



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

June 2, 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 June 2, 2022.

CALL TO ORDER – ACTING CHAIRPERSON GATTO called to order the Regular Meeting of the Plan Commission for June 2, 2022, at 7:01 p.m.

Jarell Blakey called the roll.

Present and responding to roll call were the following:

Angela Gatto
James Gaskill
Kurt Truxal
Terry Hamilton
Brian Tibbetts

Absent Plan Commissioners:

Chairman Garrett Gray
Andrae Marak
Eduardo Mani
Ken Shaw

Village Officials and Staff:

Dan Ritter, Planning Manager
Jarell Blakey, Management Analyst

Petitioners:

Jessica DeFrances, Scannell Properties

Members of the Public:

COMMUNICATIONS - Daniel Ritter, Planning Manager, noted that COMMISSIONER GATTO has stepped in as acting chair in CHAIRMAN GRAY'S absence. He also notes that items 3 and 4 are being requested to be continued to the July 7th Plan Commission Meeting.

ACTING CHAIRPERSON GATTO asked for a motion to approve the minutes from the May 19th Plan Commission Meeting. COMMISSIONER GASKILL made the motion. The motion was seconded by COMMISSIONER TRUXAL. The motion passed by way of a voice vote with no opposition.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 2, 2022, REGULAR MEETING

ITEM #1: WORKSHOP/APPROVAL – TINLEY PARK BUSINESS CENTER (SCANNELL) PHASE 2, 19501-19701 HARLEM AVENUE – SITE PLAN/ARCHITECTURE APPROVAL AND FINAL PLAT OF SUBDIVISION APPROVAL

Consider granting Scannell properties Site Plan and Architecture Approval for Phase 2 of the Tinley Park Business Center Planned Unit Development and recommend that the Village Board grant approval of a revised Final Plat of Subdivision at property located at 19501-19701 Harlem Avenue in the ORI PD (Office and Restricted Industrial, Tinley Park Business Center PUD) zoning district.

Present Plan Commissioners:	Acting Chairperson Gatto James Gaskill Kurt Truxal Terry Hamilton Brian Tibbetts
Absent Plan Commissioners:	Eduardo Mani Ken Shaw Chairman Garrett Gray Andrae Marak
Village Officials and Staff:	Dan Ritter, Planning Manager Jarell Blakey, Management Analyst
Petitioners:	Jessica DeFrances, Scannell Properties
Members of the Public:	None

ACTING CHAIRPERSON GATTO introduces item #1 then asks staff to proceed with their presentation.

Daniel Ritter, Planning Manager begins by explaining the difference between a public meeting and a public hearing. Staff proceeds to outline that the petitioner is not requesting zoning, special use, or variation approvals but is only seeking site plan, architectural, and final plat approval.

Mr. Ritter summarized the Staff Report, which is attached to the minutes as an exhibit, and gives a brief overview of the phases of the project that has come before the commission and the board previously. Staff discusses open items, site plan, architectural design, and standards.

ACTING CHAIRPERSON GATTO asked the PETITIONER if she had anything to add. Nothing was noted then ACTING CHAIRPERSON GATTO asked the commission if they had any questions.

COMMISSIONER TRUXAL noted that he had no concerns and overall, he thinks it is a nice plan. He is looking forward to seeing it built.

COMMISSIONER HAMILTON asked if Amazon coming to that area spurred this development.

Mr. Ritter affirmed that the coming of Amazon did have some effect on the development in that area overall. Then proceeded to explain that the neighboring municipality approved Amazon without consulting residents in the area or through a public process. The result of this led to the vision for the area being shifted from commercial/retail uses to

an industrial use. Although the Cook County property and sales tax structure and schools made both residential and commercial uses less unattractive, so it might have gone this direction with or without Amazon.

ACTING CHAIRPERSON GATTO noted that the site was for sale for over 20 years without previous interest.

COMMISSIONER HAMILTON asked where Atlas Putty was located in relation to this development.

Mr. Ritter noted that Atlas Putty wasn't right nearby but located on the north side of I-80 located in Will County near 183rd Street.

ACTING CHAIRPERSON GATTO asked if there was anyone from the public that wanted to speak. Hearing none, she requested motion #1 for Site Plan/Architecture Approval.

COMMISSIONER GASKILL made a motion to grant the Petitioner, SP HVH Tinley Park #2, LLC, Final Site Plan Approval to construct Phase 2, including a 604,800 sq. ft. building at 19501 -19701 Harlem Avenue in the ORI PD (Office & Restricted Industrial, Tinley Park 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 final engineering plan review and approval

Motion was seconded by COMMISSIONER TRUXAL.

ACTING CHAIRPERSON GATTO requested a roll call vote. All COMMISSIONERS voted in favor; the motion was declared carried.

ACTING CHAIRPERSON GATTO asked for the second motion on the Final Plat.

COMMISSIONER TRUXAL made a motion to recommend that the Village Board grant approval to the Petitioner, SP HVH Tinley Park #2, LLC Final Plat of Subdivision Approval for the Tinley Park Business Center Subdivision in accordance with the Final Plat submitted and listed herein, subject to the following conditions:

1. The Final Plat approval is subject to Final Engineering Plan approval.
2. The Final Plat shall be recorded prior to issuance of any site or foundation permits being issued.

ACTING CHAIRPERSON GATTO requested a roll call vote. All COMMISSIONERS voted in favor; the motion was declared carried.

ACTING CHAIRPERSON GATTO informed the petitioner that the Final Plat item will proceed to the June 21st Village Board Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 2, 2022, REGULAR MEETING

ITEM #2: PUBLIC HEARING – 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: Acting Chairperson Gatto
James Gaskill
Kurt Truxal
Terry Hamilton
Brian Tibbetts

Absent Plan Commissioners: Eduardo Mani
Ken Shaw
Chairman Garrett Gray
Andrae Marak

Village Officials and Staff: Dan Ritter, Planning Manager
Jarell Blakey, Management Analyst

Petitioners: None

Members of the Public: None

ACTING CHAIRPERSON GATTO introduced Item #2 asked for a motion to open the public hearing. The Motion was made by COMMISSIONER TRUXAL, seconded by COMMISSIONER GASKILL. The chair requested a voice vote, all in favor; motion carried.

ACTING CHAIRPERSON GATTO certified that the legal notice informing the public of the meeting was done in conformance with state law then requested staff to present the report.

Daniel Ritter, Planning Manager, started by informing the commission that not much had changed from the workshop meeting for this item. He summarized the staff report which is an exhibit to the minutes. Staff continued to explain the differences between extended stay hotels and traditional hotels and the need to differentiate between them. Staff then summarized the report.

ACTING CHAIRPERSON GATTO proceeded to ask the COMMISSIONER if they had anything to add.

COMMISSIONER TRUXAL stated that he felt the presentation was very thorough and feels the staff and legal team did a great job.

COMMISSIONER GATTO agreed with COMMISSIONER TRUXAL.

ACTING CHAIRPERSON GATTO asked the public if anyone wanted to comment, hearing none, a motion to close the public hearing was requested.

COMMISSIONER TRUXAL made the motion to close the public hearing. Seconded by COMMISSIONER GASKILL.

ACTING CHAIRPERSON GATTO requested a voice vote. All voted in favor; Motion declared carried.

ACTING CHAIRPERSON GATTO requested a motion be made for the proposed Text Amendment.

COMMISSIONER GASKILL made a motion to recommend that the Village Board amend Sections II (Rules and Definitions), V (District Regulations), and VIII (Off-Street Parking and Loading) of the Zoning Ordinance as described in the June 2, 2022 Staff Report and as drafted in the attached Ordinances regulating “Hotels, Motels, and Motor Inns” and “Extended Stay Hotels” in the Village of Tinley Park.”

ACTING CHAIRPERSON GATTO requested a roll call vote. All COMMISSIONERS voted in favor; the motion was declared carried.

Mr. Ritter stated this will go to Village Board for first reading on June 7th.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 2, 2022, REGULAR MEETING

ITEM #3: WORKSHOP/PUBLIC HEARING – TINLEY PARK PLAZA (BRIXMOR) PHASE 2, 16039-16199 HARLEM AVENUE – SPECIAL USE FOR PUD DEVIATION AND SITE PLAN/ARCHITECTURAL APPROVAL
**Requested by Petitioner to continue to July 7, 2022, regular meeting.*

Consider recommending that the Village Board grant Andrew Balzar of Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Substantial Deviation from the Planned Unit Development for Phase 2 of the redevelopment of Tinley Park Plaza located at 16039-16199 Harlem Avenue in the B-2 PD (Community Shopping, Tinley Park Plaza) zoning district.

Present Plan Commissioners:	Acting Chairperson Gatto James Gaskill Kurt Truxal Terry Hamilton Brian Tibbetts
Absent Plan Commissioners:	Eduardo Mani Ken Shaw Chairman Garrett Gray Andrae Marak
Village Officials and Staff:	Dan Ritter, Planning Manager Jarell Blakey, Management Analyst
Petitioners:	None
Members of the Public:	None

COMMISSIONER TIBBETTS made a motion to open the public hearing for Item 3 as noted on the agenda and continue the hearing until the July 7, 2022, Plan Commission meeting as requested by the Petitioner. Seconded by COMMISSIONER TRUXAL.

ACTING CHAIRPERSON GATTO requested a voice vote. Motion carried unanimously.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 2, 2022, REGULAR MEETING

ITEM #4: PUBLIC HEARING – MARCOTTE DUPLEX CONVERSION, 6627 173RD PLACE – VARIATIONS AND FINAL PLAT APPROVAL
**Requested by Petitioner to continued to July 7, 2022, regular meeting.*

Consider recommending that the Village Board grant Jason Marcotte (property owner) a Variation from Section V.B. Schedule II of the Zoning Ordinance (Lot, Yard & Bulk Regulations) to permit a reduced side yard setback and a reduced front yard setback, as well as a Variation from Section VIII (Parking) at 6627 173rd Place in the R-6 (Medium-Density Residential) zoning district. The Variation will allow for consolidation of two lots that allow for building additions and conversion of the existing structure from a single-family detached home to a duplex. A Plat of Consolidation is also requested.

Present Plan Commissioners:	Acting Chairperson Gatto James Gaskill Kurt Truxal Terry Hamilton Brian Tibbetts
Absent Plan Commissioners:	Eduardo Mani Ken Shaw Chairman Garrett Gray Andrae Marak
Village Officials and Staff:	Dan Ritter, Planning Manager Jarell Blakey, Management Analyst
Petitioners:	None
Members of the Public:	None

COMMISSIONER TRUXAL made a motion to open the public hearing for Item 4 as noted on the agenda and continue the hearing until the July 7, 2022, Plan Commission meeting as requested by the Petitioner. Seconded by COMMISSIONER GASKILL.

Motion carried by unanimous roll call vote.

COMMISSIONER HAMILTON asked about the circumstances of the continuations.

Daniel Ritter, Planning Manager commented that the cases were continued for different reasons. It does not happen often but can happen if the Petitioner is still making adjustments to the plans or addressing staff comments. It happens due to the legal notice requirement needing to be done weeks in advance. Both petitioners are working on their plans.

PUBLIC COMMENT -

ACTING CHAIRPERSON GATTO requested public comment. Seeing none, meeting continued to good of the order.

GOOD OF THE ORDER -

Daniel Ritter, Planning Manager commented that there is not much to add as the Village Board has not reconvened since the last plan commission meeting. He also added that the village is looking to do Plan Commissioner training soon and Commissioners should keep an eye out for an email. The training would be during a traditional Plan Commission meeting, and they would like everyone to be present. Likely in August or September.

ACTING CHAIRPERSON GATTO asked if it was being held online.

Staff answered that the last time it was hosted it happened virtually as part of the IL-APA conference, but this time it will be held in person as a meeting with no items on the agenda. The training would be specific for Tinley Park.

ADJOURN MEETING -

COMMISSIONER TRUXAL made a motion to adjourn the meeting. Seconded by COMMISSIONER GASKILL. The chair requested a voice vote, all in favor; motion carried.

MEETING ADJOURNED at 7:33pm



PLAN COMMISSION STAFF REPORT

June 02, 2022

Petitioner

SP HVH Tinley Park #2, LLC

Property Location

19501 – 19701 Harlem Avenue (NEC Vollmer Rd & Harlem Ave)

PINs

31-07-103-001-0000 &
31-07-300-001-0000

Zoning

Current: ORI PD (Office & Restricted Industrial, Planned Unit Development)

Approvals Sought

- Site Plan Approval
- Plat Approval

Project Planner

Kimberly Clarke, AICP
Community Development Director

Tinley Park Business Center Industrial Development Phase 2

19501-19701 Harlem Avenue (NEC Vollmer Rd & Harlem Ave)



EXECUTIVE SUMMARY

The Petitioner, SP HVH Tinley Park #2, LLC, is requesting Final Site Plan/Architecture and Final Plat Approval for Phase 2 of the multi-phased industrial development located at 19501-19701 Harlem Avenue and is zoned ORI PD.

The overall development is on 110.94 acres with approximately 1,262,000 sq. ft. of floor space over three industrial buildings, to be utilized for light industrial uses. The development may be completed in up to three phases. The overall PUD and Phase 1 was approved by the Village Board on June 29, 2021. Phase 2 will include the construction of building 2 consisting of a 604,800 square foot cross dock designed industrial building and minor changes to the Plat of Subdivision.

The proposed development is expected to bring additional jobs to the area and property tax revenue to the various taxing districts. Staff has worked with the developer on the site to create an attractive development that mitigates any negative impacts from the area's development as best as possible.

EXISTING SITE & HISTORY

The subject site originally consisted of two lots with a total of 110.94 acres of property located at the northeast corner of Vollmer Road and Harlem Avenue. The property was approved for subdivision in June of 2021 into three lots when the current owners petitioned the Village to annex and develop the property. The development was rezoned from Cook County's R-4 Single-Family Residence zoning district to Tinley Park ORI, Office & Restricted Industrial District. A Planned Unit Development (PUD) was placed on the property as well to allow for the proposed development to occur according to the plans and documents being approved.

The subject property is on the north side of Vollmer Road directly across the street from the Amazon Fulfillment Center in the Village of Matteson. The Amazon



Above: Overall Site Location (indicated in red).
amazon

development was approved in 2019 by Matteson. With the approval and development of the adjacent Amazon Fulfillment Center, the vision and marketability for the surrounding area along Harlem Avenue has been for light-industrial development. Most notably there has been a strong market demand for distribution and warehousing facilities in the Chicagoland area, particularly along the I-80 and I-57 corridors. This site is attractive for these users because the site is less than 1 mile from full access points to both interstate highways.

The subject site is surrounded by undeveloped land, a creek to the east and has an encumbrance of floodplain located on it (see map below). The existing floodplain on the site creates some unique development challenges and additional costs in regards to development.

ZONING & NEARBY LAND USES

Zoning District names and regulations differ for every regulatory body, even if the district codes appear similar. The subject site is surrounded by four different local government levels that control zoning including Tinley Park, Matteson, Cook County, and Will County thus a zoning map showing these zoning classifications will not accurately show a clear distinction. The existing uses and the zoning district from the current jurisdiction location are listed below for properties surrounding the subject site.

- North: Tinley Park B-3 (General Business & Commercial) - Odyssey Fun World and Driving Range
- West (Across Harlem Ave): Tinley Park B-3 (General Business & Commercial) – Gas N Wash and Unincorporated Will County C-3 and C-4 zoning – Various Commercial Properties
- East: Unincorporated Cook County vacant land/floodplain zoned R-2 zoning
- South: Matteson C-4 (Highway Commercial) - Amazon Distribution/Fulfillment Center

PROPOSED USE & DEVELOPMENT

In June of 2021, the Village approved a PUD for an industrial park that was to be developed with two or three industrial buildings expected to be utilized for light industrial, distribution, warehouse, and manufacturing uses. While the demand for distribution and warehouse is currently high, the buildings have the ability to attract various other users such as manufacturing and technology.

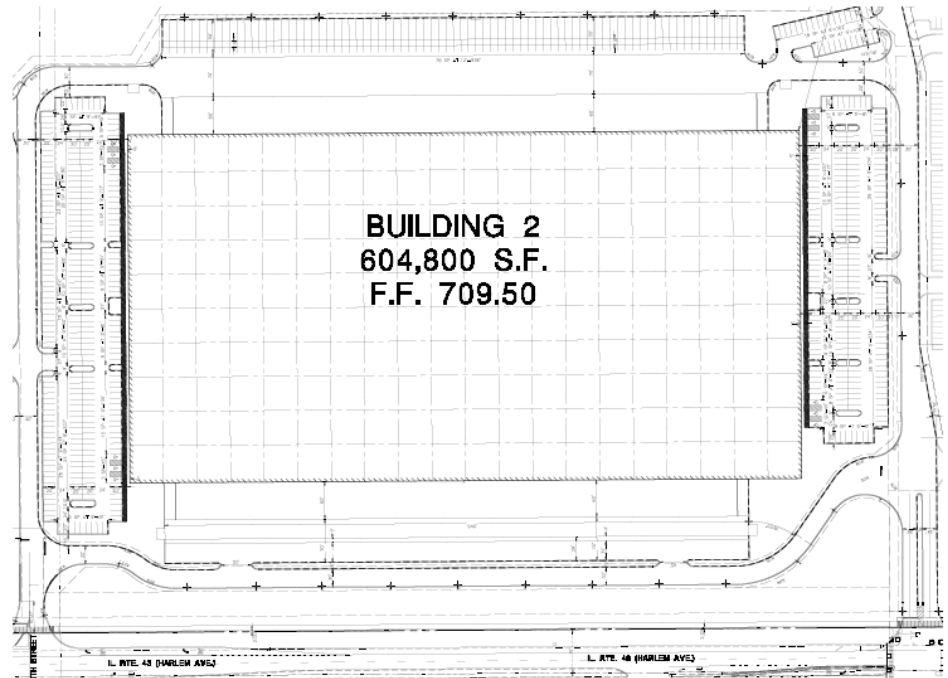
SITE PLAN

The approved preliminary site plan is shown below indicating three buildings, adjacent parking, truck docks, trailer storage, roadways, detention and landscaping. Overall, phase 2 is in substantial compliance with the approved preliminary plan.



Building 2 Final

The petitioner is proposing phase 2 which consists of the construction of a 604,800 sq. ft. one-story cross dock industrial building. The site will tie into the internal roadway system and will have access to two access points including the signalized intersection at Benton Drive that will be constructed with Phase 1. The building is setback 210' from the Harlem avenue right-of-way line. Within that setback there will be a 4-foot-high landscape berm to help block views of the docks and trailer storage in front of building 2. All garbage will be kept internal to the building and placed outside on pickup days only.



Open Item #1: Discuss the final site plan approval for Building 2.

PARKING

Warehouse and distribution use minimum parking requirements in the zoning ordinance are based on the number of employees with the requirement being "One (1) space for each two (2) employees, plus one (1) space for each vehicle used in the conduct of the business." However, this is not an efficient way to understand the parking based when a building is built speculatively or in general since tenants can come and go. When a specific minimum parking requirement is not existent or possible, parking requirements for these uses are approved by Plan Commission with the Final Site Plan Approvals.

Minimum parking requirements are particularly tough to determine on industrial and warehouse properties due to the variety of different potential uses and tenants that result in a wide range of employment totals. However, it will be up to the developer and owners to regulate parking. Ultimately if a tenant needs more parking than is provided, they are unlikely to locate there. Having too little parking is to the detriment of the developer and their properties marketability. Having too much reduces the buildable area. The developer has noted that they have extensive experience in the market and have had success with regards to the parking and trailer storage totals shown. An estimate of the parking data is shown in the table below:

	Approximate Floor Area		Parking Stalls Proposed	Stalls per 1,000 sq. ft.		Required based on 1 stall per 1,000 sq. ft.	Required based on 1 stall per 2,000 sq. ft.
Phase 1 (Final)	±195k sq. ft.		152 (6 ADA)	.77		195 (-43)	97.5 (+54.5)
Building 2 (Final)	±605k sq. ft.		±517 (12 ADA)	.83		605 (-88)	302.5 (+214.5)
Building 3 (Conceptual)	±462.5k sq. ft.		±381 (8 ADA)	.82		462 (-81.5)	231 (+150)

The proposed parking for phase 2 is consistent with what was presented in the approved preliminary plan. There are two large parking lots on the north and south side for the building for employees. The West and East sides of the building are for all of the truck storage and docking. The site can accommodate 78 spaces for trailer parking/storage on the east side of the building. A tenant has not been specifically identified at this time, however the developer is confident their plan will support the majority of users interested in this style of buildings. Staff is comfortable with the proposed parking on the speculative building 2.

Open Item #2: Review overall proposed parking with an emphasis on the Final approval for building 2.

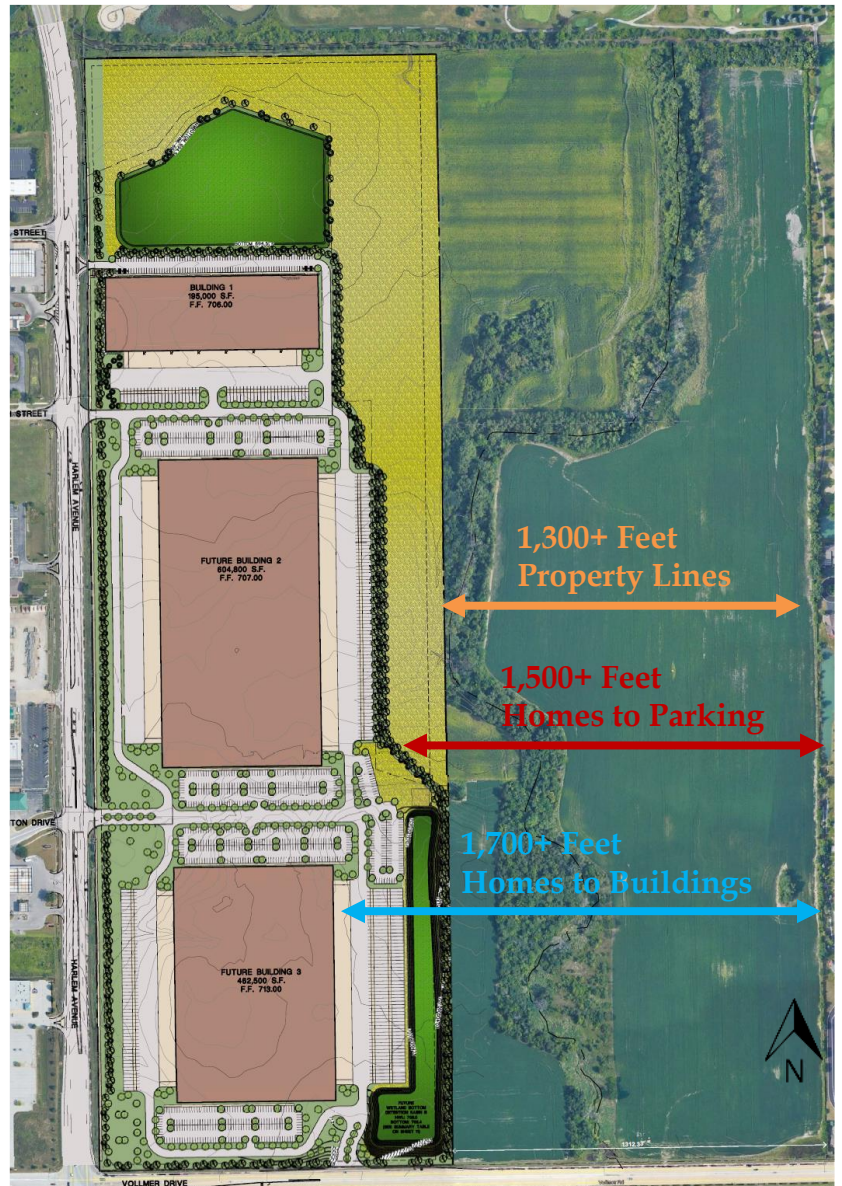
LANDSCAPE & SITE BUFFERING

During the initial preliminary plan approval, the Village focused heavily on the need for this site to provide for an attractive streetscape by creating a substantial buffer along Harlem Avenue. A continuous landscape berm is provided along Harlem Avenue. Specifically, a forty-foot-wide landscape berm approximately 4 feet tall is proposed in front of building 2. Along with planting a substantial year-round landscape buffer of large trees, under-story trees, bushes, and shrubs, the berm further creates a buffer of views to the proposed building docks and trailers.

In addition to the berm along Harlem Avenue, landscaping is proposed around the perimeter of the development on the north and east sides of the property. Landscaping along the east side was designed to be thick and buffer any potential views to the development to the residents in the Odyssey subdivision. The subdivision sits more than 1,300 feet to the east of the proposed development, with a distance of more than 1,500 feet from the closest home to any pavement and more than 1,700 feet from any of the proposed buildings.

Landscaping internal to the site is proposed at the development's various entrance/exits, lining internal drive aisles and with the placement of landscape islands within employee/visitor parking lots. Landscaping is not proposed in loading dock or storage areas as landscaping/curbs and large trucks trying to maneuver through the sites do not mix well. The final Phase 2 approval includes all landscaping shown below including the buffers along Harlem Avenue, the driveway entrances, and around the internal drive aisles and parking lots associated with building 1.

Open Item #9: Review final landscape plan for Building 2.



LIGHTING

All lighting has been proposed with light levels below .5 fc at all property lines in compliance with Village Code requirements. All light fixtures are parallel to the ground and full cutoff so that the light source isn't visible or create any off-site glare on roadways or adjacent properties. Parking lot and internal drive aisle lights are mounted at 25 ft. in height. A condition of the preliminary plan approval required all lighting within the development utilize the same fixtures proposed with Phase 1. This will ensure a cohesive look to the lighting and a constant lighting color/intensity on the site.



Lighting will be supplied at the intersection and at entrances to the development, however street lighting along Vollmer Road and Harlem Avenue will be subject to each of the roadway jurisdictions in regards to requirements.

ARCHITECTURE – FINAL BUILDING 2

The building will be largely constructed of precast concrete panels. There are three glass architectural elements to anchor the building's two corners and the center for the north/front façade that will be most visible to Harlem Avenue. While the total number of tenants and internal layout will be determined based on the tenants chosen, this provides a natural space for up to three main entrances for employees. Canopies have also been placed over the entrance points to draw attention to them as customer or employee entrances. Overall there is articulation in the buildings appearance and roof line that makes it look attractive and not "boxy". The rooftop parapet has been designed to screen all rooftop equipment from view of the street. The overall design and appearance of the building are similar and compatible with the approval for building 1.

West Elevation facing Harlem Avenue: The goal with the landscape berm is to heavily screen this elevation from Harlem Avenue because this side is loaded with truck docks.

North & South Elevations will be visible from the right of way however there will be parking lots for employees and landscaping within those lots to help screen from the public right of way.

East Elevation faces the Odyssey subdivision and will have docks aligned the entire building length. However, there will be a landscape buffer along the eastern property line to help screen this elevation.

Open Item 3: Review and discuss the proposed architecture of building 2.

SIGNAGE

Wall signage for individual tenants is proposed to be regulated by the Zoning Code. Specific design details for the ground and directional signage have not been determined. Ground signs and directional signs were granted a few exceptions knowing how the overall development would function. Other than the Exceptions the signs will need to comply with the Zoning Ordinance. The PUD sign exceptions are listed below.

1. Permit off-site signage for businesses within the PUD to be placed on any approved ground or monument signs.
2. Permit business names and logos to be placed on directional signage.
3. Permit up to one ground sign per driveway/entrance into the development.
4. Permit ground signs to be located as close as 5 feet from a property line.

FINAL PLAT APPROVAL

The proposed Plat of Subdivision provides for three separate lots for the developer with a fourth lot for the village's future tower site. Conservation and drainage easements are being placed over the detention pond and floodplain areas. Cross-access easements are being placed over main drive aisles. An ingress/egress easement has been placed over lot 3 to ensure lot 2 has access to Vollmer Road. The only adjustment requested by engineering is to increase the utility easement leading to the tower site from 10 feet to 15 feet. The developer has agreed to this request and a recommended condition has been added requiring final engineering approval.

Open Item #4: Review the proposed Plat of Subdivision for recommendation to the Village Board.

MOTIONS TO CONSIDER

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

Motion 1 (Site Plan):

"...make a motion to grant the Petitioner, SP HVH Tinley Park #2, LLC, Final Site Plan Approval to construct Phase 2, including a 604,800 sq. ft. building at 19501 - 19701 Harlem Avenue in the ORI PD (Office & Restricted Industrial, Tinley Park 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 final engineering plan review and approval.*

Motion 2 (Final Plat):

"...make a motion to recommend that the Village Board grant approval to the Petitioner, SP HVH Tinley Park #2, LLC Final Plat of Subdivision Approval for the Tinley Park Business Center Subdivision in accordance with the Final Plat submitted and listed herein, subject to the following conditions:

- 1. The Final Plat approval is subject to Final Engineering Plan approval.*
- 2. The Final Plat shall be recorded prior to issuance of any site or foundation permits being issued.*

LIST OF REVIEWED PLANS

[illegible]

PLAN COMMISSION STAFF REPORT

June 2, 2022 – Public Hearing

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.

Changes to the May19, 2022 Workshop Staff Report are indicated in Red.

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.

WORKSHOP DISCUSSION

Commissioners generally noted that the changes made sense and were in response to a new emerging use that had some concerns related to it. General concerns were noted with regards to people utilizing hotels as their permanent residence, operations, security, and the effects of density of Extended Stay Hotels in one area. Staff noted the Special Use requirement is what allows each of these concerns to be reviewed based on a specific proposal and specific site. Special Uses don't run with the land, so the full plan and location would be reviewed when ownership or operations change, even if it was previously an extended stay hotel.

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 that the Village Board amend Sections II (Rules and Definitions), V (District Regulations), and VIII (Off-Street Parking and Loading) of the Zoning Ordinance as described in the June 2, 2022 Staff Report and as drafted in the attached Ordinances regulating "Hotels, Motels, and Motor Inns" and "Extended Stay Hotels" in the Village of Tinley Park."



Village of Tinley Park

Memo

Date: June 2, 2022

To: Plan Commission

From: Daniel Ritter, AICP
Planning Manager

Subject: Continuation of Items 3 & 4

Items 3 and 4 on the meeting agenda were each posted for a public hearing to complete. Both of these items have requested a continuation of the public hearing as they work through some last minute changes on the plans. Both projects requested continuation until the July 7, 2022 Plan Commission meeting were they hope to have revised and complete plans available.



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