



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

November 17, 2022

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on November 17, 2022.

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

Lori Kosmatka, Associate Planner called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Terry Hamilton

Village Officials and Staff: Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Melissa Christensen, Owner of Brady-Gill Funeral Home
Carey Buxbaum (Architect), CB Designs
Mark Ford, DesignTek Engineering, Inc.
Patricia Halikias, Intercontinental Real Estate & Development Corporation
Anthony DeAngelis, Intercontinental Real Estate & Development Corporation

Members of the Public: Andrew Macleod
Dr. Damon Arnold
Kathryn Surge

COMMUNICATIONS- None

APPROVAL OF THE MINUTES - Minutes of the November 3, 2022 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL, seconded

by COMMISSIONER SHAW to approve the November 3, 2022 minutes as presented. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 17, 2022 REGULAR MEETING

ITEM #1 PUBLIC HEARING – BRADY GILL FUNERAL HOME ADDITION, 16600 OAK PARK AVENUE – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL USE AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services a Special Use for a Dwelling located above a principal commercial use and Site Plan/Architectural Approval at 16600 Oak Park Avenue in the B-3 (General Business & Commercial) zoning district.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Terry Hamilton

Village Officials and Staff: Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Melissa Christensen, Owner of Brady-Gill Funeral Home
Carey Buxbaum (Architect), CB Designs
Mark Ford, DesignTek Engineering, Inc.

Members of the Public: None

CHAIRMAN GRAY introduced Item #1. COMMISSIONER GATTO made a motion to open the public hearing. Second was made by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY confirmed that he received certification of public legal notice being posted. He invited staff to present their report.

Lori Kosmatka, Associate Planner presented the staff report.

CHAIRMAN GRAY asked if the Petitioner had anything to add.

The Petitioner did not have anything to add at this time.

CHAIRMAN GRAY proceeded to ask the commissioners for comment.

COMMISSIONER MARAK noted he liked the idea of more density in the area and had no additional comments.

COMMISSIONER TRUXAL stated that the comments were positive from the workshop and that he likes the proposed project.

COMMISSIONER GASKILL had no comment.

COMMISSIONER SHAW asked if the easement was shown on the plan.

CHAIRMAN GRAY swore in Carey Buxbaum.

Carey Buxbaum, architect representing the Petitioner, commented that the parking lot went onto the public easement by about 2 feet in a triangle placing the lot right against it not on it. That is the reason for the cutoff shown on the plat.

COMMISSIONER SHAW stated that he just wanted to clarify that issue.

Carey Buxbaum responded that they made the change in accordance with the comments from the workshop meeting.

CHAIRMAN GRAY noted that as long as architect and engineer agree it is okay.

Carey Buxbaum stated that the driveway is twenty-four feet wide so there is more than enough space to back maneuver.

COMMISSIONER MANI stated that he thinks the proposed project looks good.

COMMISSIONER GATTO added no additional comment.

COMMISSIONER TIBBETTS noted that he agrees with his fellow commissioners.

CHAIRMAN GRAY stated that he appreciates the material samples being brought in.

Carey Buxbaum mentioned that the brick is the same as the existing however they may appear different due to the weathering of the building over the years. He stated the entire roof will be totally redone with new materials.

CHAIRMAN GRAY asks if the public wants to add anything. Seeing none he asks the commission. Commission had nothing to add.

COMMISSIONER SHAW made a motion to close the public hearing. Second by

COMMISSIONER TRUXAL. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried then invited staff to present the standards.

Lori Kosmatka, Associate Planner, presented the standards.

Motion 1 – Special Use for a Dwelling Located Above a Principal Commercial Use

COMMISSIONER GATTO made a motion to recommend that the Village Board grant Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services a Special Use for a Dwelling located above a principal commercial use at 16600 Oak Park Avenue in the B-3 (General Business & Commercial) zoning district, in accordance with the Findings of Fact as proposed in the November 17, 2022 Staff Report.

Motion was seconded by COMMISSIONER GASKILL.

CHAIRMAN GRAY requested a roll call vote. Commissioners present and responding in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
COMMISSIONER GRAY

Hearing no opposition, the motion was declared carried.

Motion 2 – Site Plan/Architectural Approval

COMMISSIONER GASKILL made a motion to grant the Petitioner Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services, Site Plan and Architectural Approval at 16600 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report, subject to the following conditions:

1. *Approval is subject to final engineering review and approval by the Village Engineer.*
2. *Approval is subject to approval of the requested Special Use Permit by the Village Board.*
3. *Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

Motion was seconded by COMMISSIONER TRUXAL.

CHAIRMAN GRAY requested a roll call vote. Commissioners present and responding in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
COMMISSIONER GRAY

Hearing no opposition, the motion was declared carried.

COMMISSIONER GRAY informs project will go to the Village Board on December 6, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 17, 2022 REGULAR MEETING

**ITEM #2 PUBLIC HEARING – ODYSSEY CLUB TOWNHOMES MODEL
CHANGE – SPECIAL USE FOR PUD SUBSTANTIAL DEVIATION AND
SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Terry Hamilton

Village Officials and Staff: Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: Patricia Halikias, Intercontinental Real Estate &
Development Corporation
Anthony DeAngelis, Intercontinental Real Estate &
Development Corporation

Members of the Public: Andrew Macleod
Dr. Damon Arnold
Kathryn Surge

CHAIRMAN GRAY introduced Item #2. He entertained a motion to open the public hearing.

COMMISSIONER GASKILL made a motion to open the public hearing. Second was made by COMMISSIONER GATTO. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY confirmed that he received certification of public legal notice being posted. He added that anyone wishing to speak on the case could do so but only after staff presents the

report.

Lori Kosmatka, Associate Planner presented the Staff Report.

CHAIRMAN GRAY asked the petitioner if they have anything to add. Noting none he asks the commission.

COMMISSIONER GASKILL noted he has no questions and is satisfied with the changes.

COMMISSIONER TRUXAL noted that the plat has not changed and it appears that there is only one way in and out of this new section. If that is the case he is concerned about EMS vehicles, but other than that the designs, materials, and density look acceptable to him.

COMMISSIONER MARAK stated he has nothing to add.

COMMISSIONER TIBBETTS commented that he thinks the change is consistent with market demand and architecturally is sufficient.

COMMISSIONER GATTO noted that she agrees with COMMISSIONER TIBBETTS and that it is a much-needed addition to the market in the Village.

COMMISSIONER MANI agreed with the rest of the commissioners.

COMMISSIONER SHAW asked if there is something driving the rationale behind the different lengths of homes with and without basements. He also asked if those will be spec homes.

CHAIRMAN GRAY swore in Anthony DeAngelis of Intercontinental Real Estate

Anthony DeAngelis, the Petitioner, stated it is mainly being driven by engineering. The determination was made through their engineer surveying the as-built existing conditions including the topography, roads, and utilities. In addition to this, the plan was determined by the intent to develop a plan that offered the least amount of disturbance to the existing landscape and is still in compliance with the grades for driveways and also maximize the number of units with basements. The first 26 units built all have basements. 51 more will have basements, and 40 will have slab. A total of 66% will have basements. He confirmed these are spec homes. He noted the site plan shows the A and B units with configuration of each building on each lot, and identifying which will have basements.

COMMISSIONER SHAW stated that he appreciates that it is updated architecture and noted that existing owners may perceive the development to be a drag on property values however, the use of high-quality materials and delivering a market need will improve that. He commented that though he appreciates the front elevation and mix of gables, he thinks that the rear elevation appears to be a sea of shingles and there should be alternative materials or faux gables to break up that look.

Anthony DeAngelis stated it is important to keep in mind that there are only four buildings that back up to another. The rest are surrounded by the golf course so it should not present a problem.

COMMISSIONER SHAW agrees that it will only backup to the golf course but there is a certain image of the neighborhood. The homeowners may feel that the rear elevation takes away from the neighborhood. He continued by suggesting that the developer could utilize alternative materials such as faux gables to mitigate some of the issues. He clarifies that he is not conditioning approval on this item, but it is a concern of his. He ended by commenting that overall, he is okay with the project excluding the rear elevations then mentions that on the existing ones he has a similar issue with the excessive siding.

Anthony DeAngelis responded that he and his team feel that the proposed front elevations are an improvement from the existing citing that was an explicit intention when preparing the plans. He continues by stating that they are not opposed to looking into remedying the rear elevations on the 4-unit buildings.

COMMISSIONER SHAW noted that the Petitioner is correct. It is only on the 4-unit buildings that the excessive shingling is an issue.

Anthony DeAngelis responded that he feels that this will not be an issue in the other units. He notes that there are cathedral ceilings in the ranch models so they want to make sure they do not limit the design by modifying the existing design.

COMMISSIONER SHAW responded that there is still the possibility to use alternative materials while maintain the integrity of the design.

CHAIRMAN GRAY asked if there were no changes to the plat or lot lines then what took so long to begin Phase 7.

Anthony DeAngelis responded that there are several factors that went into that and they have been working with the village to come up with a plan for the area. He mentioned that they had 12 existing foundations intended to be models that had sat due to the financial crisis that occurred in 2008. The project gained interest once they reassessed market conditions and lifestyle changes that occurred. Additionally, there was a justification to invest the necessary capital due to the heightened activity in the leasing market. Anthony suggests that the development team is very confident in its ability to get this project completed in two phases with 44 units in the first phase and 47 in the second phase for a total investment of about \$40 million dollars completing the subdivision and the remaining improvements.

CHAIRMAN GRAY asked if they are looking at a two-year time-table.

Anthony DeAngelis responded yes, a 24-month time table beginning in the upcoming spring. He feels that the aggressive timeline will be beneficial for everyone to complete this project.

CHAIRMAN GRAY commented that he agrees that changing with the time is important for development.

Anthony DeAngelis noted that they are also offering a comprehensive package with the amenities of being a private gated golf course community and these homes as they will be equipped with digital equipment systems such as Ring doorbell systems and smart thermostats.

CHAIRMAN GRAY stated that he agrees that the need for this project is there and feels open item one is reasonable. In regards to open item two he has no issues to that and then agrees with the landscape waiver for the trees.

Anthony DeAngelis stated that he believes they will exceed the fifty feet landscape requirement once the project is finished.

CHAIRMAN GRAY noted he had no outstanding issues. Then asks if there is anything else the petitioner would like to add. Hearing none the chair asks the commission if there is anything else to be added.

CHAIRMAN SHAW requested that an informal poll since he was the only petitioner that brought up an issue with the roof on the 4-unit rear elevation.

COMMISSIONER MARAK comments that when comparing the two units he has no noted concerns about the rear facades due to the vaulted ceilings.

Anthony DeAngelis commented that the rear elevations on the existing units are similar with the exception of the vaulted ceilings in the new units.

COMMISSIONER SHAW noted that if it is only his opinion then they can move on.

CHAIRMAN GRAY requested for an informal poll to be taken regarding the issue of the materials used on the rear elevations.

The following Commissioners did not think it was an issue:

COMMISSIONER GASKILL
COMMISSIONER MARAK
COMMISSIONER GATTO
COMMISSIONER MANI
CHAIRMAN GRAY

The following Commissioners did think the proposed rear additions were an issue:

COMMISSIONER TRUXAL
COMMISSIONER TIBBETTS
COMMISSIONER SHAW

COMMISSIONER GATTO noted that she feels there could be some modification to the 4-unit building.

COMMISSIONER MANI noted that if you put gable on some of the properties it will make it an atypical unit suggesting that if it will be added it will need to be added to be consistent.

CHAIRMAN GRAY asked if the public had anything to add for this item. He swore in Andrew Macleod, member of the Fairway Townhome Association.

Andrew Macleod spoke about confusion with what association this townhome will be part of and cited other issues with the establishment of prior developments that have come in. In addition to this, there were noted concerns about the enforcement of HOA covenants.

Anthony DeAngelis informed Andrew Macleod that there were provisions in place for the new development and that anything further would need to be discussed at a later date.

Jarell Blakey, Management Analyst, informed Andrew Macleod that the Village does not enforce private covenants for HOAs and that they could exchange contact information to discuss the matter further.

CHAIRMAN GRAY requested that we move past this issue as the HOA designation is not part of the request before the Plan Commission.

Andrew Macleod noted that he has a concern with the construction traffic and asked how the developer will mitigate risks.

CHAIRMAN GRAY swore in Dr. Damon Arnold.

Dr. Damon Arnold, noted concerns with construction traffic, infrastructure, and property taxes. He went on to comment that if the homes are targeted for retirees there is no way to guarantee that retirees will be the ones to purchase these homes.

COMMISSIONER GASKILL clarified that the development is being built with seniors and empty nesters in mind but it was not said that only retirees will occupy the units.

Dr. Damon Arnold responded that the impression he was given was it was intended to be a retirement community.

COMMISSIONER SHAW commented that he was not under the impression that it was a retirement community.

Dr. Damon Arnold raised a concern that the one-story home will negatively affect property values.

COMMISSIONER GATTO noted that currently that is not the case.

Dr. Damon Arnold asked about how the single-story development will affect taxes.

COMMISSIONER GATTO clarified that the homes are only slightly smaller.

Dr. Damon Arnold noted that it was said that there will be a smaller footprint on the newer development.

Anthony DeAngelis, commented that it will only be slightly smaller.

COMMISSIONER SHAW asked Lori Kosmatka, Associate Planner, to show the exact figure for square footage on the presentation.

Jarell Blakey, Management Analyst, informed Dr. Damon Arnold that the subdivision maintains a maintenance deposit and surety bond to cover any infrastructure repairs needed.

Dr. Damon Arnold asked if it covers damage to the home.

Jarell Blakey, Management Analyst, informed him that it covers public infrastructure ending in the public easement.

Dr. Damon Arnold asked how this will affect their property taxes.

COMMISSIONER GATTO responded that property taxes are assessed based on square footage of your home.

Jarell Blakey, Management Analyst, informed that the Village does not assess property taxes so we cannot make an accurate projection of the affect of the taxes and can only refer him to the other agency.

Dr. Damon Arnold made a statement about the rear elevations not being appealing appearing as one long roof with no aesthetic appeal. He noted he golfs and will be looking at them as well. He noted concerns with open access to the community due to lower costs.

Lori Kosmatka, Associate Planner, commented that the configuration of the unit is not changing. 25 of the lots are vacant, and 17 of them remain as 4-unit type, 7 of them as 3-unit type and 1 as 2-unit type.

Dr. Damon Arnold stated that he is looking to obtain a clearer picture regarding the development.

Lori Kosmatka, Associate Planner, responded that unit density would not be coming down, but floor area ratio would be slightly adjusted as in respect to lot size is what's changing.

Dr. Damon Arnold asked to be clear the only change that is happening is going from a two story to a one-story townhome.

Lori Kosmatka, Associate Planner, responded yes, previous approvals had different model types but the only change being requested is the move from two-stories to one.

Dr. Damon Arnold noted a concern with the construction traffic.

Lori Kosmatka, Associate Planner, informed Dr. Damon Arnold that as the project goes through the permit process, there will be a process in place to mitigate nuisances. Additionally, the phasing of the project will attempt to mitigate nuisances as well.

Jarell Blakey, Management Analyst, informed Dr. Damon Arnold that there is a preconstruction meeting that where the building official will address any concerns and inspectors will be on-site daily.

Dr. Damon Arnold asked if the golf course operations would be interrupted.

Jarell Blakey, Management Analyst, responded no.

Anthony DeAngelis informed the Petitioner that the benefit in phasing the project will mitigate risk. Also, this phase is self-contained so there should be minimal disturbances.

CHAIRMAN GRAY swore in Kathryn Surge.

Kathryn Surge asked if these will primarily be rentals.

Lori Kosmatka, Associate Planner, responded that the Village does not regulate ownership of residential units.

Kathryn Surge noted concerns with some units not having basements. Also, a concern with the rear elevation on the four-unit building.

CHAIRMAN GRAY asked if anyone else from the public wished to speak on the item. Hearing none, he asked the Commissioners if they had anything to add. Hearing none, he entertained a motion to close the public hearing.

COMMISSIONER TRUXAL made a motion to close the public hearing. Second by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote. Noting no opposition, the motion was declared carried.

Lori Kosmatka, Associate Planner, presented the standards.

Motion 1 – Special Use for a Substantial Deviation to the Planned Unit Development

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Odyssey Club Planned Unit Development to the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development to permit single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report.

1. *Approval is subject to final engineering plan review and approval.*
2. *Either model type (single-story or two-story) to be constructed on Phase 7 of the PUD.*

The motion was seconded by COMMISSIONER TRUXAL.

COMMISSIONER SHAW clarified that the Plan Commission was a recommending body meaning that they are not approving or denying anything. It just makes a recommendation to the

Village Board and they make the final decision. As far as the association issues, staff will have to confer with village attorneys.

CHAIRMAN GRAY requests a roll call vote. Commissioners present and responding in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
COMMISSIONER GRAY

Hearing no opposition, the motion was declared carried.

Motion 2 – Site Plan/Architectural Approval

COMMISSIONER TRUXAL made a motion to grant the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development Site Plan / Architectural Approval for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and listed herein, subject to the following conditions:

1. *Site Plan/Architectural Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
2. *Site Plan/Architectural Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.*
3. *Physical material samples shall be provided during the permit process for staff review and approval. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

The motion was seconded by COMMISSIONER GATTO.

CHAIRMAN GRAY requested a roll call vote. Commissioners present and responding in the affirmative:

COMMISSIONER GASKILL
COMMISSIONER GATTO
COMMISSIONER MANI
COMMISSIONER MARAK
COMMISSIONER SHAW
COMMISSIONER TIBBETTS
COMMISSIONER TRUXAL
COMMISSIONER GRAY

Hearing no opposition, the motion was declared carried.

CHAIRMAN GRAY informed the Petitioner this item will go the Village Board on December 6th, 2022.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 17, 2022 REGULAR MEETING

ITEM #3 WORKSHOP/PUBLIC HEARING – GAS N WASH, 18301 LAGRANGE RD – SPECIAL USE, FINAL PLAT, VARIATIONS, AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Leonard McEnery on behalf of Gas N Wash a Special Use for a Automobile Service Station and Variations (Urban Design Overlay, Parking Minimum, Parking Locations, Wall/Ground Signs, etc.) to permit an gas station with a convenience store, car wash, and two drive-thru restaurant uses at the property located at 18301 LaGrange Road (SEC LaGrange Rd and 183rd St) in the B-3 (General Business and Commercial) zoning district.

***Requested to continue to 12/1/2022 meeting.*

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Andrae Marak
Ken Shaw
Brian Tibbetts
Kurt Truxal

Absent Plan Commissioners: Terry Hamilton

Village Officials and Staff: Lori Kosmatka, Associate Planner
Jarell Blakey, Management Analyst

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY introduced Item #3. He entertained a motion to continue this item.

COMMISSIONER SHAW made a motion to continue the Workshop and Public Hearing for Item #3 to the December 1, 2022 Plan Commission Meeting. Second by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote. Hearing no opposition, the motion was declared carried.

Good of the Order

- Lori Kosmatka, Associate Planner, provided Staff feedback from the APA Plan Commissioner Training session at the last meeting. Staff felt the training was very helpful, serving as a refresher as well as an opportunity to learn new information. She reiterated that as suggested in the training, Staff encourages Commissioners to contact Staff prior to the meeting if there are any major questions on a case that Staff can help answer or research.

Receive Comments from the Public

- None

COMMISSIONER GASKILL made a motion to adjourn the Meeting. Second by COMMISSIONER TRUXAL. CHAIRMAN GRAY requested a roll call vote. Hearing no opposition, he declared the Meeting Adjourned at 8:53pm.

Petitioner

Melissa Christensen,
Brady Gill Funeral Home
& Cremation Services

Property Location

16600 Oak Park Avenue

PIN

28-19-300-053-0000

Zoning

B-3, General Business &
Commercial

Approvals Sought

Special Use Permit
Site Plan Approval

Project Planner

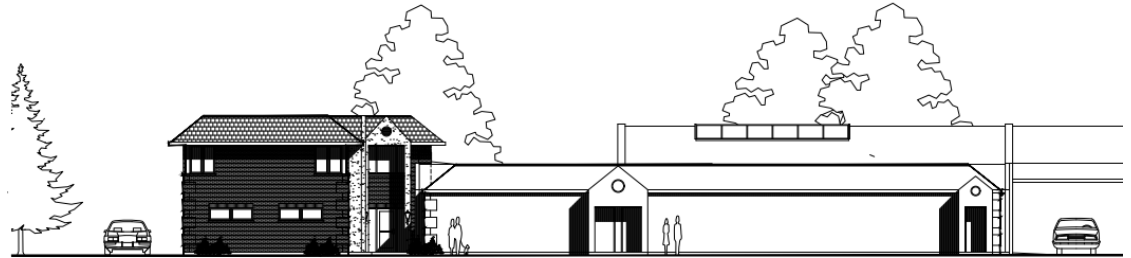
Lori Kosmatka
Associate Planner

PLAN COMMISSION STAFF REPORT

November 17, 2022 – Public Hearing

Brady Gill Funeral Home Addition

16600 Oak Park Avenue



EXECUTIVE SUMMARY

The Petitioner, Melissa Christensen, of Brady Gill Funeral Home & Cremation Services, is proposing a two-story addition with related site changes to the existing Brady Gill Funeral Home at 16600 Oak Park Avenue in the B-3 General Business & Commercial Zoning District. The proposal requires Site Plan Approval and a Special Use Permit for a residential dwelling above the principal use.

The addition's ground floor will have garage space (separately serving the apartment and funeral home) and storage space for the funeral home. The proposed site changes surround the addition, and include additional impervious surface for the new driveway, reconfiguration of the east row of parking to allow for a new curbed, landscaped parking peninsula and restriping of stalls on that row, trash enclosure relocation, and new landscaping and lighting.

Changes from the October 20, 2022 Plan Commission workshop are indicated in **Red**.

EXISTING SITE & HISTORY

The existing funeral home is a freestanding building located on Oak Park Avenue north of 167th Street, and as the Petitioner notes, has been a part of the community since 1988.

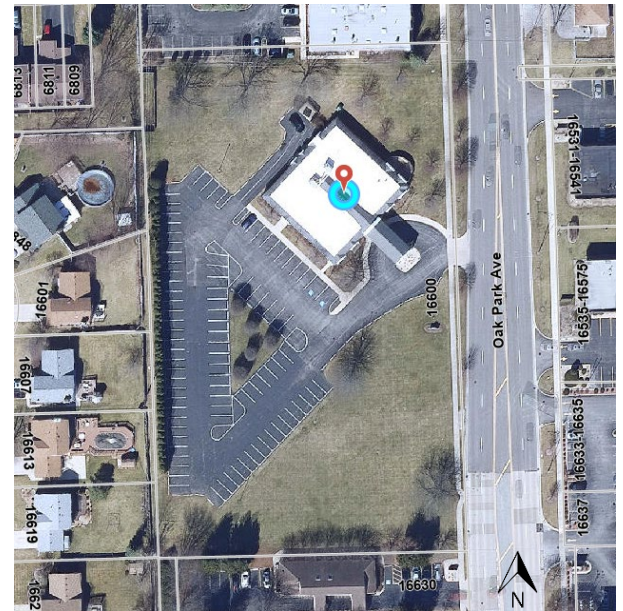
The site is 114,552 sq. ft. as a conventional interior rectangular lot with the existing 8,946 sq. ft. rectangular building (funeral home) toward the north of the site, angled roughly 45 degrees to its frontage on Oak Park Avenue. The vehicle access to the site is along Oak Park Avenue with a circular porte cochere entry at the southeast side of the existing building. It leads to a large, triangular parking lot located at the central and west part of the site, aligning with the west property line and southwest side of the existing building. It also abuts a large portion of undeveloped land located on the southeast area of the site. There is a triangular lawn inside the parking lot. There is also lawn northeast and northwest of the funeral home. The funeral home has an existing garage serving two vehicles/hearses, with a driveway access near the north part of the parking lot.

The existing driveway access is amidst the east row of parking, separated only by striped pavement areas. There are four parking spaces on one side of the driveway access, and 15 on the other side. There are no landscaped parking peninsulas (end islands) on site. The existing trash enclosure is located at the end of the driveway access.

Most of the site's trees are toward the north and east portions of the site. There is also a row of evergreens along the west property line which helps buffer the west row of parking to neighboring homes.



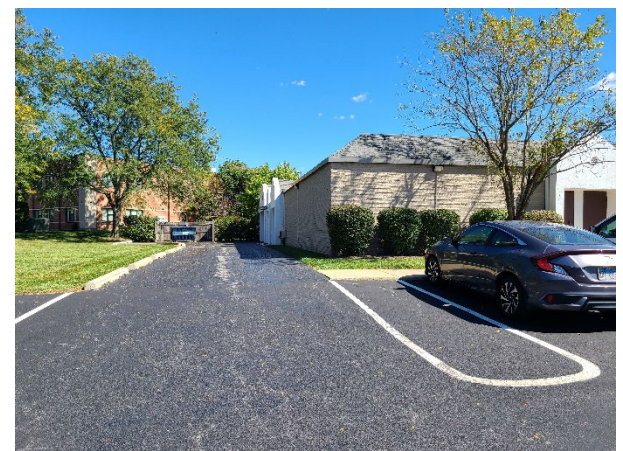
Location Map



Aerial of Site



Recent Google Streetview Imagery Along Oak Park Ave. Frontage



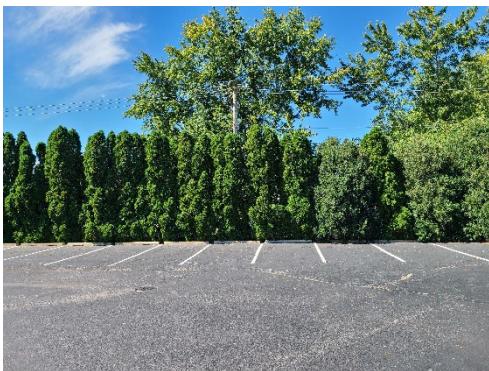
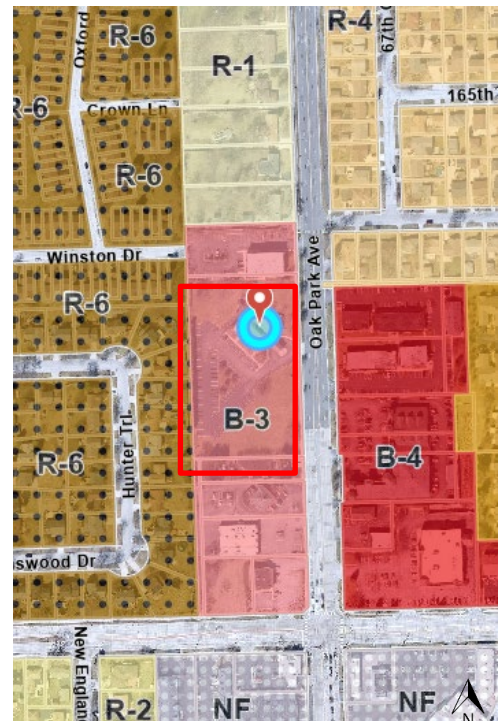
Existing Driveway Access

ZONING & NEARBY LAND USES

The property is in the B-3 General Business & Commercial Zoning District. Properties both to the north and south are also in the B-3 Zoning District. North of the property is the Tinley Park Medical Campus commercial building (a taller two-story building), and south of the property is the Walter Eye Clinic business.

On the west side, there are homes in the R-6 Medium Density Residential Zoning District. Most of these are single family residences abutting the subject property. One property in a single-family attached two-story residential development abuts the corner close to the north end.

Across Oak Park Avenue to the east is the Tinley Park Professional Center which consists of two multi-tenant commercial office businesses and is part of the B-4 Office & Service Business Zoning District.



View to West (Evergreens Screening Residences)



View to Northwest (Residences)



View to North (Commercial)

PROPOSED USE

The Petitioner proposes a two-story addition as well as changes relating to access, landscaping, and lighting. The addition is proposed at the rear/northwest of the existing building. The addition will partially connect to the building, and create a courtyard with two stylized points of entry. There will be four small garage doors and a back pedestrian exterior door to the storage room. The 2,202.14 sq. ft. ground floor will have garage space for four vehicles, mechanical room, and a storage room for the funeral home. The 2,030.07 sq. ft. second floor will have a three-bedroom apartment. The garage space will be divided into two two-car garage areas, serving two vehicles for the apartment and two funeral vehicles.

The Petitioner, who is the owner of the funeral home, plans to live in the apartment. The Petitioner believes it is in the best interest for the clientele to be on-site 24 hours a day since she may provide services at all hours of the day and night. The use of the apartment for the owner will provide more convenient and responsive service to the community.

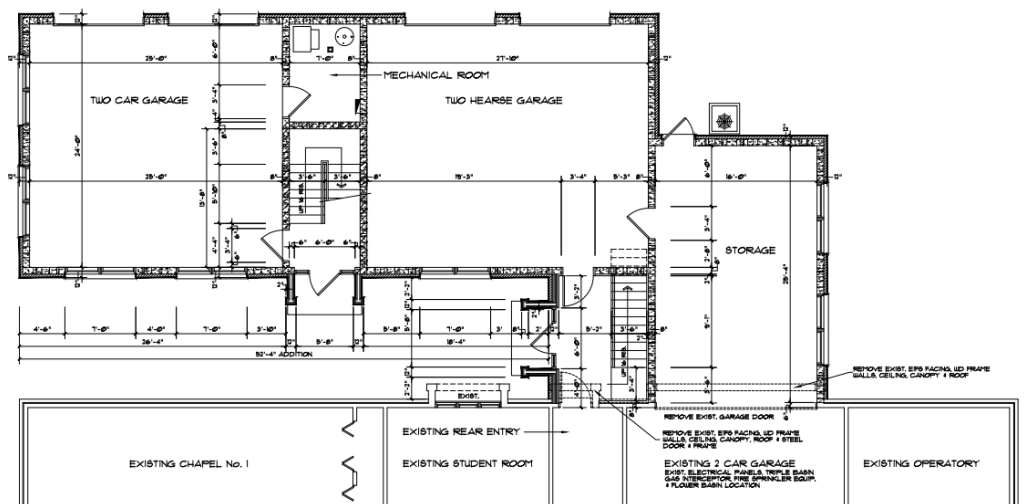
SPECIAL USE FOR APARTMENT

The establishment of a residential unit above or to the rear of a principal commercial use requires the approval of a Special Use Permit. This special use allowance has existed in the B-1, B-2, and B-3 districts since 2005. The change was made to better align with current planning development trends towards mixed-use properties and also to assist struggling commercial properties in obtaining some property tax relief from classification as mixed-use in Cook County. To avoid concerns regarding the possibility of permitting substandard or unpreferable housing units, it has been staff's recommendation for residential units to be located above commercial uses and have separate entrances. Additionally, the mix of surrounding uses and the site layout is important to consider when evaluating the request for mixed uses to ensure noise, pollution, smells, glare, or other nuisances won't affect the proposed residential unit.

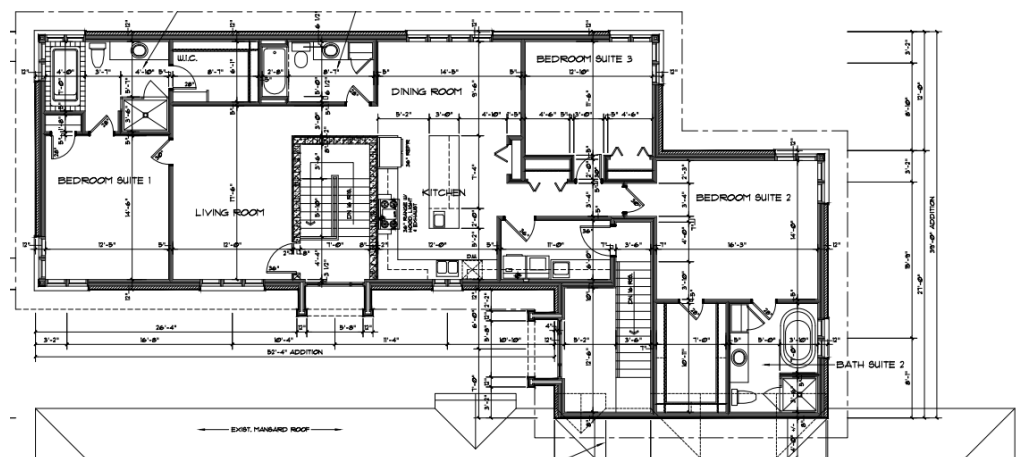
The proposed apartment will be the second floor of the proposed addition. The proposed orientation is to the northwest and rear of the existing funeral home, set back from Oak Park Avenue. Most of the addition will be obscured by the funeral home to Oak Park Avenue's frontage. The new driveway for the garage will be situated alongside the northwest side of the addition. There will be two entries for the apartment, both accessed via a courtyard. The primary entry will be entirely for the apartment's use, located along the courtyard's side with access to the two-car garage for the apartment, and stairs leading to the apartment. The mechanical room will be accessed through the garage for the apartment. The secondary entry will be at the courtyard's end and have a foyer serving the funeral home and its garage for the funeral vehicles, with stairs leading to the apartment. That apartment entry has a door at the top of the stairs leading into its utility room. The storage room will be accessed through the garage for the funeral vehicles, and have a back exterior pedestrian door.

Open Item #1: Discuss the request for a Special Use Permit for the addition of a residential unit above a principal commercial use.

Plan Commission Workshop feedback was supportive of the proposed apartment use. The Commission noted the addition helps increase density and offer business benefits. The Special Use Permit will not restrict outside tenancy, but the Petitioner noted the apartment will not be intended for that purpose. The Petitioner's architect also noted the proposal improves the use of space, as the sprinkler system, water tanks, and flower delivery are currently in the same space as the existing garage. The addition designates additional space for these uses.



Proposed Addition's Ground Floor Plan (Garages for Apartment & Funeral Home, Mech. Rm., Storage)



Proposed Addition's 2nd Floor Plan (Apartment)

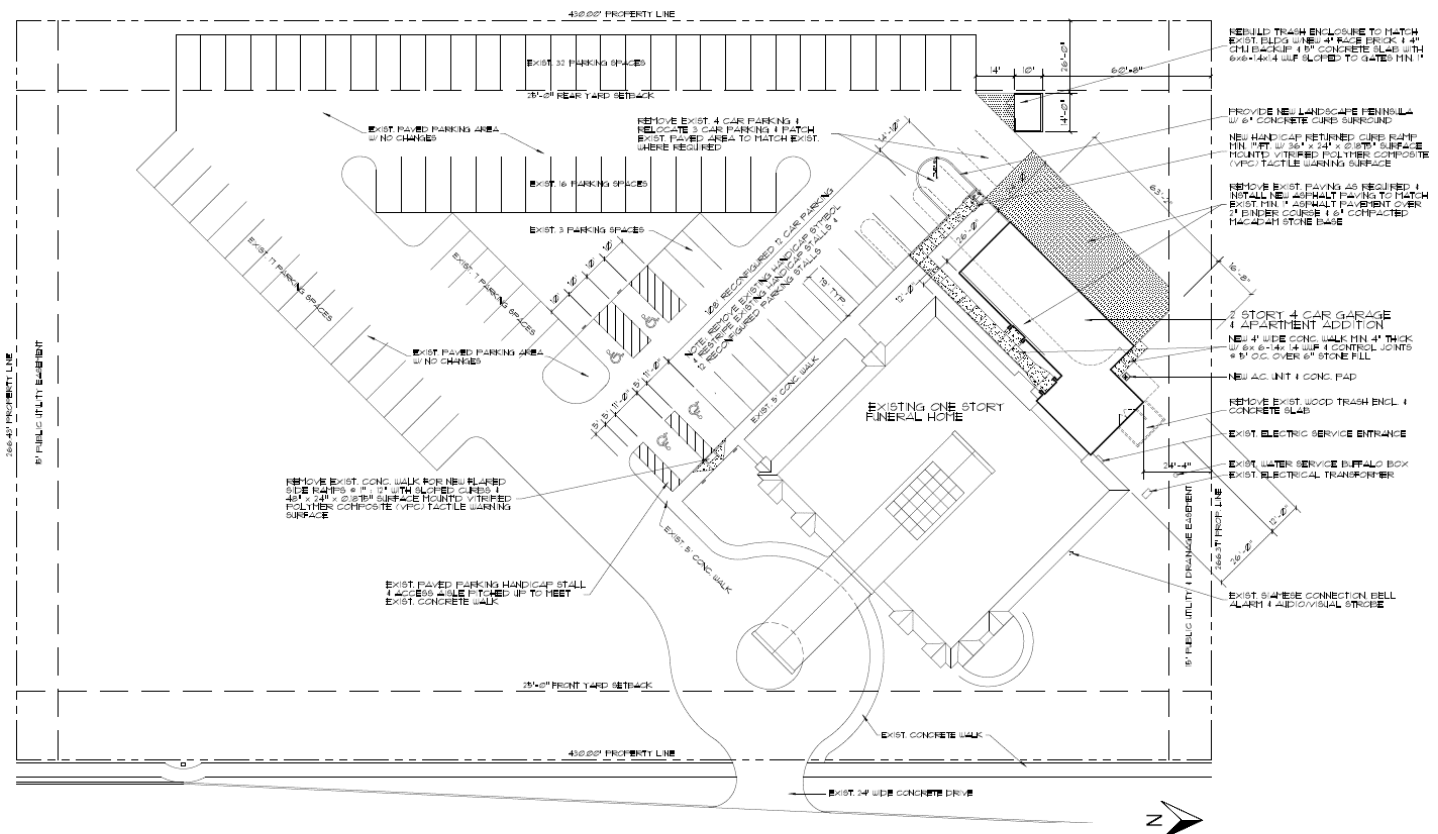
SITE PLAN

The addition will be northwest of the funeral home, partially connecting to it and providing a 12' wide courtyard. There will be a new concrete walk in the courtyard leading from the existing concrete walk along the east row of parking. A separate, short concrete walk will connect the storage room's exterior door to the end of the driveway access. The addition's driveway access will be shifted slightly from the existing driveway access location, so that it will be at the far northern end of the east parking row along the funeral home. The proposed driveway access causes some reconfiguration to that parking row. A landscaped, curbed parking peninsula (to meet the Village's Landscape Code) will be located between the driveway access and the parking row, which results in the loss of one parking space on that row.

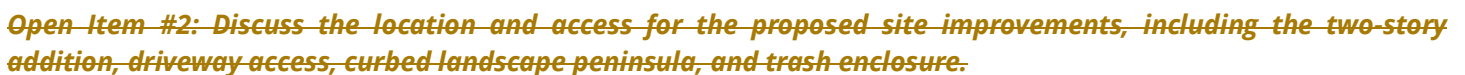
The two existing handicap spaces with shared access aisle will also be restriped with 11' wide dimensions to meet Illinois Accessibility Code requirements. An accessible ramp is proposed on the concrete walk meeting the 5' wide shared access aisle. The new trash enclosure will be west of the driveway access, at north end of the parking lot's west drive aisle to allow for direct access by garbage trucks.

There will be a new ground mechanical unit located in the northern niche space between the back of the storage room and side of the garage. With the proposed site improvements, there will be some lawn remaining to the northwest corner of the site. **The architectural plans have been updated to coordinate with the preliminary engineering plans, depicting a small corner cut of the driveway access so that it won't be in the public utility and drainage easement.**

The engineering Existing Conditions & Removal plan shows the removal of the existing driveway access, asphalt for the construction of the proposed peninsula, and trash enclosure. The plan also shows a 6' wide removal and restoration for sanitary installation within the parking lot, and concrete walk removal and replacement for handicap ramp installation. According to the Site Development Data on the engineering Geometric Plan, the proposal has a +2,849 sq. ft. change in impervious surface. The Village Engineer has reviewed these submitted preliminary plans,



Proposed Architectural Site Plan (Updated – Driveway Corner Cut)

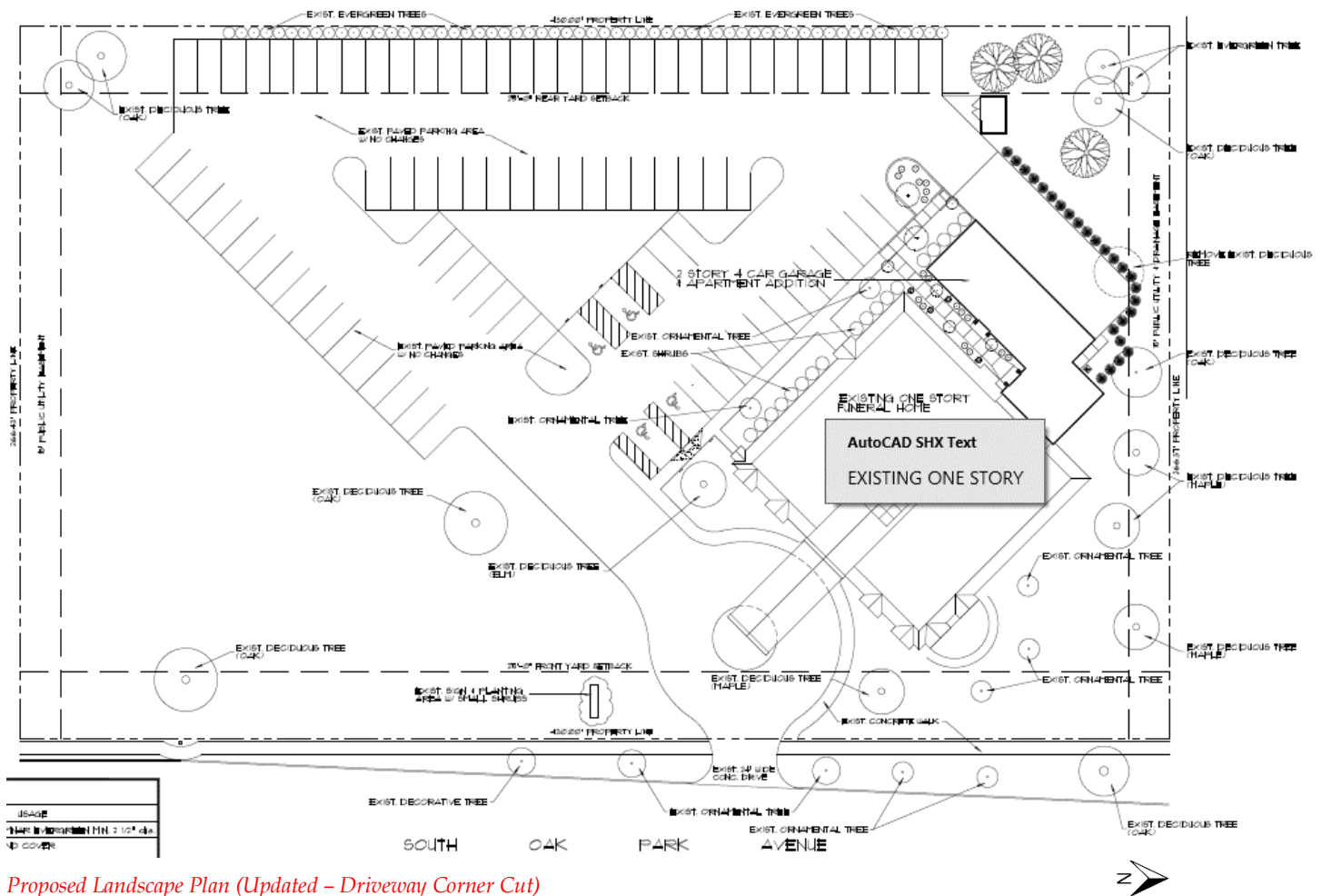


Plan Commission Workshop feedback was in support of the proposed site improvements, addition, driveway, landscape peninsula, and trash enclosure.

The Petitioner has provided a landscaping plan indicating approximate locations of existing plantings throughout the site. The Petitioner notes there are several existing deciduous trees on the property, most of which are stated as oaks or maples along the northern part of the site, a few of which are ornamental trees closer to the northeast toward the street. There are also two existing evergreens at the far northwest corner near where the single-family attached residence abuts. There is also an existing row of evergreens along the west property line which helps buffer the west row of parking to neighboring homes. To allow for the addition and its new driveway access, the Petitioner proposes to only remove one deciduous tree at the north of the site.

Page 6 of 15

enclosure and existing oak tree and evergreen trees, as well as adding two magnolia trees. One magnolia tree will be between the southwest façade of the addition and the row of parking. The other will be on a new curbed, landscaped peninsula.

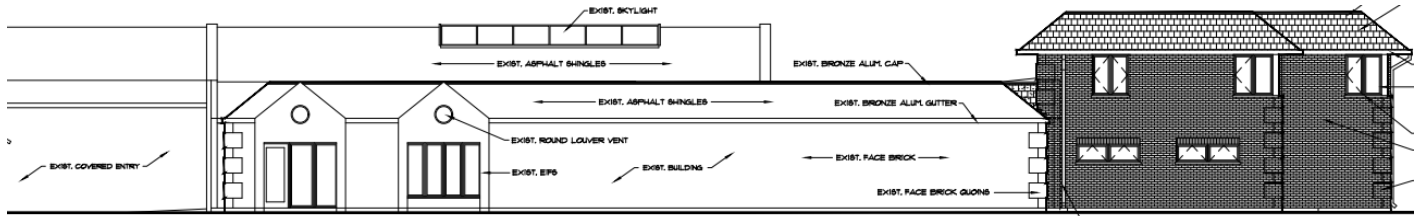


Proposed Landscape Plan (Updated – Driveway Corner Cut)

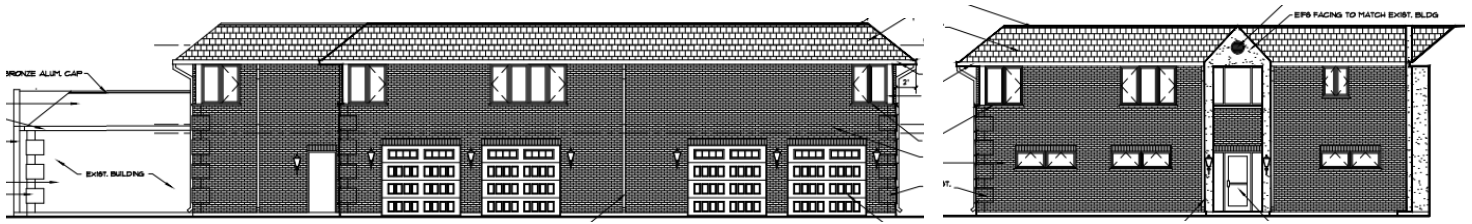
The new curbed, landscaped peninsula was requested by Village Staff to help address the Village's Landscape Code requirements and guide vehicles through the lot. Staff is not supportive of a waiver to exclude it. The Landscape Code requires that parking lot islands (peninsulas) shall be located at the end of each row of parking stalls or as otherwise approved in the landscaping plan. The code further states each island shall be at least 200 sq. ft. and at least 10 feet wide, and include at least one tree and one shrub per 200 sq. ft. of island green area. Currently, aside from the triangular lawn in the center of the parking lot with trees (shown on engineer's Existing Conditions plan), there are no existing landscaped islands/peninsulas on the site. **Prior to the Plan Commission workshop, the Petitioner's architect stated they were not supportive of these areas as they felt over landscaped peninsulas and/or islands can be hazardous to not only traffic flow but to unseen pedestrians.** They noted its magnolia tree is a small, ornamental tree, and the ground cover bushes do not exceed 24" in height. Staff is supportive of the proposed peninsula as they are important to the overall design and traffic flow of parking lots. Any visibility concerns can be resolved by adjusting to different plantings and general landscape maintenance. **At the Plan Commission Workshop, there was no objection raised to the landscape peninsula. The Commission expressed agreement with code requirements for the peninsula, and that it will help alleviate traffic concerns. The Petitioner's architect noted the smaller tree and bushes were proposed to help not obstruct viewpoints. The preliminary engineering plans were slightly modified to depict the correct width (14'-10" face to face) of the proposed peninsula in coordination with the architect's drawings.**

ARCHITECTURE

The Petitioner proposes to have the addition match the existing building where possible. The general shape of the roofline and architectural details is largely similar.

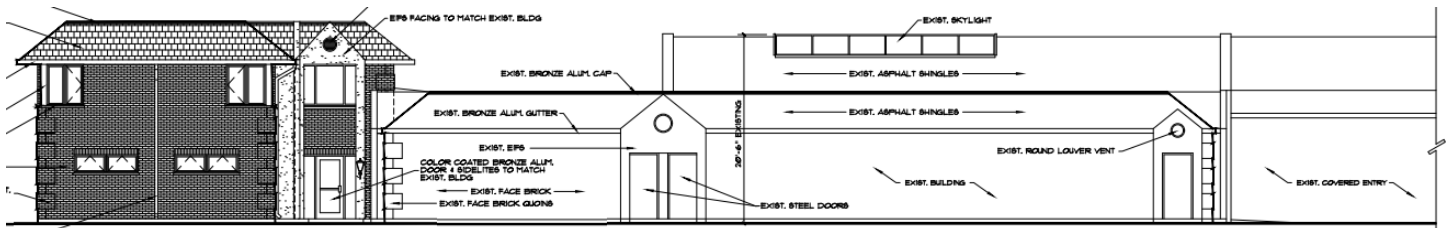


Looking Southwest



Looking Southeast

Looking Northwest



Looking Northeast

Given it is a substantial two-story addition to a single-story building, with an increase in building height and scale of architectural details, it is not possible to exactly match the existing building, but the goal rather to complement it. Though the scale of the addition at two-stories is greater than the existing single-story building, the massing overall appears complementary. The addition is 20'-10" to the top of the roof. The massing, volume, and height of the two-story addition also seems to fit in with the context of the neighboring residences and commercial property.

The addition's exterior materials and details will largely match the funeral home to help provide some visual continuity. The face brick and mortar, along with decorative quoin details at the corners, asphalt shingles with aluminum cap, and bronze aluminum gutters are all specified to match the funeral home. The downspouts will match the existing brick color. The Petitioner may not have physical material samples for the public hearing, but will be able to provide during the permit process for staff review and approval. The EIFS is a standard white color and the brick is a gray-beige tone.



The currently proposed courtyard entries have a decorative peaked front gabled EIFS structure with short wing wall extensions, and brick between the top of the first floor's door and the bottom of the second floor's window. The EIFS wing walls extend two stories up, with the peaked gable at the second floor. The Petitioner proposes this



Existing Architecture

architecture to reflect the existing architectural treatments on the windows and doors of the funeral home.

The Petitioner originally proposed the entries to be entirely EIFS, but added the brick in the middle per Staff request. The Petitioner's architect believes that if the EIFS were continuous, it better matches the existing architectural EIFS treatments. However, Staff feels that if the EIFS were to be continuous without the brick or other break in material, it appears monolithic and out of scale. The existing EIFS entries adjacent to the addition are only one story. There are a couple other minor but notable new architectural elements. The new four steel garage doors will have a row of tinted windows and brick soldier coursing above. The second story corner windows will have corner wood columns (6"x6") wrapped in color coated bronze aluminum to match the existing building.

Lastly, the proposed "coachlight" lighting will differ from the more modern cylinder sconces elsewhere on the property. The Petitioner's architect proposes sconces and two light poles. He notes the sconces will mostly be on the northwest side of the building which does not visually conflict with the existing modern sconces. On the southwest façade (titled "Looking Northeast") there is one new entry sconce visible as well as two new light poles (not on the elevation drawing, but shown in the lighting plan) which will be pedestrian scale seven foot tall in front of the courtyard. There are no existing cylinder lights on the southwest façade so the proposed lighting does not appear have a visually conflict. The existing cylinder sconces are on the other facades of the funeral home. Staff also notes that this southwest façade is not a primary frontage of the building.

The new trash enclosure, proposed at the northwest end of the parking lot, will be 6' tall with face brick and a color coated aluminum cap, both matching the existing building. The double doors will be stained cedar siding to match the existing color of the building, and will have a lift bar lock. There are no proposed changes to signage.

Open Item #3: Discuss the compatibility and appropriateness of the building addition's design and materials as it relates to the existing building and its location on the site. Consider approval be conditioned by physical material samples being provided during the permit process for staff review and approval.

Plan Commission Workshop feedback was in support of the addition's design and materials, including the submittal as proposed to the Commission, where the brick helps break up the expanse of EIFS at the entries. The Petitioner's architect stated the reason for originally wanting all EIFS between the windows and door was to appear more delicate. He felt the brick looks massive at the entry. The Commission did not object to a recommended condition of approval that samples be provided during the permit process.

PARKING

The Petitioner proposes to add one overall parking space throughout the entire property, when accounting for indoors as well as outdoors. The addition of the curbed, landscaped peninsula results in the loss of one outdoor parking space, and the proposed four car garage adds two new parking spaces since it replaces the smaller existing two car garage.

As noted on the Site Plan's Design Criteria table and depicted in the Existing Conditions plan, there are 94 existing spaces. Outside, there are 88 standard and 4 handicap accessible spaces existing. Inside, there are two garage spaces existing. Though a plat of survey was provided, it does not reflect more recent restriping of the lot. The proposal of 95 spaces total will include 87 standard and 4 handicap accessible spaces outside, and 4 garage spaces. The garage spaces will be partitioned for two to serve the apartment, and two to serve the funeral home's vehicles. The landscaped peninsula will result in restriping of the east row, which will include updated handicap dimensioned spaces addressing state code requirements.

Per the Zoning Ordinance's off-street parking requirements, 20 parking spaces are required per chapel, plus one space for each funeral vehicle kept on the premises. Additionally, two parking spaces are required for the apartment (rounded down from 2 ½ per the code's computation provisions). The funeral home has the possibility to

provide three chapels at most with wall partitions, which requires only 60 parking spaces plus funeral vehicle space. The Petitioner has noted that since the pandemic, the funeral home has largely operated as one chapel without the partitions. Even when calculating for the more restrictive three-chapel count, the proposal exceeds the code's minimum parking requirements. Furthermore, the funeral home has existed for many years without known traffic issues to Village Planning Staff. The only increase in use will be for the apartment, which is currently proposed to be the Petitioner. If the Petitioner wishes to expand parking, in the future, there is a large area of available lawn at the south part of the site.

LIGHTING

The Petitioner has provided a lighting plan showing photometric calculations for proposed lighting as it affects the area surrounding the proposed addition. Importantly, the Petitioner demonstrates that the maximum foot candles proposed is only 0.10 fc at the north property line and 0.00 fc, at the west property line.

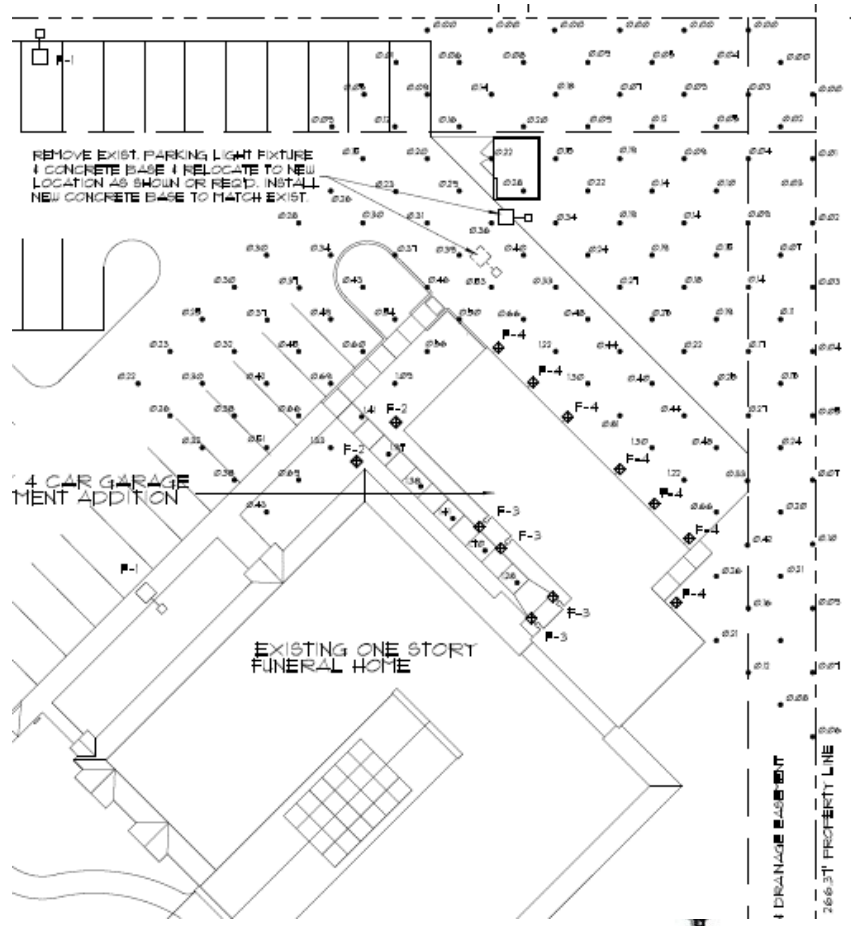
The lighting proposal includes new wall sconces, two small light poles, and a slight relocation of an existing light pole out of the proposed driveway access to be east of the trash enclosure.

The “coachlights” are Hinkley Manor House fixtures with clear beveled glass and black finish with candelabra LED frosted lamps. The wattage of the sconces at the northwest (garage side) are lower in intensity at 8.5W. The choice of the “coachlight” style sconces rather than a solid cylinder style sconce like those existing on-site is so that enough light can be provided for safety measures at the doors and garages.

The architect's plans indicate 0.10-foot candles at the property line abutting nonresidential (north) and zero foot candles abutting residential (west), which meets the Zoning Ordinance's maximum requirements. The code regulates that property line foot candles adjacent to nonresidential properties be maximum 2.0-foot candles, and maximum 0.10 foot candles to residential.

Open Item #4: Discuss placement and style of the proposed lighting.

There were no objections raised to the proposed lighting at the Plan Commission Workshop.



Proposed Lighting Plan (Updated - Driveway Corner Cut)



STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

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.

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 public health, safety, morals, comfort, or general welfare will not be negatively impacted by the proposed dwelling use. The primary entry of the dwelling will be separately dedicated for its use so that everyday operations of the funeral home continues. The apartment's location meets the Village's area, bulk, and setback zoning 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 proposed dwelling use will not be injurious to the use and enjoyment of other surrounding properties and not impair property values in the neighborhood. The proposal is complementary to the residential developments abutting the west side of the property and the principal commercial use of the property.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposed dwelling unit is part of an addition which will not impede the normal and orderly development of surrounding properties. The addition is of compatible scale and design to the area. The dwelling use will fit in with the existing surrounding residential developments.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***Adequate utilities are being proposed as part of engineering plans. Access roads and other necessary facilities are already existing with no changes proposed.***
- 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
 - ***Adequate measures have been taken to provide ingress and egress. A landscape peninsula will direct driveway access at the end of the parking lot.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The Petitioner states that the proposal will conform to all other applicable codes and regulations.***

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - ***The proposal will indirectly contribute to the economic development of the community by providing a dwelling use and additional taxable property value.***

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

MOTIONS 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 recommended conditions:

Motion 1 (Special Use Permit):

"...make a motion to recommend that the Village Board grant Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services a Special Use for a Dwelling located above a principal commercial use, at 16600 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report.

Motion 2 (Site Plan/Architectural Approval):

"...make a motion to grant the Petitioner Melissa Christensen on behalf of Brady Gill Funeral Home & Cremation Services, Site Plan and Architectural Approval at 16600 Oak Park Avenue in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report, subject to the following conditions:

- 1. Approval is subject to final engineering review and approval by the Village Engineer.*
- 2. Approval is subject to approval of the requested Special Use Permit by the Village Board.*
- 3. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application (Redacted) & Response to Standards	Petitioner	8/17/22
Narrative	Petitioner	Undated
Letter from Petitioner's Architect	CB Designs	Undated, Received 10/10/22
ALTA Plat of Survey	Joseph P. Knight & Assoc.	7/20/20
Architectural Drawings - Cover Sheet, Floor Plans, Elevations	CB Designs	10/7/22
Architectural Drawings (Updated) –Site Plan, Landscape Plan, Lighting Plan	CB Designs	10/7/22, reflects corner cut of driveway within easement
Lighting Manufacturer Specification Sheet	Hinckley Manor	Undated
Preliminary Engineering Drawings (Updated)– Cover Sheet, Existing Conditions & Removal Plan, Geometric Paving & Utility Plan, Grading Plan	DesignTek Engineering, Inc.	11/3/22
Original Proposal Color Rendering Board	CB Designs	Undated / Aug. 2022

Petitioner

Anthony DeAngelis,
Inter-Continental Real
Estate & Development

Property Location

Olympus Dr. & Apollo Ct.

PINs

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Zoning

R-5 PD (Low Density Res.,
Odyssey Club PUD)

Approvals Sought

Special Use Permit
Site Plan/Arch Approval

Project Planner

Lori Kosmatka
Associate Planner

PLAN COMMISSION STAFF REPORT

11/17/2022 –Public Hearing

Odyssey Club PUD Townhomes Model Addition – Special Use for Substantial Deviation to PUD

Olympus Drive & Apollo Court / Odyssey Club Phase 7



EXECUTIVE SUMMARY

The Petitioner, Anthony DeAngelis, on behalf of Inter-Continental Real Estate & Development, requests a Special Use for a Substantial Deviation to the Odyssey Club Planned Unit Development at Olympus Drive & Apollo Court in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district. Site Plan and Architectural Approval is also being requested.

To help facilitate completion of the previously approved 117-unit, 32 building Fairway townhome development within Odyssey Club, the Petitioner proposes the remaining 25 single-family attached dwelling buildings (91 units) to be single-story ranch instead of the previous approval largely consisting of two-story units. The density, building count, and unit-style breakdowns remain the same as the previous approval with 17 as 4-unit, seven as 3-unit, and one as 2-unit types. The proposal slightly reduces the building footprint of the 25 buildings.

The Petitioner notes customer preferences for luxury single-family attached townhomes have resulted in greater demand for single-story ranch units. The Petitioner identifies their current customers as primarily empty nesters and move-down residents who appreciate the privacy, security, and open space benefits of living in a gated golf course community. The main customer preference has been to live on one floor, either with or without a basement depending on storage needs. The increased demand for single-story homes of all types has increased across the county.

The proposed architectural ranch style and floor plans appear to complement the existing development and meet the needs of today's market. The proposal will enhance the area by completing construction on vacant lots, and help facilitate the completion of the overall development including other site features and roadways. The architecture and materials of the new model has been kept similar to previously approved design to keep a cohesive look across Phase 7 of the Odyssey Club development. The approval would allow either model type (one-story or two-story) to be built on the lots going forward.

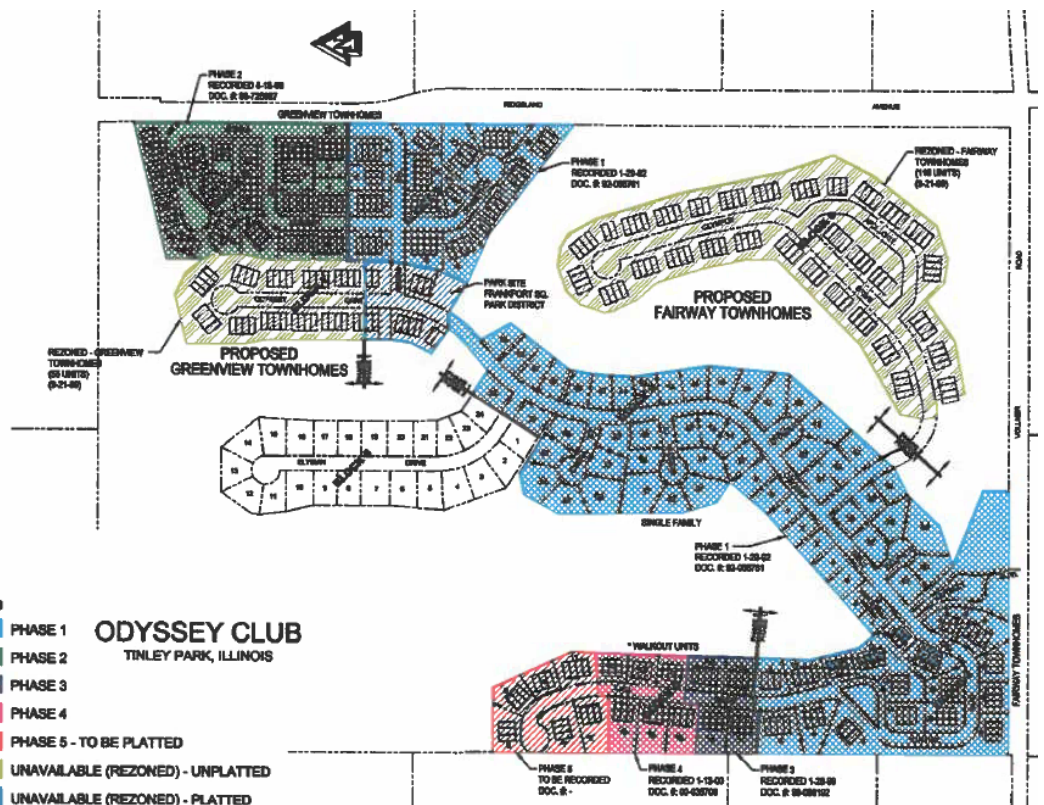
EXISTING SITE & HISTORY

The subject property is over 19 acres located on Olympus Drive and Apollo Court within the Odyssey Club development northwest of Vollmer Road and Ridgeland Avenue. It includes Lots 1 through 32 in Odyssey Club Phase 7 of the Odyssey Club PUD and is part of the Fairway Townhomes. The original part of the “Fairway Townhomes”, at the southwest corner of the PUD, were developed in early 1990s.

The Odyssey Club PUD has an extensive history. It was annexed (90-R-019, Ord. 90-O-031) and rezoned in 1990 (Ord. 90-O-032), followed by an annexation amendment in 1990 (91-R-031), followed by a Special Use for townhomes in 1996 (Ord. 96-O-035) referencing the Fairway and Greenview townhomes. There was a Substantial Deviations to the PUD in 1999 (Ord. 99-O-061) where additional townhomes were added with rezoning (density increase of townhomes, decrease of single-family detached homes). The ordinance noted the change was consistent with the Village's comprehensive plan's designation of the general area planned as mixed residential and open space.

The PUD's development has been phased over the decades. Village records include a color plan dating to March 2002 which helps illustrate the phasing at the time. The previously approved development at the subject property (a portion of the PUD) consists of 32 building lots, each with one building. Seven of them

were recently issued building permits. Four of these building lots are already completed and three are under active construction. Thus, 25 lots (91 units) remain undeveloped.



Previously Submitted Phasing Map of Odyssey Club, March 2002

ZONING & NEARBY LAND USES

The subject property is zoned R-5 PD in the Odyssey Club PUD. The single-family attached developments on Corinth Drive, Aegina Court, and north end of Odyssey Drive are the Greenview Townhome development, while Iliad Drive, and the south end of Odyssey Drive is the original portion of the Fairway Townhomes. Both of these existing townhome developments have the same underlying R-5 zoning within the PUD and are constructed. The remainder of the PUD has underlying R-2 zoning with single-family detached homes. This includes the majority of Odyssey Drive, Delphi, Ithaca, Messina, Athena Courts., and the unconstructed Elysian Drive. A little over half of the underlying R-2 lots remain undeveloped.

To the north is the Odyssey Golf Club's golf course. To the south is vacant land in the Village of Matteson, the east is unincorporated Cook County Forest Preserve land, and to the west is unincorporated vacant land.



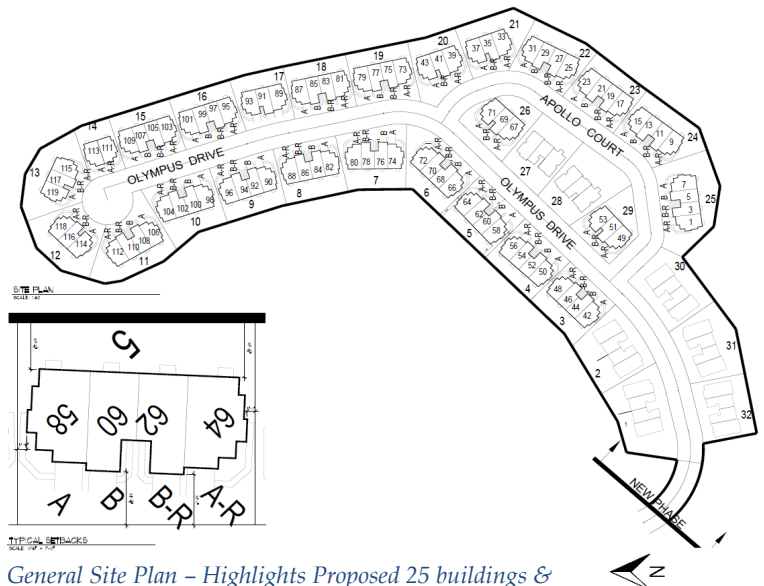
SPECIAL USE APPROVAL NEEDED

The Petitioner proposes a change to the previously approved Odyssey Club Planned Unit Development. The PUD's previous approval specially allowed for two-story townhome buildings to be developed at the subject property. The Petitioner now proposes the remaining townhomes to be single-story ranch buildings, which is considered a Substantial Deviation. Flexibility will be given to allow for either of the two designs to be permitted throughout Phase 7 of the development. A Special Use is required for a Substantial Deviation of the Odyssey Club Planned Unit Development.

PROPOSED USE

The Petitioner's narrative explains the reason for the proposed change in unit type. The Petitioner notes that while leasing existing model units, there was a change in customer preferences for luxury single-family attached townhome rentals to greater demand for single-story ranch units. The Petitioner identifies their current customers as primarily empty nesters and move-down residents who appreciate the privacy, security, and open space benefits of living in a gated golf course community. The main customer preference has been to live on one floor, either with or without a basement depending on storage needs. The Petitioner notes the proposed architectural style and floor plans will be consistent and will better meet the needs of today's housing market.

The Petitioner believes the proposal will enhance the area by completing construction on vacant lots and help facilitate the completion of the overall development including other site features and roadways.



General Site Plan – Highlights Proposed 25 buildings & unit counts (Tech Metra Ltd.)

Open Item #1: Discuss whether the proposed change to single-story ranch is appropriate for the Planned Unit Development.

SITE PLAN

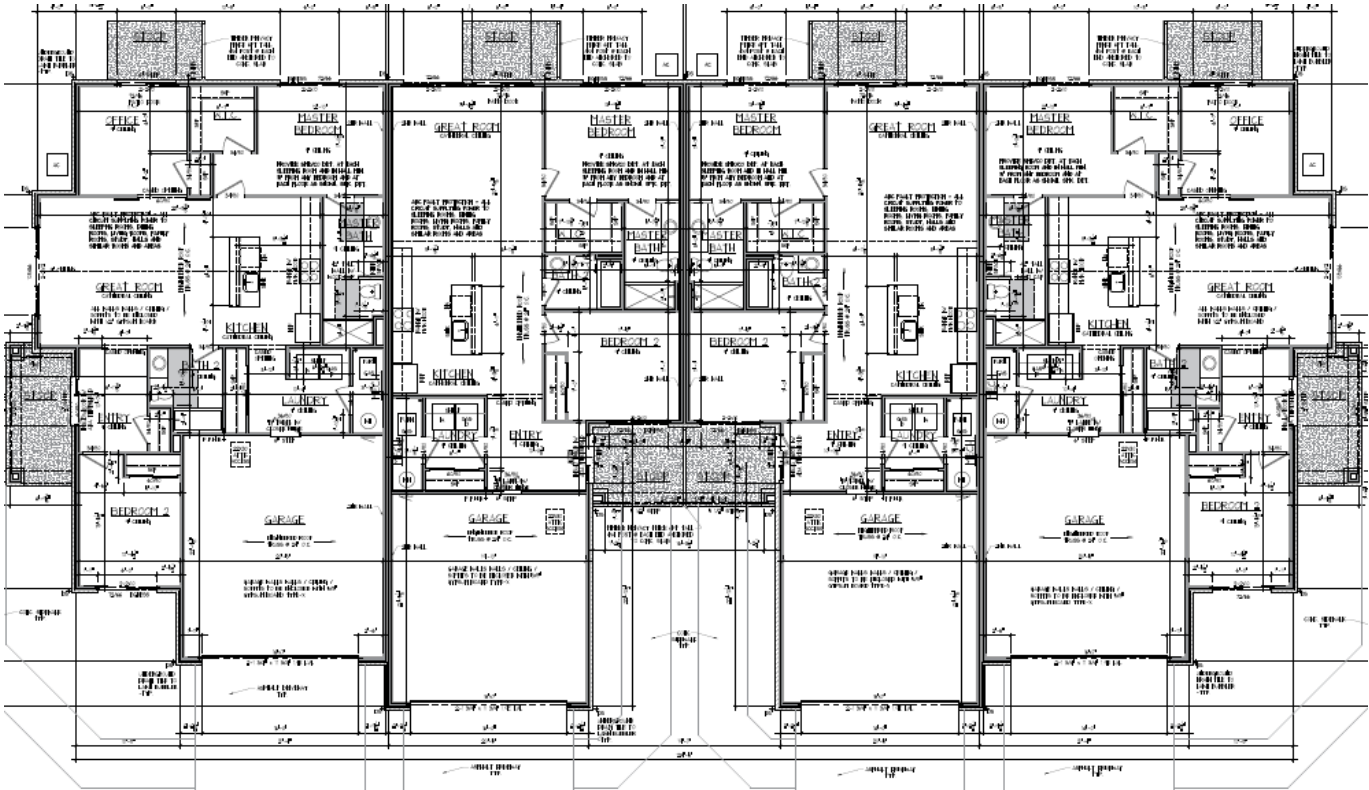
The Petitioner has provided site plan drawings. One plan (shown above) generally highlights the proposed building outlines with unit counts, with existing buildings shown as light outlines (Tech Metra Ltd.) The second, more detailed plan (shown below) also shows building setbacks, grading, utilities, and easements, along with existing building footprints (Civil Environmental Consultants, Inc.) The proposal slightly reduces the building footprint (lot coverage) of the 25 buildings from the previous approval. The Petitioner has provided a spreadsheet exhibit which notes these reductions as 325 sq. ft. in four-unit type, 593 sq. ft. in the two-unit type, and 627 sq. ft. in the three-unit type.

No other changes to the site plan are proposed. The Petitioner has confirmed that there are no encroachments into any of the easements by providing building setback dimensions to the edges of the easements (shown in red on the CEC plan). The Petitioner also confirms that no changes are required to the recorded plat of subdivision.



Proposed Detail Site Plan (Civil Environmental Consultants, Inc.)

configurations of 50 end units ("Unit A" 1,926 sq. ft.) and 41 interior units ("Unit B", 1,695 sq. ft.). Per unit, the reductions range from 404 to 1028 sq. ft. depending on the unit type. These reductions are mainly due to the loss of the second story.



Proposed Floor Plan of 4-Unit Type



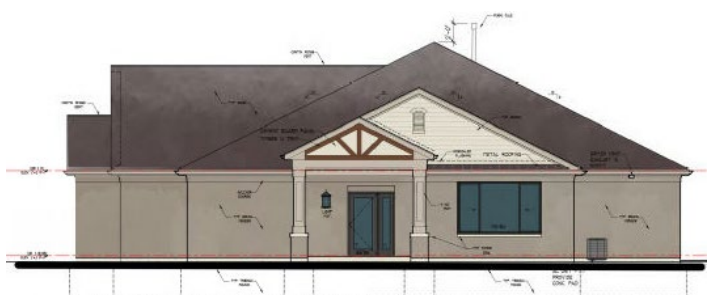
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



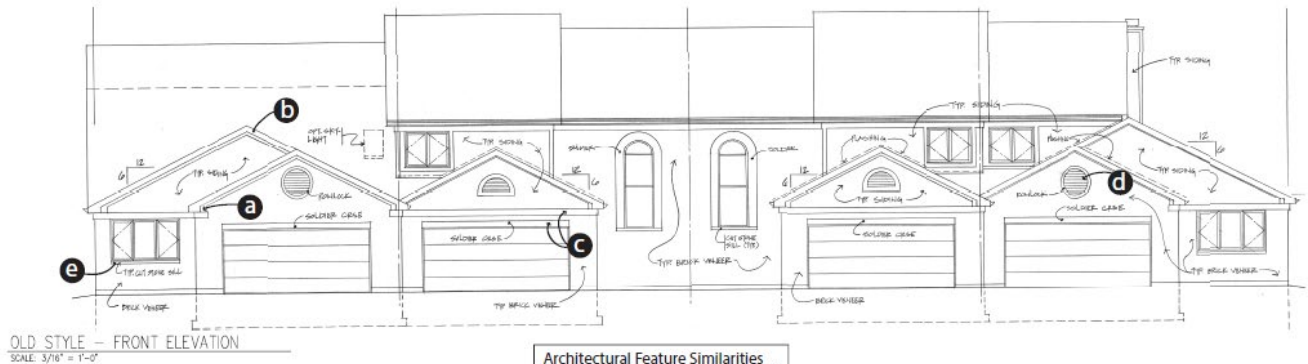
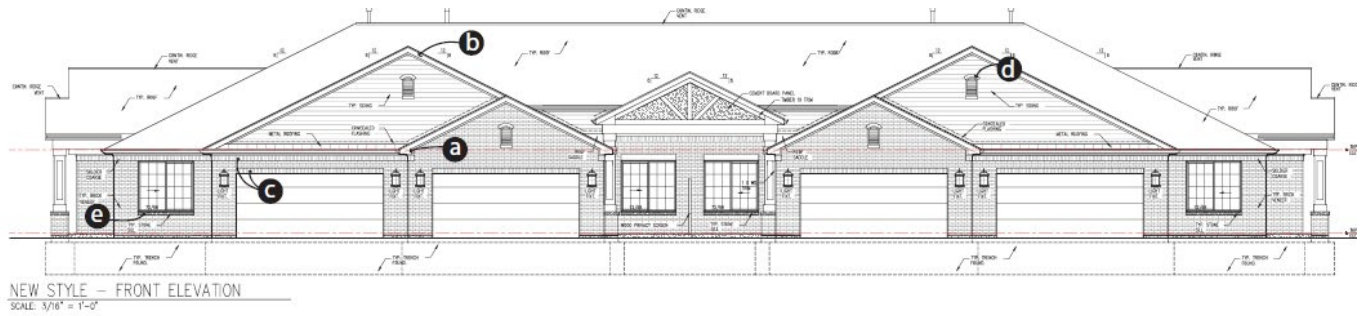
REAR ELEVATION
SCALE: 3/16" = 1'-0"



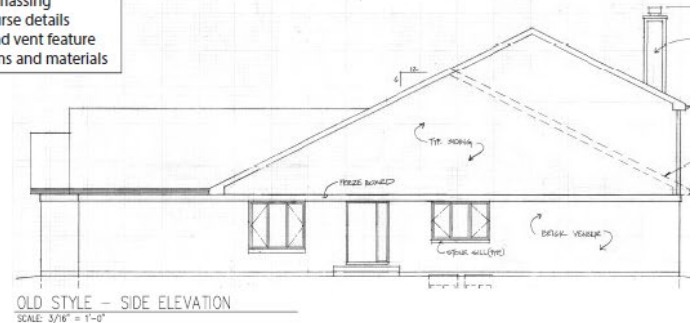
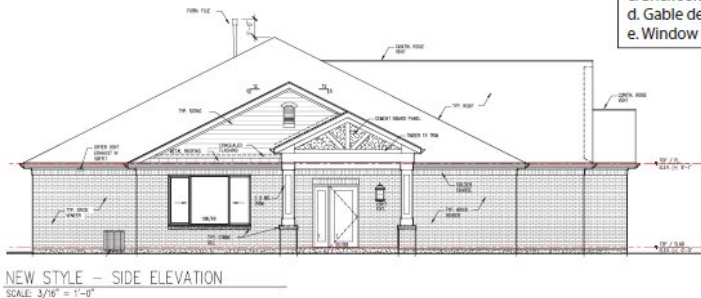
SIDE ELEVATION (LEFT)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (RIGHT)
SCALE: 3/16" = 1'-0"



Architectural Feature Similarities
a. Frieze and fascia board details
b. Roof pitch and massing
c. Brick soldier course details
d. Gable details and vent feature
e. Window locations and materials



Elevation Comparison – Proposed (New Style) vs. Existing/Previously Approved (Old Style) – 4-Unit Type

The proposed overall shape complements the existing buildings with respect to the gables. The proposed roof shape and footprints are similar to existing. The proposal has a large front gable spanning two garages with a second smaller gable nested within to frame the second garage. This style is present for all the proposed units with exception to the one of the end units on the three-unit type. The existing buildings also have front gables, but they are individual gables over each garage. The proposal also provides substantial front door entry gables and columns, as individual gables for end units, and as a larger gable for combining the two interior units on the 4-unit type. The existing buildings also have front door entry gables and columns; however they are smaller in size and less prominent. The proposal appears to provide more balanced variety in scale of gables and an aesthetically more substantial front door entry gable both on the front and side elevations. The existing side elevations tend to have a large monotonous expanse of siding on the upper story; thus the proposal will complement and improve the overall look of the building sides in the development. The proposed rear elevations appear to complement the existing buildings, though do not appear to provide as much architectural variety given the proposal is only single-story. The 4-unit type has a wide roof expanse on the rear elevation however it does not prominently front other properties. The properties surrounded by Apollo Court are all 3-unit types, which are better scaled for the dual frontage.



Proposed Rear of 3-Unit Type, Dual frontage to Apollo

Proposed exterior materials also are similar but have some differences to the existing. Brick, siding, and roofing remain the primary materials, with some details retained like brick soldier coursing, window design, and stone sills below the windows. The style of the frieze and fascia board, gable trim and eaves are similar to existing. The proposal largely differs by replacing a prominent visual feature of stone façade accent (at front windows, chimney, end-entry low wall) with a timber truss design on the front door entry gables and more articulated columns with bases and stone caps. The proposal also includes a 6' wood privacy screen between the recessed entries of the interior units on the 4-unit type, and along the edge of the rear patios for all unit types. The proposal does not have the cedar window trim and architectural siding as present on the second floor of the existing buildings. The Petitioner notes they should be able to locate downspouts on the wall rather than directly on the decorative columns. The existing buildings at 55-59 and 61-65 Olympus Drive have downspouts attached to the entry columns on the end units.



Existing detail in shingle variety and cedar trim



Existing Stone front window accent



Existing side elevation: Expansive siding, Narrow door entry w/ downspouts & stone accent.

The Petitioner provided prototypical color renderings of the three different ranch townhome building types showing tan brick but is proposing two color schemes. The Petitioner also provided an exterior material list naming the palette colors in the two schemes to provide subtle variation. Scheme #1 uses General Shale Brick in "Smoky Mountain", exterior siding in "Stone Mountain Clay", aluminum soffit/fascia/gutters in "Norwegian Wood", and Owens Corning asphalt shingles Duration Series in "Teak" color. Scheme #2 uses Meridian Brick in "Swan Creek", exterior siding in "Sandy Tan", aluminum soffit/fascia/gutters in "Sandy Tan", and Owens Corning asphalt shingles Duration Series in "Driftwood" color. The Petitioner describes the two schemes as neutral reddish and beige palettes. Proposed physical material samples will be provided at the Plan Commission meeting.

The Petitioner noted one scheme is present at 34-40 Olympus Drive (completing construction with masonry installed), and the second being a lighter tone between the existing off-white at 26-32 Olympus Dr. and the mid-brown at 25-31 Olympus Dr. Lot 31 (under construction) will soon have this second color scheme installed. Other existing reddish and pinkish tones are present at 55-59 and 61-65 Olympus Dr. It is worth noting that brick may adjust in appearance over time as it weathers.



Existing Buildings @ 26-32 Olympus (top) and 25-31 Olympus Dr. (bottom)



Existing brick on all five buildings with exterior materials completed

Differences between the architecture of the existing and proposed buildings should be considered as to whether they are complementary situated together in a development. Building massing and height should be considered along with materials, architectural style/aesthetics, and neutral color variations. Staff recommends conditioning approval that physical materials be provided during the permit process for staff review and approval.

Open Item #2: Discuss whether the proposed architecture is appropriate and complementary to the development which has existing buildings in place. Consider building height, massing, materials, architectural style/aesthetics, and neutral color variations.

STANDARDS FOR SITE PLAN AND ARCHITECTURAL APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan and Architectural Review approvals. Specific findings are not required, however the proposed site plan and building architectural design shall be used by the Commission to review the proposal and ensure compliance with the standards.

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.

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 has provided 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 allowance of single-story ranch townhomes in addition to the previously approved two-story units will not be detrimental to or endanger the public health, safety morals, comfort or general welfare. The proposal maintains a consistent architectural style and unit type complementary to the existing buildings in the development.***
- 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 proposal will have no adverse effect on the area and will help complete construction on vacant lots. The proposal responds to the current needs of the housing market, and will help facilitate completion of the development.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The proposal will not impede or adversely affect future development of surrounding properties. The proposal will facilitate orderly development of the area. The nature, location and size of the proposal is cohesive with the surrounding uses as part of the Odyssey Club Planned Unit Development.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The development is located within an existing Planned Unit Development, and all necessary utilities, access roads, and other storm water management facilities to adequately service the development have been approved and installed, or will be completed with the development.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***The development is located within an existing Planned Unit Development, that includes a gated golf course community. The ingress/egress and associated traffic volumes were previously designed and engineered to accommodate the completion of the 117 total townhome units.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The proposed Substantial Deviation to the Planned Unit Development will conform to applicable zoning regulations of the Odyssey Club development, including the same unit density and single-family attached building type as previously approved and constructed on the development.***

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
- ***The proposal will contribute positively to the economic growth and development of the community. By completing construction of the townhomes on otherwise vacant lots, the aesthetics and values of the neighboring property owners will be positively impacted. Completion of the lots mean addition taxable property value and additional units to share set expenses with the Master HOA.***

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Motion 1 (Special Use for Substantial Deviation):

"...make a motion to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the Odyssey Club Planned Unit Development to the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development to permit a second model type to be constructed for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed in the November 17, 2022 Staff Report, subject to the following conditions:

- 1. Approval is subject to final engineering plan review and approval.*
- 2. Either model type (single-story or two-story) to be constructed on Phase 7 of the PUD.*

Motion 2 (Site Plan/Architecture Approval):

"...make a motion to grant the Petitioner Anthony DeAngelis on behalf of Inter-Continental Real Estate & Development Site Plan / Architectural Approval for single story ranch townhomes at Olympus Drive & Apollo Court (Odyssey Club Phase 7) in the R-5 PD (Low Density Residential, Odyssey Club PUD) zoning district, in accordance with the plans submitted and listed herein, subject to the following conditions:

- 1. Site Plan/Architectural Approval is subject to approval of the Special Use for a Substantial Deviation to the PUD by the Village Board.*
- 2. Site Plan/Architectural Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.*
- 3. Physical material samples shall be provided during the permit process for staff review and approval. Final color and materials shall be subject to review and approval by Village staff prior to issuance of a building permit.*

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application (Redacted)	Applicant	8/18/22
	Response to Standards	Applicant	n/a
	Narrative	Applicant	n/a, rec'd 10/31/22
	Existing Townhomes Plats of Survey (Lots 1,2,27,28,30,31, & 32)	Kevin Chaffin	Various, 2021
	Proposed Grading/Construction Plans (C000, C100, C101, C200, C201)	CEC	8/18/22
	2007 Previous Approval Grading/Construction Plan Excerpts (Sheets 6 to 8 of 14)	Roake	7/30/07
	Proposed Building Setback Exhibit, (Sheets C200 & C201 w/ Setbacks)	CEC	8/18/22, rec'd 10/31/22
	Proposed Line Elevations (Sequential), Proposed Site Plan, Existing Plat of Subdivision	TM	9/8/21 & 1/24/22
	Proposed Architectural Drawings of 4-Unit Type (Floor Plans, Line Drawings, Details)	TM	9/8/21
	Proposed Architectural Drawings of 3 and 2-Unit Types (Floor Plans, Line Drawings, Details)	TM	1/24/22
	Proposed Color Elevations Prototypical Tan – 4, 3, and 2-Unit Types	Applicant	9/8/21, 1/24/22; rec'd 10/31/22
	Proposed Landscape Plan	WE	6/1/22
	Townhome Elevation Comparison Exhibit	TM	2/18/22, rec'd 11/10/22
	Unit Sizes Above Grade	Applicant	Rec'd 11/11/22
	Building FAR Comparison Table	Applicant	n/a, rec'd 10/31/22
	Exterior Materials / Color Palette Schemes	Applicant	n/a, rec'd 10/31/22

CEC = Civil & Environmental Consultants, Inc.

Roake = Roake and Associates, Inc.

TM = Tech Metra Ltd.

WE = Westwood Environmental LLC



Village of Tinley Park

Memo

Date: November 17, 2022

To: Plan Commission

From: Daniel Ritter, AICP
Interim Community Development Director

Subject: Continuation of Item 3 - Gas N Wash

Item 3 on the meeting agenda for a workshop/public hearing for Gas N Wash at 18301 LaGrange Road has been requested for a continuation by the Petitioner. They continue to work through coordinating final staff review comments and update plans. Continuation is requested to the December 1, 2022 Plan Commission meeting.