



MINUTES OF THE PLAN COMMISSION
VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS
AUGUST 18, 2016

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 18, 2016 at 7:30p.m.

ROLL CALL

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan, Acting Chairman
Ken Shaw
Tim Stanton

Absent Plan Commissioner(s): Ed Matushek III, Chairman

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

CALL TO ORDER

ACTING PLAN COMMISSION CHAIRMAN MOYLAN called to order the Regular meeting of the Plan Commission for August 18, 2016 at 7:30 p.m.

APPROVAL OF MINUTES

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER DOMINA to approve the minutes of the July 21, 2016 meeting of the Plan Commission. Vote by voice: all approved. CHAIRMAN MOYLAN declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 18, 2016 REGULAR MEETING

ITEM #1: WOODSPRING SUITES – SPRING CREEK DRIVE & WEST CREEK DRIVE – SITE PLAN APPROVAL, PLAT APPROVAL, AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE PLANNED UNIT DEVELOPMENT (New Item)

Present were the following:

Plan Commissioners: Kevin Berghold
John Domina
Anthony Janowski
Lori Kappel
Peter Kroner
Mark Moylan, Acting Chairman
Ken Shaw
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kislner, Planner I
Patricia Meagher, Commission Secretary

Guest: Duffey Phelps of Holladay Properties on behalf of WoodSpring Suites

COMMISSIONER KAPPEL made the following statement:

“Pursuant to the Village of Tinley Park’s Code of Ethics, I am hereby disclosing that I am an employee of Holladay Properties. My title is Project Designer. I am not a Director, Shareholder, Owner or Officer to the company. I have spoken with the Village Attorney and he has advised me that out of an abundance of caution and to avoid even an appearance of impropriety that I should refrain from participating in any conversation or deliberation regarding this petition and abstain from any vote taken. Moreover, in my role as Project Designer, I have had limited involvement in the planning and designing of this project or any other projects by Holladay Properties in the Village of Tinley Park.”

STEPHANIE KISLER, Planner I, presented, on behalf of WoodSpring Suites. They are seeking Site Plan Approval, Plat Approval, and Special Use Permit. This is located at the intersection of West Creek, Spring Creek and North Creek Drive. DUFFEY PHELPS from Holladay Properties is present and Applicant TIM HEALY could not attend.

MS. KISLER noted the open items stated in the Staff Report:

1. The Plat language needs to be revised to include cross-parking, cross access, easements throughout all three (3) lots. Holladay Properties is looking to divide a single parcel into three (3) parcels. One of the lots will be for this hotel and the other lots will be for future users.

2. The Photometric Plan must be updated to include wall lighting measurements and cut sheets.
3. Staff requests the Plan Commission's recommendations on building materials to provide to the Building Committee when deliberating upon a building materials waiver.

MS. KISLER presented a Power Point, of the existing site, zoning and comprehensive plan. She indicated various directional views of the site including the proposed use and subdivision of the property into three (3) lots. Lot 1 will be the WoodSpring Suites property and Lot 2 and Lot 3 will be developed in the future. WoodSpring Suites fronts North Creek Drive with the majority of the parking located south of the building.

MS. KISLER pointed out that the site was part of a Planned Unit Development (PUD), which means that it is subject to the PUD Regulations. Staff noted that within the last few years the Village adopted an Urban Design Overlay District which applies to everything south of 179th Street and is intended to provide more walkable design, buildings closer to the street, and parking in the back of the building for a more urban feel overall. She noted that the majority of the PUD was developed prior to the establishment of the Urban Overlay District and that it would be difficult to strictly comply to the overlay requirements especially since there are no sidewalks in the area. She noted that Staff worked with the Applicant to meet the intent of the District with such things as building setback, location of parking field and interconnectivity with the adjacent lots.

MS. KISLER then highlighted the landscaping. The landscape plan indicated landscaping around the WoodSpring Suites (Lot 1) as well as the front of Lot 2. One of Staff's concerns was that the landscaping in the parkways must look consistent for Lot 1 and Lot 2 and be planted at the same time so that the street trees along the public right-of-way will be the same size.

MS. KISLER continued her presentation by displaying the building material samples submitted by the Applicant including stone, siding, and roofing shingles. Staff discussed working with the Applicant on different versions of the use of building materials. She noted that the Village's Building Code calls for 60% brick while the Applicant is at roughly 60% stone. The Building Committee is able to grant a waiver for other materials. Staff would like the Plan Commission's opinions about the proposed building materials which will then be presented to the building committee. Staff presented a comparison of building materials of the nine (9) other hotels within the Village and their conformance with the masonry requirements within the Building Code. Staff's analysis showed that the majority of other hotels within the same PUD did not meet the current standards within the Building Code.

MS. KISLER then discussed signage. The Applicant is proposing various wall and freestanding signage that would need exceptions from the PUD including the number of wall signs, the sign face area of freestanding signs, and location of freestanding signs. Diagrams were shown of the wall sign. The Applicant is proposing to have a wall sign on all four (4) sides of the building. The Applicant is proposing to have a ten (10) foot tall freestanding sign near the north entrance and a thirty (30) foot tall freestanding sign with a LED message board on the south edge of Lot 3. Staff discussed how the freestanding signs offer panels for future tenants of Lot 2 and Lot 3 and how technically the north freestanding sign is off-premise for Lot 2 and Lot 3 and the south freestanding sign is off-premise for Lot 1 and Lot 2. Staff presented a study showing other existing freestanding signs in Tinley Park along I-80 exceed ten (10) feet in height.

MS. KISLER asked the Plan Commission if there were any questions at this time. COMMISSIONER JANOWSKI asked if Staff could explain the off-premises signs. MS. KISLER explained that the Village does not allow off-premise signs due to the possibility of signage not being in the vicinity of the business at times. COMMISSIONER KRONER asked what is to stop the other hotels asking for off-premise

signs. MS. KISLER explained that the other hotels are already developed and have their own freestanding signs on their own lots. The difference is that they are not a part of a newly subdivided property like this and the Applicant's proposed signage allows for future tenants of Lot 2 and Lot 3 to share these signs rather than erect additional freestanding signs. PAULA WALLRICH, Interim Community Development Director, also explained that this site was one (1) parcel to begin with and is now being subdivided into three (3) parcels. She added that the signs are designed to have three (3) users rather than just one (1). She stated that the Village's Sign Regulations gives an advantage to properties adjacent to I-80 by allowing additional sign face area for a wall sign facing I-80 based on the size of the building. COMMISSIONER JANOWSKI restated that the first exception for signage is that two (2) wall signs currently are allowed and they are proposing four (4).

COMMISSIONER JANOWSKI discussed the walkability and crosswalks. COMMISSIONER SHAW asked about the percentage of build-out in within the remainder of the Planned Unit Development. MS. WALLRICH noted that the majority of the North Creek Business Park Planned Unit Development was already developed and did not include public sidewalks. She further stated that due to the existing development pattern, there is not high walkability at this site because sidewalks were not required in the past throughout rest of the sites within the PUD.

COMMISSIONER KRONER asked MR. PHELPS about the private drive on the property being shared by all three (3) lots. MR. PHELPS stated that yes, this access drive shared between Lot 1, Lot 2, and Lot 3. It is a private drive rather than public right-of-way.

COMMISSIONER KRONER inquired about parking. MS. KISLER stated that WoodSpring Suites' plans indicate that they exceed the parking requirement by four (4) spaces. She added that they have provided the correct dimensions for all parking spaces and access drives.

ACTING CHAIRMAN MOYLAN inquired about a future business coming into Lot 2 or Lot 3 wanting their own sign versus sharing a panel on the WoodSpring Suites sign. MS. KISLER stated that something can be placed in the covenants that said business would not be allowed to have their own sign. She also added that the Plat will reflect a sign easement between Lot 1, Lot 2, and Lot 3.

ACTING CHAIRMAN MOYLAN raised the question of Lot 3 having no direct access to the public right-of-way. MS. WALLRICH explained that the drive is a private access aisle rather than a public street. MR. PHELPS explained that the drive will be extended to fit the new tenant's needs e.g., a business building in Lot 2 using Lot 3 as parking. Utilities will be available to all of the lots, which will increase the marketability.

ACTING CHAIRMAN MOYLAN asked that MR. PHELPS make his presentation to the Commission.

MR. PHELPS introduced himself as the Project Developer and gave a history of his company, Holladay Properties, which was established in 1952. He stated that Holladay Properties is a full-service real estate company, including development and management, operating throughout the United States. He stated that they have built all asset types such as multi-family, medical office, industrial, retail and hospitality. He noted that there are currently ten (10) WoodSpring Suites hotels in the U.S., and ten (10) more that in the early stages of development.

COMMISSIONER KRONER asked about the renovation plan for WoodSpring Suites. MR. PHELPS stated that they will renovate about every five (5) years. MR. PHELPS also stated the economical benefits that this project will bring including how during construction, there will be 300+ jobs created and then once the hotel is developed it will employ twelve (12) people. The hotel occupancy tax revenue will be a great benefit to the Village.

COMMISSIONER SHAW asked how many rooms the hotel will have. MR. PHELPS stated that there are 123 rooms of which three (3) of those rooms will be occupied by on-site live-in employees (a Safety Attendant, a Maintenance Technician and a Guest Services Representative).

COMMISSIONER KRONER asked about the pay range of the salaries for employees hired at the proposed WoodSpring Suites. MR. PHELPS explained that salaries would be based on their positions.

COMMISSIONER KRONER inquired about the twelve (12) jobs that will be created to service the hotel and whether they are full-time, part-time, what their hourly wage and benefits would be. MR. PHELPS stated that there will be four (4) full-time employees that will receive full benefits. He noted that the salary for the General Manager is estimated at \$70,000 per year and Maintenance Technician \$45,000 per year. He noted that he can provide more information at another time. He stated that the estimated wage offered for the part-time positions will be around \$12.00 per hour.

COMMISSIONER JANOWSKI stated for the record that he had researched two (2) previous WoodSpring Suites developments completed by Holladay Properties and noted that the General Contractor for these developments did not comply with the area standard wages and benefits. He asked MR. PHELPS if the employees hired at this site will be given salaries based on the area standard wages and benefits within Tinley Park. MR. PHELPS stated he was unaware of this and will discuss this with MR. HEALY. He also confirmed that the employees for the proposed project in Tinley Park would receive the area standard wages and benefits.

COMMISSIONER JANOWSKI further questioned if the construction personnel working at the proposed project would also be paid salaries that met the area standard wages and benefits. MR. PHELPS confirmed that construction personnel would also receive the area standard wages and benefits.

COMMISSIONER DOMINA asked if this would be a union built project. MR. PHELPS stated that although this project has not been put out for bid yet, he feels it will be approximately 95% union built.

COMMISSIONER DOMINA asked about security camera coverage for the parking lot. MR. PHELPS stated that they will install security cameras, if needed, to ensure safety.

COMMISSIONER KRONER inquired about the apartment occupancy study that Holladay Properties had pulled their Tinley Park information from and where they received that study from. MR. PHELPS stated that it was a company called SDS Research. COMMISSIONER KRONER asked if he could share that study with the Commission.

ACTING CHAIRMAN MOYLAN inquired the need for another hotel in Tinley Park. MR. PHELPS stated that there has not been any movement in the market since 2008 and there now seems to be a need for new supply of hotels. COMMISSIONER KRONER inquired about the hotel's rates. MR. PHELPS stated that a weekly rate will be between \$400 and \$430. For a transient stay, the rate will be \$90 to \$110 per night.

ACTING CHAIRMAN MOYLAN inquired about the need for the wall signs at the east and west sides of the building. MR. PHELPS explained that traffic can view the east side sign. He noted that there is less traffic on the west side, so if that wall sign needed to be excluded it could be considered.

COMMISSIONER JANOWSKI discussed a recommendation for Holladay Properties regarding building materials. He is familiar with various products that alleviate the possibility of water seepage between two different components adhered to the exterior walls. He mentioned a product called Versetto Stone. It has

weep screens that are continual. He mentioned that the material's sustainability and labor costs give substantial savings. COMMISSIONER JANOWSKI stated that he would provide Staff with information about the material.

ACTING CHAIRMAN MOYLAN directed everyone to the three (3) open items. He asked if anyone else had any recommendations or comments regarding building materials. COMMISSIONER SHAW asked Staff for a clarification on the 60% brick requirement and 40% stone of what kind. MS. KISLER noted that the Building Committee will be making the determination on a Building Material Waiver for this project. She added that the current code stipulates that this size building must be built with 60% brick and the other materials must be masonry. MS. WALLRICH asked the Commission for their opinions of the proposed architecture. COMMISSIONER SHAW stated that the current design being presented is attractive.

ACTING CHAIRMAN MOYLAN stated that there will be a Public Hearing for this project on September 15, 2016. MS. KISLER clarified that the Public Hearing is delayed from September 1, 2016 to September 15, 2016 because of a publishing error caused by the newspaper personnel, which did not correctly publish the legal notice within the mandated fifteen (15) to thirty (30) day notice timeframe.

PUBLIC COMMENT

ACTING CHAIRMAN MOYLAN asked if at this time there were any comments from the public. There were no comments.

ADJOURNMENT

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER DOMINA to adjourn the Regular Meeting of the Plan Committee of August 18, 2016. The Motion was unanimously approved by voice call. CHAIRMAN MOYLAN declared the meeting adjourned.