes, mullions, and pattern were also noted essentially identical, with exception that there is a different horizontal rhythm of windows under the high roof. They noted this is likely caused by the plan changes in the unit layouts. They believed the exterior materials appeared to be the same, however they were not provided the most recent, more detailed resubmittal.

The current proposal has the same general layout and orientation and appearance of materials and glazing to the previously approved plans, but contains some reconfigurations. Staff has noted open items, most notably the reduction of glazing on the clubhouse, and outstanding points on exterior materials.

STANDARDS FOR A SPECIAL USE

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

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 design changes are largely aesthetic with no major changes to the site plan, thus will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Additional factors were considered in the previous PUD approval.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposed design changes include a proposed architectural façade primarily of brick and stone veneer with double transom windows on the residential top floor. These architectural features, along with the reduction in 5'-0 1/8" of building height will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values in the neighborhood.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed design changes are largely aesthetic with no major changes in the site plan, thus will not impede the normal and orderly development and improvement of surrounding property.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The proposed design changes do not affect changes to utilities, access roads, drainage and/or other necessary facilities.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposal will not change the previously approved ingress and egress. The density has not changed from the previous approval within Ordinance 2017-O-072.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The proposal will increase the currently approved exception of 18-27 foot building setbacks to allow 9'-2" to 69'-11". Other previously approved exceptions which will remain are building height and floor area ratio.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- *The proposed design changes are largely aesthetic. The scale of the project remains the same from the previous approval per Ordinance 2017-O-072, which contributes to the economic development of the community as a whole.*

MOTION TO CONSIDER

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

"... make a motion to recommend that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with Exceptions from the Zoning Ordinance to permit exterior design changes in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the December 16, 2021 Staff Report and subject to the following conditions:

1. *The development's exterior mechanicals including rooftop units, PTEC units, intake and exhaust vents shall match the color of the surrounding material.*
2. *The ½" thin brick and 4" brick veneers shall visually match (to be burned and colored in the same manner).*
3. *Canopy pier materials on the residential front and rear entry points shall be coordinated and be covered on all sides with brick.*
4. *Clubhouse rear (west) elevation's horizontal separation between the lower and upper level shall solely be continuous cut stone sill.*
5. *The clubhouse's façade, which is inclusive of the rear (west) lower level and the rear (west) front gable to all be 4" brick veneer.*

[any conditions that the Commissioners would like to add]

ATTACHMENTS

1. Previously Approved PUD Plan Set Ordinance 2017-O-072
2. Drawing Submittal, 24 sheets, dated December 8, 2021, received December 10, 2021.
3. List of changes from Petitioner received December 9, 2021.
4. Statement of Findings From Architectural Design Review

LIST OF REVIEWED PLANS

| Submitted Sheet Name | | Prepared By | Date On Sheet |
|----------------------|--|-------------|---------------|
| | Previously Approved PUD Plan Set – Ordinance 2017-O-072 | ASL | 12/5/2017 |
| | Drawing Submittal, 24 sheets, received December 10, 2021 | ASL | 12/8/2021 |
| | List of changes from Petitioner received December 9, 2021 | ASL | N/A |
| | Statement of Findings from Architectural Design Review (<i>East Façade Elevation Only</i>) | Farnsworth | 11/11/2021 |

ASL – Architectural Studio, Ltd.