



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

May 19, 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 May 19, 2022.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for May 19, 2022, at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Gray
Andrae Marak
Kurt Truxal
Terry Hamilton
Brian Tibbetts

Absent Plan Commissioners:

James Gaskill
Angela Gatto
Eduardo Mani
Ken Shaw

Village Officials and Staff:

Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

Matthew Payton, Owner of Atlas Putty
Steve Vernon, Vernon Development

Members of the Public:

None

COMMUNICATIONS- Daniel Ritter, Planning Manager introduced two new commissioners that were appointed on Tuesday: COMMISSIONER HAMILTON and COMMISSIONER TIBBETTS. Then he explained that CHAIRMAN GRAY will be recusing himself from the first item as he did in the workshop meeting and COMMISSIONER TRUXAL will step in as Acting Chair for this item.

CHAIRMAN GRAY thanked COMMISSIONERS TIBBETTS and HAMILTON for stepping in and giving us the quorum.

APPROVAL OF MINUTES – CHAIRMAN GRAY requested a motion to approve the minutes of the May 5th, 2022, regularly scheduled Plan Commission meeting. Motion made by COMMISSIONER TRUXAL, seconded by COMMISSIONER MARAK. CHAIRMAN GRAY requested a voice vote hearing no opposition, the motion was declared carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING
ITEM #1: PUBLIC HEARING – ATLAS PUTTY NEW WAREHOUSE, 8301 185TH STREET – SPECIAL USE FOR PUD DEVIATION, SITE PLAN/ARCHITECTURE APPROVAL, AND FINAL PLAT OF SUBDIVISION

Consider recommending that the Village Board grant Steve Vernon of Vernon Development Inc., (Petitioner/Developer) on behalf of Atlas Putty Products Co. (Owner), a Special Use for a Substantial Deviation from the Northstar Business Center PUD at property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD). Site Plan/Architectural Approval and Final Plat of Subdivision Approval is also request as part of the development. The development proposes demolition of an existing building at 8231-33 185th Street and reconfiguration of the existing lots to allow for construction of a new 87,267 sq. ft. warehouse building.

Present Plan Commissioners:	Andrae Marak Acting Chair Kurt Truxal Terry Hamilton Brian Tibbetts
Absent Plan Commissioners:	James Gaskill Angela Gatto Eduardo Mani Ken Shaw Chairman Garrett Gray (recused)
Village Officials and Staff:	Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner
Petitioners:	Matthew Payton, Owner of Atlas Putty Steve Vernon, Vernon Development
Members of the Public:	None

ACTING CHAIRMAN TRUXAL introduced Item #1 then requested a motion to open the public hearing. Motion made by COMMISSIONER MARAK. Seconded by COMMISSIONER TIBBETTS. ACTING CHAIRMAN TRUXAL requested a voice vote. Hearing no opposition, the motion was declared carried.

ACTING CHAIRMAN TRUXAL confirmed that he received certification of the notice of public hearing being posted in accordance with state law. He then proceeded to ask staff to present the report.

Dan Ritter, Planning Manager summarized the staff report that is attached as part of the minutes. Staff went over open items and gave an overview of the planned project.

ACTING CHAIRMAN TRUXAL then asked if the petitioner had anything to add, nothing was noted. He then asked if there were any members of the public wishing to speak, seeing none he went on to ask the commissioners if they had anything to add.

COMMISSIONER HAMILTON asked if the petitioner will have to come in front of the Commission if they were to expand the building to include multiple tenants in the future.

Dan Ritter, Planning Manager, noted that the petitioners are not seeking to divide the land but are leaving the option of allowing another tenant in the proposed building from an economic standpoint. The only process that would be necessary to do an interior division would be going through the appropriate building permitting process.

COMMISSIONER MARAK asked about the difference of cement and blacktop walkways and when it is appropriate to use them. Also, he noted that he has a vested interest in creating a walkable community and that concrete is not the best when seeking to achieve those goals but blacktop is a bit more pedestrian friendly while having more maintenance.

Dan Ritter, Planning Manager, responded that he would follow-up with the Village Engineer and Public Works department. He also noted that there is a partial plan; the multi-use paths which are blacktop are generally on major corridors instead of traditional neighborhoods to allow for bikes they require more maintenance than traditional concrete. There are also certain requirements that need to be met from an accessibility standpoint which guide the decision making when constructing pedestrian walkways.

COMMISSIONER MARAK noted that he does like the updates to the project.

Dan Ritter, Planning Manager, commented that the Village generally pushes for sidewalks, but in this case, there was no logical reasoning for placing sidewalk at this time.

COMMISSIONER MARAK agreed stating that he runs through that area regularly and it would not make sense to request sidewalks be placed on one interior lot.

ACTING CHAIRMAN TRUXAL asked why the petitioner chose to change the color on the building.

The Petitioner, Matthew Payton, Owner of Atlas Putty, was sworn in. He noted that the choice in paint color was just a personal preference and they wanted to tie the building into the other ones; The goal is to bring unity to the corporation, not have multiple buildings that are all different colors.

ACTING CHAIRMAN TRUXAL asked what color would the section of the building that was previously maroon would be.

Petitioner responded that it would be a dark grey. He said that he got his inspiration from a building he noticed on I-355 and he wanted to mimic that.

ACTING CHAIRMAN TRUXAL asked if there was anyone from the public that wished to speak. Seeing none a motion to close the public hearing was requested. Motion made by COMMISSIONER MARAK. Seconded by COMMISSIONER TIBBETTS. A voice vote was requested, hearing no opposition the motion was declared carried.

Dan Ritter, Planning Manager, summarized the standards.

ACTING CHAIRMAN TRUXAL requested a motion for the Special Use.

Motion 1 – Special Use for Substantial Deviation to the PUD

COMMISSIONER MARAK made a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Northstar Business Center PUD and Exceptions from the Zoning Ordinance to the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., to permit changes to the approved Lots and to permit the redevelopment of the property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. Approval is subject to final engineering plan review and approval.
2. Approval is subject to the approval of the Final Plat by the Village Board and recording of the Plat with the County Recorder of Deeds prior to issuance of any permits.

Motion seconded by COMMISSIONER HAMILTON. Vote taken by roll call; all voted in favor. ACTING CHAIRMAN TRUXAL declared the motion as carried.

ACTING CHAIRMAN TRUXAL requested a motion for Site Plan/Architectural Approval.

Motion 2 – Site Plan/Architectural Approval

COMMISSIONER MARAK made a motion to grant the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., Site Plan and Architectural Approval to construct an approximately 87,267 sq. ft. industrial warehouse development on the property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. Site Plan Approval is subject to the approval of the Special use for a PUD Deviation and Final Plat by the Village Board.
2. Site Plan Approval is subject to final engineering plan review and approval.

Motion seconded by COMMISSIONER TIBBETTS. Vote taken by roll call; all voted in favor. ACTING CHAIRMAN TRUXAL declared the motion as carried.

ACTING CHAIRMAN TRUXAL requested a motion for the Final Plat.

Motion 3 – Final Plat

COMMISSIONER TIBBETTS made a motion to recommend that the Village Board grant approval to the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., Final Plat Approval for the Atlas Putty Subdivision dated March 22, 2022, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording.

Motion seconded by COMMISSIONER HAMILTON. The motion carried by way of unanimous roll call vote. ACTING CHAIRMAN TRUXAL declared the motion as carried.

ACTING CHAIRMAN TRUXAL noted this item is anticipated to go to Village Board on June 7th.

Dan Ritter, Planning Manager, noted to the Petitioner that he will be in touch with them about the Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING

**ITEM #2: PUBLIC HEARING – 9260 PLEASANT AVENUE, SPASS –
RESIDENTIAL MASONRY VARIATION**

Consider recommending that the Village Board grant Paul Spass (Property Owner) a Masonry Variation from Section V.C.4.B of the Zoning Ordinance to permit a new residential home to be constructed without required first-floor face brick on the property at 9260 Pleasant Avenue in the R-2 (Single-Family Residential) zoning district.

Present Plan Commissioners: Chairman Gray
Kurt Truxal
Andrae Marak
Brian Tibbetts
Terry Hamilton

Absent Plan Commissioners: James Gaskill
Angela Gatto
Ken Shaw
Eduardo Mani

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

Petitioners: Paul Spass, Petitioner/Owner of 9620 Pleasant Avenue

Members of the Public: None

CHAIRMAN GRAY introduced item #2 then asked for a motion to open the public hearing. Motion made by COMMISSIONER TRUXAL. Seconded by COMMISSIONER MARAK. CHAIRMAN GRAY requested a voice vote hearing no opposition, the motion carried.

CHAIRPERSON GRAY noted he received certification that the public hearing notice was published in a local newspaper. Anyone wishing to speak on this matter will be sworn in to speak but after staff's presentation. He asked staff to proceed with the presentation.

Lori Kosmatka, Associate Planner, presented the staff report, which is attached to the minutes. She reviewed the history of the property and surrounding Tinley Gardens neighborhood, the Village's code and zoning uses in the surrounding area, the proposed project, and the variation request for the Commission. She showed the proposed drawings as well as photographs of neighboring homes on Pleasant Avenue. She noted the Petitioner proposes the partial brick similar to developments in other communities. She noted that the Tinley Gardens neighborhood is an older subdivision that was annexed in 1997. The homes in the neighborhood have a wide variety in size, architectural style, age, and materials. Most of the homes on Pleasant Avenue have vinyl siding with no brick. Only eight of 29 have some form of brick. Regarding code history, she noted in 2019, masonry requirements were moved from the Building Code to the Zoning Code. She noted that there are no specific code standards concerning architectural design in older residential neighborhoods. She provided some relevant standards the Commission may wish to consider which are typically considered during commercial architectural plan review, including compatibility of architecture, materials, and cohesiveness of building design. The Commission may wish to consider the proposal's fit into the neighborhood based on these standards. She noted the Petitioner is present.

CHAIRMAN GRAY asked if the petitioner would like to speak. CHAIRMAN GRAY then swore in the petitioner Paul Spass, Owner 9620 Pleasant Avenue.

Petitioner, Paul Spass, Owner of 9260 Pleasant, was sworn in. He thanked Lori and Dan for taking the time to work with him on this project. He reiterated this is a very unique neighborhood it was formed in an unincorporated section of Tinley Park. He noted he lives in an unincorporated section of Palos Heights. He noted that per the pictures Lori took and her work on the variation request, there's just a mix of things. He said this is a neighborhood where you can't really get too crazy with budgets and blowing things out of the water but this particular house as you can see will be the nicest in the neighborhood on both streets by far. He stated that he does not like the requirement that houses have first floor brick because it looks like there are two houses stacked onto each other. He referenced the pictures he provided from three subdivisions in Naperville, Plainfield, and Lemont that show that the brick first floor requirement is being phased out. He said he felt it looks more uniform and brings the home together more. It is not due to cost reasons but more for aesthetics which is a big deal to him. He just finished a house doing the same thing with the same brick. It's just a cleaner look, a cleaner line. In this particular neighborhood, he is requesting that we go through this variation and request it get approved just because of the number of mixed homes that are in there. He noted if you take this into some of the newer subdivisions on the North side of 183rd, obviously those are huge subdivision at one time and putting something like this over there he probably wouldn't get support in that. However, since this was annexed into Tinley Park in 1997 and there's a mix of homes he is seeking this variation.

COMMISSIONER MARAK commented that he feels that the proposed project does fit into the new style of the neighborhood. The new style appears to add to the neighborhood and makes it better.

COMMISSIONER TRUXAL noted that he agrees and feels that it will be a nice addition to the neighborhood.

COMMISSIONER TIBBETTS stated that he feels that running face brick along the full front of the home would not be aesthetically pleasing. The neighborhood will benefit from the addition of this home.

The Petitioner stated he thinks it's a part of the change in design fads at this point in time. He stated that he feels his proposed plan is uniform and looks good.

COMMISSIONER HAMILTON agreed with his fellow COMMISSIONERS.

CHAIRMAN GRAY noted that the lot is unique in its area and the variation of homes in the neighborhood allow this home to fit in and boost the overall look of the property.

The Petitioner stated that he feels the brick all around the base of the home is better for the home itself than to have a brick façade and siding surrounding the house.

CHAIRMAN GRAY stated that the rendering was very nice, and he appreciated the photos from other communities. He stated that he feels that it will fit in and boost the neighborhood.

CHAIRMAN GRAY requests a motion to close the public hearing. Motion made by COMMISSIONER TRUXAL seconded by COMMISSIONER TIBBETTS. The motion was declared carried by way of a unanimous voice vote.

Lori Kosmatka, Associate Planner, summarized the standards.

CHAIRMAN GRAY requested a motion for the variation.

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant the Petitioner, Paul Spass, a Masonry Variation from Section V.C.4.B. of the Zoning Ordinance to permit a new single-family home to be constructed with 4' of first floor masonry instead of the required full first floor at the property located at 9260 Pleasant in the R-2 (Single-Family Residential) zoning district consistent with the List of Submitted Plans and adopt Findings of Fact as proposed in the May 19, 2022, Staff Report. Motion seconded by COMMISSIONER TIBBETTS. Vote taken by roll call; all voted in favor. CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY informed that this item will be presented to the Village Board on June 7th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING

ITEM #3: PUBLIC HEARING – BUILDING CODE TO ZONING CODE TRANSFER (DRIVEWAYS, ACCESSORY STRUCTURES. AND MISC.) - TEXT AMENDMENT

Consider recommending that the Village Board amend certain sections of the Zoning Ordinance to carry over portions of the current building code into the zoning ordinance where they are better served. Regulations include driveway location, driveway width, storage shed size, accessory structure locations, and other miscellaneous regulations.

Present Plan Commissioners: Chairman Gray
Kurt Truxal
Andrae Marak
Brian Tibbetts
Terry Hamilton

Absent Plan Commissioners: James Gaskill
Angela Gatto
Ken Shaw
Eduardo Mani

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

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced item #3 then requests a motion to continue the public hearing opened on May 5th, 2022. Motion made by COMMISSIONER TRUXAL. Seconded by COMMISSIONER MARAK. Motion carried by unanimous voice vote.

CHAIRMAN GRAY certified that proper public notice was published in accordance with state law. He then requested staff's presentation.

Dan Ritter, Planning Manager, noted that this is a continuation of the public hearing on May 5th, 2022. Staff also noted that a workshop was completed for this item. It was explained that our building code has sections that would be best fit in our zoning code where they can be applied. Staff felt that the Plan Commission utilizes these codes most and will be best fit in zoning code as well. Then noted changes made in the codes.

CHAIRMAN GRAY proceeded to ask for comments from the Commission.

COMMISSIONER HAMILTON asked about the process to grant a variation with the current building code.

Dan Ritter, Planning Manager, explained that the process is more so less transparent and clear and it's a matter of having the right people reviewing it. He explained the differences in having the Plan Commission review as opposed to other committees.

COMMISSIONER TIBBETTS noted that he agrees.

COMMISSIONER TRUXAL asked how many items will be moved.

Dan Ritter, Planning Manager, explained that outside the ones presented today there are not other items planned.

COMMISSIONER MARAK noted that it seems like a straightforward process.

CHAIRMAN GRAY noted that he needs clarification on the driveway apron changes regarding the widths.

Dan Ritter, Planning Manager, explained that the width provision to the code is accounting for widening at residential driveways.

CHAIRMAN GRAY noted it makes sense to bulge the driveway out at the garage or for a basketball court. He agreed that no structure should be built in a public or private utility easement and that no portion of the eave, gutter, or roof overhang may project into or over an easement. He noted that in the Village there is a sign from someone's decking company that is on an easement. That petitioner had understood he would be liable. He noted another case where someone's property was mislabeled, not where they thought it was. He also noted in Darien, there was a property with a garage or pole barn up against a property line. You do not want to have a gutter overhang onto someone else's property so that water goes there. He noted that there are some weird cases where there are issues with structures in easement.

Dan Ritter, Planning Manager, noted that in practice there are several types of easements. Some of it is dependent on how the easement language is written. In most cases easements are recorded at the inception of a property of subdivision. Utility easements can be recorded afterwards, sometimes as blanket easements. He noted that as long as a structure meets the necessary setbacks and approvals a structure can be approved. If something is in a utility easement, and all the utility companies are okay with it, then the Village is also okay with it. The Village Engineer would look at it. We don't take every single thing a person does in an easement to bring forward to you. If someone does a gutter that goes a foot or two into an easement, and our Village Engineer reviews and notes it's staying on the property and draining correctly, then it could get approved.

CHAIRMAN GRAY noted that also in Darien there was a back lot that had an easement, but it was all overhead power lines. The plans had said things could be put there as long as they were removable. They had a removable deck. The utility company was okay with it because they could still access the power lines. They called JULIE and had no issue with underground utilities.

Dan Ritter, Planning Manager, noted it's more the overhangs as part of the actual principal structure, and if you're going into it a foot, then instead of getting waivers, it may make sense to get rid of the actual easement if it's not serving its purpose.

CHAIRMAN GRAY noted if you have something up against a buried utilities easement, you probably don't want to have no gutter if it's a pitched roof, you are going to get water directed there. There may be a unique case that comes. He agreed with the language and hopes that no one tries to put more into it but he agrees with the Commissioners and feels that it is a good addition.

Dan Ritter, Planning Manager, noted the Zoning Code dates from 1978. That there may be more changes in the future but there are no plans to carry anything else over at this moment.

CHAIRMAN GRAY asked if the Commissioners had further discussion. Hearing none, he asked if the public wished to speak. Hearing none, he asked for a motion to close the public hearing. Motion made by COMMISSIONER TRUXAL seconded by COMMISSIONER MARAK. Motion declared carried by way of unanimous voice vote.

CHAIRMAN GRAY asked if there are any standards.

Dan Ritter, Planning Manager noted there are no standards since this is a text amendment.

CHAIRMAN GRAY requested a motion for the text amendment.

COMMISSIONER TRUXAL made a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the May 5, 2022, Staff Report and listed of attachments as drafted “red-lined” text amendments of Section III (General Provisions) and Section VIII (Off-Street Parking) regulating driveways, accessory structures, and other items previous regulated by the Tinley Park Comprehensive Building Code. Motion seconded by COMMISSIONER TIBBETTS. Vote taken by roll call; all voted in favor. CHAIRMAN GRAY declared the motion as carried.

CHAIRMAN GRAY noted this item will go to the Village Board on June 7th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE MAY 19, 2022 REGULAR MEETING
ITEM #4: WORKSHOP – EXTENDED STAY HOTELS - TEXT AMENDMENT

Consider a proposed text amendment to the Tinley Park Zoning Ordinance amending Section II (Rules and Definitions), Section V (District Regulations), and Section VIII (Off-Street Parking and Loading) pertaining to defining and regulating “Extended Stay Hotels” within certain zoning districts.

Present Plan Commissioners:	Chairman Gray Kurt Truxal Andrae Marak Brian Tibbetts Terry Hamilton
Absent Plan Commissioners:	James Gaskill Angela Gatto Ken Shaw Eduardo Mani
Village Officials and Staff:	Dan Ritter, Planning Manager Lori Kosmatka, Associate Planner
Petitioners:	None
Members of the Public:	None

CHAIRMAN GRAY introduces item #4 then defers to staff for presentation.

Dan Ritter, Planning Manager, noted this is a Workshop. He summarized the staff report. Staff notes that extended stay hotels are an emerging submarket of the hotel industry prompting the presented changes to the zoning code. Staff continues to explain the differences between extended stays and regular hotels. The similarity in extended stays to apartments has also been a driving force in the defining of what constitutes as an extended stay and making changes to the zoning code.

CHAIRMAN GRAY asked the Commissioners for comments.

COMMISSIONER HAMILTON asks if the problem that we are trying to avoid is facilities becoming long-term residences when they were intended to be hotels.

Dan Ritter, Planning Manager, answered yes that is the issue and having too many people utilizing extended stays at once can lead to abandoned vehicles and different types of crime. You don’t want to see it transition into an apartment complex.

CHAIRMAN GRAY asked if this issue has been seen in other communities. We only have one extended stay now, but we may soon have more with the current inquiries.

Dan Ritter, Planning Manager, responded that the current one in town has had more issues than at a typical hotel according to our Police department. He needs the data in front of him to give the best answer. If someone receives

mail there, then they may be a resident, which would trigger eviction laws. We would want to avoid it becoming a residential use in a commercial corridor. Residential uses are more by parks, sidewalks, and other residences, which are a more enjoyable setting than locations like North Creek Drive.

CHAIRMAN GRAY noted there's also designated apartment complexes and places zoned for permanent residents. If someone is receiving mail there or their kids are going to the local school, then it's an issue.

Dan Ritter, Planning Manager, noted we are not against the use, but there is a different place for it.

COMMISSIONER HAMILTON had no further comment.

COMMISSIONER TRUXAL notes that staff is spot on with the concerns presented and security is a top concern for him. Transients establishing residents can become problematic so having the enforcement mechanism to move people if you have to is pretty important. He also notes that placement is a good question as well, whether you cluster them or not.

Dan Ritter, Planning Manager, commented that the reason for the Special Use is to guide the placement and allows the Village to consider the type of business before granting the Special Use. Issues with clustering or operations can come up in that process.

COMMISSIONER TRUXAL asks if there is a list of concerns that staff has compiled that the Village is aware of that may have been missed.

Dan Ritter, Planning Manager, explained that those are generally listed in the standards of a special use. Morals, health, safety, and security are in there.

COMMISSIONER TRUXAL noted that seeing the operational procedures of the cannabis dispensing organization was of paramount importance when approving that so that should be something to look for when approving these uses. Security and operations are concerns.

Dan Ritter, Planning Manager, responded that history matters as well. Experience with the business will be weighed in decision-making as well.

CHAIRMAN GRAY notes that to COMMISSIONER TRUXAL'S point the staff report has language that is very key to maintaining expectations. He noted that the report mentioned effects can be compounded when the extended stays are very near each other. He recalled the concern of clusters was raised when considering tobacco stores recently. Hotels tend to cluster as there are nine on Harlem and two on La Grange. They are generally expressway driven in terms of access. He also notes that he agrees with the security aspect being important. He also mentioned that he does not want to cast a bad picture of extended stays, but just wants to ensure all concerns are addressed. Comparatively, with short term rentals, there can be risks where guests appear to have good profiles, but then may destroy the room.

Dan Ritter, Planning Manager, commented that concerns can and will be addressed when someone requests a Special Use. Different uses have different concerns. Staff also notes that in the process of approving a Special Use, petitioners must stick to the plan presented in their public hearing or be subject to coming back to change it.

CHAIRMAN GRAY asked about the language in the staff report specifically referring to the definition of length of stay and what constitutes as an extended stay.

Dan Ritter, Planning Manager, noted that Staff got more specific in the types or room rather than the length of stay. He noted the language was constructed in conjunction with what neighboring municipalities do. Communities that regulated by days struggled with enforcement. The hotel and leisure industry considers extended stay as three days or more. The Village typically thinks of extended stays as a longer time frame.

CHAIRMAN GRAY states that he thinks it is tough to define what qualifies as extended stay. The Special Use designation will give some control with who is coming in.

COMMISSIONER MARAK stated that he is glad that we got rid of the word transient in the language of the code because of the derogatory connotation of the word. He asked if there is a differentiation between types of residences for example VRBOs and other short-term rentals and extended stay hotels. Once you collect mail at that location, it is no longer a short-term rental and becomes something else.

Dan Ritter, Planning Manager, responded there is a separate definition for short term rentals. The code is very strict and there are restrictions on short term vacation rentals. Property owners must live in the home that they are renting out per the code. A vacation or short-term rental without an owner occupying it constitutes as a commercial use.

COMMISSIONER MARAK noted that there could be a cap on the percentage of rooms that have extended stay amenities. There could be a mix of short- and long-term users. However, he notes that it may be off putting to regulate the number of amenities in an extended stay if that is their key market.

Dan Ritter, Planning Manager, responded, that's essentially what we are intending to do with this. If it's under 30% then it's considered a hotel. Over that would be considered an extended stay.

COMMISSIONER MARAK notes that what he is suggesting is one way to prevent problems is by capping what percentage of the rooms could be extended stay types. For example, you become extended stay by having 30% or more, but you could say something like no place could have more than 50% even if they are extended stay. Ultimately it would change the guest composition in that business.

CHAIRMAN GRAY notes that he likes to frequent a specific brand of extended stay hotels because of the full amenities with a kitchen and refrigerator. Noting that if you cap it off then you could potentially limit the ability for the hotel to offer these amenities to non-extended stay guests.

Dan Ritter, Planning Manager, noted that most extended stays have 100% of their rooms set up for a longer stay, which makes them extended stays. That allows the businesses to cater to their targeted market so being too restrictive may be problematic. What we are aiming to do is improve the experience of guests while understanding that there is still a need for extended stays. Guests staying for business needs may wish to have the amenities like a refrigerator.

CHAIRMAN GRAY asked if the Marriott Residence Inn is 100% extended stay.

Dan Ritter, Planning Manager, responded yes but he is not sure if there will be a few designated as non-extended stays. Even within the extended stay industry there are different tiers. Residence Inn is considered at the top tier.

CHAIRMAN GRAY commented that he wants to ensure that he understands the definitions properly specifically referring to the difference between motel and hotel.

Dan Ritter, Planning Manager, responded he will ask the attorney for clarification. A mental health center, prison, or firehouse may be exceptions.

CHAIRMAN GRAY commented that he thinks it's a good step in the right direction.

GOOD OF THE ORDER

Daniel Ritter, Planning Manager, stated that DR Horton and Anytime Fitness were approved by the Village Board. The two fence variations made it past the 1st Reading but there was still more to be discussed and the Village Board is not taking the decision or recommendations lightly. Loyola started construction today they will be moving quickly on that now that they have county approval. Primal Cut's Patio and R.O.W. agreement were also approved. Next meeting is June 2nd and we have four items expected on that agenda.

COMMISSIONER TRUXAL asks what's going on with Magnuson.

Dan Ritter, Planning Manager, responded that their permit is in and under review. Comments will be given to them soon.

COMMISSIONERS TIBBETTS and HAMILTON gave brief introductions of themselves.

PUBLIC COMMENT – NONE

MEETING ADJOURNED at 8:49pm



PLAN COMMISSION STAFF REPORT

May 19, 2022 – Public Hearing

Atlas Putty New Warehouse

8301 185th Street

Petitioner

Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co.

Property Location

8301 185th Street

PINs

19-09-02-200-028-0000
& 19-09-02-201-001-0000

Zoning

M-1 PD (General Manufacturing, Northstar Business Center)

UDOD (Urban Design Overlay District)

Approvals Sought

- Special Use Permit for PUD Deviation
- Site Plan/Architecture Approval
- Final Plat Approval

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

The Petitioner, Steve Vernon of Vernon Development Inc., (Petitioner/Developer) on behalf of Atlas Putty Products Co. (Owner), is seeking a Special Use Permit for a Substantial Deviation from the Northstar Business Center Planned Unit Development, Final Plat Approval, and Site/Architectural Approval to allow for the construction of a new 87,267 sq. ft. warehouse building to be used by Atlas Putty on the property at 8301 185th Street.

Atlas Putty is an existing business in the Village and has two current building locations in Tinley Park at 8351 185th Street and 8301 183rd Street. They are looking to expand their available space nearby these existing locations to allow for the most efficient movement between the different sites. As part of the new warehouse structure being built, an existing office building at 8231-33 185th Street will be demolished to combine that property with the vacant land on the adjacent Atlas Putty site.

This proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The Special Use for a Substantial Deviation will approve these Exceptions, the lot changes to the existing PUD, and additional structure density.

Any changes to the May 5, 2022 Plan Commission Workshop Staff Report are indicated in Red.

EXISTING SITE & HISTORY

The subject property consists of two existing parcels. The first parcel (8351 185th Street) is an approximately 9.62-acre parcel that was originally developed for Atlas Putty's headquarters and was an approximately 46,800 sq. ft. building. The original building was approved in 2000 and completed in 2001 with a concept plan of having an addition on the first building and a potential second building on the vacant land to the east. The approximately 50,000 sq. ft. building addition was approved in 2007 and completed in 2008. The land for the second building has remained vacant since and remains part of the same parcel as the portion with the building. This land area will be subdivided off to combine with the second parcel for a new lot as part of this proposed redevelopment.

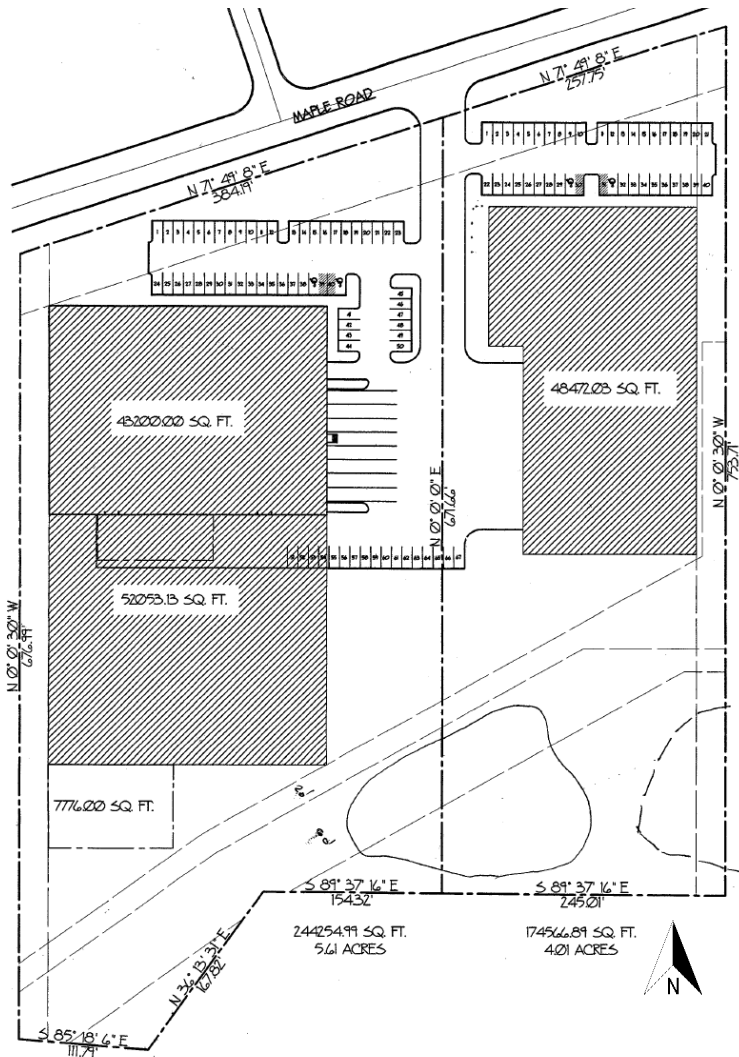
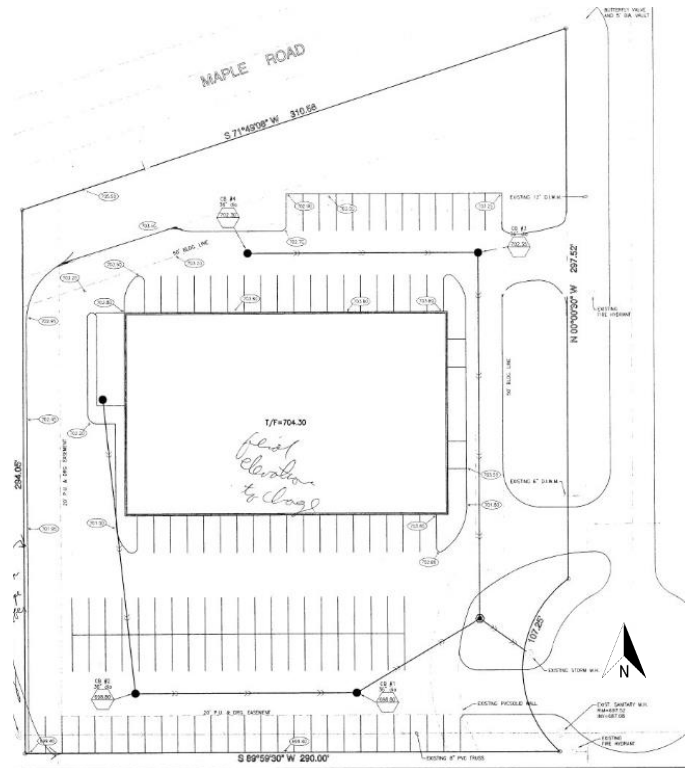
The second parcel of land is approximately 2.28 acres directly to the east of the first parcel at 8231-33 185th Street. This is an existing 20,000 sq. ft. "flex space" building (with parking, landscaping, and loading areas) that was designed to be used for a mix of purposes but has primarily used as offices. The building was approved in 1996 and completed in 1997. The building was purchased in early 2022 and existing tenants are going to be moving out to prepare for the building's demolition.

Existing Parcels:



Proposed New Development Area:



Original Site Plans:Left: Lot 1 - 2007 Concept Plan – 8351 185th StRight: Lot 2 - 1996 Site Plan – 8231-33 185th St**ZONING & NEARBY LAND USES**

The property is zoned M-1, General Manufacturing and is part of the Northstar Business Center Planned Unit Development (PUD). The PUD was originally approved in 1994 (Ord. 94-O-041) with the M-1 base zoning covering the full area. The PUD was developed over time in phases, some as speculation builds and some as build-to-suit for specific tenants. The PUD includes a mixture of office, light industrial and warehouse/distribution uses. The subject sites are at the southwest corner of 185th Street (previously referred to as Maple Road) and Northstar Court. The overall area was developed from 1995 to the mid-2000s. The Northstar development is very similar to the nearby Tinley Crossings Corporate Center that came in with a similar zoning and development pattern in 1998.



To the west of the subject site is the existing Atlas Putty headquarters (8351 185th Street) and the American Sales Distribution Center and Outlet Store (8401 185th Street). To the north and east are similar industrial warehouse buildings. The PUD is fully developed despite the ability for some building additions. All surrounding sites are zoned M-1 and located in Northstar, Mercury, or Tinley Crossings PUDs. To the south of the site is I-80 and a truck weigh station with the Village of Mokena on the south side of the expressway.

The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall, a more urbanized look. These regulations override the underlying zoning regulations when applicable. The UDOD regulations only apply to buildings less than 100,000 sq. ft. While the proposed building will be less than that, it is relevant they noted that the intent of the regulations is hard to meet with larger industrial and commercial developments, which should be looked at on their own merit. Due to the inconsistencies between the intent of the UDOD and the industrial truck-oriented development pattern of the existing development within the Northstar Business Center Planned Unit Development, staff relied primarily on the PUD development pattern to guide the review of the project.

PROPOSED USE

Atlas Putty produces several different chemicals and products for industrial and commercial applications (www.putty.com). Areas of expertise include Do It Yourself Patch and Repair products, Sealants and Adhesives, Paints and Coatings, and Specialty OEM Compounds. Additionally, they have experience in Automotive Care and Janitorial/ Housekeeping, serving mid- to large-size manufacturers, including divisions of Fortune 500 companies and companies looking to outsource production. The petitioner has three locations now: their existing HQ building at 8351 185th Street in Tinley Park, a second building nearby at 8301 183rd Street in Tinley Park, and then a temporary location they currently lease in Mokena. The Petitioner proposes to construct a new 87,267 sq. ft. warehouse building for production and storage of the goods they produce that is adjacent to their largest building and headquarters. This new building allows them to continue to grow while keeping their production and warehouse facilities near each other in the Village of Tinley Park.

PUD EXCEPTIONS

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions are looked at in terms of their conformance to their overall PUD's design and goals. While it is not necessary to call out every Exception shown in the corresponding PUD Exhibits and plans, staff outlines anything significant so that the Plan Commission, Village Board, and future owners can understand what specific flexibility is being given to the development through the PUD process. The Exceptions include:

1. UDOD (Sec. V.D.2.) – Increased primary (north) and secondary (east) front yard setbacks
2. UDOD (Sec. V.D.2.) - Allowing parking in the front yards (north and east)
3. UDOD (Sec. V.D.2.) - Maximum of one curb cut access per site
4. Off-Street Parking (Sec. IX) - Allowing Parking in the front and side yards

The Northstar Business Center PUD was designed prior to the approval of the Urban Design Overlay District. The setbacks move the building closer than was previously permitted under the M-1 zoning (min. 50' setback) Due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate access for trucks. Cross-access has been planned with the existing Atlas Putty location to the west that will allow for the building footprint to be maximized but also for operational efficiencies with the two building's docks nearby to each other.

~~Open Item #1: Discuss the requested Substantial Deviation with Exceptions from Zoning Ordinance regulations and Urban Design Overlay District.~~

SITE PLAN

The development is unique in that it will be one lot with one large building but will have two different entrances and parking areas. To get from one side to the other, vehicles and trucks will need to go on to 185th Street and Northstar Court. It is typically preferred these areas be connected on the site to avoid traffic using public roadways for circulation. However, the design of the site is unique due to the complexity of combining two separate lots and maximizing the building footprint. The proposed site design is not expected to generate more traffic than two separate industrial buildings would produce.

The primary employee and visitor entrance will be on the northeast corner where the majority of the parking is located. There is a smaller dock area that will be used for some limited deliveries depending on the internal warehouse layout. The southwest corner will be the primary dock area for receiving and shipping. There is a rear parking area that can be utilized by employees who may work in that side of the warehouse. Each parking lot has a 5-foot extension at the end to allow vehicle to reverse out and turn around.

The dual parking and dock proposal work best for Atlas Putty but may also provide flexibility in the future if the building has multiple tenants. Accessible pedestrian connections in compliance with the Illinois Accessibility Code are proposed to connect the parking field to the building entrances.

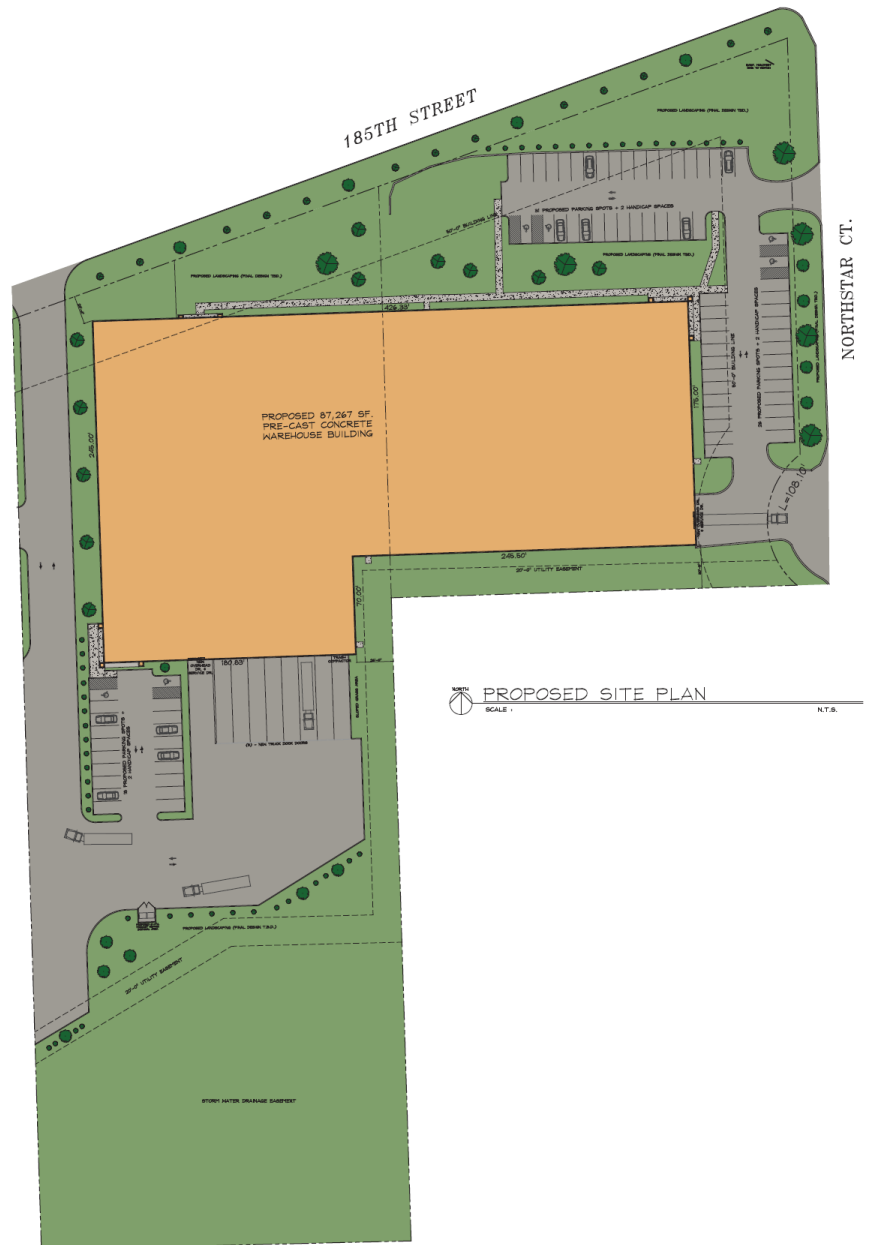
Exterior Storage

No exterior storage or materials is proposed and is similar to the surrounding developments that have limited or small exterior storage areas. If any exterior storage is proposed in the future, it will need to meet the location (only rear yards), size (maximum 30% of lot), and screening (screened by a solid fence or acceptable buffer landscaping).

Dumpster Enclosure

A dumpster enclosure location is shown but is conceptual and not expected to be constructed at this time. The enclosure location is shown in the event that part of the building is rented or owned separately in the future. The current tenant prefers interior trash compactors which is placed within one of the recessed docks. This is an option that provides a better exterior look, less maintenance, closer to staff who do not need to walk outside, and also limits the promotion of “fly dumping” which can be problematic in industrial areas. The proposed location also allows flexibility to expand the enclosure a significant amount if there is larger trash producing tenant in the building.

Open Item #2: Review proposed site plan, location of parking fields, and overall site circulation.



Sidewalks

The Subdivision Code requires any new development or redevelopment to install a public sidewalk on adjacent rights-of-way per engineering standards. However, there is no existing sidewalk network in the area. While sidewalk systems do need to start somewhere, staff left the option to the Petitioner to either install the sidewalk or provide a cash-in-lieu payment instead of installing the sidewalk. The Petitioner preferred the option of a cash-in-lieu payment as opposed to a sidewalk on a roadway with no sidewalk present. The Village Engineer will need to estimate a cost to be paid prior to start of construction work. The Petitioner may always still elect to design and install the sidewalk with this project if they wish, but the cash-in-lieu payment has been recommended at this location. Staff is recommending the Plan Commission include this condition as part of their recommendation to the Village Board for clarification purposes.

Engineering

The proposed design and revised plan have not been re-reviewed by Engineering. Final engineering will be reviewed as part of the final development permit. A recommended condition has been added clarifying that this approval is not approving final engineering and that approval is still required with the site development permit.

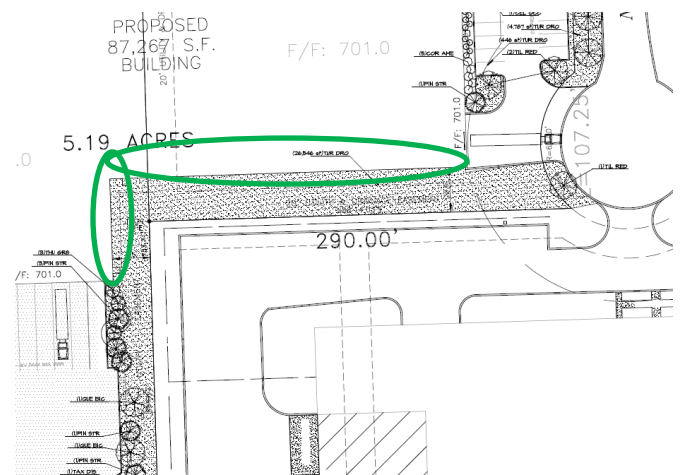
~~Open Item #3: Final Engineering Review and approval has not been completed yet; all approvals are to be conditioned upon engineering approval.~~

The Petitioner explained in the workshop the need and desire operationally for the two parking lots and access points. This was driven by the unique combination of the lots, existing multiple roadway access points, and the desire to allow a portion of the building to be leased in the future by a separate tenant. Plan Commission did not have any immediate concerns with the overall site circulation. The Site Plan Approval has been conditioned accordingly with final engineering review.

LANDSCAPE

The propose Landscaping Plan is attached in the staff report and in substantial conformance with the Landscape Ordinance with regards to planting locations, amounts, and species types. The development is attractively landscaped and will exceed most existing/older properties in the area.

The one waiver that is requested is to the south side between the subject site and the Steiner Electric property (18600 Northstar Ct.) This area has no landscaping proposed where a rear bufferyard planting and foundation landscaping is required. While this area won't be highly visible to the public, it remains visible to the subject site and neighboring property. It is noted that there is a utility easement with a sanitary main located in it. While plantings are permitted in the easement, certain types like large trees or deep roots are not recommended. To meet the intent of the landscaping regulations, staff feels the best option is to only install foundational landscaping along the south portion of the façade. Since this area has limited visibility, low maintenance shrubs, bushes, are recommended to help break up a large flat façade.



~~Open Item #4: Review and discuss the proposed Landscape Plan and staff recommendation to place foundational landscaping where there is none currently on the south side of the building.~~

The Petitioner agreed to add foundational landscaping and will provide an updated Landscape Plan at the Public Hearing.

ARCHITECTURE

The building will be constructed of pre-cast concrete panels. As a structure over 80,000 sq. ft. in size in the M-1 zoning district, the precast panels comply with the masonry requirement. However, with precast panels comes a unique challenge with regards to architectural design. The design is often similar to other industrial buildings with limited ability to differentiate it. There can also be large expanses of flat areas with little character or design elements. When possible, good design of these large footprint buildings incorporates differing design elements that create vertical and horizontal articulation, as well as other visual changes in the façade (color, material type, canopies, etc.)



Above: Rear/Southwest Corner 3D Rendering.

With the proposal there are raised red architectural elements located at different areas of the building. These elements are most often located on the corner of a building and include use of glazing. However, as you can see on the elevations below, it was a challenge to locate that at the northwest corner due to a steep grade difference, which shifts the architectural element east from that corner.

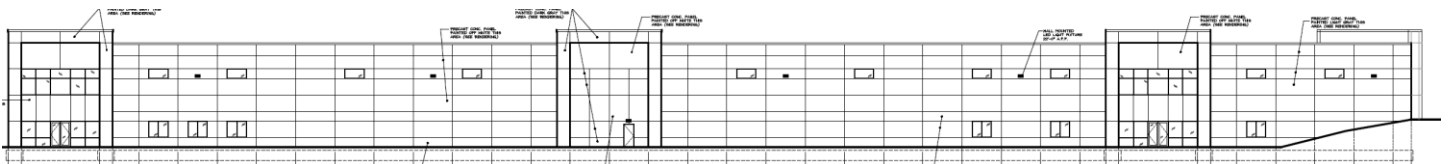
The main concern with the design relates to the north elevation which will be visible from 185th Street. That elevation has a large expanse of over 300 feet of flat wall. Staff recommends adding one more raised red architectural element over the proposed door area that is halfway between the two proposed elements on that façade. The change will bring an additional break along the most visible and front façade of the building.

Open Item #5: Review proposed architecture and provide any suggestions for interesting/detailed design. Review recommendation to add an additional raised architectural element spaced between the two existing elements on the north/front façade.

The Petitioner agreed to add an additional colored element along the north façade to help break up the long flat wall. This is similar to the corner elements but will not protrude from the building. A line elevation is below and color renderings are expected to be completed by the public hearing.



Revised

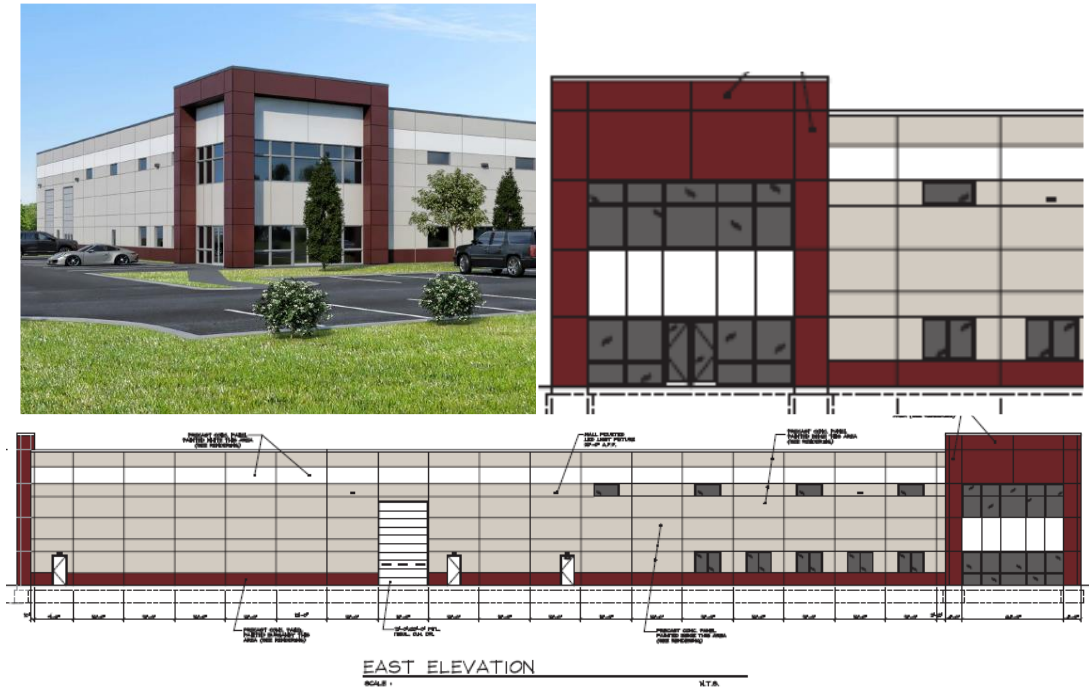


Lastly, there is some clarification needed between the 2D drawings and 3D renderings:

1. Top Panel Color - With clarifying colors of the top panels in the architectural element area. The 2D plans show red with the 3D rendering showing white/cream color matching the band around the top of the building.
2. Offset Architectural Areas - Clear indication of what areas are to be raised/offset away from the building. This appears flat on the 2D plans. A note or indication with a thicker line where there is an offset is helpful.
3. East Overhead Doors - 2D plans show one overhead door on the east elevation, with the 3D rendering showing two overhead doors.

Plans were revised to keep consistent with the above noted items and as explained in the Workshop. A revised rendering will keep consistent between the 2D and 3D renderings.

Open Item #6: Petitioner to provide clarity on differences between 2D color drawings and 3D renderings.



SIGNAGE

The existing ground sign on the 8231-33 185th Street will be reused by Atlas Putty with a panel change. The sign is non-conforming due to the lack of a solid base matching the principal structure materials and design and will need to be replaced in the future with a conforming sign or base if any structural elements require replacement. However, the sign is low in profile, in good structural conditions, and similar to other ground signage in the area. Landscaping that is required at the base will be replaced per the proposed Landscape Plan.



Specific Wall signage has not been proposed but will need to comply with the Section IX (Signs) of the Zoning Ordinance or request a variation/exception separately. It is noted that wall signs facing I-80 are permitted to be larger than typical wall signs in the M-1 zoning district to allow for some visibility from the expressway. However, only one wall sign is still permitted per elevation, and the size and location of the signs may be impacted by the architectural design of the building.

PARKING

Parking requirements are always an inexact science, and this is particularly noticeable on industrial buildings which have a wide range of users and a wide range of parking and truck access needs. The concern is that by over requiring parking, it can lead to a less desirable and useful site with unused pavement area. On the other hand, developments designed so specifically to a user with parking or docking needs, leaves limited reuse of the building. The goal is usually to hit somewhere in the middle where it is not too uniquely design for a specific user but allows them some flexibility for their proposed operation.

The Zoning Ordinance requires the following for warehouse uses: "One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the enterprise". The Petitioner has noted they only require a maximum of 30 spaces for the employees that work at this location. However, to ensure they have flexibility of the parking supply as Atlas Putty grows at this property and the neighboring sites (and for any future tenants/owners), a total of 84 parking spaces is proposed. The total complies with the Zoning Ordinance and appears sufficient for current and most future users of the space.

LIGHTING

Lighting is proposed to be downcast, full-cutoff fixtures, mounted on poles in the parking lot. The lighting is compliant with the lighting regulations for the fixture and minimum/maximum lighting levels. The Photometric plan and lighting cutsheets are attached to the packet.

FINAL PLAT OF SUBDIVISION

The two existing lots are proposed to be resubdivided through approval of a Final Plat of Subdivision that alters the lot configuration to accommodate the proposed development. Appropriate easements are being recorded for cross-access (shared drive with the property to the west), and public utilities as part of the final plat approval. Additionally, a utility easement will need to be vacated where the new building is proposed, with new utility easements proposed at the new western property line. The vacation will need to be approved by any utilities located within the easement.

As with most plats, they are subject to minor changes as utilities or other items are reviewed. The Plat is still subject to final review, changes, and approval by the Village Engineer or Village Attorney prior to recording, and a standard condition clarifying that is recommended

~~**Open Item #7: Review the Final Plat of Subdivision and recommended condition of approval for final engineering and attorney review.**~~

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 lot changes and new building are safe for the public and employees by meeting all building and life safety code requirements.*
- 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 building addition and site changes do not affect neighboring property enjoyment or impair property values. Surrounding properties have similar buildings and uses.*
- 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 with similar building styles and uses, and the lot changes proposed 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 area is already developed with adequate utilities and drainage facilities; the overall development will be engineered and designed to support the new addition accordingly.*
- 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
 - *Site circulation is designed to allow for safe circulation by trucks, employees, and the public both on-site and off-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.
 - *All other Village code requirements not addressed with the Substantial Deviation will be met.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposed new building allows for an existing successful business to continue to grow and employ additional people in Tinley Park, while also adding more property value to the community.*

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 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. The Commission may choose to modify, add, or delete from the recommended motions and any recommended conditions.

Motion 1 (Special Use for Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use for a Substantial Deviation from the Northstar Business Center PUD and Exceptions from the Zoning Ordinance to the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., to permit changes to the approved Lots and to permit the redevelopment of the property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. *Approval is subject to final engineering plan review and approval.*
2. *Approval is subject to the approval of the Final Plat by the Village Board and recording of the Plat with the County Recorder of Deeds prior to issuance of any permits."*

Motion 2 (Site Plan/Architecture):

"...make a motion to grant the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., Site Plan and Architectural Approval to construct an approximately 87,267 sq. ft. industrial warehouse development on the property located at 8301 185th Street in the M-1 PD (General Manufacturing, Northstar Business Center PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. *Site Plan Approval is subject to the approval of the Special use for a PUD Deviation and Final Plat by the Village Board.*
2. *Site Plan Approval is subject to final engineering plan review and approval.*

Motion 3 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, Steve Vernon of Vernon Development Inc., on behalf of Atlas Putty Products Co., Final Plat Approval for the Atlas Putty Subdivision dated March 22, 2022, subject to the condition that the Plat is subject to final review and approval by the Village Engineer and Village Attorney prior to recording."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
4pgs	Application and Standard Responses	Petitioner	1/10/22
2pgs	Project Narrative - Vernon	Petitioner	1/25/22
3pgs	Architectural Plans – Atlas Putty Products Company	Adsir Architects	N/A
3pgs	Architecture 3D Renderings	Adsir Architects	N/A
2pgs	Landscape Plan	J.G.S. Landscape Architects	4/9/22
13pgs	Engineering Improvement Plans	KDC Consultants, Inc.	4/4/22
2pgs	Plat of Subdivision – Atlas Putty Subdivision	KDC Consultants, Inc.	3/22/22
8pgs	Lighting Photometric Plan & Fixture/Pole Cutsheets	KSA Lighting and Controls	4/5/22

PLAN COMMISSION STAFF REPORT

May 19, 2022 – Public Hearing

Paul Spass – Residential Single-Family Masonry Variation

9260 Pleasant Avenue

Petitioner

Paul Spass

Property Location

9260 Pleasant Avenue

PIN

19-09-031-02018-0000

Zoning

R-2 (Single Family
Residential)

Approvals Sought

Variation



EXECUTIVE SUMMARY

The Petitioner, Paul Spass (Property Owner), is requesting a masonry Variation from Section V.C.4.B. of the Zoning Ordinance to permit a new residential home to be constructed without the required full first floor masonry on the property at 9260 Pleasant Avenue in the R-2, Single-Family Residential Zoning District.

The Village Board adopted code changes that moved the masonry requirements from the Building Code to the Zoning Ordinance in December 2019. Residential masonry requirements were maintained as they were in the building code, which requires face brick or stone to be installed on the first floor of all residential buildings.

The Petitioner is proposing to construct a new house on a vacant lot. He requested the Variation due to the intended architectural design and to fit in with the neighborhood's varying use of residential building materials on existing homes. The home is located in an older developed subdivision that was originally developed under Will County jurisdiction and annexed in 1997.

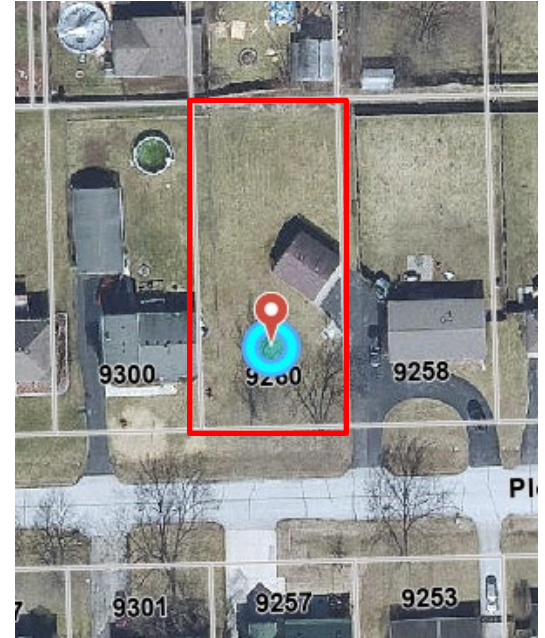
Project Planner

Lori Kosmatka
Associate Planner

EXISTING SITE & HISTORY

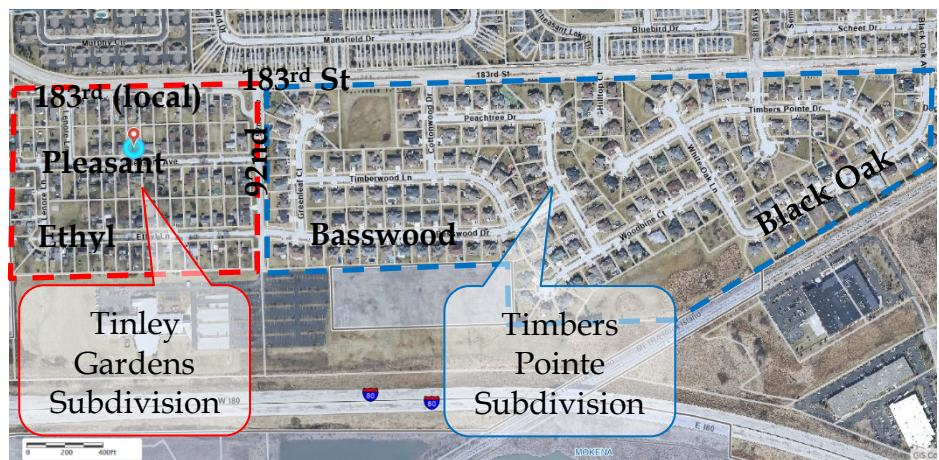
The subject lot is 11,767 square feet in size (71.75 ft. wide and 164 ft. deep). The existing lot is nonconforming to the typical R-2 standards (minimum lot area of 13,000 square feet and minimum lot width of 90 feet), but was granted a variation along with other lots in the subdivision upon its annexation for any non-conforming zoning bulk regulations. The lot currently has a detached garage and a portion of a driveway existing on the east side of the property that was previously used by the neighboring lot (9258 Pleasant Ave). The accessory structure is currently non-conforming without a principal structure and use, but is proposed to be demolished with this new development.

The home is located in an older area west of 92nd Avenue and south of 183rd Street within the Tinley Gardens Subdivision. This area was previously under Will County jurisdiction and annexed in 1997 (Ord. # 97-O-073). The lots are relatively narrow and long compared to more modern subdivisions, such as the Timbers Pointe development east of 92nd Avenue. Homes in the Tinley Gardens neighborhood vary greatly in size, architectural style, age, and building materials due to a number of lot redevelopments over the years.



CODE BACKGROUND & ZONING

The Village Board adopted code changes that moved the masonry requirements from the Building Code to the Zoning Ordinance in December 2019. The commercial masonry requirements were revised to maintain high architectural standards, but to allow for some additional flexibility use newer materials (precast concrete, fiber cement board, etc.) Residential masonry requirements were maintained at the previously existing level required in the building code, which requires face brick or stone to be installed on the full first floor of all residential buildings.



Neighborhoods Map

Previously, all “masonry waivers” went to the Community Development Committee since it was under the purview of the Comprehensive Building Code. Since masonry and exterior architectural requirements are now located in the Zoning Ordinance, a Variation of the masonry requirements is reviewed by Plan Commission depending on the circumstance. The Residential Masonry Requirements are located in Zoning Code Section V.C.4.B.:

“In all single-family detached, single-family attached, townhomes, and in all singlefamily semi-detached dwellings, exterior walls shall be constructed of face brick or decorative stone. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.”

The properties to the north, south, and west within Tinley Gardens are all zoned R-2, Single-Family Residential and located in the same subdivision. Along Pleasant Avenue, all the properties have existing single-family homes located on them, apart from three vacant lots. Shown below are images of adjacent single-family properties that are referenced on the map.

VARIATION REQUEST

The Petitioner is proposing to construct a new two-story single-family home with the majority of the exterior utilizing vinyl siding, and architectural shingles. A small portion of the front façade will utilize brick which will wrap entirely around the base of the structure. The brick is proposed to be installed four feet in height to the bottom of the first floor window sills. The Petitioner has indicated they are looking to create a modern style house that does not traditionally utilize large amounts of brick, which has been noted in recent developments in Plainfield, Naperville, & New Lenox. The Petitioner's narrative states this partial band of brick is in keeping with the current times, and he prefers it so that the two stories do not appear to be two stories stacked on top of each other with two different materials. The Petitioner also notes the inconsistencies of exterior finishes in the neighborhood's existing homes allow for an acceptance of this variance modification requested. Originally the partial brick was only proposed on the front elevation, however after discussions with staff, it was agreed to wrap the building with the proposed brick as required by the code as well.



Proposed Front Elevation



Proposed Front Rendering

The traditional Standards for a Variation are difficult to apply in regards to Variations that concern architectural design in older subdivisions. While there are no specific standards set for residential architectural requests, it is useful to look at the context of the neighborhood similar to some of the standards set for commercial architectural plan reviews. The three most relevant standards used are listed below:



Examples of Partial Brick New Construction provided by Petitioner (L) Naperville, (R) Plainfield

- Compatible Architecture – Is the new structure and proposed materials compatible with neighboring properties and the surrounding neighborhood's existing housing stock?
- Proposed Building Materials – Are the proposed materials of high-quality and durability? Do the proposed materials negatively affect the homes attractiveness or future marketability?
- Cohesive Building Design – Do the proposed materials compliment the style and design of the home, or do they detract compared to alternative materials? Do the proposed exterior materials compliment the architectural design and create natural breaks within the façade to transition between materials?

The standard the Village's Community Development Committee traditionally used was to review masonry Variations in context with the existing neighborhood's architecture. This ensures the character and quality of materials within a neighborhood does not degrade over time and that new homes fit in with the existing neighborhood. It is important that the proposed architecture/building materials are not so incongruent with the existing architecture/building material that it devalues existing property. The goal should be that the new "in-fill" development is compatible with the neighborhood, enhances rather than detracts, and will maintain value over time.

The first floor exteriors of homes on this block are mostly vinyl frame with siding and no brick. Of the 29 total homes on the block, only eight have some form of brick. The use of masonry is similar in the overall Tinley Gardens subdivision. The architectural styles are mixed and vary. The Commission may wish to discuss whether they are trying to maintain the integrity of the existing character of the block or whether they wish to transition the neighborhood into a more modern masonry aesthetic.



Pleasant Avenue Map of Exterior Materials (5/11/22)



#1: 9242 Pleasant (same side of block) - no brick



#2 9258 Pleasant (immediately east)- no brick



#3 9300 Pleasant (immediately west) - no brick



4 #4 9306 Pleasant (same side of block)- brick conforming



#5 9243 Pleasant (opposite side of block) – no brick



#6 9253 Pleasant (opposite side of block) – no brick



#7 9257 Pleasant (directly across street) – no brick



#8 9301 Pleasant (opposite side of block) – no brick



#9 9307 Pleasant (opposite side of block) – some brick

As with all Variations, staff encourages Petitioners to meet the code requirements as closely as possible. The Commission can discuss any alternative solutions that may be more suitable based on the particular situation and neighborhood context.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff prepared draft responses for the Findings of Fact below, which indicate support for the request. If the Plan Commission wishes to recommend denial, alternative findings will need to be indicated.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***While the property in question can yield a reasonable return if permitted to be used only under the conditions allowed, the design style of the structure and its compatibility to the neighborhood's existing design style are compromised if the code requirements were to be met.***
2. The plight of the owner is due to unique circumstances.
 - ***This is an "in-fill" development and one of four vacant lots on the block and is an existing established neighborhood. The Petitioner must construct a new home that is compatible with the neighborhood. The proposed design is compatible with the surrounding neighborhood's existing exterior materials and architecture.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The existing neighborhood has a large mix of architectural styles and exterior building materials. The proposed materials fit in with the existing neighborhood and the design and quality of the home is not harmed by the reduction in the height of the masonry.***
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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 delete from the recommended motions and any recommended conditions.

"...make a motion to recommend that the Village Board grant the Petitioner, Paul Spass, a Masonry Variation from Section V.C.4.B. of the Zoning Ordinance to permit a new single-family home to be constructed with 4' of first floor masonry instead of the required full first floor at the property located at 9260 Pleasant in the R-2 (Single-Family Residential) zoning district consistent with the List of Submitted Plans and adopt Findings of Fact as proposed in the May 19, 2022 Staff Report."

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Applicant Application (Redacted)	Applicant	4/21/22
	Applicant Narratives	Applicant	5/5/22, 5/10/22
	Applicant Response to Standards	Applicant	4/21/22
	Applicant Photos of Recent Construction (Naperville & Plainfield)	Applicant	5/5/22
	Detailed Grading Plan (survey)	Martin M. Engineering, Inc.	1/14/22
	Architectural Drawings	IJM Architects	5/4/22
	Color Rendering of Front Elevation	n/a	4/21/22

**Petitioner**

Village of Tinley Park

Code Section

Section III (General Provisions) and VIII (Off-Street Parking and Loading) of the Zoning Ordinance

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Planning Manager

PLAN COMMISSION STAFF REPORT

May 19, 2022 – Public Hearing

Zoning Code Text Amendment – Building Code to Zoning Code Transfer (Driveway, Accessory Structure, and Misc. Regulations)

EXECUTIVE SUMMARY

The Building Division has worked to update and amend the Village's Building Code and adopt updated International Code Council (ICC) codes (building, residential, energy, fire, etc.) The proposed Building Code changes will not only update the codes to the newest 2022 versions but also make the regulations more user-friendly. The adoption of the new codes and amendments will go to the Village Board on April 19, 2022, and implemented on new permits going forward.

As part of the Building Code update review, certain sections have been identified that are not typically addressed in a Building Code and are more traditionally regulated by a Zoning Code. These items typically do not directly relate to life safety or construction quality and are more aesthetic or location-based in nature. They may also have situations that could result in the need for a Variation request if there is a unique situation or hardship where a code requirement cannot be met. One such section of the Building Code was the exterior masonry and building material regulations. These exterior material regulations had some more in-depth discussions associated with the changes and were previously reviewed by the Plan Commission and moved into the Zoning Ordinance in 2019 (Ord. # 2019-O-074).

The goal of this proposed Zoning Code text amendment is to bring the current regulations in the Building Code into an appropriate section of the Zoning Ordinance. However, with a few regulations staff has noted some issues and are making small changes or additions that would help clarify the regulation's intent and avoid miscommunication in the future. Any proposed changes are meant to be rather simple as to not require too much analysis of the potential effects. The most significant changes and clarifications from the current regulations are with regards to driveways. Currently, driveways have few controls on size or front yard coverage on residential lots. The changes proposed are typical in suburban zoning ordinances to maintain attractive streetscapes, keep consistent driveway patterns, and avoid stormwater drainage issues in the future from overly large driveways.

Staff has researched and drafted amendments for the Commission's discussion. Attached is an Excel spreadsheet summary of regulations from the Building Code that need to be transferred, where they are proposed to be located, and the proposed text. Additionally, attached is the existing and proposed (red-lined) versions of Section III (General Provisions) and Section VIII (Off-Street Parking and Loading) for the Commission's review.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below:

“...make a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the May 19, 2022 Staff Report and listed of attachments as drafted “red-lined” text amendments of Section III (General Provisions) and Section VIII (Off-Street Parking) regulating driveways, accessory structures, and other items previous regulated by the Tinley Park Comprehensive Building Code.”

This Plan Commission recommendation is scheduled to go to the next regular Village Board meeting for First Reading on June 2, 2022.

ATTACHMENTS

Description		Prepared By
1	Text Amendment Summary	Village Staff
2	Section III (General Provisions) Zoning Code - EXISTING	Village Staff
3	Section III (General Provisions) Zoning Code – PROPOSED/ RED-LINED	Village Staff
4	Section VIII (Off-Street Parking and Loading) Zoning Code - EXISTING	Village Staff
5	Section VIII (Off-Street Parking and Loading) Zoning Code – PROPOSED/RED-LINED	Village Staff

PLAN COMMISSION STAFF REPORT

May 19, 2022 – Workshop

Zoning Code Text Amendment – Extended Stay Hotels

Petitioner

Village of Tinley Park

Zoning Code Sections

Section II (Rules and Definitions), Section V (District Regulations), and VIII (Off-Street Parking and Loading)

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Planning Manager



EXECUTIVE SUMMARY

The Tinley Park Zoning Ordinance currently regulates most temporary lodging accommodations as a “Hotel, Motel, or Motor Inn”. Separate definitions relate to “Boarding Houses,” “Bed and Breakfast,” and “Short-Term Rental.” However, the current zoning definitions and regulations for are rather dated and may require revision to understand how they relate to the current trends, markets, and the Village’s overall vision.

The proposed text amendment is specific to extended stay hotels, which are a sub-market of hotels that focuses on guests who stay for longer periods (anywhere from 3 days to many months). The extended stay hotel market has grown substantially in recent years. This has led to hotel conversions and new construction of extended stay hotel brands across the nation. However, as it relates to land use, an extended stay hotel can function very differently than traditional hotels in terms of its amenities, operations, and effects on the local economy. They can also bring challenges to areas that are not designed for them if they begin to function as a multi-family residential use rather than temporary lodging for visitors.

To allow the Village the ability to review the unique aspects of extended stay hotels (for new developments as well as conversions of existing hotels) staff has proposed amending the Zoning Ordinance that would differentiate extended stay hotels from other lodging accommodations. Extended stay hotels are proposed to be a Special Use in all situations where hotels are currently allowed as a Permitted or Special Use. In each situation an extended stay hotel use can be reviewed based on the Standards for a Special Use (Section X.J.5. of the Zoning Ordinance) to ensure it is operated safely, functions appropriately as a hotel, and does not negatively affect neighboring properties or the Village’s economy.

VILLAGE HOTEL BACKGROUND

Following the completion of the World Music Theater in 1990, the Village began to look at the land surrounding I-80 as a likely entertainment and tourism corridor that could create increased tax revenue, increased amenities, and increased public services. Hotels developed mostly around the Harlem Avenue exit through the 90's and early 00's. In 2003, the two-hotel development on LaGrange Road was proposed. The Village currently has 11 hotels, with the twelfth under construction (Holiday Inn); 9 hotels are centered near the I-80 Harlem Avenue exit with the other 2 hotels near the I-80 LaGrange exit.

A requirement for a minimum 5-acre lot was added in 1997 in areas zoned B-3 (General Business and Commercial). The preference was to encourage the location of both larger and full-service primary-brand hotels (Marriott, Hyatt, etc.) within the village's main commercial corridors, as opposed to smaller, limited-service, and economy-level hotels that were already existing. The preference for larger hotels was to also limit cannibalization of the existing hotel market that could lower rates, while also encouraging tourism and capturing different guests who prefer larger brand hotels and more services.

In 2019, the Village similarly amended the code to differentiate short-term rentals as opposed to other lodging or residential uses. These were permitted in residential districts but must be in owner-occupied units, not less than 500 feet from another rental and no more than 25% of units in a multi-family building. Additionally licensing requirements were put in place as well as Crime-Free housing training requirements.

EXTENDED STAY HOTEL BACKGROUND

Extended Stay Hotels are a sub-market of the hotel industry that has grown in popularity over the last few years as a hotel specifically marketed for guests that have longer-term stays. These longer stays may be for several reasons including temporary work locations, work training, temporary housing during disasters or home renovations, visiting relatives for extended periods, and many other reasons. While longer guest stays have always been a part of the hotel industry, hotels catering to this specific sub-market are more of a recent trend. Extended stay hotels typically offer fewer traditional hotel amenities (pools, fitness center, meeting rooms, bars/restaurants, etc.) and fewer or limited hotel services (breakfast, 24/7 front desk staffing, daily room cleaning, etc.) However, extended stays do offer a larger average room size and typically have small kitchen area with a stove, microwave cabinets, and a full-sized refrigerator. They come fully furnished typically with seating and work areas that allow for a more comfortable long-term stay. Extended stay hotels typically offer cheaper daily rates for long-term guests than many traditional hotels. However, they also maintain allowances for daily and short-term stays for leisure guests that may prefer a larger room or a cheaper rate without typical hotel services.

Extended stay hotels have a wide range of different services and operations. Some common brands include Staybridge Suites, Home2 Suites, Homewood Suites, Extended Stay America, Candlewood Suites, and Hyatt House. The village currently has one extended stay hotel, Woodspring Suites at 18636 West Creek Dr. However, the Village has had specific requests for at least two other extended stay developments in the last few years, and other inquiries as to their allowances. Staff notes that the proposed changes would not affect any developments that are currently pursuing approval in the Village; they would only regulate new extended stay hotels going forward (whether new development or conversion).

Concerns with extended stay hotels from a land use perspective include that they can begin to function less as a commercial hotel use for temporary visitors and more as a multi-family residential building. In this regard, their preferred locations, site design, parking needs, walkability, access to public services, effects on the local economy, and many other items differ greatly. Public safety concerns are noted as well since they typically do not run thorough background checks, require registering of vehicles, or may not have staff always present on site. Any potential negative effects of an extended stay hotel can be compounded when located near each other or have a large number of rooms in one community.

Changes to hotel licensing requirements are being proposed concurrently with these Zoning Ordinance changes. The licensing changes relate to other operational requirements of all hotels that includes minimum and maximum stay length, record requirements, and security measures with regards to security and monitoring requirements. While not part of the Zoning Ordinance or being reviewed with this item, a draft of those regulations is attached to help the Commission understand what items are required for any hotel to be licensed in the Village.

Proposed definitions and regulations are outlined below that would allow a differentiation between the hotel types. Staff and the Village Attorney preferred to focus on the design aspects as opposed to specific stay lengths as there are legitimate reasons for long-term stays at any hotel that may be needed. Additionally, a percentage of rooms was chosen to allow for there to be clear delineation line between a hotel and extended stay hotel. Other small changes are proposed to parts of the Zoning Ordinance to keep consistency in the regulations.

EXISTING DEFINITION AND REGULATION

HOTEL, MOTEL, OR MOTOR INN: A Hotel, Motel, or Motor Inn is an establishment containing lodging accommodations designed for use by transients, travelers, or temporary guests. Facilities provided may include maid service, laundering of linens used on the premise, telephone and secretarial or desk services, meeting rooms, and restaurants, including the sale of alcoholic beverages.

OTHER USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Hotel, Motel, Or Motor Inn	X	X	S	Pⁿ	X	X	P	P	X

ⁿ Hotel, motel, or motor inn is to be on a lot no less than five (5) acres in area.

PROPOSED NEW DEFINITIONS AND REGULATION

HOTEL, MOTEL, OR MOTOR INN: A Hotel, Motel, or Motor Inn means any public or private space or structure, including but not limited to, any inn, hostelry, tourist home, motel, bed and breakfast, lodging house or motel rooming house offering space for sleeping or overnight accommodations in exchange for rent. Hotel includes the parking lot and other common areas of the hotel. Hotel does not include living accommodations provided at any governmental or nonprofit institution in connection with the functions of that institution.

HOTEL, EXTENDED STAY: A Hotel containing guest rooms for lodging, offered to the public for compensation, which are advertised, designed, intended or routinely utilized for weekly or monthly occupancy, or in which at least 30% of all guest rooms have facilities for the refrigeration and preparation of food by guests, such as a refrigerator and a cooktop/stove (or a refrigerator, a microwave, and a dishwasher or kitchenette sink), a cook-top/stove or microwave, and a dishwasher or sink, and a self-serve laundry facility is available for guests use.

OTHER USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Hotel, Motel, Or Motor Inn	X	X	S	Pⁿ	X	X	P	P	X
Hotel, Extended Stay	X	X	S	Sⁿ	X	X	S	S	X

ⁿ Hotel, motel, motor inn, or extended stay hotel is to be on a lot no less than five (5) acres in area.

RECOMMENDATION

Upon completion of a successful Plan Commission Workshop, proceed to a Public Hearing scheduled for June 2, 2022, at the regular Plan Commission meeting.