



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

February 17, 2022

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 February 17, 2022.

CALL TO ORDER –CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for February 17, 2022 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Frank Loscuito
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners:

Angela Gatto
Eduardo Mani

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

Scott Behe, on behalf of Volvo Trucks North America
Rob Palka, on behalf of Mars2 Management & Brokers, LLC
Ramzi Hassan, on behalf of Cornerstone Centre, LLC
Derek Hassan, on behalf of Cornerstone Centre, LLC
Robyn Jones, on behalf of Francesca Restaurant Group (participated electronically)
Bob Quellos, on behalf of FC Studio (participated electronically)
Rachel Crowl, on behalf of FC Studio (participated electronically)

Members of the Public:

None

COMMUNICATIONS –

Dan Ritter, Planning Manager, noted there were petitioners participating electronically via call-in due to the impacts of the snowstorm. He asked for the participants to mute their phones when they are not speaking.

APPROVAL OF MINUTES - Minutes of the February 3, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER LOSCUITO. The motion was seconded by COMMISSIONER SHAW to approve the February 3, 2022 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 FEBRUARY 17, 2022 REGULAR MEETING

ITEM #1 WORKSHOP/PUBLIC HEARING – VOLVO TRUCKS NORTH AMERICA, 8201 183RD STREET, SUITE G - SPECIAL USE PERMIT FOR A TECHNICAL EDUCATIONAL FACILITY

Consider recommending that the Village Board grant Scott Behe, on behalf of Volvo Trucks NA a Special Use Permit for a Technical Educational Facility at 8201 183rd Avenue, Suite G in the M-1 PUD (General Manufacturing, Tinley Crossings) zoning district.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Frank Loscuito
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Eduardo Mani

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

Petitioners: Scott Behe, on behalf of Volvo Trucks North America
Rob Palka, on behalf of Mars2 Management & Brokers, LLC

Members of the Public: None

CHAIRMAN GRAY noted this is a combined workshop and public hearing. He asked staff to proceed with a presentation.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission that was attached to the Plan Commission packet and will be attached to the minutes. She reviewed the location's zoning as M-1 within the Tinley Crossings Corporate Center PUD, annexed in 1999. The PUD's intent was to include corporate and industrial uses. She noted the subject multi-tenant building is over 84,000 square feet, and noted other current tenants. The proposed use is classified as a technical educational facility which requires a special use permit in the M-1 zoning district. She reviewed the definition of that land use as well as the intent of the M-1 zoning district as described in the Village's zoning ordinance. She noted the special use will not run with the land. The proposed use will involve relocation of a training center previously in Joliet for mechanics of Volvo and Mack dealerships. The space is 14,665 square feet, and includes 2 full time employees, weekly cases, and quarterly regional meetings. The anticipated staff hours are 730am-5:00pm with classes 8:30am-4:00pm, Monday through Friday. The maximum number of trainees are up to 12 total. The classes are broken into two sets, and last two days, with two per week. She provided a floor plan of the use in the space. She noted the petitioner confirmed that the use will meet the Zoning Code's Performance Standards for the M-1 Zoning District, which addresses issues such as noise, air pollution, and glare. The use will be handled in a classroom format with some hands-on training involving vehicle repair. There will be no test driving of vehicles. The building's frontage is to the east, and the rear is to the southwest. There will be no changes to the site plan, architecture, landscaping, or lighting. Signage will comply with the sign code. The petitioner's lease has a parking allowance for 25 spaces on-site. No vehicles will be stored outside overnight. The Volvo and Mack trucks are stored in the warehouse only. She noted the petitioners were present.

CHAIRMAN GRAY asked if the petitioner had anything to add.

The petitioner, Scott Behe noted he had nothing to add.

CHAIRMAN GRAY asked the Commissioners for their comments.

COMMISSIONER TRUXAL asked if the trucks would be both diesel and electric.

The petitioner responded yes.

COMMISSIONER TRUXAL asked if the diesel exhaust was vented out.

The petitioner responded that it's not, however the trucks are run very, very little, usually just one to two times a year to make sure they run. The hands-on training is done on stand engines. They also do not need to vent exhaust due to the size of the space.

COMMISSIONER TRUXAL noted it should be a nice addition.

COMMISSIONER SHAW asked who the previous tenant was.

Lori Kosmatka, Associate Planner, responded it was TSI Flooring Company.

COMMISSIONER SHAW noted this will be a nice use with a low impact even if every single trainee comes in their own vehicle.

The petitioner noted that it would be twelve at most. He also ran some quick numbers noting that the Village could expect close to a half million dollars of revenue yearly based on the number of hotel nights, food, and gas stations used by the visiting professionals. Volvo as a whole is known for their safety and philanthropic use, aspiring to be good partners with the community.

COMMISSIONER SHAW asked how many facilities there are across the country.

The petitioner noted that in North America, including the U.S. and Canada there are eight. The Joliet location is moving here. Atlanta, Dallas, and Hayward, California, Allentown, Pennsylvania, and Hagerstown, Maryland, which is where they make their engines, and two in Canada (Toronto and Quebec). He noted Volvo is the only manufacturer that makes all of our Volvo and Mack trucks in the United States.

COMMISSIONER SHAW noted that there are a lot of facilities, but it sounds like they will have a lot of good traffic to keep the facility open.

The petitioner noted they had been in Joliet for over ten years. That facility housed two trucks. With the progression of electric trucks, they had a need to house four trucks, to now include electric as well. This location will be one of two hubs for electric truck training along with the California location.

CHAIRMAN GRAY asked what regions would be supported by Illinois.

The petitioner responded this facility will support from Texas to the east for Volvo electric. Toronto will be the east boundary for Volvo trucks. They have a Mack training facility in Allentown as well as here.

COMMISSIONER GASKILL had nothing to add.

COMMISSIONER LOSCUITO noted this will be a great addition.

COMMISSIONER MARAK had nothing to add.

CHAIRMAN GRAY was glad that the special use permit will not run with the land. It sounded like there will not be issues with noise. He appreciated that the trucks would be inside. He recalled that people would be flying in, likely using Uber or rental cars. He noted that the lease stated that 25 spaces were allowed. He read from the petitioner's

submittal that there were ten spots directly in front the Suite G with three ADA handicap, and two employee spots in the rear of the building, with an additional 15 spots, plus other space for overflow. He didn't think this was an issue, but that if they had 10-12 plus 2 teachers, it is about 14 spots. He asked if these numbers are right.

The petitioner responded yes. He clarified that there are 10 just outside the space, and then there's another nine or ten left of the walkway near the Comed area. In front of the building there are 18 or 19 spaces. They also may park further down as the entire lot is shared. He noted the landlord has an agreement with Comed, where there is paved parking under the towers. In Joliet, they never had more than ten cars. Volvo has made agreements with three local hotels and trainees usually will carpool over since they often have rental vehicles.

CHAIRMAN GRAY acknowledged the clarification on parking since the submittal had mentioned 25 but it looked like there was 12.

Dan Ritter, Planning Manager, noted that those were based on the most convenient stalls, 25 is allocated for them by the owner, but the building overall has shared parking. If this was open to the general public and not pre-scheduled and employees only, there might be more concerns for staff but under the current proposed special use, is not expected to be problematic.

CHAIRMAN GRAY had no further comments and echoed what the other Commissioners said. It looks like a good addition to Tinley Park.

CHAIRMAN GRAY asked for a motion to open the public hearing. Motion made by COMMISSIONER GASKILL seconded by COMMISSIONER LOSCUITO. 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 noted that staff could add to the previous presentation if desired.

Dan Ritter, Planning Manager, responded no. In general, the Village is excited for Volvo to be here. Staff appreciates their cooperation. He noted that many things can be different in an educational facility such as outside truck driving or open to the public. This use is a great fit.

CHAIRMAN GRAY asked if the Petitioner would like to add anything in the public hearing.

The petitioner, Scott Behe, responded no.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he asked if the Commission had any further comments. Hearing none, he entertained a motion to close the public hearing.

Motion to close the public hearing made by COMMISSIONER SHAW, 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 asked for the standards.

Lori Kosmatka, Associate Planner, provided the standards.

There was one motion for this item.

Motion 1-Special Use Permit

COMMISSIONER SHAW made a motion to recommend that the Village Board grant the Petitioner, Scott Behe of Volvo Trucks North America, a Special Use Permit to operate a Technical Educational Facility at 8201 183rd Street, Suite G in the M-1 PUD (General Manufacturing, Tinley Crossings Corporate Center) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the February 17, 2022 Staff Report.

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

CHAIRMAN GRAY noted this item is anticipated to go to Village Board on March 1st, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 17, 2022 REGULAR MEETING

ITEM #2 PUBLIC HEARING – RJ’S SEAFOOD BUILDING ADDITION AND PATIO, 18201 HARLEM AVENUE – SPECIAL USE FOR PUD AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Scott Harris, on behalf of RJ’s Seafood LLC, a Special Use for a Substantial Deviation from the Cornerstone Centre Planned Unit Development with Exceptions from the Zoning Ordinance located at 18201 Harlem Avenue in the B-4 (Office and Service) Zoning District. The granting of this request will allow for site modifications including the construction of a 525 SF building addition with a restaurant patio for RJ’s Seafood to the north of the existing building. Site Plan and Architectural Approvals are also required as part of the redevelopment.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Frank Loscuito
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Eduardo Mani

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

Petitioners: Ramzi Hassan, on behalf of Cornerstone Centre, LLC
Derek Hassan, on behalf of Cornerstone Centre, LLC
Robyn Jones, on behalf of Francesca Restaurant Group (participated electronically)
Bob Quellos, on behalf of FC Studio (participated electronically)
Rachel Crowl, on behalf of FC Studio (participated electronically)

Members of the Public: None

CHAIRMAN GRAY asked for a motion to open the public hearing. Motion made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER TRUXAL. 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 that was attached to the Plan Commission packet and will be attached to the minutes. She reviewed the background and proposal. Background included the existing site’s history, zoning, and land uses. She noted it was part of the Cornerstone Centre PUD. The proposed use will be a new concept by Francesca’s Restaurant Group including a building addition, trellised patio, lighting, landscaping, several planters, and building modifications including a new folding Nanawall operable door partition, and removal of one trash enclosure on the Cornerstone Centre development. The addition would allow for more space for a cooler, ice, point of sales station, and a trash holding area. The changes to the PUD includes an increase in building density, changes to site plan, and reduction in setbacks. The north setback will be reduced to 10

feet. MWRD WMO permit is not required at this time. Waste management and logistics were noted. She explained that the restaurant staff would move trash nightly from a holding area inside the proposed building addition, and walk it to the designated space in the existing trash enclosure south of the building. The property owner provided Village staff documentation that the development complies. The property owner has a service agreement with a single waste hauler, Homewood Disposal, for the whole Cornerstone Centre development. The receptacles are reduced, shared, and labeled, with room for the grease container for RJ's Seafood all to fit in the two remaining trash enclosures. All tenants are accounted for using the single waste hauler, and tenants receive billing invoices only from the hauler. The property owner will monitor the waste management and has full control in adjusting service as needed. The plantings, including four 45' tall deciduous oak trees and 10'-2" privacy fence wall are intended to help screen the area and help mitigate and buffer any potential noise of the proposed use from the Glen Swilly residences. The three existing overgrown evergreens, located further east in the area of the addition, are proposed for removal. Rows of shrubs and other plantings will accompany the new oak trees. Planter boxes are also proposed in the patio area as well as further south along the building walkway. Materials have not yet been proposed for the planters along the building walkway. She noted at the Workshop there was a concern that a tenant might wish to remove the fence wall and/or landscape, and this will be addressed by a condition that it remain if the patio is occupied. She also noted that the petitioner currently does not plan to have live entertainment, but if it changes, then it must meet the Village's noise ordinance code. She also noted that the planters on the west wall of the addition will only have small plantings set up to 18 inches high in the boxes. Architectural renderings and material descriptions were also presented. The trellis and planters will be black to provide a contrast to the building's brick and stone, while matching the black awnings. The building addition will be similar to or matching the existing building, and the Nanawall partition will have a framing system in the same reddish brown as the existing storefront. There is a recommended condition that the walkway planters have materials equal to or complementary to existing brick/stone, that potential additional planters be in the same style, receive owner approval, and be subject to review and approval by staff per a building permit process. Overall the design received positive feedback from the Plan Commission at the Workshop. Lighting will meet code and include downlights and wall sconces. There will be no up-lighting. Signage will include a wall sign at the west entry and will comply with the sign plan and zoning code. She noted that Robyn Jones of Francesca's Restaurant Group, and the architects Bob Quellos and Rachel Crowl of FC Studio have called in, and the property owners Derek and Ramzi Hassan are present in the audience.

CHAIRMAN GRAY asked if anyone from the Petitioner's team wish to speak. Hearing none, he asked the Commissioners for their comments.

COMMISSIONER MARAK asked about the grease traps and barrels. He noted they are typically taken care of by a separate entity other than waste management.

Dan Ritter, Planning Manager, responded that typically restaurants have their own arrangement where they get paid for their used grease. There is a separate condition noting those are maintained in the enclosure as well. That is up to the individual restaurants to have their own contracts.

COMMISSIONER MARAK asked if the patios are one (summer) or three (Spring, Summer, Fall) seasons of use, and if they'd have any heat lamps or partial enclosures in the fall and spring.

Robyn Jones, on behalf of Francesca Restaurant Group was sworn in. She noted the patio's ceiling is mechanically louvered to allow to close. She noted there are ceiling fans and heating mechanisms built into the patio ceiling to provide additional longevity beyond summer use. She hopes to use it in the fall and spring as much as possible in addition to summer.

COMMISSIONER MARAK asked if some parking would be lost with the additions. He noted there's also more square footage for more people to occupy.

Dan Ritter, Planning Manager, responded that there is no reduction in parking. Only the trash and loading areas was removed. He believes the owner is cognizant that the space already is tight on parking from when Tin Fish was there. Sometimes patrons might have to park further away and/or utilize shared parking in the center. You might not be able to park immediately in front of the business in this case due to the layout. One positive is that this business's peak hours are not the peak hours for the other building tenants of the physical therapy and AT&T businesses. Stacks is also closed at their dinner time rush.

COMMISSIONER LOSCUITO noted that the conditions placed on the waste management addresses his concerns from the last meeting.

COMMISSIONER GASKILL had no comment.

COMMISSIONER SHAW felt that most of the concerns were covered at the last meeting. The modifications made to address those open items are adequate and reasonable.

COMMISSIONER TRUXAL agreed. It will be a nice addition to the Village. All of his concerns were addressed.

CHAIRMAN GRAY concurred with the Commission. His big concern was the grease as Commissioner Loscuito mentioned. It's going to be a nice addition with an aesthetically pleasing design. Seeing no members of the public present in the audience, he entertained a motion to close the public hearing.

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

Lori Kosmatka, Associate Planner, provided the standards. There were two motions for this item.

Motion 1 - Special Use for PUD Approval:

COMMISSIONER LOSCUITO made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation with Exceptions to the Zoning Ordinance from the Cornerstone Centre PUD to Scott Harris, on behalf of RJ's Seafood LLC, to permit site modifications including the construction of a building addition and restaurant patio at 18201 Harlem Avenue in the B-4 PD (Office and Service Business, Cornerstone Centre PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the February 17, 2022 Staff Report, subject to the following conditions:

1. All current and future trash, recycling, and grease containers on the Cornerstone Centre development will continue to be fully enclosed in the two existing enclosures, effective immediately.
2. All waste for the Cornerstone Centre development will continue to be serviced by a single waste hauler per a single service agreement managed by the property owner with the waste hauler. Tenants are permitted to be invoiced separately by the single waste hauler. Property owner shall have full control and assume responsibility of waste management on the Cornerstone Centre development. Property owner shall monitor waste management, and shall make adjustments to service as needed in order to remain in code compliance.
3. The path from the trash holding area to the trash enclosure shall be properly maintained on a regular basis and shall remain clean and free of grease/garbage at all times.

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

Motion 2 - Site Plan/Architectural Approval:

COMMISSIONER TRUXAL made a motion to grant Scott Harris on behalf of RJ's Seafood LLC, Final Site Plan and Architectural Approval to permit site modifications including the construction of a building addition and restaurant patio at 18201 Harlem Avenue in the B-4 PD (Office and Service Business, Cornerstone Centre PUD) zoning district, in accordance with the plans submitted as referenced in the February 17, 2022 Staff Report and subject to the following conditions:

1. Site Plan Approval is subject to the approval of the Special Use for a Substantial Deviation from the PUD by the Village Board.
2. Site Plan Approval is subject to final engineering and building department approvals.

3. When the patio will be occupied then the screening of landscaping and fencing are to remain as approved.
4. All current and future trash, recycling, and grease containers on the Cornerstone Centre development will continue to be fully enclosed in the two existing enclosures, effective immediately.
5. All waste for the Cornerstone Centre development will continue to be serviced by a single waste hauler per a single service agreement managed by the property owner with the waste hauler. Tenants are permitted to be invoiced separately by the single waste hauler. Property owner shall have full control and assume responsibility of waste management on the Cornerstone Centre development. Property owner shall monitor waste management, and shall make adjustments to service as needed in order to remain in code compliance.
6. The path from the trash holding area to the trash enclosure shall be properly maintained on a regular basis and shall remain clean and free of grease/garbage at all times.
7. The three large walkway planters proposed on the walkway west of the existing tenant space shall be equal or complementary to the existing building's materials, and that potential additional walkway planters in the Cornerstone Center development will be in the same style. These planters will require approval by the property owner, and is subject to Village staff building permit review and approval, including Planning, Building, Fire, and Engineering Departments.

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

CHAIRMAN GRAY noted this item is anticipated to go to Village Board on March 1st, 2022.

Dan Ritter, Planning Manager, confirmed the date and that staff will be in contact with the petitioner regarding the Village Board meeting and how to attend it. He noted that the petitioner can submit the building permit to expedite any reviews if they have the plans ready. He offered the petitioner to contact Lori Kosmatka for any questions. He noted the Village has been excited to have this restaurant from the Francesca's come to the Village for residents and guests to utilize; it was a high quality restaurant type needed in that area.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE FEBRUARY 17, 2022 REGULAR MEETING
ITEM #3 WORKSHOP/RECOMMENDATION – ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2021.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Frank Loscuito
Andrae Marak
Ken Shaw
Kurt Truxal

Absent Plan Commissioners: Angela Gatto
Eduardo Mani

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

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY noted this is a combined workshop and public hearing. He asked staff to proceed with a presentation.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission that was attached to the Plan Commission packet and will be attached to the minutes. Every year the Village updates the Village Zoning Map according to the map amendments approved from the previous year through December 31st. Staff went through the approvals and has proposed the updated map. Changes included 2 annexations, 3 rezonings, 4 subdivisions, and corrections. Corrections included adjusting a missing parcel, removing an erroneous PUD designation, correcting the legend name and other parcel lines. If acceptable to the Commission, it will go to Village Board March 1st.

Dan Ritter, Planning Manager, clarified there is no action happening here. There is a state law that technically does not apply to incorporated municipalities, but it is good practice to have a date set to update the map. The Commission can discuss, or if they don't have any issues, they can do a voice vote as a recommendation for the Village Board.

COMMISSIONER SHAW asked if the Village has a new GIS partner this year.

Dan Ritter, Planning Manager, responded that it is the same partner, but they have a new system that allows more customization. They changed the GIS systems, but it is the same consortium.

COMMISSIONER SHAW noted there were a few corrections from things that had dropped off, and was curious if some of that came out from the data transfer.

Dan Ritter, Planning Manager, responded yes. Some of it like the Edenbridge one was previously corrected. He noted staff double checked to make sure items from the previous year were corrected.

CHAIRMAN GRAY asked for a voice vote. He stated that if the Commissioners are okay with the zoning map updates as presented in the February 17, 2022 staff report, then to say aye. All Commissioners stated aye.

Dan Ritter, Planning Manager,, noted that the zoning map update will go to Village Board March 1st and be adopted as a resolution.

COMMENTS FROM THE PUBLIC –CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to for the Good of the Order.

GOOD OF THE ORDER –

Dan Ritter reviewed the following Good of the Order items:

- Next Plan Commission meeting is March 3rd.
- The Dunkin at 171st and 80th already has their permit in.
- The Village has hired a new Village Engineer who was previously with Village of Plainfield. This in-house position will further help assist the Village and residents.
- The individual offered the role for the Village's new Management Analyst role has accepted the job offer and will be appointed soon. This position will help with administration, code updates, research, analysis, policies, and much more with the overall department.

Lori Kosmatka noted that the Village Clerk recently advised that a Statement of Economic Interest would be sent to each Commissioner either via email or USPS mail. Commissioners should complete the statement per instructions in the mailing. It will be forthcoming soon and will have a deadline date, likely May 1. Commissioners can contact the Clerk's Office if there are any questions.

CHAIRMAN GRAY entertained a motion to close the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW to adjourn the February 17, 2022 Plan Commission meeting.

ACTING CHAIRMAN SHAW asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 8:09 P.M.

PLAN COMMISSION STAFF REPORT

February 17, 2022 – Workshop/Public Hearing

Petitioner

Scott Behe on behalf of
Volvo NA

Property Location

8201 183rd St. Suite G

PIN

19-09-02-205-003-0000

Zoning

M-1 PUD (General
Manufacturing, Tinley
Crossings Corporate
Center PUD)

Approvals Sought

Special Use Permit

Project Planner

Lori Kosmatka
Associate Planner

Volvo Trucks Training – Special Use for a Technical Educational Facility

8201 183rd Street, Suite G



EXECUTIVE SUMMARY

The Petitioner, Scott Behe, on behalf of Volvo Trucks North America, is requesting a Special Use Permit for a *Technical Educational Facility* as a tenant occupying 8201 183rd Street Suite G of a multi-tenant building. The tenant space is within the Tinley Crossings Corporate Center Planned Unit Development (PUD), with the underlying M-1 General Manufacturing Zoning District.

The Volvo Trucks NA business will operate as Volvo Academy & Mack Trucks Academy, which will serve to train employees on how to service vehicles for Volvo and Mack dealerships in North America. This facility is relocating from Joliet.

The Petitioner does not propose any changes to the site, building's architecture, landscaping, or lighting. The training facility is limited to employees of Volvo and Mack dealership and is not open for training to the general public. Due to training being scheduled with their employees, parking is not expected to be a concern as it may if the facility was traditional educational facility open to the public.

EXISTING SITE, NEARBY LAND USES, & ZONING

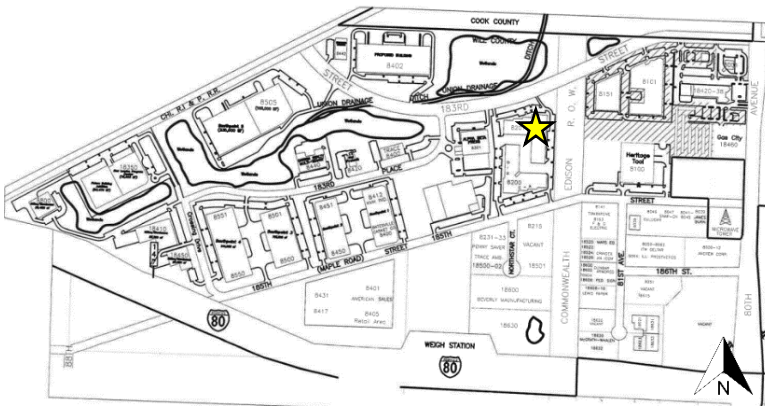
The subject property at 8201 183rd Street, Suite G, is an existing tenant space in a multi-tenant building, approximately 84,450 square feet, located on the south side of 183rd Street. The tenant space was previously occupied by TSI Flooring.

The building is part of the Tinley Crossings Corporate Center Planned Unit Development (PUD), which was annexed in 1999 and approved by Ordinance 1999-O-002. The PUD is west of 80th Avenue, east of I-80, surrounding 183rd Street. The development was originally proposed as a corporate center and industrial park. Other tenants in the building include neighboring Iron Power Services (office) and Crisis Center for South Suburbia (office), as well as other tenants including Carey's Heating & Cooling, Allstates Rubber & Tool, Soundgrower Brewing, MVP Fire, South Shore Roofing, and EOS CCA (office).



Location Map

The subject property is within the Tinley Crossings PUD, which has the underlying M-1 General Manufacturing Zoning District. The surrounding area is also within the M-1 Zoning District. The Zoning Ordinance states that the M-1 Zoning District is *"intended to provide for those industrial activities that have moderate environmental effects and are located in areas relatively removed from residential and prime retail development"*.



Tinley Crossings Corporate Center PUD Map



Zoning Map

SPECIAL USE PERMIT APPROVAL

Volvo Trucks NA is proposing a use which is classified in the Zoning Ordinance as a *"Technical Educational Facility"*. The Zoning Ordinance defines *"Technical Educational Facility"* as *"schools established to provide for the teaching of industrial or transportation skills in which machinery is employed as a means of instruction (e.g. truck driving school, trade school). This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum. Such a facility has a high impact land use and is similar to a light or heavy industrial use"*.

The use is not addressed in the PUD and requires a Special Use Permit in the underlying M-1, General Manufacturing Zoning District. The Special Use Permit will only apply to the proposed business based on their business plan and information submitted with the request, and will not run with the land.

USE	Zoning District							
	B-1 (Neighborhood)	B-2 (Community)	B-3 (General)	B-4 (Office/ Service)	B-5 (Auto)	ORI	M-1	MU-1 (Duvan Drive)
Educational facilities, technical	X	X	X	X	S	S	S	X

Key: S = Special Use, P = Permitted Use, X = Prohibited Use

Table from Section V-B-Schedule I (Schedule of Permitted Uses) of the Zoning Ordinance

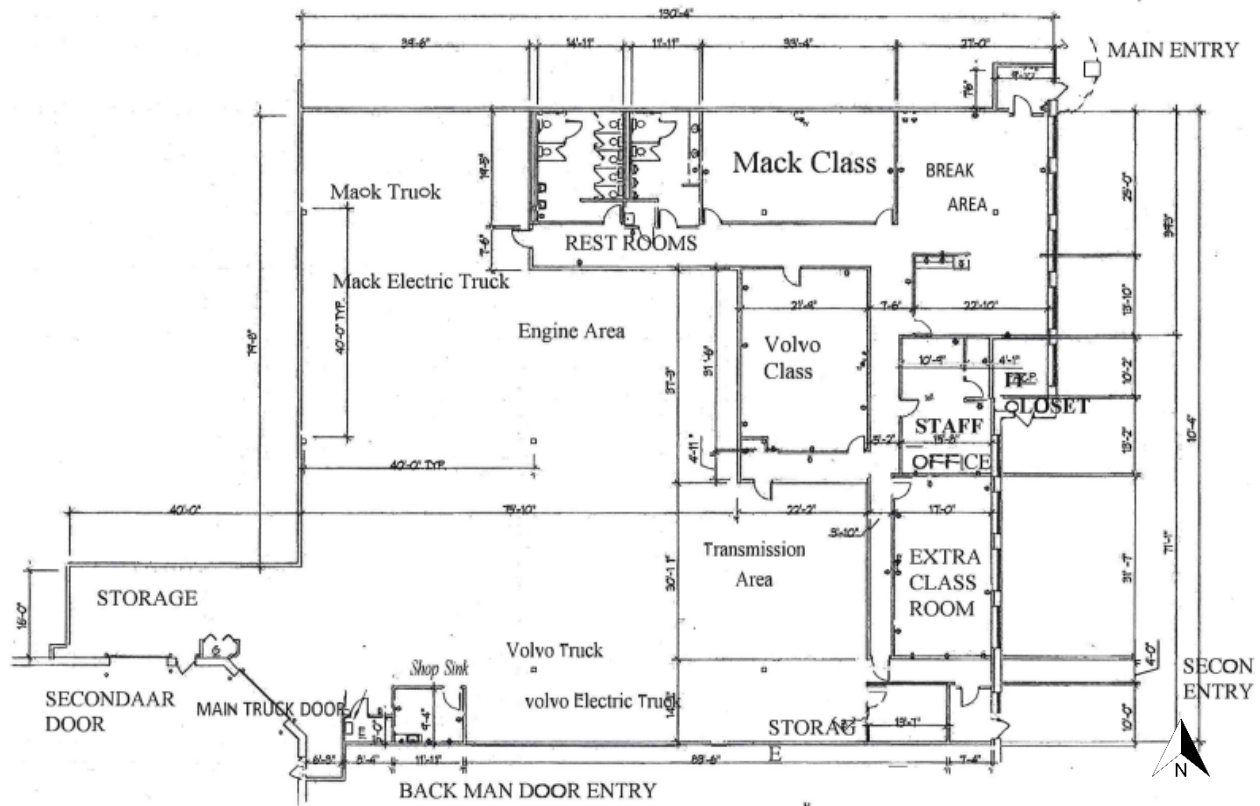
PROPOSED USE

The Petitioner proposes to relocate a facility that will primarily operate as a training center for mechanics of Volvo and Mack Trucks. The facility previously operated in Joliet. The tenant space is approximately 14,665 square feet of floor space.

The facility will include two full-time employees, weekly classes, and quarterly regional meetings. The classes will have a total of 6-12 trainees, typically broken into two sets. The classes typically last two days and, with two classes held per week. Staff is anticipated to be on site from 7:30am-5:00pm Monday-Friday, with classes operating 8:30am-4:00pm.



Class conducted in the shop area at a similar facility



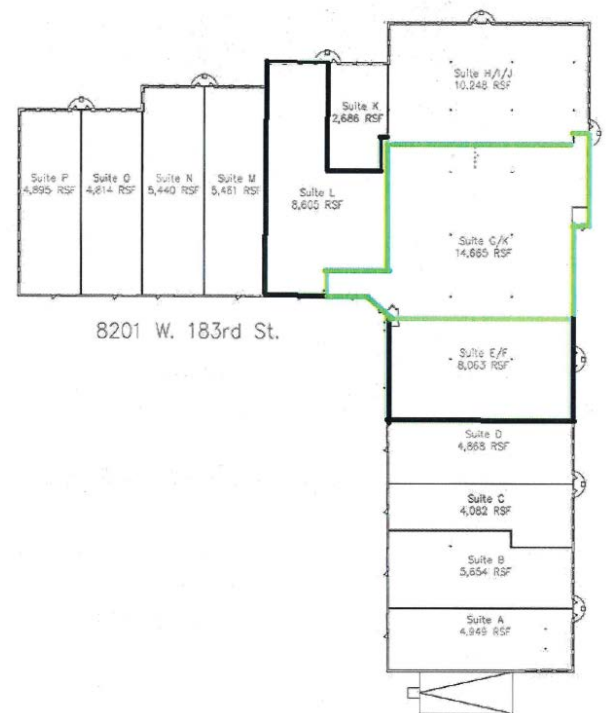
Floor Plan of Tenant Space - Suite G

The facility will be for use by registered and paid attendees only, who will be sent by Volvo and Mack dealerships. The facility will not include training nor any general public events for the public. The facility will not advertise for any open public events.

The Petitioner has confirmed the facility will meet the Village's Performance Standards for the M-1 Zoning District per Section V.C.9, which include noise, vibration, air pollution, fire & explosion hazards, and glare. To help clarify the land use impact, the Petitioner has noted that the training will generally be done in a classroom format with some hands-on training repair of vehicles, and will not involve test driving of vehicles on the site. The Petitioner has provided a floor plan of the tenant space which spatially lays out the use.

SITE PLAN

In addition to the floor plan of the tenant space, the Petitioner has provided a map showing access points to the tenant space (Suite G), as well as building plan breaking out the tenant spaces. The Petitioner does not propose any changes to the site.



Access points & Building Suite Spaces

There are three entrances into the building. The main entrance is at the northeast corner. A secondary entrance is further south on the east side. Two overhead doors and a man door are at the southwest corner of the suite and building, which lead into the engine/shop area.

PARKING

The Petitioner has provided a detail of anticipated occupancy to help estimate the parking needed, and has noted that their lease with the property owner includes up to 25 parking spaces on site. The Petitioner anticipates less than ten parking spaces will usually be needed, two for employees to park in the rear (southwest of the building), and 6-8 in front (east of the building). The Petitioner notes a significant portion of the attendees will fly in and use Uber and/or shuttles to attend class and stay in the area. The Volvo and Mack trucks will be stored in the warehouse only. Additionally, no vehicles or trucks will be stored outside overnight.

SITE CHANGES AND SIGNAGE

The Petitioner does not propose any changes to the building's architecture, landscaping, or lighting. The building's front facades of the suites are located on the north and east sides of the building, alongside a drive aisle with parking. The Petitioner plans to include signage on the property, which has been identified as one wall sign on the building, and include a tenant panel on the existing monument sign. The Petitioner has not yet submitted the proposal for the signage. The signage will need to meet Zoning Ordinance requirements.

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. Findings of Fact have been drafted by staff and outlined below for Plan Commission 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 facility will have safety measures in place and operations will occur within the tenant space. No business operations or training will occur outside of the building or in the parking lot. The facility will host a small group of trainees from Mack and Volvo dealerships. The facility will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the Community.***
- 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 facility operations will be professional in nature and occur within the tenant space, which was designed and zoned for industrial operations. The use will not harm surrounding properties nor diminish the property's value within 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 building is existing and no changes are proposed to the exterior. The business will have no effect on the existing surrounding development.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The building is existing and no changes are proposed to the exterior. The site is adequately supplied with utilities, roads, and drainage 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 existing building's access and site layout is adequate to handle the proposed traffic of the use and will not cause increased traffic congestion in or around the site.***
- 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 Petitioner has indicated they will meet all other Village regulations.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- ***The facility is expected to benefit the economic development of the Community by bringing new jobs, as well as visitors to the Community who are anticipated to contribute to the local business and tax revenues through use of local lodging, dining, shopping and entertainment.***

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's request, the appropriate wording of the motion 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. The Commission may choose to modify, add, or subtract to staff's recommended motions and recommended conditions as they choose prior to voting on the motion.

Special Use Permit:

"... make a motion to recommend that the Village Board grant the Petitioner, Scott Behe of Volvo Trucks North America, a Special Use Permit to operate a Technical Educational Facility at 8201 183rd Street, Suite G in the M-1 PUD (General Manufacturing, Tinley Crossings Corporate Center) Zoning District, according to the submitted plans and adopt the Findings of Fact as listed in the February 17, 2022 Staff Report."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application		
	Narrative		
	Response to Standards for a Special Use		
	Survey		
	Aerial of Two-Building Development Showing Roadway Access		
	Aerial of Building's Access Points for Tenant Space		
	Building Suite Spaces		
	Floor Plan of Tenant Space		

PLAN COMMISSION STAFF REPORT

February 17, 2022 – Public Hearing

Petitioner

Scott Harris, on behalf of
RJ's Seafood LLC

Property Location

18201 Harlem Avenue

PIN

28-31-306-046-0000

Zoning

B-4 PUD (Office & Service
Business, Cornerstone
Centre PUD)

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

Lori Kosmatka
Associate Planner

RJ's Seafood Building Addition and Patio

18201 Harlem Avenue



EXECUTIVE SUMMARY

RJ's Seafood LLC is part of the Francesca's Restaurant Group, and requesting a Special Use Permit and Site Plan/Architecture Approval for a building addition as part of their new restaurant. RJ's Seafood is new restaurant tenant will be occupying a portion of the existing Cornerstone Centre building at 18201 Harlem Avenue, formally occupied by the Tin Fish restaurant.

As part of their occupancy, the Petitioner is proposing a 525 sq. ft. building addition with a patio for outdoor dining and other site improvements to the north and west of the existing tenant space. In order to accommodate the addition, the applicant proposes to remove the existing dumpster enclosure, a shed, and a paved loading area. The building addition will provide additional interior space for a walk-in cooler and trash holding area.

The property is within the Cornerstone Centre Planned Unit Development (PUD) and consists of three lots within the Urban Design Overlay District. The northern lot contains the building with the subject site, and is zoned B-4 PD. The rest of the development is zoned B-3 PD. Due to its location in a PUD, any increase in building density must be approved by a substantial deviation. Additionally, Exceptions to the Zoning Ordinance are being requested as part of the Substantial Deviation.

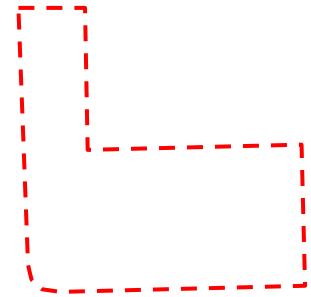
Changes from the February 3, 2022 Plan Commission workshop are indicated in **Red**.

EXISTING SITE & HISTORY

The proposed work is within the Cornerstone Centre Planned Unit Development (PUD) at the northeast corner of Harlem Avenue and 183rd Street. The PUD consists of two rectangular multi-tenant buildings and an outlot building. The existing tenant space, previously occupied by Tin Fish Restaurant, is at the north end of the northern building facing Harlem Avenue. In addition to centralized access points off Harlem Avenue and 183rd Street, there is a drive aisle access on 182nd Street.

Between the northern building and 182nd Street is a trash enclosure and shed with a block wall. The ground includes a curbed concrete walk abutting the building, uncurbed concrete pavement accessing the trash enclosure, and a strip of landscaping going beyond the north property line to the sidewalk on 182nd Street. There is a 10-foot public utility easement along the northern and eastern property lines. The rear (east) of the building is within the easement and has a partial mulch groundcover.

There is a high occupancy and a considerable amount of active uses on the development. In addition to the proposed restaurant, the northern building's tenants include a physical therapy business and an AT&T store. The southern building has several tenants including Stacks Breakfast Brunch & Lunch, Mr. Riko Loko Dessert Bar, 350 Brewing Co., Runa Izakaya, Al's Beef, and other service-related uses. Currently, the development has three trash enclosures shared between all of the tenants. A separately owned bank outlot also exists that is currently unoccupied. The bank site has a cross access and cross-parking agreement with the overall center but has its own trash enclosure.



Aerial Location Map of 18201 Harlem Ave.



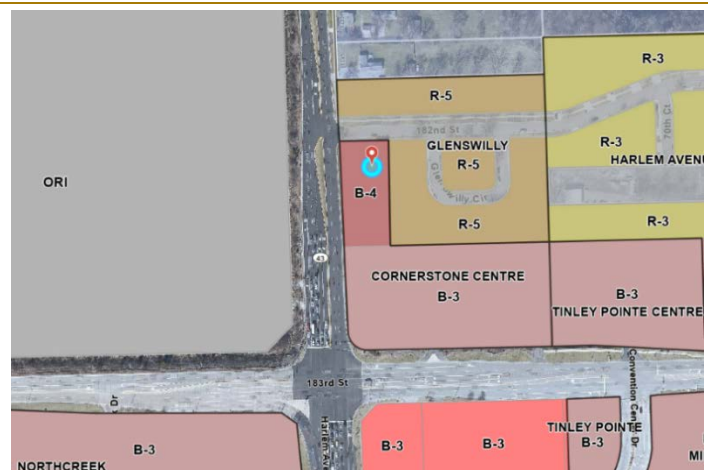
Looking at northwest corner of existing tenant space

ZONING & NEARBY LAND USES

The Cornerstone Centre Planned Unit Development (PUD) consists of three lots. The PUD was adopted in 1998. The northern lot contains the building with the subject site, and is zoned B-4 PD. The southern lot and outlot are zoned B-3 PD. The property is also within the Urban Design Overlay District but is not applicable as an existing developed site.

The surrounding area includes residences that abut the development's "L" shape, including the north side of 182nd Street, and to the rear (east) of the northern building.

The Zoning Ordinance identifies the B-4 Office and Service Business Zoning District use as *"normally small in size, and*



Zoning Map

is intended to serve as a buffer or transition between residential and commercial areas". The B-4 uses are *"primarily to provide office space for service-type businesses"*. The B-4 zoning at the northern building was specifically designated in this development due to its reduced rear yard setback and close proximity to residential homes to the north and east. The B-4 district limits the intensity of use as it is within close proximity to residences, compared to the B-3 zoning district. As part of the PUD drive-thru restaurants were prohibited overall in the development.

SPECIAL USE FOR SUBSTANTIAL DEVIATION TO THE PUD / ZONING EXCEPTION

The Petitioner proposes site improvements for RJ's Seafood, a new concept restaurant within the Francesca's Restaurant Group. Specifically, a building addition was needed to house a new cooler and storage area for trash. Per Section VII.B.6. of the Zoning Ordinance, this project is considered a Substantial Deviation from the approved Planned Unit Development due to an increase in building density, changes to the site plan, and further reduction in zoning ordinances required setbacks. A Substantial Deviation requires approval of a Special Use. The proposal includes an increased encroachment into the 50-foot front yard setback which deviates from the Village's Zoning Ordinance code requirements. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact, as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals.

PROPOSED USE

RJ's Seafood Restaurant will be a full-service, sit-down seafood-oriented restaurant. RJ's Seafood is the latest concept, operated by Francesca's Restaurants Group. Francesca's Restaurant Group, founded in 1992 by restaurateur Scott Harris, currently has six concepts across 23 locations and two states. These include 14 Francesca's Restaurants, 2 Davanti Enoteca, 4 Fat Rosie's Taco & Tequila Bar, Disotto, Joe's Imports, and Vasili's.

The applicant proposes a building addition with a patio and other site improvements to the north and west of the existing tenant space. The Petitioner will replace an existing dumpster enclosure and shed adjacent to the walkway surrounding the northern building with a building addition and a permanent outdoor trellised concrete patio. The building addition will have a set of double doors facing Harlem, and the north face of the existing building will be modified to have a Nanawall operable partition system with an air curtain leading to the patio. The building addition will house a walk-in cooler, enclosed trash holding area, ice bins, and a POS station. The concrete patio will be filled in to be flush with the building's walkway. New permanent planters and a 9-inch concrete barrier curb would provide additional protection for patio occupants from the drive aisle. A new solid wood fence and landscaping are proposed to help mitigate and/or avoid potential noise or visibility issues from the patio to the neighboring residences to the north.

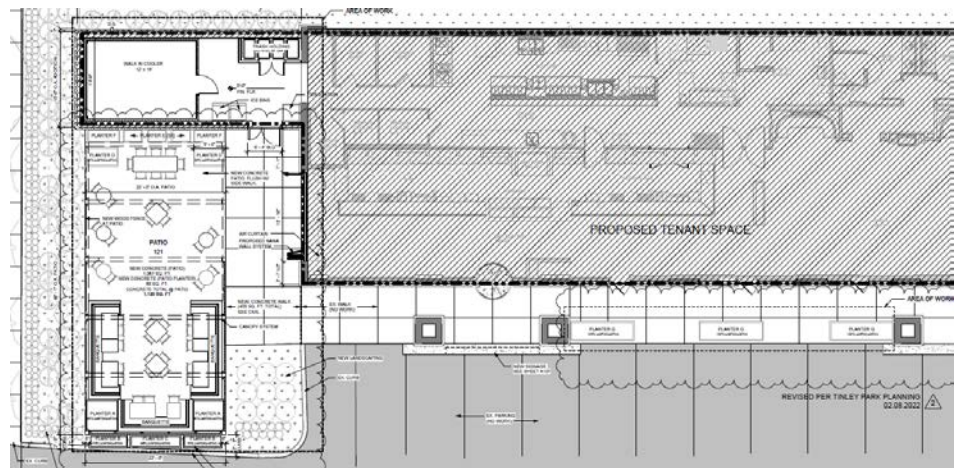
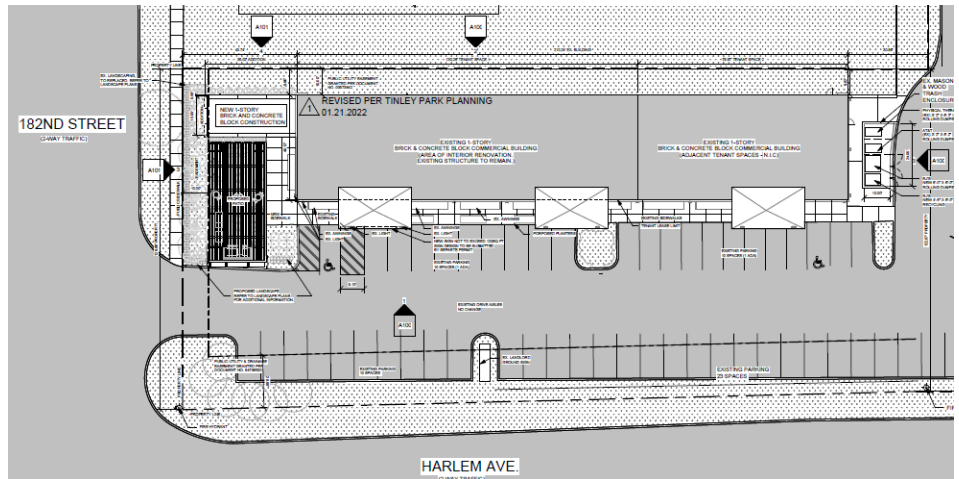
SITE PLAN

The applicant has provided overall and detail site plans which indicate the areas of work at the north end of the building facing 182nd Street. The 525 sq. ft. building addition (35'x15") and 1120 sq. ft. concrete patio (22'-0" x angled 50'-6" to 51'-6") will be between the building's north surrounding walkway. It is positioned to be setback 10 feet from the north property line. The concrete patio includes open seating and banquette within the trellis, as well as a 62 sq. ft. planter area outside the trellis. The rear (east) wall of the addition will be flush with the existing building. Between the patio's west edge and drive aisle there will be permanent fiber glass reinforced planters and a 9-inch concrete barrier curb. More permanent planters are proposed at the addition's west wall (sizes vary) and on the inside corners of the patio's trellis. Also, three large planters are proposed further south on the building's west (front) surrounding walkway. Fencing is proposed around the north, west, and part of the south sides of the patio.

The Petitioner has provided civil engineering drawings for the site improvements, and has submitted the proposal to MWRD for determination on whether an MWRD permit will be required or not. MWRD may need to consider the current site improvements along with previous ones cumulatively for the entire development. The Petitioner's civil engineer notes an MWRD application will be provided upon determination of involvement from the District. Staff is recommending that the site plan approval be conditioned upon final engineering and Building Department review and approval.

Following the workshop, the Petitioner confirmed the square footage of the improvements. The building addition will be 525 sq. ft., and total new concrete patio area will be 1,120 sq. ft. The scope of work will also include replacing the existing 403 sq. ft. concrete sidewalk immediately between the existing building and the proposed patio.

The Petitioner also supplied a letter to the Village from MWRD stating that a MWRD WMO permit is not required for the redevelopment at this time.



Site Plan (Overall & Detail)

Open Item #1: Confirm and note the square footage of building addition and concrete patio on the site plan.

Open Item #2: Staff is recommending the site plan approval be conditioned upon final engineering and Building Department review and approval.

WASTE MANAGEMENT

Part of the Petitioner's proposal involves removing an existing trash enclosure to accommodate the building addition and patio. This will reduce the development's shared enclosures from three to two. The property owner and manager of Cornerstone Centre has noted it is difficult to monitor individual tenant trash services and receptacle placement, which has led to issues keeping all dumpsters within the enclosures. To avoid continued issues and due to the proposed reduction in enclosure space, the property owner has worked to have all tenants under one contract with a single waste hauling company. Homewood Disposal Services was chosen and has agreed to monitor waste removal and to reduce, share, and label receptacles. They have noted they can increase service frequency as needed for the entire three building development. The property owner notes that Homewood Disposal will provide room for a grease container as well as trash and recycling for RJ's Seafood Restaurant. The two remaining trash enclosures are at the south end of the northern building, and northeast of the southern building. The trash at RJ's Seafood will be held in the addition, and an employee will walk it nightly to the dumpster at the south end of the northern building.

The shopping center's two shared trash enclosures are only likely to work in this proposed situation of a single uniform trash hauler contract that is managed by the property owner. Staff is recommending a condition of approval on the PUD Deviation that requires all dumpsters and grease containers be stored in enclosures per village code requirements and that the property owner manages a single contract that shares the two enclosures with all tenants. This will ensure the proposed situation is maintain in the future and by future property owners.

At the Plan Commission Workshop, the property owner noted that multiple new contracts by tenants are now in place with a single waste hauler, Homewood Disposal. Staff notes that if, however one hauler manages directly with the property owner in a single contract rather than separate, multiple contracts, trash can be more easily maintained through changes in property ownership, more easily change service frequency, and logistically ensure that all receptacles will fit into the limited space of the two enclosures. At the workshop meeting, the petitioner noted most of the dumpsters were enclosed with only 1 or 2 dumpsters from other waste haulers that needed to be moved. On February 10, 2022, the property owner noted that all the dumpsters were fully enclosed.

At the Workshop Commissioners noted concerns with the distance for restaurant staff to transport trash from the trash holding area to the south dumpster. The Commission raised a concern of trash and grease potentially leaking onto the main walkway that is used by the public and other tenants. Following the Workshop, staff measured the distance as approximately 265 feet.

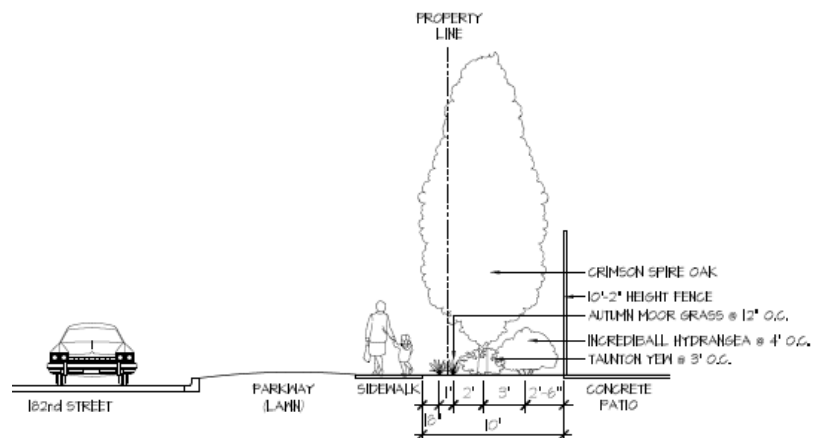
To ensure the unique trash situation is maintained and monitored on the site going forward, staff recommends the following conditions relating to waste management be placed on the Site Plan and Substantial Deviation approvals:

- All current and future trash, recycling, and grease containers on the Cornerstone Centre development will continue to be fully enclosed in the two existing enclosures, effective immediately.
- All waste for the Cornerstone Centre development will be on a single contract managed by the property owner by December 31, 2022.
- The path from the trash holding area to the trash enclosure shall be properly maintained on a regular basis and shall remain clean and free of grease/garbage at all times.

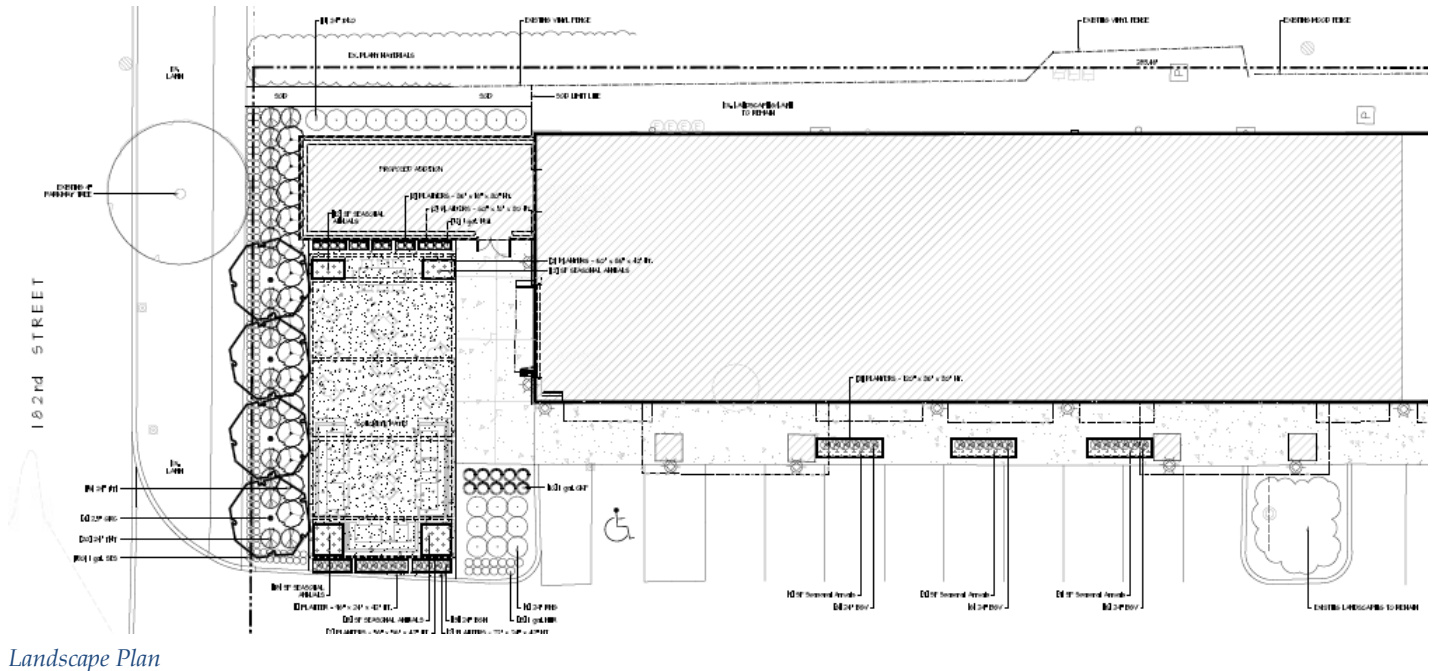
Open Item #3: Discuss the removal of the development's northernmost trash enclosure and staff's recommended conditions related to the requirements that the property owner manages a single waste hauler contract on the property.

LANDSCAPING

The Petitioner proposes landscaping to help screen the new patio area and add beautification to the site. New landscaping is proposed at the north to help screen the patio area from the residences across 182nd Street which are in close proximity to the site. The three overgrown evergreens will be removed, and replaced with four crimson spire oak trees north of the patio area as well as numerous plantings which provide full branching to the ground (yews and hydrangeas). Autumn moor grass is also provided. The oaks are deciduous, but when in season, they will provide additional buffering to the fence wall also included in the proposal. The fence wall will along the north side of the property will be solid cedar in a dark walnut finish, 10'-2" in height, up to the louvered trellis. The oaks, yews, hydrangeas, and autumn moor grass work in combination with the fence wall.



Section of North Landscaping Detail, Looking East



The Plan Commission discussed the proposed screening at the Workshop. The Commission expressed concern that if another restaurant or entity occupies the space, that the screening might be taken down. Staff noted that while it would remain a requirement, the approval could add a condition to clarify when the patio is occupied, then the screening of landscaping and fencing are to remain as approved. The Commission asked if the Petitioner plans to have live entertainment which could be a noise concern for nearby residents. The Petitioner responded that they do not currently have plans for live entertainment. The Commission noted the potential for live entertainment might go along with the Village's music branding. Consideration of live entertainment was discussed as such as smaller outdoor performances or possibly indoors near the proposed Nanawall operable door partition. If they decided to have music in the future, they will need to consult with staff about noise ordinances.

Open Item #4: Discuss the proposed screening (landscaping and fencing) from the nearby residences.

Page 6 of 14

ARCHITECTURE



Proposed Rendering Looking East

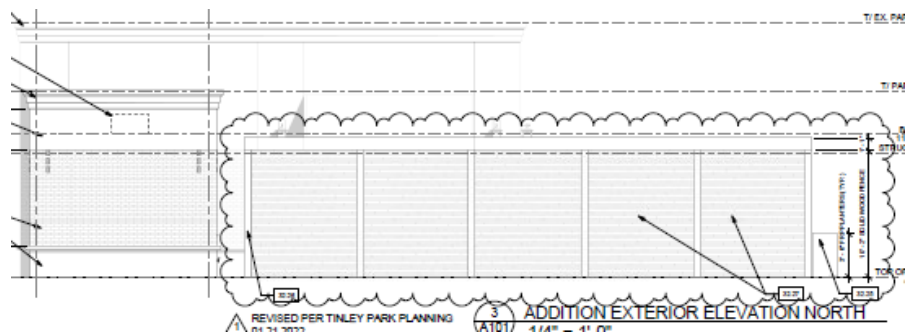
The addition's materials are proposed to match the existing building. The existing building is mostly a combination of brick and painted stucco, topped with a cornice. The existing base is split face CMU, separated below the brick with a horizontal band. The existing building also has awnings and light fixtures with a set of three small stone decorative rectangular elements below. The addition will be very similar to the existing building, with materials arranged to visually match and align. Materials will include the cornice and stucco to match existing, brick (Hebron, Brandywine color), and a stone base (Readingrock, Rockface/chiseled finish, Crème Buff color) with a horizontal band. The colors appear similar to existing building. The addition includes the three decorative rectangular elements, two sets on the north façade, and one set on the rear (east) facade. The west (rear) façade will have a roof scupper with combined overflow box and downspout. The scupper and downspout are similar to the other tenants further south along that façade of the existing building. The addition will have a set of hollow metal double doors on the west façade, facing Harlem Avenue. The addition will be 15' high, which is inclusive of a deep parapet which will conceal the addition's new rooftop condenser unit, as shown dashed in on the exterior elevations. The existing building is 20'-6" high.



Existing (L), Proposed (R)



Northeast rendering (L), North elevation (R)



The proposed fence will be solid privacy-style cedar in a dark walnut finish. The north fence will be a 10'-2" wall above the finish surface at the patio, whereas the west and south sides will be 52" high to help open up the patio. The height of the solid fence wall is substantial. The trellis over the patio will be a louvered canopy in a black finish to

match the awnings. The patio will include an open seating and a banquette. Light fixtures are proposed on the trellis posts and beams.

Several planters are proposed around the tenant space. The patio area will have permanent FRP fiberglass reinforced in a black color. Between the patio's west edge and drive aisle there will be 3'-6" tall black planters. The drawings identify two smaller planters flanking a larger one. The west elevation (sheet A101) incorrectly shows them as 2'-6". Five permanent planters are proposed at the addition's west wall (sizes vary). Four planters are also on the inside corners of the patio's trellis.

The Petitioner has not yet identified the final specifications of the three large walkway planters west of the existing tenant space, but has provided a manufacturer's specification sheet showing available options. The Petitioner notes the final color will be based on having material samples from the manufacturer to allow all parties to select a finish in line with the existing building façade. The samples have been ordered. Staff has noted that these walkway planters, which will require permit review, should have material equal to or complementing the existing brick/stone materials, and that potential future additional planters throughout the Cornerstone Centre development should be in the same style with general availability. Consultation should be made with the property owner on this. Staff suggests the planters be removable if tenant spaces break up in the future.

Two of the existing building's three existing light fixtures on the north façade will remain. The easternmost light fixture will be removed to accommodate the building addition.

The existing building's north façade will be modified to have a Nanawall operable partition system in aluminum and glass, with a finish matching the building's existing storefront systems, which are a reddish brown. It will replace the existing single door with flanking windows. The existing black awning will remain.

There is some variety of color and design from the proposal to the existing building. Though the Nanawall partition framing and the building addition (stucco, brick, and stone) will be similar to the existing building, the patio's planters and trellis are proposed black, and the fence's color is a dark walnut (likely darker than the renderings portray). The black will be similar to the existing building's black awnings, but the visual effect of the color should be considered given the scale of trellis, fencing, and planters.

At the Plan Commission Workshop, the Commissioners provided positive feedback on the design and aesthetics of the proposal. It was noted that the colors of the trellis, planters, and fence provide a nice contrast to the existing building, while the addition will be similar to the existing building.

Following the Workshop, the Petitioner confirmed and corrected the heights of the patio planters as 42". The Petitioner also provided a planter schedule to help clarify the planter sizes. The Petitioner noted the architectural team is still working through the final specification of the three large walkway planters as the samples they recently received from the manufacturer did not meet expectations.

Staff recommends a condition that the three large walkway planters proposed on the walkway west of the existing tenant space shall be equal or complementary to the existing building's materials, and that potential additional walkway planters in the Cornerstone Centre development will be in the same style. Staff also recommends noting in the condition that these planters will require approval by the property owner, and is subject to staff building permit review and approval.

~~Open Item #6: Discuss the architectural compatibility (color, aesthetics, etc.) among the proposed site improvements (addition, patio, fencing with trellis, planters) and the existing building. Consider the height of the north fence wall.~~

~~Open Item #7: Confirm/correct heights of patio planters on the drawings.~~

Open Item #8: Discuss the design and permanence of three large walkway planters west of the existing tenant space in relation to potential additional planters throughout the development.

LIGHTING

Two types of light fixtures are proposed in the trellis which include eight wall sconces on the posts and 12 surface ceiling downlights on the beams. The fixtures do not have up-lighting or sag lenses which meet the Zoning Ordinances code requirement prohibiting sag lenses. The downcast nature avoids offsite glare from occurring when the light source is visible.

The photometric plan shows the north curb as zero-foot candles, and no higher than 0.10-foot candles around the north property line. The proposal meets the Zoning Ordinance's code requirement of maximum 0.10-foot candles at the property line from nonresidential to residential properties.

SIGNAGE AND PARKING

An illuminated wall sign is proposed on the west entry of the existing tenant space. The signage will be 40 square feet (14'-0" x 2'-9 1/2"), halo lit, with dark blue steel letters in the Bernound font. The sign plan was amended in 2019 to remove previous requirements for sign type, style, color, and font and matches the zoning ordinance requirements for wall signage. The existing ground signs will be utilized with new tenant panels and no changes to the structures. The proposed signs comply the Sign Plan and Zoning ordinance requirements.



Proposed Wall Signage

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 will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The proposed Exceptions are safe for the public, employees, and neighboring properties.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The site modifications allow for more use of the property by a restaurant tenant without any significant changes to the development's overall site plan. The combined landscaping and fence wall screening and the building addition will help buffer the impacts of the proposed use from the residents.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***Neighboring properties are already developed and the proposal will not negatively affect any future development or redevelopment of the neighboring properties***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The existing site has already been developed with adequate utilities and access roads, drainage, and 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 site layout allows for safe circulation for customers, employees, delivery trucks, and the general public. The restaurant will schedule deliveries in the mornings so as to not conflict with circulation for other businesses.***
- 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.
 - ***All other Village code requirements will be met. Dumpsters will be kept in the two enclosures under a unified contract managed by the property owner to ensure the site remains in compliance with enclosure requirements.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***The site modifications allow for a more inviting and attractive restaurant space for the public. The improvements will benefit the current and any future tenants.***

STANDARDS FOR SITE PLAN 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 are listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan, it only moves the request to a vote. The conditions listed below are recommended by staff but can be added to, changed, or removed by the Commission based on their discussion of the approval of recommendation.

Motion 1 (Special Use for a Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Cornerstone Centre PUD to Scott Harris, on behalf of RJ's Seafood LLC, to permit site modifications including the construction of a building addition and restaurant patio at 18201 Harlem Avenue in the B-4 PD (Office and Service Business, Cornerstone Centre PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the February 17, 2022 Staff Report, subject to the following conditions:

- 1. All current and future trash, recycling, and grease containers on the Cornerstone Centre development will continue to be fully enclosed in the two existing enclosures, effective immediately.*
- 2. All waste for the Cornerstone Centre development will be on a single contract managed by the property owner by December 31, 2022.*
- 3. The path from the trash holding area to the trash enclosure shall be properly maintained on a regular basis and shall remain clean and free of grease/garbage at all times."*

Motion 2 (Site Plan and Architectural Approval):

"...make a motion to grant Scott Harris on behalf of RJ's Seafood LLC, Final Site Plan and Architectural Approval to permit site modifications including the construction of a building addition and restaurant patio at 18201 Harlem Avenue in the B-4 PD (Office and Service Business, Cornerstone Centre PUD) zoning district, in accordance with the plans submitted as referenced in the February 17, 2022 Staff Report and subject to the following conditions:

- 1. Site Plan Approval is subject to the approval of the Special Use for a Substantial Deviation from the PUD by the Village Board.*
- 2. Site Plan Approval is subject to final engineering and building department approvals.*
- 3. When the patio will be occupied then the screening of landscaping and fencing are to remain as approved.*
- 4. All current and future trash, recycling, and grease containers on the Cornerstone Centre development will continue to be fully enclosed in the two existing enclosures, effective immediately.*
- 5. All waste for the Cornerstone Centre development will be on a single contract managed by the property owner by December 31, 2022.*
- 6. The path from the trash holding area to the trash enclosure shall be properly maintained on a regular basis and shall remain clean and free of grease/garbage at all times.*
- 7. The three large walkway planters proposed on the walkway west of the existing tenant space shall be equal or complementary to the existing building's materials, and that potential additional walkway planters in the Cornerstone Center development will be in the same style. These planters will require approval by the property owner, and is subject to Village staff building permit review and approval, including Planning, Building, Fire, and Engineering Departments.*

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application (Redacted)	Petitioner	8/31/21
RJ's Seafood Business Plan Presentation	FRG	n/a
2013 ALTA/ACSM Survey of Cornerstone Centre Development	Tech3 per FCS	6/2013
Narrative	FCS	n/a
Architectural Drawings	FCS	2/8/22
Civil Plans	EVA	2/8/22
Condensing Unit Spec at Addition	Manufacturer per FCS	n/a
Landscape Plan	PS	1/21/22
Planter Spec at Patio	Manufacturer per FCS	n/a
Photometric Plan at Patio	KSA	1/12/22
Lighting Spec – Patio L12 Luminis Light	Manufacturer per FCS	n/a
Lighting Spec – Patio L13 Bowman Light	Manufacturer per FCS	n/a
Landlord Letter Regarding Waste	Property Owner	1/24/22
Waste and Grease Removal Plan	Property Owner	n/a

FRG = Francesca's Restaurant Group

Tech3 = Tech3 Consulting Group

FCS = FC Studio

EVA = EVA Design and Engineering

PS = Pamelaself Landscape Architecture

KSA = KSA Lighting & Controls



PLAN COMMISSION STAFF REPORT

February 17, 2022

Official Zoning Map Approval – 2021

Village of Tinley Park

Applicant

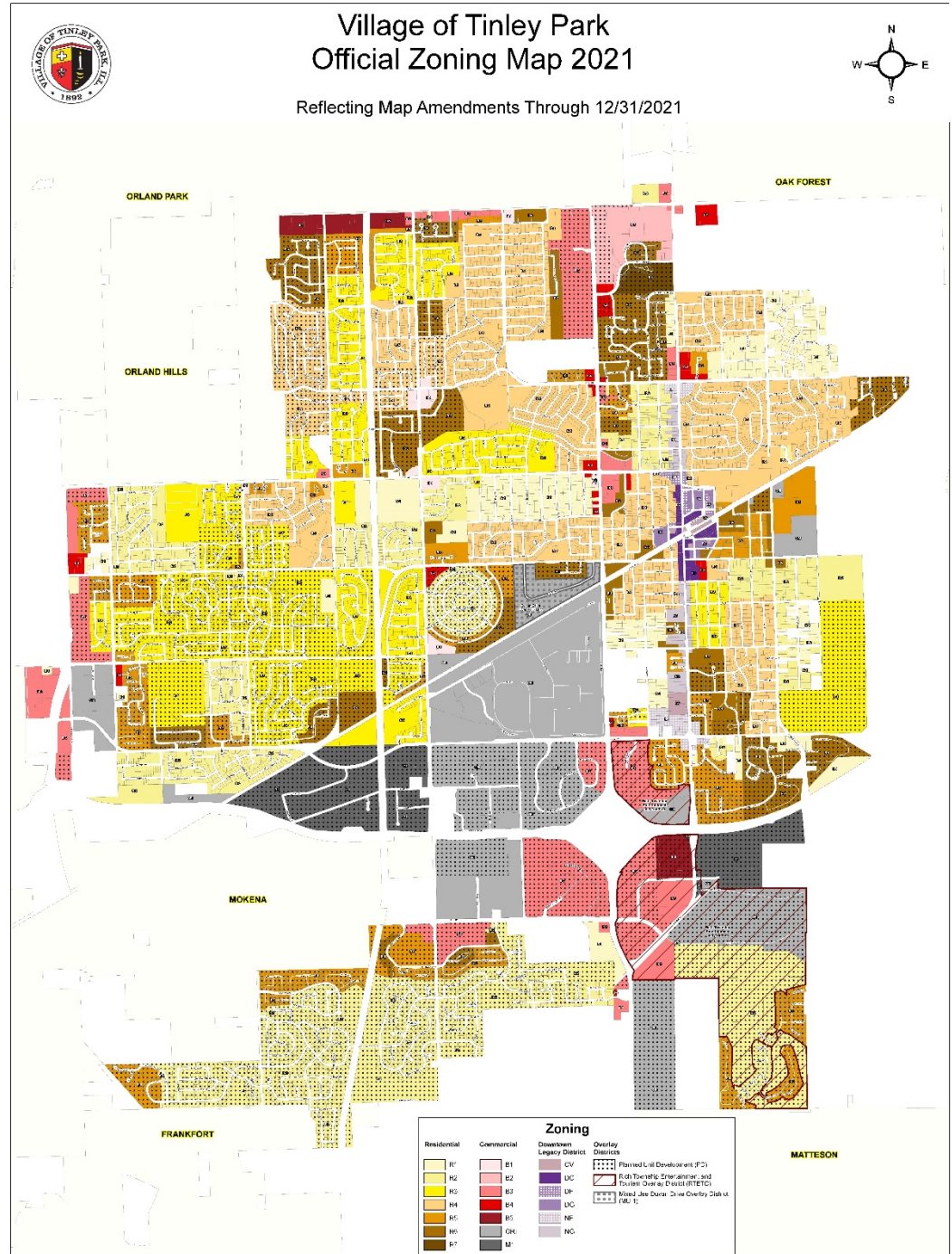
Village of Tinley Park

Approvals Sought

Official Zoning Map
Recommendation to the
Village Board

Project Planner

Lori Kosmatka
Associate Planner



EXECUTIVE SUMMARY

Staff has worked with the Village's GIS Consultant, MGP, Inc., to review the Village's Zoning Map and identify all updates and corrections through December 31, 2021. Per the Illinois Municipal Code, municipalities must adopt an Official Zoning Map by March 31st of each year.

Village Board approval is scheduled for March 1, 2022 to review and approve the 2021 Official Zoning Map. The Plan Commission provides a recommendation to the Village Board as to whether or not to approve the draft Zoning Map as proposed by Staff.

Staff notes that **no properties are being rezoned as part of the adoption of the official Zoning Map**. All zoning changes included a Public Hearing at the time of their approval and the request is simply ensuring the map correctly reflects any of the previous year's changes. The corrections made to the map reflect either map amendments (rezonings), annexations, and subdivisions approved in 2021, or corrections that were previously approved, but not accurately documented.

BACKGROUND

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires certain municipal authorities to annually publish an Official Zoning Map by March 31st each year. While not required for incorporated municipalities, it is still considered good practice to do so annually.

*(65 ILCS 5/11-13-19) (from Ch. 24, par. 11-13-19) Sec. 11-13-19. Except as otherwise provided in this section, **the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. The map published by the corporate authorities shall be the official zoning map.***

The Village's GIS Consultant maintains the on-line map and update's it with any changes throughout the year; however, an official map must still be approved each year. Staff has reviewed the current Zoning Map, made corrections based on map amendments through December 31, 2021, and provided a proposed draft of the Official Zoning Map for the Plan Commission's review.

CHANGES TO THE ZONING MAP

Two annexations took place in 2021 (including rezoning and subdivision):

- Sunset Estates Subdivision (Panos) - 6864 & 6900 179th Street (PINs 28311050150000, 28311050750000 and 28311050180000) was annexed and rezoned to R-6, Medium Density Residential per Ordinances 2021-O-023 (Annexation) and 2021-O-024 (Rezoning) and received a Final Plat of Subdivision.
- Scannell - Property at 19501-19701 Harlem Avenue (PINs 31071030010000 and 31073000010000) was annexed and rezoned to ORI Office & Restricted Industrial with a PUD per Ordinances 2021-O-034 (Annexation) and 2021-O-035 (Rezoning) and received a Final Plat of Subdivision creating three new lots.

Three rezonings took place in 2021:

- DR Horton – Southeast of Ridgeland & Oak Forest Avenue (PINs 28293000360000, 28293000300000, and 28293000410000) was rezoned to the R-5 Low Density Residential PUD per Ordinance 2022-R-002.
- Vequity Development Starbucks - 17120-17126 Harlem Avenue (PINs 27254030150000 and 27254030160000) was rezoned to the B-1 Neighborhood Shopping with a PUD per Ordinance 2021-O-030 (Rezoning) and received a Final Plat Approval to consolidate two lots into one lot.

- Brookside Glen Villas (Crana Homes) development - 8001 191st Street (PIN 1909112000140000) was rezoned and received a Final Plat of Subdivision dividing it into two lots:
 - New "Lot 1" (larger southern parcel) to the R-5 Low Density Residential per Ordinance 2021-O-075 (Rezoning).
 - New "Lot 2" (smaller northern parcel) remains zoned as B-3.
- Loyola Medicine Clinic development - 17901 LaGrange Road
 - PIN 27-34-300-005-0000 (smaller northern parcel) was rezoned to the ORI Office & Restricted Industrial per Ordinance 2021-O-077 (Rezoning).
 - PIN 27-34-300-011-0000 larger "L" shaped southern parcel) remains zoned as ORI Office & Restricted Industrial.

Four plats of subdivisions took place in 2021 (no other rezoning or annexation took place):

- Lenny's Gas N Wash - 7451 183rd Street & 18421 West Creek Drive (PINs 1909012010150000, 1909012010160000 and 1909012010250000) received a Plat of Subdivision consolidating the three lots into one.
- MedPro Health Providers, LLC - 16820 Oak Park Avenue (PINs 28-30-107-026-0000 and 28-30-107-017-0000) received a Final Plat Approval consolidating the two parcels into one.
- Pete's Fresh Market - One property at 16300 Harlem Avenue (PIN 27-24-202-020-0000) received a Plat of Subdivision.
- Ludke - One property at 6303 175th Street (PIN 28-32-100-006-0000) received a Plat of Subdivision that split the property into two lots.

Staff also identified various corrections to the Official Zoning Map, including:

- Loyola Medicine Clinic development - 17901 La Grange Road - One of the two parcels associated with the Loyola is now missing from the GIS map. PIN was 27-34-300-011-0000 (per the 2021 staff report).
- Vequity Development 7/11 - 17100 Harlem Avenue (PINs 27254030130000, 27254030140000 should be one lot and addressed as 17100 Harlem. This was previously approved in 2020 and appears to have reverted back to two parcels. The parcel overlay line splitting this property should be removed. This property should also be zoned B-1 PUD.
- Edenbridge Apartments - 18100-18101 66th Ct. (PIN 28314010080000) should not be a PUD.
- Map legend should read "Overlay Districts", not "Downtown Legacy District"
- Two unincorporated parcel lines southwest of 179th and Oak Park Avenue should be removed from the map.

The Village's GIS Consultant, MGP, Inc., has provided an updated map that reflects the corrections and annexation as noted by Staff. The updated map has been included in the Plan Commission packet in draft form.

RECOMMENDATION

Following a successful review, proceed to Village Board on March 1, 2022.