

NOTICE OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for
August 19, 2021 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person who is not fully vaccinated wear a face-covering to cover their nose and mouth.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on August 19, 2021. Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person who is not fully vaccinated wear a face-covering to cover their nose and mouth.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wish to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wish to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**August 19, 2021 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the August 5, 2021 Regular Meeting

**ITEM #1 PUBLIC HEARING – SMOOTHIE KING, 6801 159TH STREET
VARIATIONS AND SITE PLAN/ARCHITECTURAL APPROVAL**

Consider recommending that the Village Board grant Parth Patel, on behalf of Parth37 LLC (d/b/a Smoothie King), Variations from the Zoning Ordinance (minimum parking requirements, exterior material requirements, ground sign setback, maximum number of wall signs, maximum wall sign size) at 6801 159th Street in the B-3 (General Commercial and Business) zoning district. Site Plan and Architectural Approval is also being requested. The requests allow for the redevelopment of the property to accommodate a new Smoothie King restaurant with site upgrades and a dual drive-thru.

**ITEM #2 PUBLIC HEARING – FAITH UNITED PRESBYTERIAN, 6200 167TH STREET
SIGN VARIATIONS**

Consider recommending that the Village Board grant the Petitioner, Edgar Montalvo on behalf of Faith United Presbyterian Church, Variations from the Zoning Ordinance at the property located at 6200 167th Street in the R-1 (Single Family Residential) zoning district. The granting of this Variation will permit a freestanding ground sign that is larger than the 30 sq. ft. maximum size, with an Electronic Message Center Sign to exceed the maximum size of 20% of the total sign area of a freestanding sign, and to encroach within the ten-foot minimum setback from the south property line.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

August 5, 2021

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 August 5, 2021.

CALL TO ORDER –ACTING CHAIRPERSON WEST called to order the Regular Meeting of the Plan Commission for August 5, 2021 at 7:00 p.m.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Acting Chairperson Kehla West
Eduardo Mani
James Gaskill
Kehla West
Greg Maniatis

Absent Plan Commissioners:

Garrett Gray
Frank Loscuito
Ken Shaw
Jennifer Vargas

Village Officials and Staff:

Dan Ritter, Senior Planner
Lori Kosmatka, Associate Planner

Petitioners:

Dr. Toni Scott-Terry representing Allure Wellness Center
Dan Fitzgerald representing Local One Restaurant / Even Hotel
Parth Patel, on behalf of Parth37 LLC, representing Smoothie King

Members of the Public:

None

COMMUNICATIONS – Dan Ritter, Senior Planner, announced the Village Board has combined the Zoning Board of Appeals with the Plan Commission at last Tuesday's meeting. This commission will likely become the Planning & Zoning Commission. New items to the Plan Commission might include items such as fence variations and sign variations. Generally, items are things the Plan Commission has seen before in some capacity.

COMMISSIONER GASKILL asked why the two were combined.

Dan Ritter stated it was for efficiency purposes. The ZBA had very few meetings and it was averaging only 1 agenda item per meeting they did have. An entire meeting would sometimes be pulled for just one fence variation. It takes a lot of time to set up meetings with packets and notices. It will be more efficient for staff and to get a group to meet consistently.

COMMISSIONER MANI asked how we are handling scheduling the cases, and when the meeting would end.

Dan Ritter replied all the cases would be here per usual. Typically, 10pm has been a time limit to wrap up the meeting. If there's an item being finished up, it may go a little after 10pm. If there's too many agenda items on a meeting, then it's full and we stop it at a certain point. Meetings are generally on a first applied, first heard basis. It might mean fewer cancellations of meetings though.

APPROVAL OF MINUTES - Minutes of the July 15, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI to approve the July 15, 2021 minutes as presented. ACTING CHAIRPERSON WEST asked for a voice vote; all were in favor. She declared the motion carried.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 5, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – ALLURE WELLNESS CENTER, 7151 183RD STREET – SPECIAL USE FOR A DWELLING ABOVE A PRINCIPAL USE, PARKING VARIATION AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending the Village Board grant Jason Terry and Toni Scott-Terry (property owners) a Special Use for a Dwelling located above a principal commercial use, a Parking Variation, and Site Plan/Architectural Approval at 7151 183rd Street in the B-3 PUD (General Business & Commercial, Holiday Inn/Convention Center PUD) zoning district.

Present Plan Commissioners: Acting Chairperson Kehla West
Eduardo Mani
James Gaskill
Kehla West
Greg Maniatis

Absent Plan Commissioners: Garrett Gray
Frank Loscuito
Ken Shaw
Jennifer Vargas

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

Petitioners: Dr. Toni Scott-Terry representing Allure Wellness Center

Members of the Public: None

ACTING CHAIRPERSON WEST asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER GATTO. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. This included the proposed Special Use Permit for the dwelling, site plan details, and the need to request a parking variation. She reviewed the updates made by the Petitioner following the previous Workshop with the Plan Commission at the July 15th meeting. A key change included plan adjustments to keep the apartment entirely separate from the business uses. Both apartment entrances will have a vestibule, stairway to the apartment, exterior door, and interior door to the business uses. The Petitioner stated that both interior doors to the business uses will have a two-way lock installed with the key held only by the Petitioner. In order to create the vestibule at the apartment's east entrance, one treatment room was removed. This removal reduced the required number of parking spaces, and thus changed the requested parking variation from a shortage of 11 stalls to 9 stalls. She also noted the Petitioner does not yet have a sign plan ready, and will either comply or come back with a future variation request. She noted the previously approved landscaping plan, and that the Petitioner's landscaper is in the process of providing a landscaping plan. She provided staff recommendations for conditions.

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing.

ACTING CHAIRPERSON WEST asked if there were any questions and comments for staff. There were none.

Dan Ritter asked the Petitioner if she had anything she wanted to state. She did not have anything to state.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

Lori Kosmatka reviewed the draft Standards of Approval on these requests, summarizing the Special Use, Parking Variation, and Site Plan/Architectural Approval as indicated in the Staff Report.

There were three motions for this item.

Motion 1-Special Use Permit for a Dwelling Above A Principal Use:

COMMISSIONER GATTO made a motion to recommend that the Village Board grant Jason Terry and Toni Scott-Terry (property owners) a Special Use for a Dwelling located above a principal commercial use, at 7151 183rd Street in the B-3 (General Business & Commercial) zoning district in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 2-Parking Variation:

COMMISSIONER MANI made a motion to recommend that the Village Board grant Jason Terry and Toni Scott-Terry (property owners) a Parking Variation for nine parking spaces to permit a total of 76 parking spaces where 85 are required at 7151 183rd Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report, subject to the condition that parking demand is monitored by the property owner and all parking is accommodated on-site.”

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

Motion 3-Site Plan Architectural Approval:

COMMISSIONER GATTO made a motion to grant Jason Terry and Toni Scott-Terry (property owners) Site Plan and Architectural Approval at 7151 183rd Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report, and subject to the following conditions:

1. Approval is subject to final engineering plan review and approval by the Village Engineer.
2. Approval is subject to staff review of the overhead door and exterior design remaining in substantial compliance with the existing building and architectural standards.
3. Approval is subject to compliance with the previously approved Landscaping Plan prior to building occupancy. Landscaping in new areas near the fitness center expansion shall be subject to staff review and approval.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

ACTING CHAIRPERSON WEST noted the request will be reviewed by the Village Board at their August 17th meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 5, 2021 REGULAR MEETING

ITEM #2 PUBLIC HEARING – LOCAL ONE (EVEN HOTEL), 18501 CONVENTION CENTER DRIVE – SPECIAL USE FOR A SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant Daniel Fitzgerald, on behalf of Even Hotel – Tinley Park Convention Center a Substantial Deviation from the Planned Unit Development with an Exception from the Zoning Ordinance to permit one restaurant (Local One) sign (previously permitted under Ord. 2000-O-088) to extend up to nine feet from the building façade instead of the maximum of one foot at 18501 Convention Center Drive in the B-3 PUD (General Business & Commercial, Convention Center/Holiday Inn Planned Unit Development).

Present Plan Commissioners: Acting Chairperson Kehla West
Eduardo Mani
James Gaskill
Kehla West
Greg Maniatis

Absent Plan Commissioners: Garrett Gray
Frank Loscuito
Ken Shaw
Jennifer Vargas

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

Petitioners: Dan Fitzgerald representing Local One Restaurant / Even Hotel

Members of the Public: None

ACTING CHAIRPERSON WEST asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER GATTO. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. This included the proposed Special Use Permit for a Substantial Deviation from the PUD with an Exception. She noted the property is part of the Convention Center/Holiday Inn PUD, and that deviations from the Zoning Ordinance are considered exceptions rather than Variations when located in a PUD. She provided history on the property, site characteristics, and details of the proposed signage. She noted there is a landscape bed between the building and sidewalk, and the sign would not extend over the sidewalk. The sign is proposed to be perpendicularly mounted as it is intended for foot traffic along the sidewalk. Also, the existing tree would block the view of a traditional flat-mounted sign. She noted that for the permitting process, the Village's Building Division will require architectural/engineer stamped design drawings to be submitted with the building permit to ensure the structural integrity of the building façade and sign.

COMMISSIONER GATTO asked for confirmation that the sign was not going to come over the sidewalk.

Lori Kosmatka responded that specific dimensions are not available for exactly how far the sign will project. She noted the Petitioner originally proposed the sign to be 48"x96" but is now considering a slightly smaller option.

ACTING CHAIRPERSON WEST asked if there were any other questions or comments for staff. COMMISSIONERS MANI, GASKILL, AND MANIATIS responded no comment.

The Petitioner, Dan Fitzgerald, thanked staff and noted they are putting the finishing touches on the project that was delayed by COVID.

Dan Ritter, Senior Planner, noted this is a rare situation to have blade signs. This is a unique case where a lot of traffic drives in without good visibility from the roadways. This is the first request that had been received of this kind. As the Village tries to become more pedestrian-friendly, allowing blade signs may be something to look into going forward. It could work in some shopping centers.

COMMISSIONER GATTO noted in the four years she served on the Plan Commission, she has not seen a sign like this come in yet. She believes the blade sign is a great idea here.

Lori Kosmatka reviewed the draft Standards of Approval on this request, as outlined in the Staff Report.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing.

Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

There was one motion for this item.

Motion 1-Special Use for a Substantial Deviation:

COMMISSIONER MANIATIS made a motion to recommend that the Village Board grant the Petitioner, Daniel Fitzgerald on behalf of Even Hotel – Tinley Park Convention Center, a Special Use Permit for a Substantial Deviation from the Convention Center/Holiday Inn PUD with an Exception from the Zoning Ordinance to permit one projecting wall sign to extend up to nine feet from the building façade instead of the maximum of one foot at 18501 Convention Center Drive in the B-3 PD zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 5, 2021 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

ACTING CHAIRPERSON WEST noted the request will be reviewed by the Village Board at their August 17th meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 5, 2021 REGULAR MEETING

ITEM #3 WORKSHOP – SMOOTHIE KING, 6801 159th STREET – VARIATIONS AND SITE PLAN/ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Parth Patel, on behalf of Parth37 LLC (d/b/a Smoothie King) Variations from the Zoning Code (minimum parking requirements, exterior material requirements, ground sign setback, maximum number of wall signs, maximum wall sign size) at 6801 159th Street in the B-3 (General Commercial and Business) zoning district. Site Plan and Architectural Approval is also being requested. The requests allow for the redevelopment of the property to accommodate a new restaurant (Smoothie King) with dual drive-thru.

Present Plan Commissioners: Acting Chairperson Kehla West
Eduardo Mani
James Gaskill
Kehla West
Greg Maniatis

Absent Plan Commissioners: Garrett Gray
Frank Loscuito
Ken Shaw
Jennifer Vargas

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

Petitioners: Parth Patel, on behalf of Parth37 LLC, representing Smoothie King

Members of the Public: None

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission. This included the proposed Variations and Site Plan/Architectural Approval. He provided site history, and noted that the proposal will re-use the existing foundation of the 1,400 sq. ft. existing building which previously operated as Brown's Chicken. The site's size and opportunities for landscaping are constrained. He mentioned sidewalk work was done in 2018 per the Village's sidewalk gap program. Part of the proposal involves a dual-lane drive-thru. He addressed vehicle stacking concerns by noting the proposed operation will not involve much hot food, and will allow for customers to pre-order. He provided a staff suggestion to have an enclosed island on the south end of the site to help define and protect the parking area as well as provide a place for directional signage and possibly a tree. He noted snow could cover up striping if there was no island. He noted the ADA access aisle will help provide a sidewalk connection from Oak Park Avenue. He summarized the architecture which currently includes a proposed black aluminum vertical trellis that wraps around the sides of the building that face Oak Park Avenue and 159th. He compared this to a previous proposal which did not include much detailing. Staff's preference is for the black architectural wrap as it is visually appealing and helps screen the roof from the road. This architectural wrap will require variation from the Village's code on exterior materials. He summarized the other variations required for signage and parking. He noted there are currently no photometric plans or lighting cut-sheets.

COMMISSIONER GATTO noted the proposal looks great and she is happy to see this land redeveloped and cleaned up.

COMMISSIONER MANI echoed COMMISSIONER GATTO'S comments. He said this corner needs to be revitalized. He thinks the circulation and vehicle stacking will work and that the angled parking will help confirm the one-way direction along with directional signage.

COMMISSIONER GATTO stated she agreed that she agrees regarding the exterior metal accent panel. She likes the look and feels it gives the building dimension. It helps break up the brick.

COMMISSIONERS GASKILL and MANIATIS had no comment.

ACTING CHAIRPERSON WEST echoed COMMISSIONER GATTO'S comment that she liked the metal. The shift from 15% to 18% is insignificant. The renderings look good especially with it contrasting the sign. She asked if the parking lot connects to the adjacent shopping center.

Dan Ritter responded no. The sites are separated by an elevation change.

ACTING CHAIRPERSON WEST stated she is not worried about the parking variation as the operations will have a quick throughput.

The Petitioner spoke. He noted he grew up in Blue Island and knew of Brown's Chicken. He has stores in Crestwood, Chicago Ridge, Plainfield, & Shorewood. He plans to open two in Tinley Park. One would be further south near 183rd and Harlem.

He addressed some of the points about the building's proposed appearance. He mentioned the insets on the building help differentiate it and could provide placement for promotional items. On the side facing 159th Street, there also will be two menu boards. He noted about 4 to 5 feet of landscaping will help screen and break up the continuous brick. Regarding the staff suggested parking island, he noted that upon discussing with his architect, he can only do a two-foot curb in order to maintain the 24' bi-directional clearance. Otherwise, it would turn into only 19' clearance, making it tight for two cars. People exiting the drive-thru will be going out onto Oak Park Ave. He does not want to make it difficult to have crossing traffic. He stated he could have a two-foot curb to protect the last parking space or if there is snow. He noted it would look better than a bollard.

Dan Ritter noted it is better to have something there for vehicle protection and directional signage.

His operations are 90-95% carryout. Most people will not congregate there. Most Smoothie Kings only have one drive-thru. Digital ordering can help them maneuver more easily. They could configure one as a lane for online pickup orders only. The brick and metal look and the double drive-thru will make this a modern location. Typical Smoothie King prototypes use fiber cement boards and painted block. He mentioned photometrics might be in next week, and that he may consider Colonial 9' tall poles like the store in Munster. He asked staff if he needed to provide any public notification for the Public Hearing.

Dan Ritter responded no, that staff already sent out the public notifications. Staff can look at the lighting. If it's still open at the public hearing, it could be conditioned for approval. The Village does have some standards for not seeing the lens.

The Public Hearing for this item will be at the August 19th meeting of the Plan Commission.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 5, 2021 REGULAR MEETING

ITEM #4 PUBLIC HEARING – TEXT AMENDMENT – ADULT-USE RECREATIONAL CANNABIS DISPENSARY LOCATION CHANGES

Consider a proposed text amendment to certain sections of the Tinley Park Zoning Ordinance for Adult-Use Cannabis Dispensing Organizations to be additionally permit in the B-1, ORI, M-1, MU-1, and Rich Township Entertainment Districts. Also to eliminate requirements requiring their location in a standalone building and along designated commercial corridors (159th St, Harlem Ave, and LaGrange Rd).

Present Plan Commissioners: Acting Chairperson Kehla West
Eduardo Mani
James Gaskill
Kehla West
Greg Maniatis

Absent Plan Commissioners: Garrett Gray
Frank Loscuito
Ken Shaw
Jennifer Vargas

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

Petitioners: None

Members of the Public: None

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing,

ACTING CHAIRPERSON WEST asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission that will be attached to the minutes and available on the Village's webpage for the record. This text amendment proposes to make changes from last year's approval to permit cannabis dispensaries. The consideration is to allow it in multi-tenant buildings, remove the corridor requirements, and allowing it as a special use in additional zoning districts. The concerns from the zoning districts can be covered through the special use process, allowing dispensary operators to find more locations. He addressed the main concerns of the Plan Commission from the Workshop on July 15th, which were odor and lines at multitenant buildings.

He had contacted other municipalities and noted most do allow multi-tenant buildings. He mentioned Mokena, Arlington Heights (next to a supermarket), and Schaumburg (next to a pizza restaurant) as examples. Air filtration has been a requirement as part of the state approval process and each site has air filtration and separate HVAC systems. Staff has drafted these standards as well into the Village ordinance, so upon submission for a Special Use, they would have to submit that air filtration and HVAC information to the Village. Schaumburg and Homewood have not had any odor complaints from tenants. He believes the state air filtration requirement may have started with the introduction

of recreational cannabis. He noted an existing older building with medical cannabis may not have the same odor control. Police Chief Walsh had explained to staff that odor was previously an issue with storage of the product in the police station's evidence locker, but was no longer an issue once a HEPA air filter was installed. Dan Ritter also looked at Google reviews of neighboring restaurants and did not see any negative reviews relating to the smell of marijuana. The other issue of concern from the Plan Commission Workshop was lines blocking access and taking up parking. Schaumburg and Homewood said there were originally complaints of lines blocking access and limited parking, but the complaints have faded now. Lines may be a little longer on weekends, but the initial wave has died down. Also, there are a lot more dispensaries out there now. It used to be that you would pull from a larger geographic area. He further noted that interior designs have also improved, allowing more space for people to wait inside. As part of the Special Use, the Village can review how many people can wait inside versus outside. For people waiting outside, we could look at where they would wait and limit the number. He summarized the Workshop updates and called out new air filtration and ventilation as part of the submittal requirements. He noted there are no standards to present for text amendments.

ACTING CHAIRPERSON WEST asked if there were any questions and comments. Hearing none, she asked for a motion to close the Public Hearing.

Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

There was one motion for this item.

Motion 1-Text Amendment:

COMMISSIONER GASKILL made a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the August 5, 2021 Staff Report and draft ordinance to permit Adult-Use Cannabis Dispensing Organizations to be allowed in the following zoning districts as a Special Use: B-1 (Neighborhood Shopping), ORI (Office and Restricted Industrial District), M-1 (General Manufacturing), MU-1 (Duvan Drive Overlay District), and Rich Township Entertainment and Tourism Overlay District, in addition to their current allowances. Additionally, the restrictions for location in a standalone single-tenant building and corridor restrictions be removed; an additional requirement for submittal of HVAC and air treatment systems be required with any submittal for a Special Use.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

This will be reviewed by the Village Board at their August 17th meeting for the first reading. The following meeting will be for adoption.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 5, 2021 REGULAR MEETING
ITEM #5 PUBLIC HEARING – TEXT AMENDMENT – SIGN REGULATIONS CHANGES

Consider a proposed text amendment to Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance. Proposed changes would allow a second sign accessory to an approved drive-thru lane. Additionally, some clarifications and minor adjustments are proposed for simpler regulation and enforcement of the code.

Present Plan Commissioners: Acting Chairperson Kehla West
Eduardo Mani
James Gaskill
Kehla West
Greg Maniatis

Absent Plan Commissioners: Garrett Gray
Frank Loscuito
Ken Shaw
Jennifer Vargas

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

Petitioners: None

Members of the Public: None

ACTING CHAIRPERSON WEST stated she received proof of the Notice of Publication for this Public Hearing,

ACTING CHAIRPERSON WEST asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

ACTING CHAIRPERSON WEST invited staff to start with the presentation of this item.

Dan Ritter, Senior Planner, summarized the Staff Report for the Commission that will be attached to the minutes and available on the Village's webpage for the record. He noted there were not too many concerns from the previous Workshop meeting. The main driver for this current amendment is due to the number of variations needed for preview menu boards. When variation approvals reoccur, it could indicate the existing code may not work. Preview menu boards have become an industry standard. Previous approvals for preview menu boards would meet the currently proposed requirements. He noted other sign code clarifications are being considered too that include eliminating maximum sign height, letter height, lines of lettering. The overregulation on signs did not really lead to any positive outcomes. He noted size restrictions are still there as well as requirements to fit the sign into the building's envelope. Locations for signs on the building are to stay aligned. The requirements for not interfering with architectural features will be strengthened. Thus far it was only a recommendation.

ACTING CHAIRPERSON WEST asked for a motion to close the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. ACTING CHAIRPERSON WEST requested a voice vote asking if any were opposed to the motion; hearing none, she declared the motion carried.

There was one motion for this item.

Motion 1-Text Amendment:

COMMISSIONER GASKILL made a motion to recommend the Village Board amend Section IX (Signage Regulations) of the Zoning Ordinance to as described in the August 5, 2021 Staff Report and attached draft ordinance. The proposed text amendment permits additional accessory drive-thru signage, eliminates maximum wall sign and letter heights, and various other code clarifications.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRPERSON WEST declared the motion carried.

This will be reviewed by the Village Board at their August 17th meeting for the first reading. The following meeting will be for adoption.

DRAFT

GOOD OF THE ORDER –

Dan Ritter noted the commission will be the Planning & Zoning Commission going forward. He thanked those who had served on the Zoning Board of Appeals, and mentioned the Village would keep them in mind for future Planning & Zoning Commission vacancies. He provided an update on recent projects. He noted the Ludke Subdivision/Variations and Pete's Fresh Market were approved by Village Board. Burlington is closer to opening and there is still some site work held up by IDOT. Floor & Décor has a permit ready to start work once Burlington leaves their current location and Hobby Lobby has been in contact with the Village about freshening up their façade as well.

COMMENTS FROM THE PUBLIC – ACTING CHAIRPERSON WEST asked if there were comments from the public. Hearing none, she asked to adjourn the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to adjourn the August 5, 2021 Plan Commission meeting.

ACTING CHAIRPERSON WEST asked for a voice vote; all were in favor. She declared the motion carried and adjourned the meeting at 8:35 P.M.

PLAN COMMISSION STAFF REPORT

August 19, 2021 – Public Hearing

Petitioner

Parth Patel, on behalf of
Parth37 LLC

Property Location

6801 159th Street

PIN

28-19-100-019-0000

Zoning

B-3 (General Business &
Commercial)

Approvals Sought

- Site Plan &
Architectural
Approval
- Variations

Project Planner

Daniel Ritter, AICP
Senior Planner

Smoothie King Redevelopment

6801 159th Street (Former Brown's Chicken)



EXECUTIVE SUMMARY

The Petitioner, Parth Patel on behalf of Parth37 LLC (property owner), is requesting Variations from the Zoning Ordinance for minimum parking requirements, exterior material requirements, ground sign setback, and wall sign allowances. Additionally, Site Plan and Architectural Approval is requested for the changes to the building's structure and site layout.

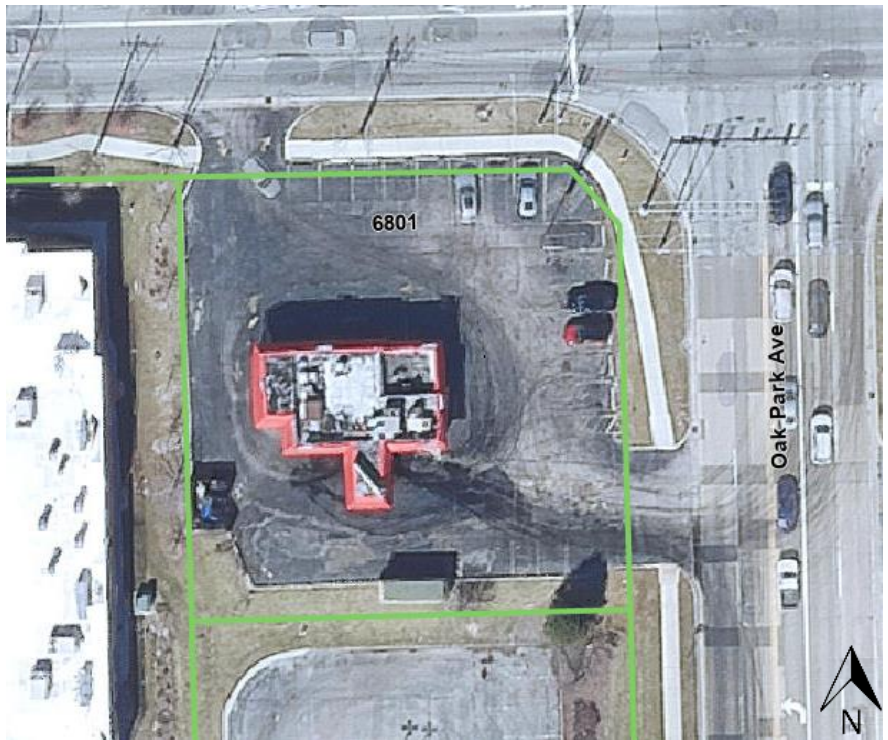
The Petitioner proposes to demolish the existing deteriorated and vacant former Brown's Chicken building. The existing foundation will be utilized to construct a new structure with a similar footprint. The site will have dual drive-thru lanes with one-way circulation around the site. Overall landscaping and signage improvements are proposed which are expected to upgrade a blighted property at a prominent entrance into the Village. This property is within the Village's 159th Street & Harlem Avenue TIF District.

The Petitioner operates as a franchisee for Smoothie King with seven current locations in the Chicagoland and Northwest Indiana area and is working towards having 20 locations by 2023. The Petitioner has noted that the site is small and without space to expand the property's footprint. The set foundation also gives limited options on changes to the proposed site layout. The proposed parking and drive-thru stacking numbers meet or exceed what typical Smoothie King locations require. Smoothie King's concept is unique and results in lower parking demand and quick customer turnaround times. Additionally, many customers now order ahead using their website and phone app to place their order, further expediting wait times.

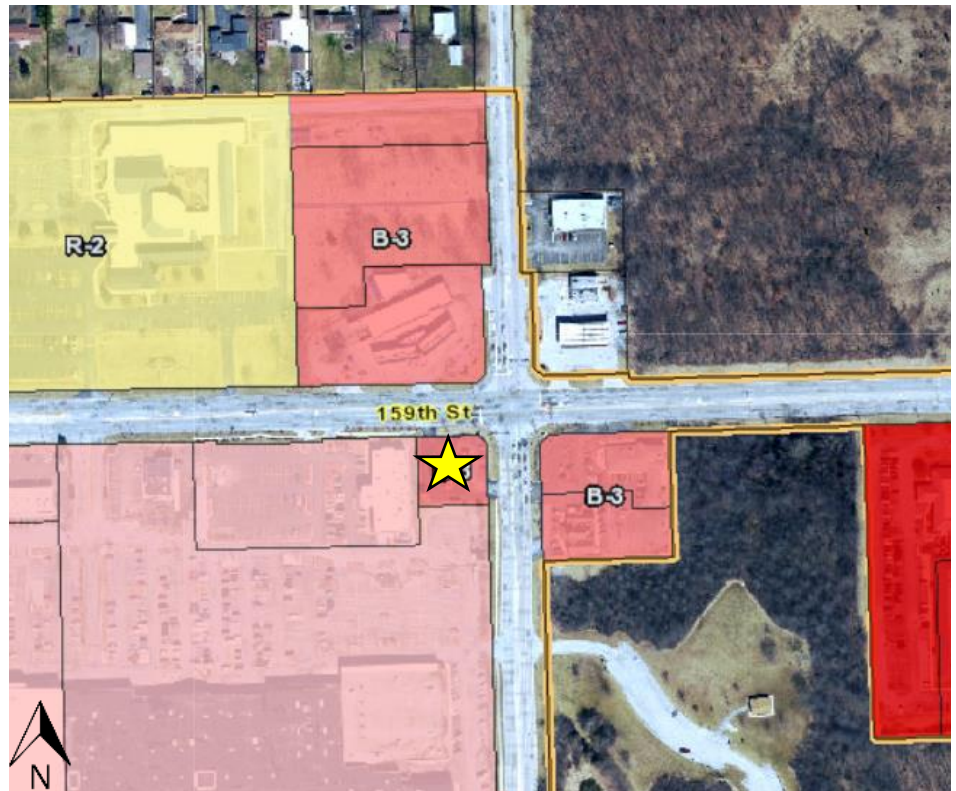
Updates from the August 5, 2021 Plan Commission Workshop Staff Report are in **RED**.

EXISTING SITE & ZONING

The existing site is approximately 18,165 sq. ft. in size and is located on the southwest corner of 159th Street and Oak Park Avenue. The property previously functioned as a gas station that was originally developed in unincorporated Cook County for many years. The site was annexed into the Village in 1968 along with the neighboring area that was developed into the Bremmentowne Mall. Eventually, the site was redeveloped into a Brown's Chicken. The Brown's Chicken was mostly take-out orders but had a few tables and a drive-thru lane available. The building and site have been in disrepair for a few years. Brown's Chicken closed in January 2020 and the property went up for sale soon after. The Petitioner purchased the property in June 2021.



The existing site has an approximately 1,400 sq. ft. building with a canopy over the drive-thru window. The site also has a small shed along the south property line, a dumpster enclosure at the southwest corner of the lot, and a pole sign at the northeast corner of the site. Most of the site is paved with the exception of a small strip at the south end of the property. Public sidewalks were installed in the public rights-of-way surrounding the site in 2019 as part of the Village's sidewalk gap program.



The subject site is zoned B-3 (General Business and Commercial) and predates most of the surrounding development in the area. To the north (Delta Sonic Gas Station and Car Wash) and East (multi-tenant building with an apartment) are similarly zoned B-3. The properties to the south (Bremmentowne Mall/ Menards) and west (Golden Corral) are zoned B-2 (Community Shopping District). The property on the northeast corner of the intersection (Shell Gas Station) is located in the City of Oak Forest.

PROPOSED USE

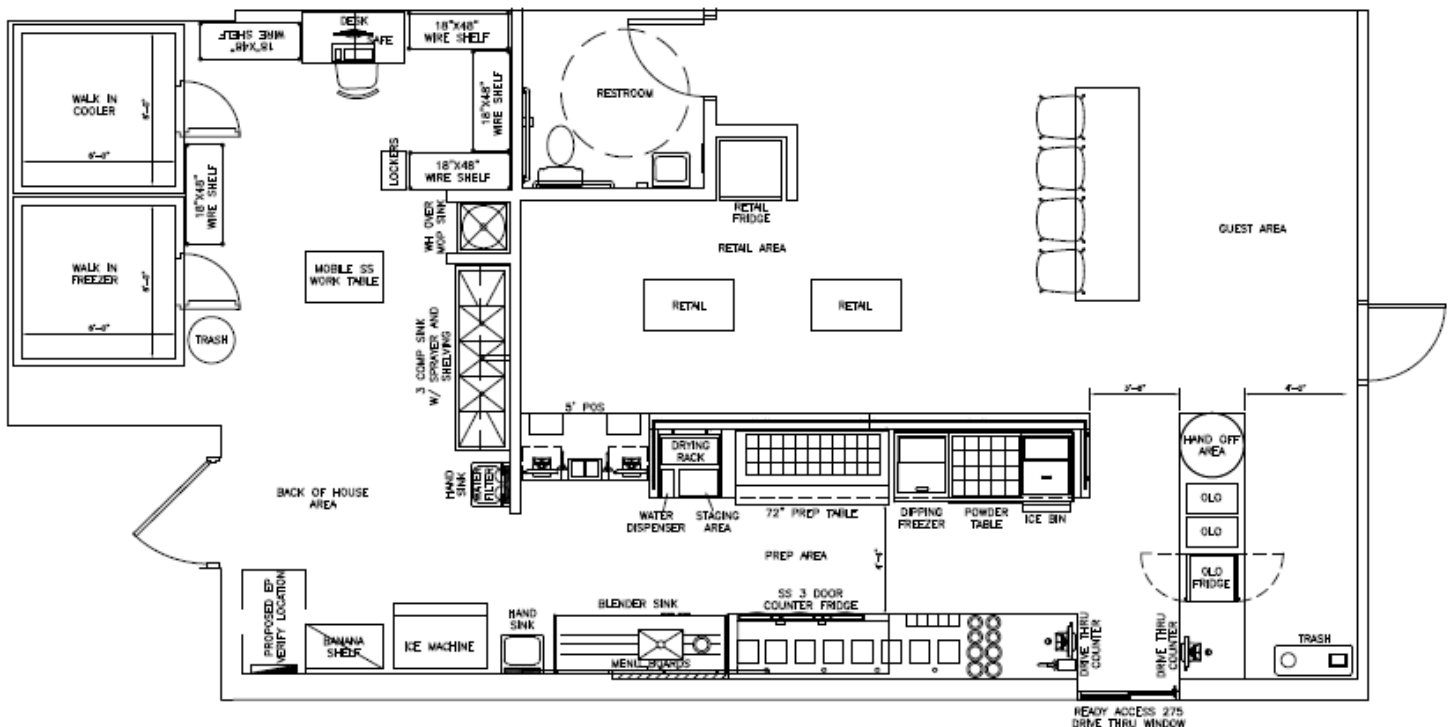
The proposed structure will be a standalone single-tenant building that will operate as a Smoothie King franchise (www.smoothieking.com). Smoothie King has over 1,000 locations across the United States, with the closest locations in Orland Park and Mokena. Smoothie King's business model is dedicated almost entirely to freshly made smoothies for desserts/snacks, meal replacement, and fitness. No food service beyond smoothies is prepared on the site but other prepackaged goods and merchandise are available for sale.



A drive-thru is proposed at this location with dual ordering lanes. Drive-thrus have become a strong priority in opening new locations for Smoothie King since the pandemic. The dual lanes allow for additional vehicles to stack in the drive-thru lane so that it doesn't block any site circulation and to process more orders in a quicker fashion. The drive-thru and food service times are much different for Smoothie King than compared to typical fast food or even coffee shops like Starbucks or Dunkin'. The customer turnaround time is fairly quick from the initial order to completion.



"Restaurants, including drive-thru facilities" are listed as a permitted use in the B-3 zoning district. However, the drive-thru layout and demand is subject to review through the Site Plan Approval process to ensure safe circulation and that the stacking is sufficient to avoid traffic issues.

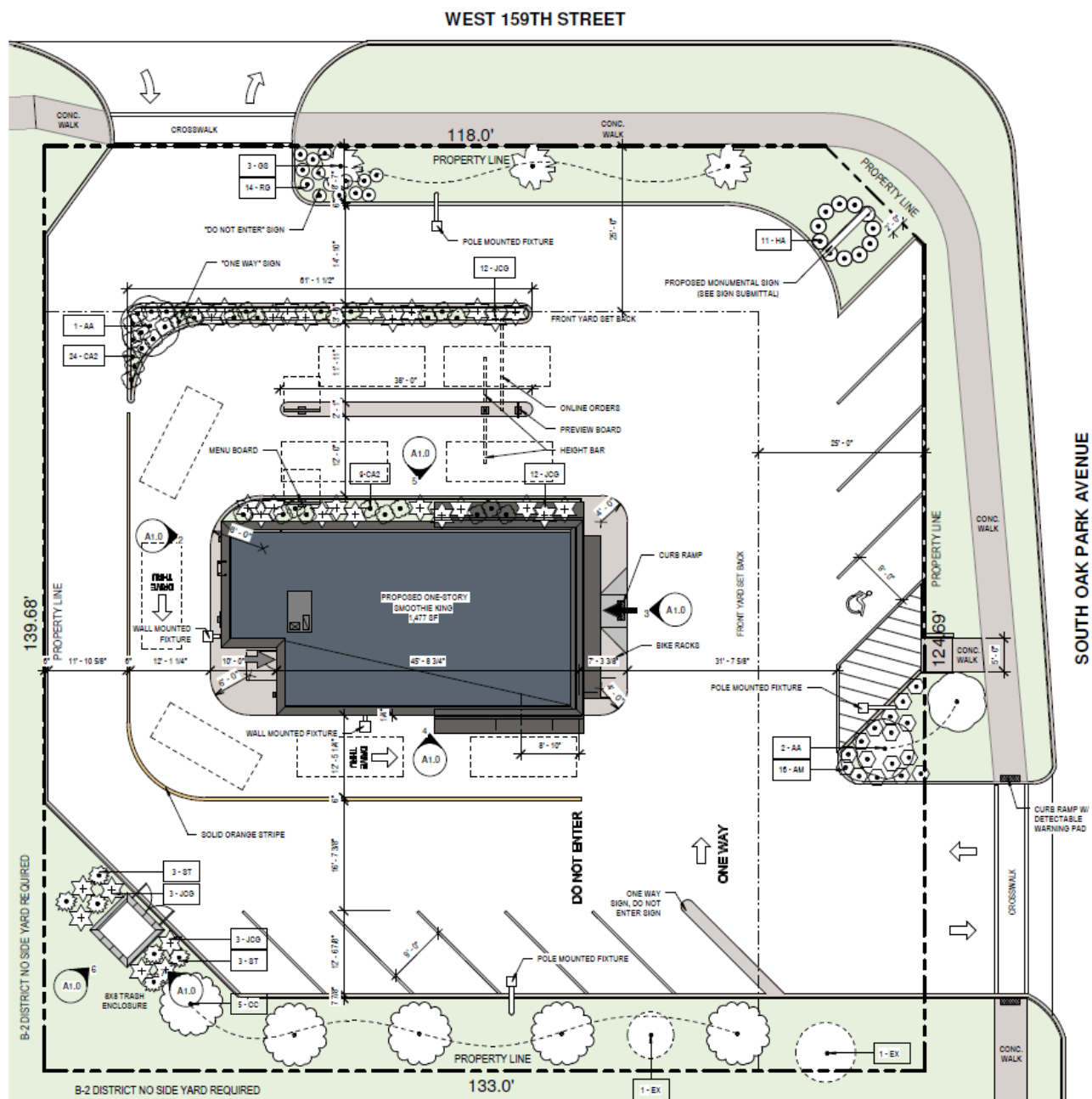


Above: Concept smoothie King floor plan.

SITE PLAN

The proposed site plan includes the principal building along with dual drive-thru lanes that start on the northeast corner of the building and merge into one lane after the order boards (similar to the McDonald's location at 17171 Harlem Ave.) The site circulation runs one-way counterclockwise through the site with angled parking on the east and south sides. The site has two existing full access entrances along 159th Street and Oak Park Avenue that will remain unchanged. Signage and striping at the entrances are proposed to relay the one-way circulation information to customers. New curbing and landscaping areas are proposed along the north and east property lines to give some separation between vehicles and the public sidewalk. The new curbing will allow for the removal of the damaged parking blocks currently utilized on the site. A new dumpster enclosure that will match the building's exterior is proposed at the southwest corner of the property. The main entrance to the building will be on the east side facing Oak Park Avenue. Cross-access with the Menards shopping center to the south is preferred, but the existing grade difference between the sites makes that transition infeasible.

Open Item #1: Review the overall proposed site plan, circulation pattern, and drive-thru layout.



Above: Revised Site Plan.

Staff suggests adding an end island on the southeast corner next to the row of parking. This curbed island will help to guide vehicles entering the site from Oak Park Avenue to turn right and follow the one-way directional pattern. Additionally, this provides protection to the vehicles parked there, additional space to add directional signage, and additional landscaping. Regardless of the additional island, directional signage needs to be added beyond striping at Oak Park Avenue entrance including a “One Way Do Not Enter” sign to prevent wrong-way circulation around the building (see the illustration below).

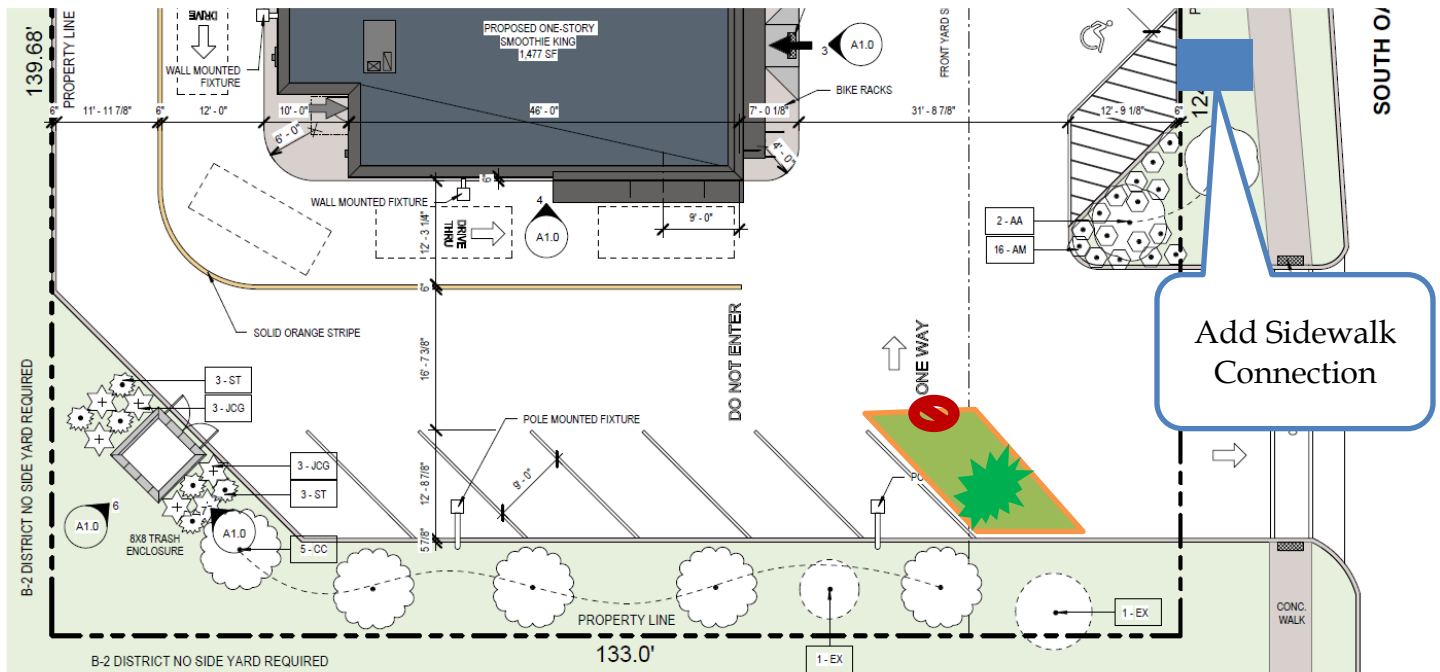


A full island isn't possible due to stacking concerns for vehicles leaving the site and how that would also affect traffic entering. However, a raised curb is proposed that will protect the vehicles and allow placement of the one-way only traffic control signage.

Open Item #2: Revise plans with staff's recommendations for a curbed end island with a tree and directional signage to help avoid wrong-way circulation of vehicles entering from Oak Park Avenue.

Sidewalks were previously installed in 2019 surrounding the property. However, there is no required sidewalk connection to the site. A sidewalk connection shall be proposed from the sidewalk. Staff recommends utilizing the ADA stall's access aisle as a means to connect the public sidewalk (see the illustration below). **Sidewalk added.**

Open Item #3: Revise plans with a public sidewalk connection to the site.



Details were not provided on the construction of the dumpster enclosure. However, the plans do note it will be matching materials to the building façade. Details can be provided or staff is agreeable to conditioning it that the details be provided with matching materials prior to building permit issuance. **Condition added.**

Open Item #4: Provide dumpster enclosure details or add staff's recommended condition that the details be provided prior to permit issuance.

The plans are still under review from the Village Engineer and are subject to their final review and approval in regards to traffic control, utilities, and grading. Staff notes that all signage and striping are required to meet MUTCD requirements on the final permitted plans. Staff has recommended a standard condition that the approval be subject to Final Engineering Plan review and approval. **Condition added.**

Open Item #5: Staff is recommending the site plan approval be conditioned upon final engineering review and approval.

VARIATIONS

Five Variations are required per the submitted plans as listed below. These variations are covered in further detail in the related sections below:

1. Parking: A Variation from Section VIII.A.10 (Parking - Number of Required Spaces) of the Zoning Ordinance to permit a total of 10 parking stalls where a minimum of 12 parking stalls is required.
2. Masonry: A Variation from Section V.C.7.F.G. To permit the structure to have 18% of the exterior façade be a metal accent panel instead of the required maximum of 15%.
3. Ground Sign Setback: A Variation from Section IX.D.2.c. (Freestanding Signs – Location) of the Zoning Ordinance to permit a ground sign setback of 2 feet where the required minimum is 10 feet.
4. Wall Sign Number: A Variation from Section IX.F.1 (Business Districts – Wall Signs) of the Zoning Ordinance to permit two walls signs on the east and north elevations where a maximum of one on each elevation is permitted.
5. Maximum Wall Sign Size: A Variation from Section IX.F.1 (Business Districts – Wall Signs) of the Zoning Ordinance to permit:
 - a. Wall signage on the east elevation that totals 101 sq. ft. in size where the maximum permitted is 28.5 sq. ft. is permitted.
 - b. Wall signage on the north elevation that totals 101 sq. ft. in size where the maximum permitted is 53.33 sq. ft. is permitted.

LANDSCAPING

The Landscape Plan is shown with the overall Site Plan. As with many infill and redevelopment sites, the Landscape Ordinance is often difficult or impossible to meet. The Village's goal is to improve sites by meeting the intent of the code as much as possible and providing for an improvement to the existing site. The focus for landscaping enhancements is often on the perimeter landscaping, street trees, and adding islands in undefined paved areas. The proposed landscape and site plan provide for many of those items. Additionally, foundational landscaping is proposed along the building's north façade that fronts 159th Street and to separate the drive-thru and main drive aisles. Foundational landscaping along the north façade will help break up the monotony of that façade and provide visual interest.

On the subject site, most required street trees are not possible due to the small right-of-way widths and overhead power lines. Trees have been proposed along the southern property line and at entrances where there is enough width to plant. Additional trees have been proposed on the private frontage. Overall there is an increase of 12 trees on the site and additional shrubs and bushes. Staff has recommended one additional tree can be planted in the end island. For a small and challenging site staff believes the overall proposal increases the overall appearance of the site and area.

Open Item #6: Review the proposed Landscape Plan.

ARCHITECTURE

The existing deteriorated building will be demolished with a new building constructed in its place. The proposed building is mostly tan face brick (72% of exterior) with "limestone wainscot" at the base (8% of exterior) and 4' limestone cap with aluminum trim (2% of exterior) at the top of the building. Additionally, a custom metal architectural element wraps the front of the building (18% of exterior). The materials used mostly comply with the masonry requirement outlined for commercial districts in Section V.C.F-H. However, accent materials, such as the metal architectural element are limited to 15% of the building exterior, requiring a reduction in its size or a Variation. If the Commission believes a Variation is not warranted for the exterior materials, staff recommends reducing the height of the metal element slightly to be a similar level as the rest of the roofline.

Open Item #7: Review the proposed materials and request for a Variation on exterior materials.

The façade itself is rather simple and modern in style. Staff's original comments included a request for additional dimension or detailing on the building, particularly on the north and south elevations that will be highly visible. Changes include adding the metal architectural element, carrying the canopy on the north and south sides, and setting in some areas to appear as faux window insets. Overall, staff likes the addition of the architectural element and expansion of the canopies that bring some dimension to the building and accentuates the front entrance of the building. The design will be custom but is similar to newer Taco Bell facades as shown on the image to the right.



Above: Similar front metal architectural element on a Taco Bell.

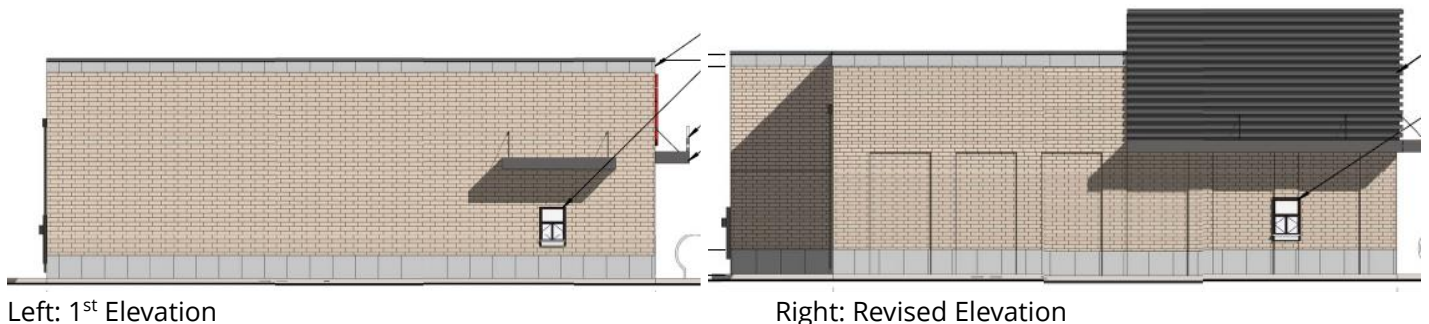
The areas where the brick and stone based is recessed 2-inches is mixed in terms of the reviews on what it adds to the façade. Staff is looking to discuss these additions of inset brick/stone further and which wall look is preferred. While the walls are a bit blank on the original plans, the building is fairly small and signage proposed helps to break it up. The original and revised façade options are shown below for review of the different changes.

Open Item #8: Review the proposed architecture and preference for 2-inch brick/stone insets on the north and south elevations.

North Elevation



South Elevation



SIGNAGE

Wall Signs

Wall signs are proposed on the north, south, and east elevations. The Zoning Ordinance permits one wall sign on each elevation that is a maximum of one sq. ft. in size per lineal foot of building frontage. Variations are being requested for the number of signs and size on the north and east elevation as well as the overall signage size. The petitioner has noted the number and size increases are proposed to give the best overall appearance to the building and visibility of signage. The building is rather small on a busy corner, and complying with the size requirements results in signage not easily visible to customers and small in comparison to the developments neighboring it.

Smoothie King Signage			
	Number of Signs	Max Size Permitted	Total Size Proposed
North	2 (+1)	53.33 sf	53+48=101 sf (+47.66 sf)
East	2 (+1)	28.5 sf	53+48=101 sf (+72.5 sf)
South	1	53.33 sf	48 sf (-5.33 sf)



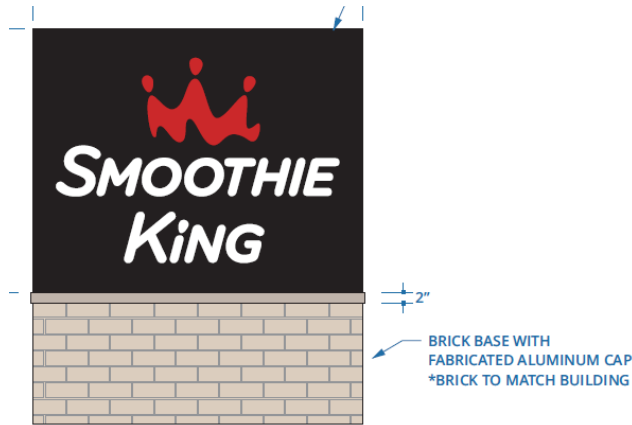
Open Item #9: Discuss proposed Variations for wall sign number and size on the east and north elevations.

Ground Sign

The proposed monument-style sign will have an internally illuminated cabinet and brick base to match the building's exterior. The sign will comply with the design, size, and height requirements of the Zoning Ordinance. However, a setback Variation is being requested due to the small lot size and lack of available space. The sign is proposed to be 2 feet from the property line where the minimum required is 10 feet. The existing sign is between 2-3 feet from the property line, so the sign is being proposed in a similar location as that existing pole sign. At a minimum a 2-foot setback from property lines and drive aisles ensures there are no conflicts with pedestrians, bicyclists, or vehicles. The Petitioner is proposing the 2-foot setback and proposing a more attractive sign than currently exists on the site. Similar Variations have been considered on other infill and redevelopment sites in the Village. Most recently the 7-Eleven gas station ground sign at 171st St. & Harlem Ave. was approved for a similar 2-foot setback on a redevelopment infill site.



Left: Existing Pole/Pylon Sign

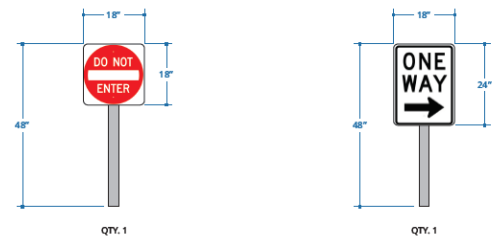


Right: Proposed Monument Sign

~~Open Item #10: Discuss proposed Variation to permit a 2-foot setback where 10-feet is required.~~

Accessory Signs

Directional and drive-thru signage is proposed. Staff has requested two changes to the directional signage. First, directional signs are limited to a maximum height of 48" and the proposed signs are 58" in height. This height requirement can be met. Second, is that any signs used for traffic control must meet MUTCD standard details. MUTCD-approved signs are standard across the nation, so they are more recognizable and enforceable. This comment is specifically related to "One Way" and "Do Not Enter Signage" on the plans. **Directional signs revised (image on the right).**



~~Open Item #11: Revise directional sign heights to be 48" or below. Utilize MUTCD-approved signage for any traffic control signage.~~

The proposed drive-thru signage complies with the code. However, a second accessory drive-thru "preview menu board" is proposed. A text amendment to the sign regulations specific to preview menu boards is being considered by the Plan Commission and Village Board currently. Those changes would be in effect if passed prior to issuance of the building permit for this development.

PARKING & DRIVE-THRU STACKING

Drive-Thru

The Petitioner has described their overall drive-thru and parking demands in the attached traffic analysis. Overall the site has spacing for 9 vehicles to stack in the dual drive-thru lanes (4 at the ordering boards and 5 between the menu boards and the pickup window). While not part of the plan, there is room for another 3 more vehicles to stack on the east side of the building without blocking site circulation or spilling off-site (for a total of 12). The proposed stacking is typical of many Smoothie King locations and is expected to exceed the number of stacking spaces. The number of stacking spaces is similar to many drive-thru locations in the Village, but demand is expected to be lower and service times faster than typical fast food options due to limited food options and quick prep time. Thus, no stacking issues are expected. Staff recommends a condition of approval that requires any future tenants or changes to the parking demand or operations be required to submit an updated parking and traffic analysis at that time.

~~Open Item #12: Review overall proposed drive-thru stacking and traffic analysis and staff's recommendation that future users or operational changes submit a new parking and traffic analysis.~~

Parking

The existing site has approximately 19 parking stalls while the changes to the site including the additional drive-thru lane and landscaping reduced the parking to 10 stalls. It should be noted many of the existing stalls and aisles on the site do not comply with current width standards. The Zoning Ordinance's required minimum number of stalls is 12 based on the required number for indoor and carryout dining. The minimum requirements in Section VIII.A.10 (Number of Parking Spaces Required) includes the following:

- Min. 1 stall for each employee - The number of employees on the site is typically 2-3, with a peak of 5 during peak times or special events (5 stalls required).
- Min. 1 stall for every 3 seats - The floor plan is not finalized yet but 4-8 seats are expected (2 stalls required).
- Min. 5 stalls for carryout food establishments (5 stalls required).

Similar to other recent commercial projects, staff has noted parking is more of an art than a science. There is no standard practice and parking requirements can change over time depending on overall vehicle usage and based upon the specific tenants and business operations. While the parking minimums can act as a guide, they are also outdated as much of the data dates back to the 1970's and 80's. While adequate parking is needed, it is often left to developers and property owners to ensure they will have enough parking spaces. Without enough parking, it is most often to the detriment of the property owner if the site doesn't have adequate parking availability for customers.

As previously noted and in the Petitioner's narrative, the customer turnover times are faster than typical carryout or drive-thru food establishments since hot food is not served on-site and order times are fairly short. Additionally, pre-orders on the Smoothie King website and phone app, have grown considerably with close to 30% at many stores. That number is expected to be a bit lower at this location due to the drive-thru convenience but remains high overall compared to many other food service establishments. The Petitioner has also noted some other successful and comparable drive-thru locations with similar layouts and parking that have been successful.

Parking can be added to the north side of the property but would require removal of the second drive-thru lane. The drive-thru staking and dual ordering screens is the preference over additional parking stalls due to increased drive-thru demand since the pandemic.

Open Item #13: Review requested parking Variation to permit 10 parking stalls where a minimum of 12 are required.

LIGHTING

New light poles are proposed on the plan. However, no photometric plan or details on the light fixture were supplied. No building lights are also indicated on the plans. A photometric plan and pole/fixture specification cut sheets shall be submitted showing adequate lighting in compliance with the light coverage requirements. If plans are not received prior to the public hearing, it is recommended that a condition be added requiring they be submitted and reviewed for code compliance by staff prior to permit issuance. **Photometric plan and spec sheets submitted and meet code requirements.**

Open Item #14: Submit a proposed photometric plan and cut sheets for the pole and proposed light fixtures.



STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared draft responses for the Findings of Fact below. The Commission may choose to modify the findings as they choose or based on the evidence received at the public hearing.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The property is an existing site with existing dimensions and foundation that limit the ability to expand the site. The overall appearance of the site will be greatly enhanced but complying with the code requirements would make the site very difficult to redevelop and reoccupy.*
2. The plight of the owner is due to unique circumstances.
 - *The site and building is an existing redevelopment site that will be brought closer to compliance with the code requirements. The specific site design, proposed drive-thru and parking will work based on the proposed user that has a unique service with shorter customer wait times than many other food establishments.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The proposed site, use, and building will be an improvement over the existing deteriorating property and fit into the surrounding developments along a heavily traveled commercial corridor.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

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 approval. Specific findings are not required but all standards shall be considered to have been met upon review from the Plan Commission.

Architectural

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with “Building Articulation” (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it’s the appearance if used on large, blank walls.
- b. **Cohesive Building Design:** Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. **Compatible Architecture:** All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. **Color:** Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. **Sustainable architectural design:** The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. **Defined Entry:** Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. **Roof:** For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. **Building Articulation:** Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. **Screen Mechanicals:** All mechanical devices shall be screened from all public views.

- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions 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 or add to staff's recommended motions and recommended conditions as they choose.

Motion 1 - Site Plan and Architectural Approval:

"...make a motion to grant the Petitioner, Parth Patel on behalf of Parth37 LLC, Site Plan and Architectural Approval for site and building renovations for a new Smoothie King at 6801 159th Street in the B-3 (General Business and Commercial) zoning district, in accordance with the submitted plans and subject to the following conditions:

- 1. Site Plan Approval is subject to approval of the required Variations by the Village Board.*
- 2. The dumpster enclosure shall be constructed of masonry matching the principal building.*
- 3. Any changes in drive-thru or parking demand from what was presented requires a new traffic/drive-thru analysis to be submitted and prior approval to ensure the on-site drive-thru stacking and parking is sufficient.*
- 4. Site Plan Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes."*

Motion 2 - Variations:

"...make a motion to recommend that the Village Board grant four (4) Variations from the Zoning Ordinance to the Petitioner, Parth Patel on behalf of Parth37 LLC, as listed in the August 19, 2021 Staff Report for parking requirements, exterior masonry requirements, ground sign setback, and wall sign allowances, at the property located at 6801 159th Street in the B-3 (General Business and Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact listed in the Staff Report."

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date on Sheet
Narrative	Petitioner	7.9.21
Parking and Stacking Study/Information	Petitioner	7.23.21
Site Plan and Architectural Renderings	Domenella Architects Ltd.	8.9.21
Smoothie King Sign Plans	Atlantic Sign Co.	8.12.21
Photometric Plans and Fixture Cut Sheets	PG Enlighten	8.9.21



RULE THE DAY™

July 9, 2021

To whom it may concern:

I, Parth Patel, am a multi-unit Smoothie King franchisee with current open locations in Crestwood IL, Chicago Ridge IL, Plainfield IL, Shorewood IL, Merrillville IN, Schererville IN, and Crown Point IN. I plan to develop 20 units across the South Suburbs of Chicago and Northwest Indiana by 2023. Smoothie King was established in 1973 and its vision and mission are to become an integral part of everyone's health and fitness journey and to inspire a healthy and active lifestyle. The menu consists of made to order Smoothies containing whole fruits, veggies, protein and no sugar added juices for losing weight, gaining weight, building muscle, staying healthy, vitamins and minerals, and a healthier treat. The concept has something for everyone and gives a convenient meal in a cup option for the on-the-go guest. Guests can order ahead via the Smoothie King app or thru the website. Guests can customize and modify Smoothies easily on the app and can earn rewards and future discounts. This location will also feature the added convenience of a Drive Thru, so guests can order Smoothies without leaving their car. I am planning to redevelop the site commonly known as 6805 W 159th St, Tinley Park IL, the former blighted Browns Chicken at the corner of 159th and Oak Park Ave. We would reconstruct a building that is roughly 1,300 square feet with a double menu board drive thru and bring the site to current village codes. The concept is a carry out concept and guests will still be able to order in the store if they prefer. The site will have roughly 9 parking spaces. The concept typically requires 2-3 employees per shift and at peak having up to 5 employees. Since the concept is carry out, guests typically order their Smoothies and leave once their orders are completed. This new location would create roughly 15 to 20 part time jobs within the local community and provide a convenient healthy option for all residents.

Sincerely,

Parth Patel

Multi-Unit Smoothie King Franchisee




RULE THE DAY™

July 23, 2021

To Whom It May Concern:

A total of 10 parking spaces (9 standard and 1 handicap) is more than sufficient for a Smoothie King location. The sales for or drive thru locations have much of the sales coming from the drive thru. In most cases, locations with drive thrus have a sales mix of 80% drive thru and 20% in store. In some cases, the sales are even more favorable to the drive thru. Due to this, we have increased our drive thru car stacking to 6 cars to maintain proper through put to avoid congestion.

I have provided a list of locations below that have similar size sites with less than 12 parking spaces and the appropriate car stacking for you to reference. The site plans for each location are also attached to this letter as well.

-  SK 1364- 11199 Perry Hwy, Wexford, PA 15090
 - 5 car stack
-  SK 1128- 3903 Lemmon Ave, Dallas TX 75219
 - 6 car stack
-  SK 556- 4307 Ambassador Caffery Pkwy, Lafayette, LA 70508
 - 5 car stack
-  SK 1913- 846 Edward Lane, Yorkville, IL 60560
 - 8 car stack

Please feel free to contact me with any questions or concerns.

Thank you,



Jeff Dunn

Construction Manager

M: (214) 802-9521

O: (214) 935-9542, ext 121

Jeff.Dunn@SmoothieKing.com

Inspire people to live a healthy & Active lifestyle.

PRELIMINARY NOT
FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION
FOR INTERIM REVIEW ONLY.

MATTHEW P. KING
ARCHITECT
TX REGISTRATION
NO. 17957

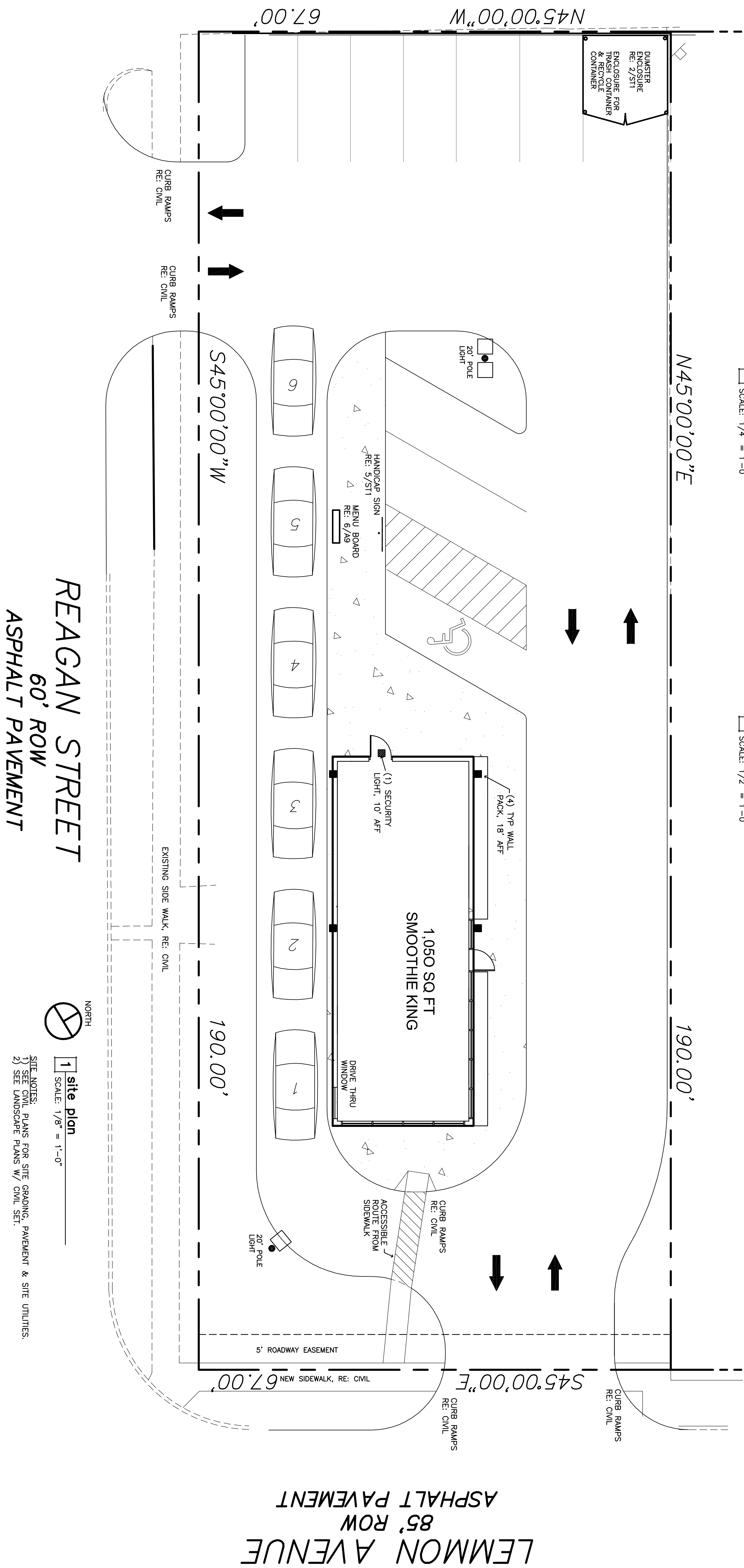
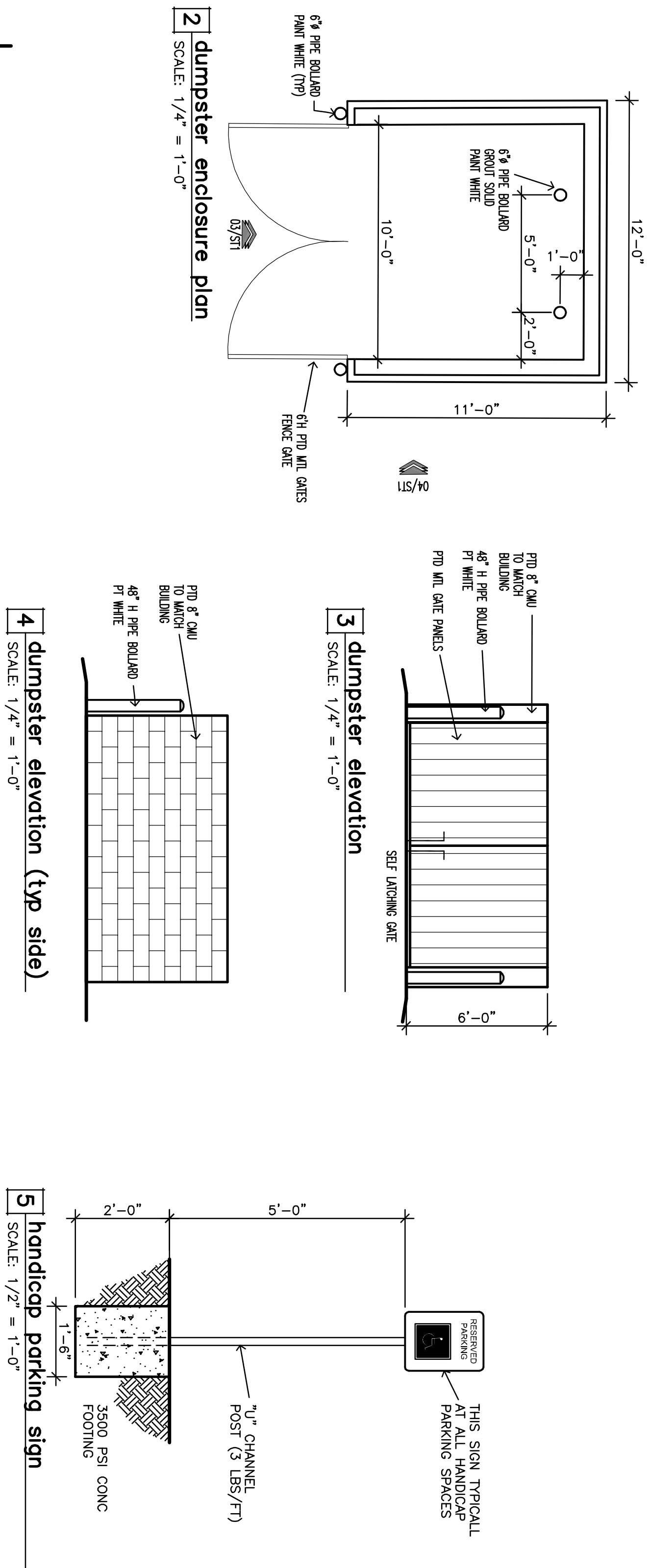
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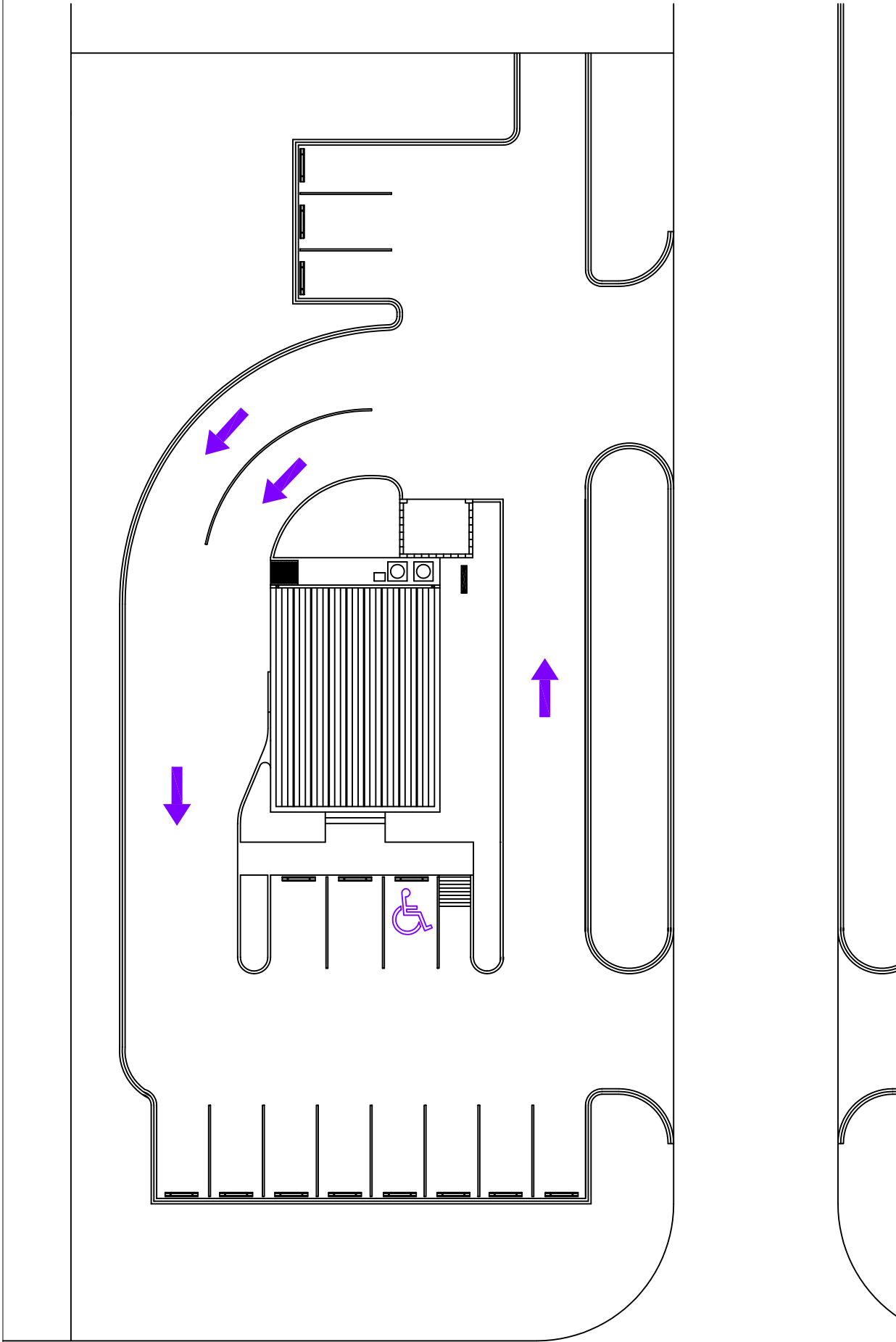
Architect:
Matthew King Architect
469-742-0678
www.mkingarchitect.com

SMOOTHIE KING #1128
CORPORATE STORE-LEMMON/REAGAN
3903 LEMON AVE
DALLAS, TEXAS 75219

SMOOTHIE KING FRANCHISES, INC.
3900 N. Causeway Blvd Suite 1300
Metairie, La. 70002
PH (985) 635-6973 FAX (985) 635-6987

FLOOR PLAN
Sheet No.
SITE PLAN
ST1





AMBASSADOR CAFFERY PARKWAY

DATE:
3/16/05

SMOOTHIE KING #556
STEVE MILLER
LAFAYETTE, LA

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SMOOTHIE KING FRANCHISES, INC.
2400 VETERANS BLVD. SUITE 110
KENNER, LOUISIANA 70062
PH (504) 467-4006 FAX (504) 469-1274



GERALD P. NOE
ARCHITECT

INDIANA REG. NO. 000000000

395 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F: 864.583.2265
info@gsnarchitect.com

CHECKED BY: GPN
DRAWN BY: LFM

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REVISIONS:

DATE: 04-20-2023
BY: LFM
REVISION: 1

CLIENT NAME:
YONAS HAGOS
DLH YORKVILLE
SMOOTHIE, LLC
YORKVILLE, IL 60550

PROJECT NAME:



NEW BUILDING
KENDALL MARKETPLACE LOT 148
YORKVILLE, ILLINOIS 60550

SHEET TITLE:

DRIVE THRU / SITE
PLAN

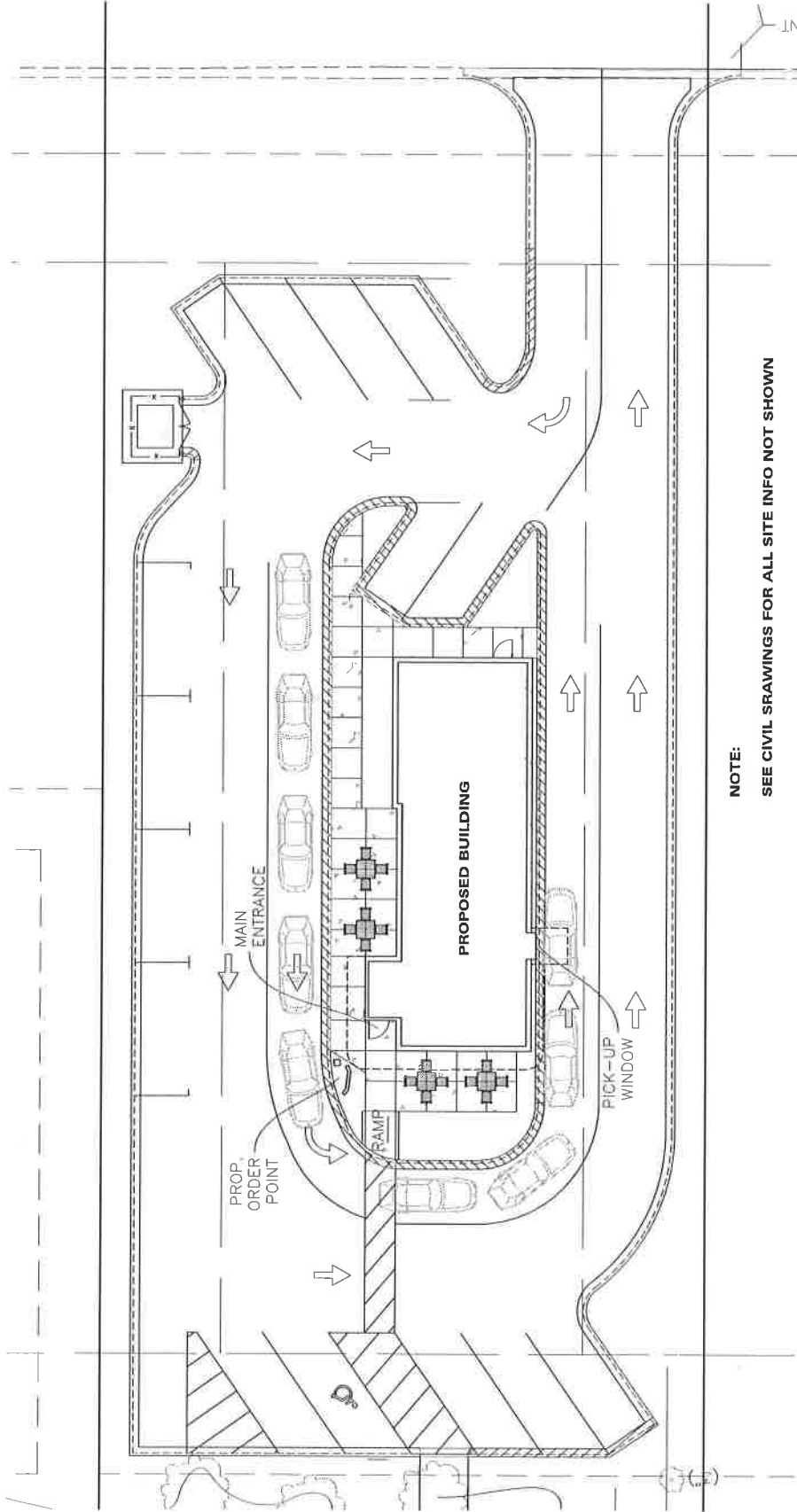
PROJECT NUMBER 19-254

DATE 04-20-2023

SHEET NO.

A-10

SHEET 11 OF 11








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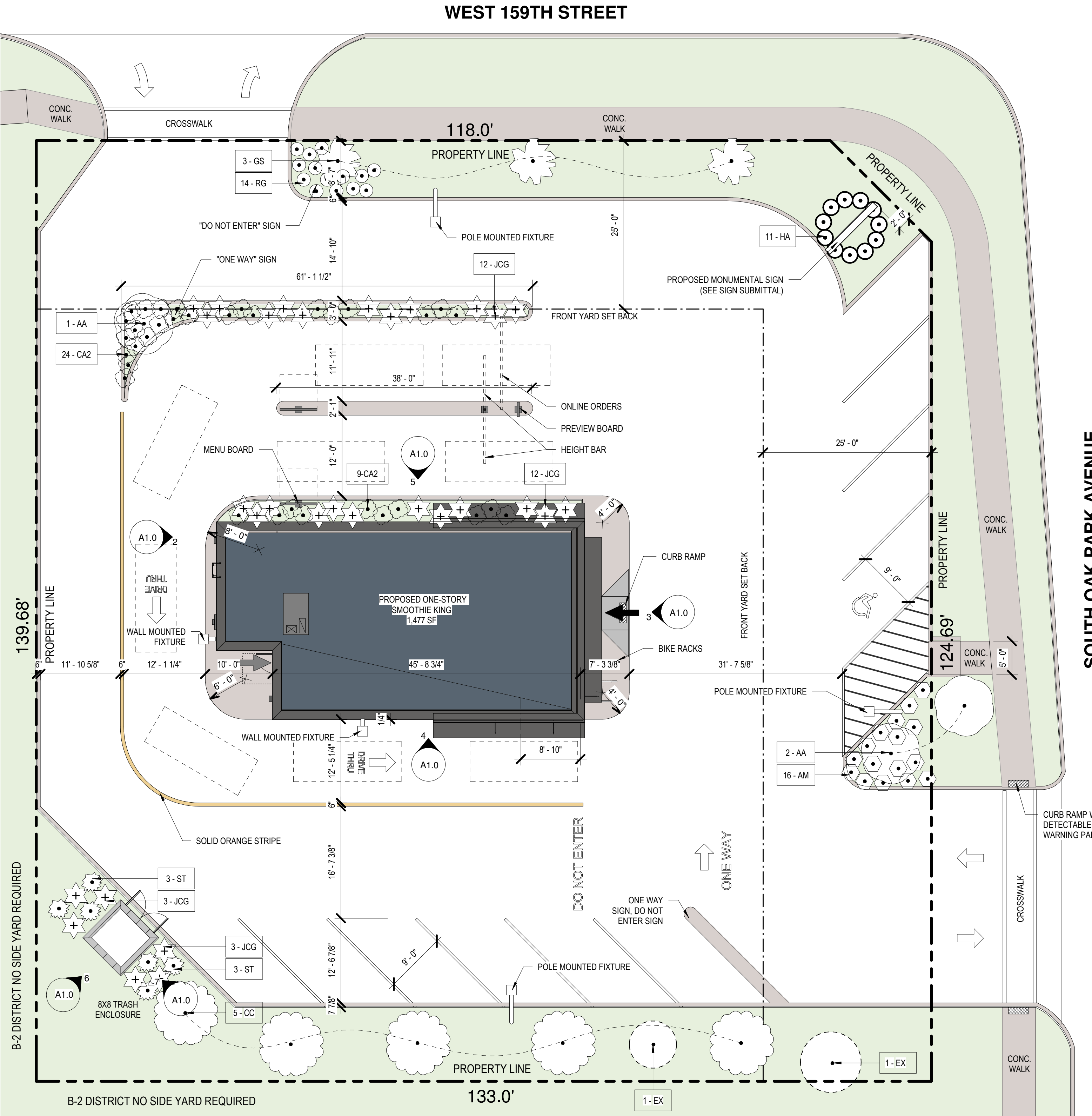
SEE CIVIL DRAWINGS FOR ALL SITE INFO NOT SHOWN


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA	3	ACER X FREEMANII 'AUTUMN FANTASY' / FREEMAN MAPLE	B&B	2.5" CAL. MIN	
	CC	5	CELTIS OCCIDENTALIS 'CHICAGOLAND' / COMMON HACKBERRY	B&B	2.5" CAL. MIN	
	GS	3	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B&B	2.5" CAL. MIN	
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JCG	24	JUNIPER CHIN. 'SEA GREEN' / SEA GREEN JUNIPER	B&B		30" HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AM	16	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY	3 GAL	SEE PLAN	18" HT MIN
	CA2	36	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN	24" HT MIN
	HA	11	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	3 GALS	SEE PLAN	24" HT MIN
	RG	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	24" HT MIN
	ST	6	SPIREAA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	3 GAL	SEE PLAN	18" HT MIN
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
			TURF SEED			


SITE PLAN LEGEND

SITE LEGEND	
	DIRECTIONAL ARROWS
	BUILDING ENTRY
	SERVICE ENTRY
	SETBACK
	LANDSCAPED ISLAND
SITE INFORMATION	
SITE AREA:	18,165 SF
(E) BUILDING AREA:	1,404 SF
PROPOSED AREA:	1,517 SF
ZONING:	B-3 (EXISTING)
FAR:	1.0
REQ. PARKING SIZE:	9' X 18'
(E) PARKING COUNT:	18 PARKING SPACES
PARKING COUNT:	1 ADA SPACES
	8 PARKING SPACES
	1 ADA SPACE





2000 N. Racine Ave.
Suite 2290
Chicago, Illinois
60614.6756
v. 773.528.2191
f. 773.528.3510



9797 ROMBAUER RD., STE. 150
DALLAS, TX 75019
PH (214)935-8900 FAX (214)432-5732

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY OR
UNDER MY DIRECT SUPERVISION,
AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF,
THEY CONFORM TO THE
INTERNATIONAL BUILDING CODE."

Smoothie King

Mercantile Renovation

6805 W 159th St,
Tinley Park, IL 60477

Issue: Site Plan & Elevations

Date: 08/09/2021

Project Number

2021.03

Drawn By: XAJA

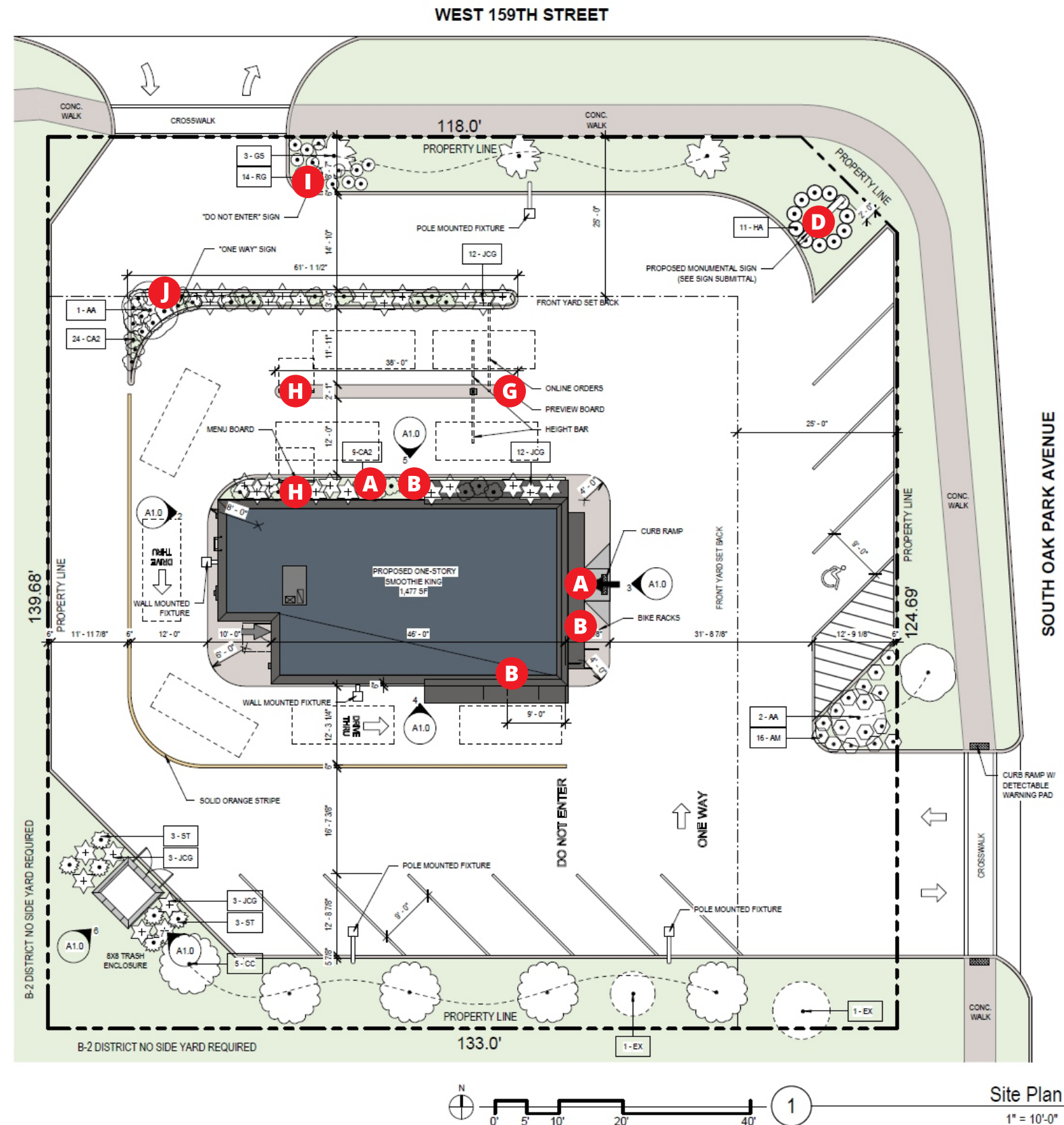
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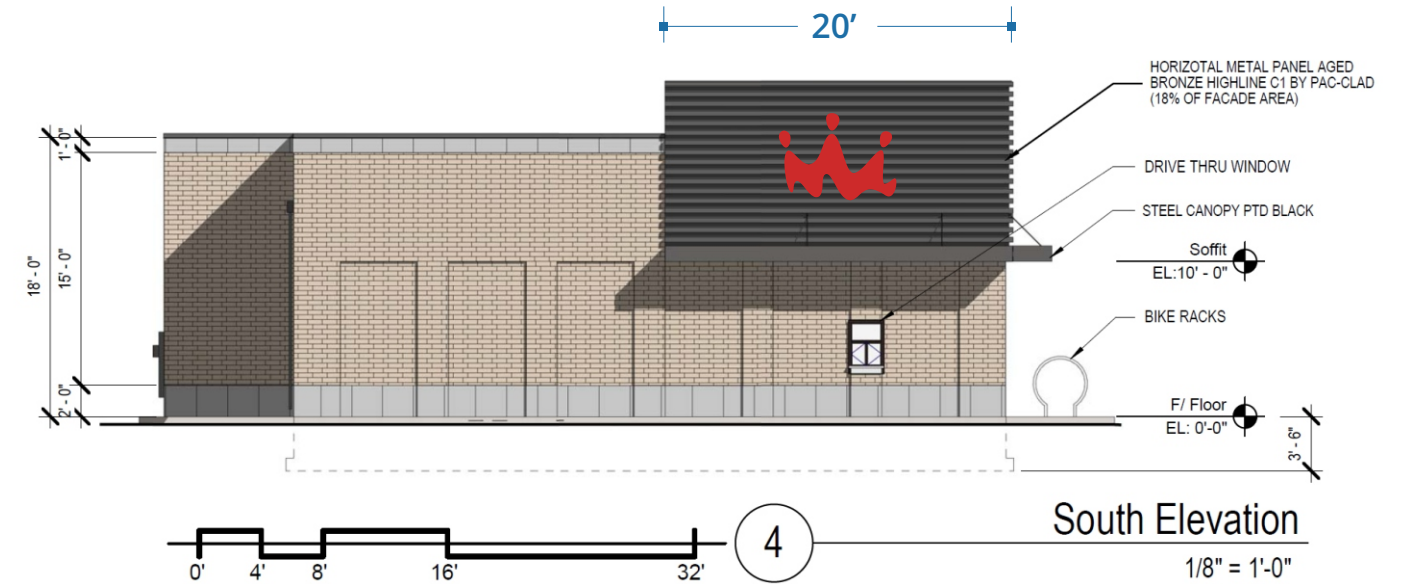
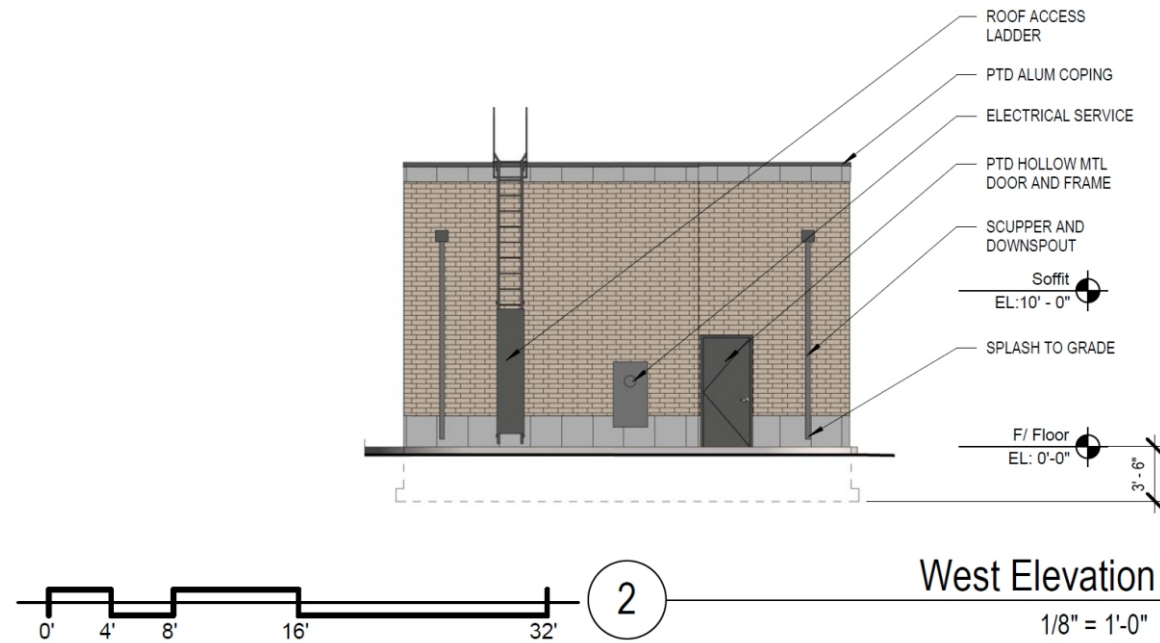
Seals and Certificates

Site Plan

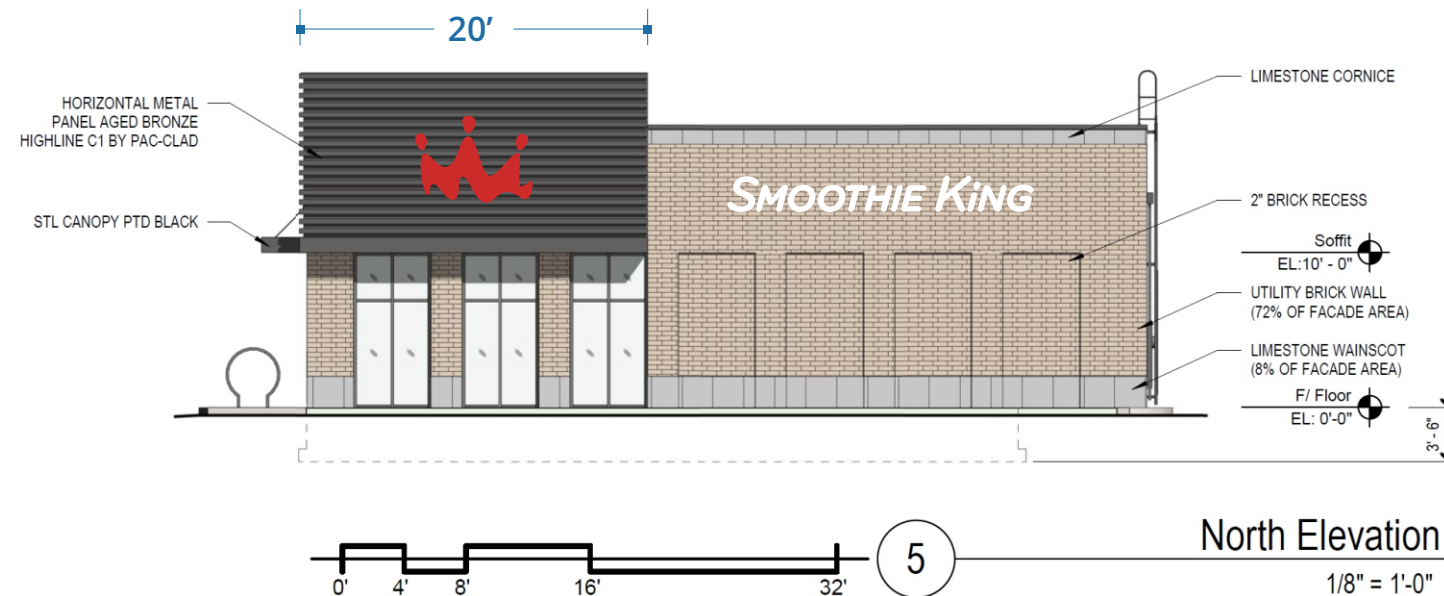
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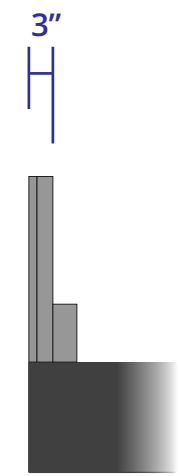
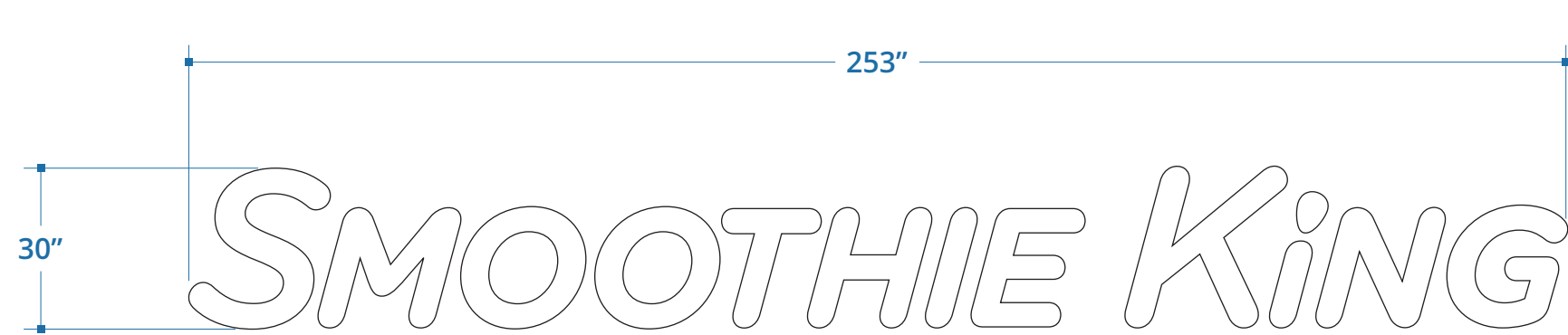
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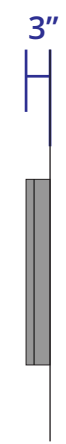


SURVEY REQUIRED





SIDE VIEW
EAST ELEVATION



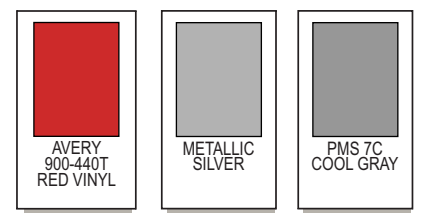
SIDE VIEW
NORTH ELEVATION



LED ILLUMINATED CHANNEL LETTERS: 53 SQ FT - **QUANTITY 2**

3/8" SCALE

COLOR PALETTE



RACEWAY COLOR



BACKS : 3MM ACM
RETURNS : .040" x 3" DEEP ALUM. RETURN - PMS COOL GRAY 7C
TRIM CAP : 1" METALLIC SILVER
FACES : .177" #7328 WHITE PLEX
ILLUMINATION : USE WHITE LEDS & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION - EXTERNAL DISCONNECT SWITCH ON "G" IN "KING"
MOUNTING: RACEWAY MOUNTED ON TOP OF METAL CANOPY



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Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
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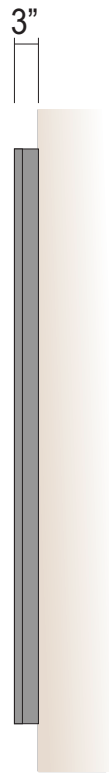
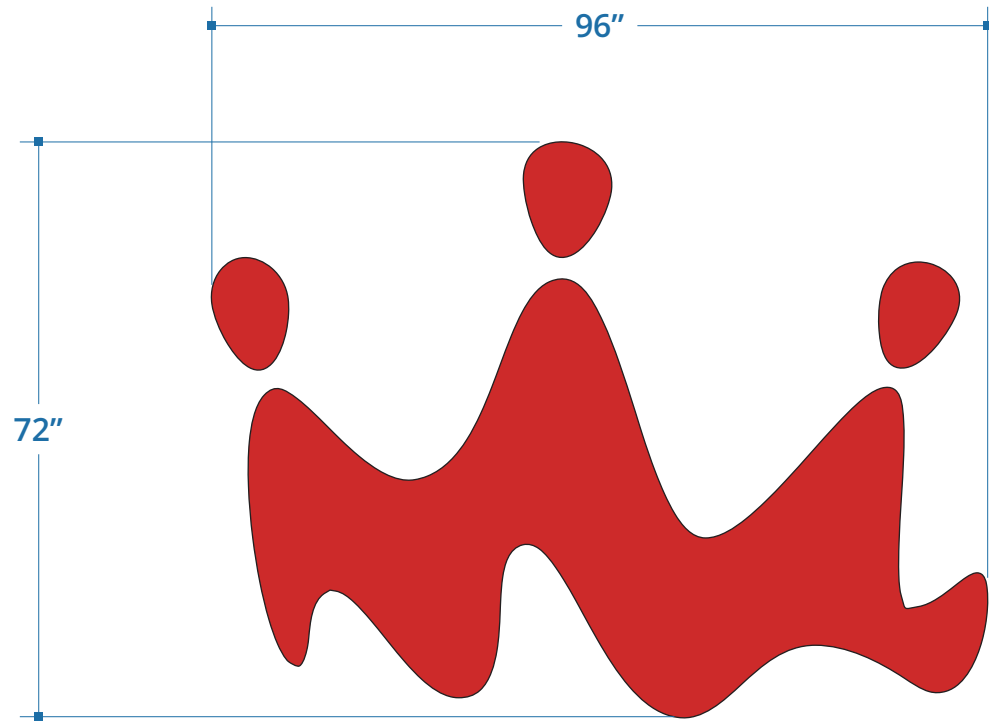


PAGE
3

APPROVED

SIGNATURE _____ DATE _____

CUSTOMER	SMOOTHIE KING
LOCATION	6801 W 159TH ST, TINLEY PARK, IL, 60477
SALES REP	WILLIAM YUSKO
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	8-12-2021
FILE NAME:	103193_SMOOTHIE KING_TINLEY PARK IL_R10

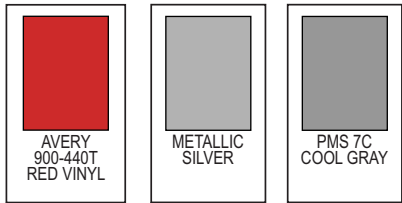


ILLUMINATED CROWN LOGO: 48 SQUARE FEET • **QUANTITY 3**
1/2" SCALE

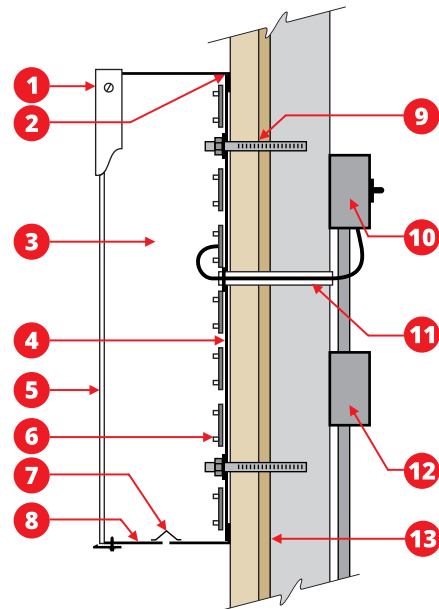
SIDE:
1/2" SCALE

BACKS : 3MM ACM
RETURNS : .040" x 3" DEEP ALUM. RETURN - PMS COOL GRAY 7C
TRIM CAP : 1" METALLIC SILVER
FACES : .177" #7328 WHITE PLEX WITH 1ST SURFACE VINYL (**SEE COLOR PALETTE**)
ILLUMINATION : USE WHITE LEDS & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION - EXTERNAL DISCONNECT SWITCH
MOUNTING: #8 X 3 1/2" WOOD SCREWS INTO WOOD BLOCKING/FRAMING FOR EIFS FACADE OR #12 X 2 1/2" TAPCONS W/ MINIMUM 2" EMBEDMENT IF GOING INTO BLOCK/BRICK W/ MIN OF 4 FASTENERS PER UNIT - SEAL ALL WALL PENETRATIONS W/ SILICONE

COLOR PALETTE



FLUSH MOUNTED - FACE LIT CHANNEL LETTERS



- 1 FACE TRIM-CAP
- 2 SILICONE SEAL - TYPICAL
- 3 INTERIOR PAINTED WHITE
- 4 .063" ALUMINUM BACK
- 5 3/16" THICK ACRYLIC FACE
- 6 LED MODULES
- 7 WEEP HOLES (BAFFLES AS REQUIRED)
- 8 .040 ALUMINUM RETURN
- 9 1/4"D. X 4" LONG ALL-THREAD WITH SILICONE ADHESIVE
- 10 LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
- 11 METAL PASS-THRU WITH 16GA LOW VOLTAGE WIRE
- 12 20 AMP/120 VOLT JUNCTION BOX BY OTHERS
- 13 WALL CONSTRUCTION TBD BY SURVEY



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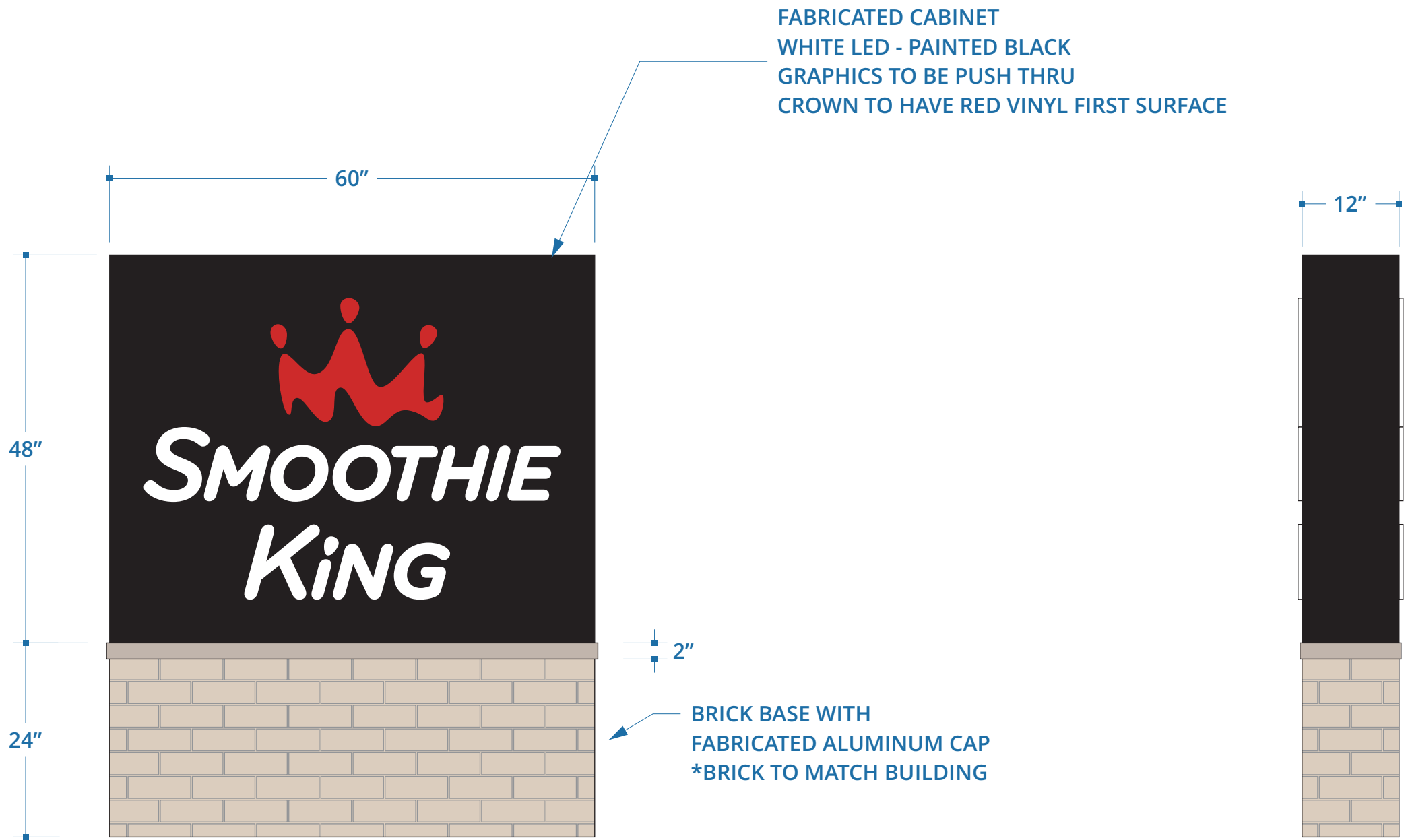
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APPROVED

SIGNATURE

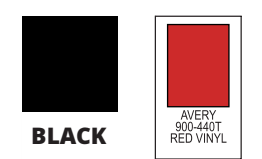
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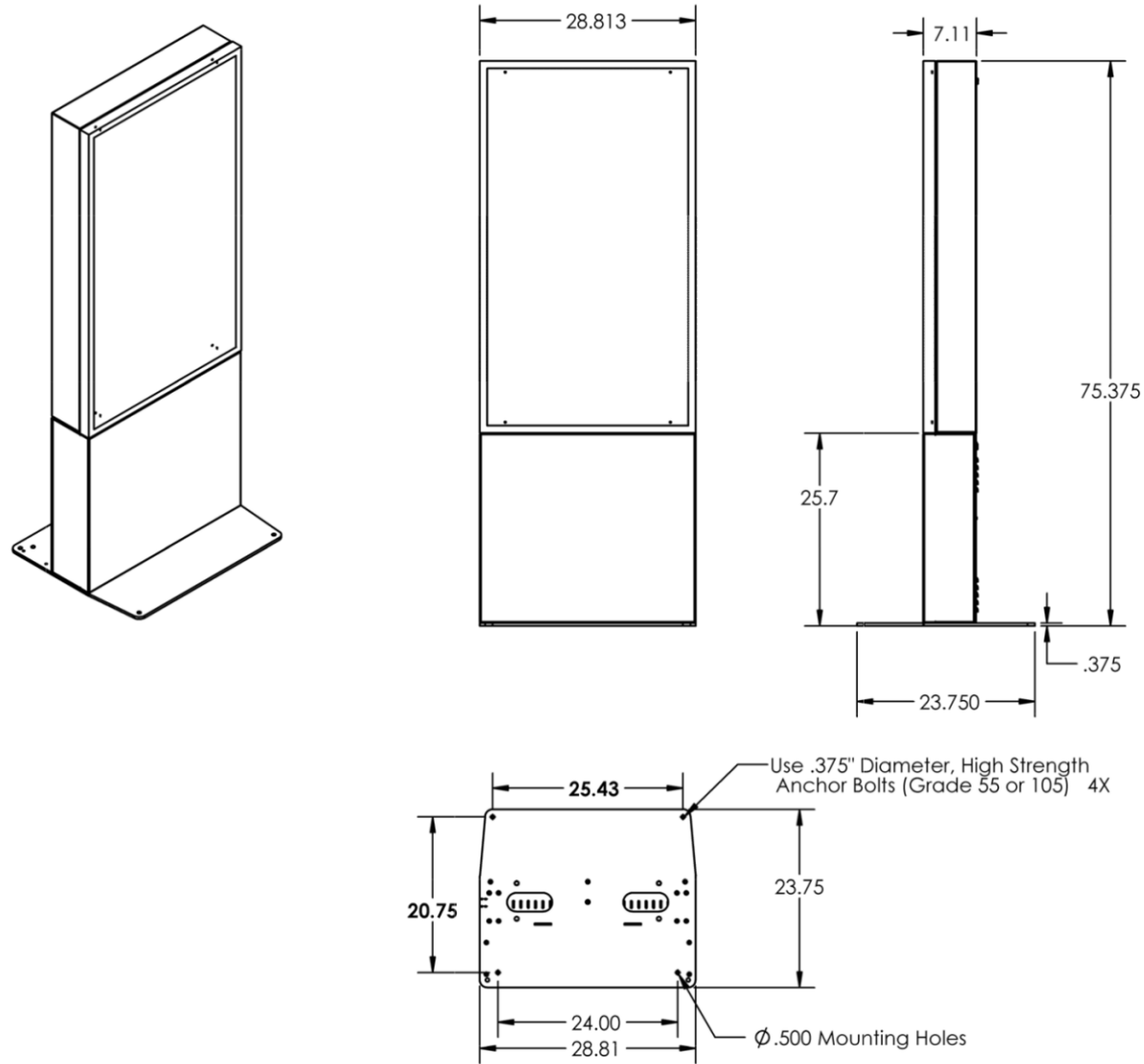
CUSTOMER	SMOOTHIE KING
LOCATION	6801 W 159TH ST, TINLEY PARK, IL, 60477
SALES REP	WILLIAM YUSKO
PROJECT MGR.	JESSICA REYNOLDS
DRAWN BY	GREG ESSERT
DATE	8-12-2021
FILE NAME:	103193_SMOOTHIE KING_TINLEY PARK IL_R10



 **DOUBLE FACED SIGN:** 20 SQUARE FEET • **QUANTITY 1**
3/4" SCALE

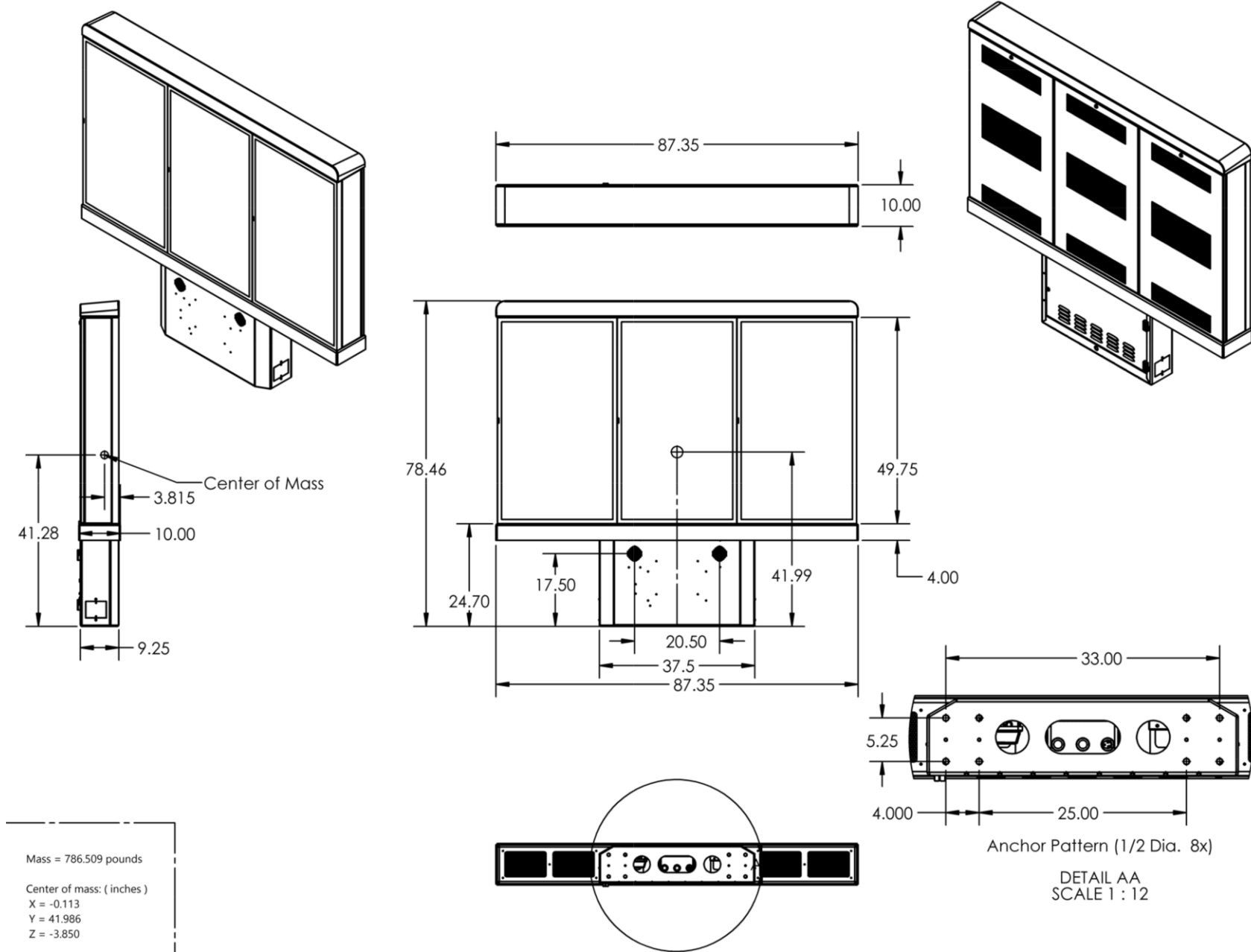
SIDE: _____
3/4" SCALE



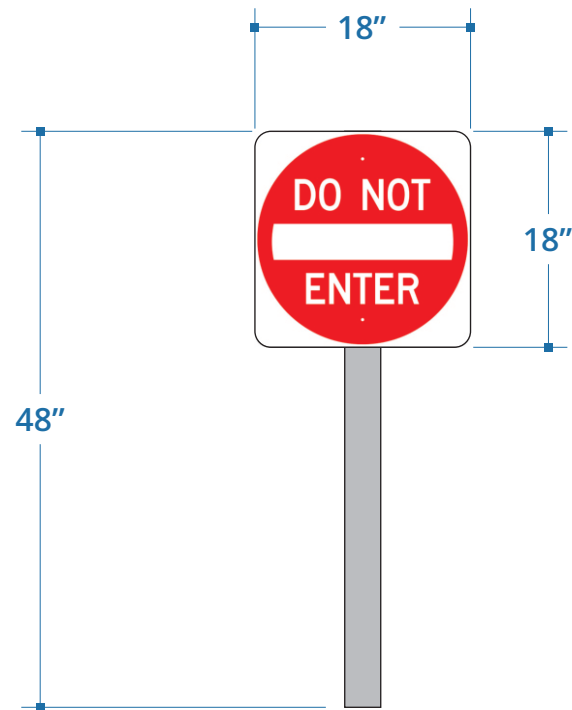


Static Pre Sell Board

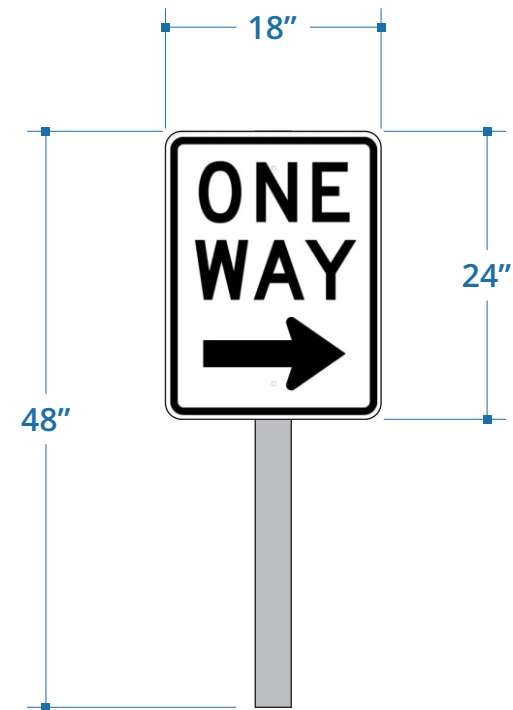




**Static 1 x 3 Menu
3 Illuminated LED Light Boxes
Speaker/Mic Box**



QTY. 1



QTY. 1



SINGLE SIDED REGULATORY DIRECTIONAL SIGNS
ALUMINUM PANELS ON U-CHANNEL POSTS
INSTALL INTO CONCRETE FOOTER



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.31	0.9	0.0	N.A.	N.A.
PROPERTY _Planar	Illuminance	Fc	2.41	6.2	0.1	24.10	62.00
PARKING LOT	Illuminance	Fc	2.80	6.2	0.3	9.33	20.67

Luminaire Location Summary				
LumNo	Label	Mtg Ht	Orient	Tilt
1	RAR-2-320L-140-4K7-3-BC	20	90	0
2	RAR-2-320L-140-4K7-3-BC	20	180	0
3	RAR-2-320L-140-4K7-4-BC	20	270	0
4	RWL2-160L-50-4K7-2	16	270	0
5	RWL2-160L-50-4K7-2	16	180	0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

#	Date	Comments

[illegible]

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

RELATED PRODUCTS

θ [Airo](#) θ [Cimarron LED](#) θ [Ratio Family](#)



CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ²	CD Continuous dimming
Mounting Round Poles		NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ²	F Fusing (must specify voltage)
A_ Arm mount for round pole ¹	GTT Graphite Matte Textured	Control Options Other	
A_U Universal arm mount for round pole ¹	LGS Light Grey Gloss Smooth	SCP-40F Programmable occupancy sensor ⁴	TB Terminal block
Mounting Other		7PR 7-Pin twist lock receptacle	2PF 2 power feed with 2 drivers ³
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured		
	Color Option		
	CC Custom Color		

Notes:

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15'-30' mounting height
- 3 Not available with 25, 50, 255, 295 & 340W configurations
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2
RAR2 Performance Data on next page																		

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

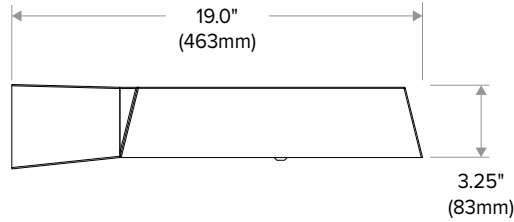
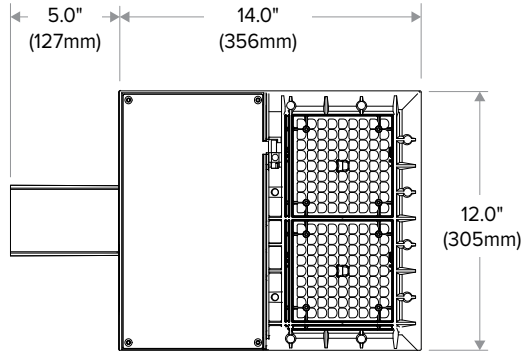
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

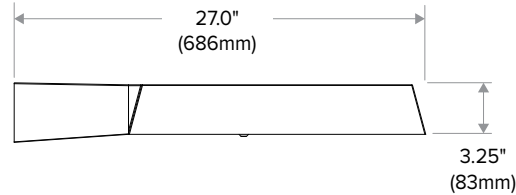
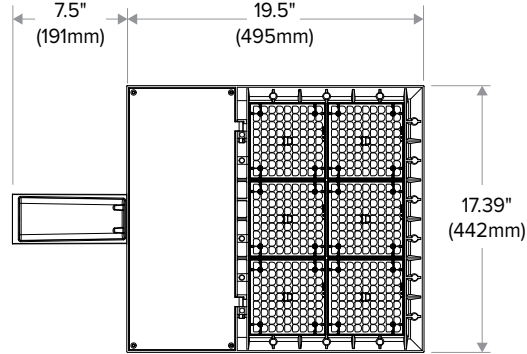
AREA/SITE LIGHTER

DIMENSIONS

RAR1

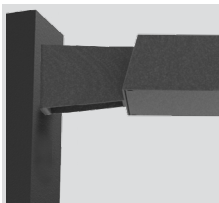


RAR2



ADDITIONAL INFORMATION

MOUNTING



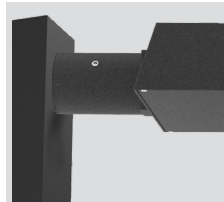
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



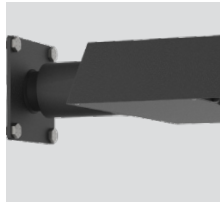
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



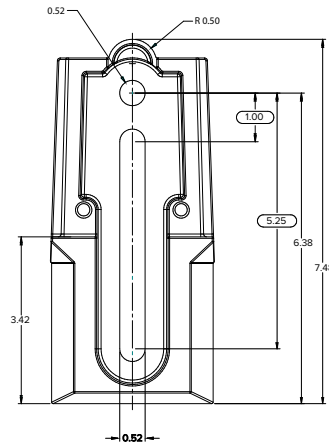
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.



RATIO SERIES

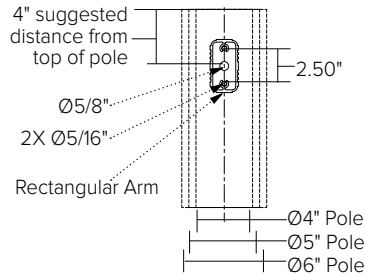
AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION (CONT'D)

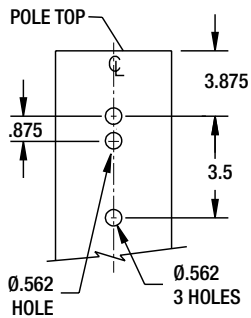
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



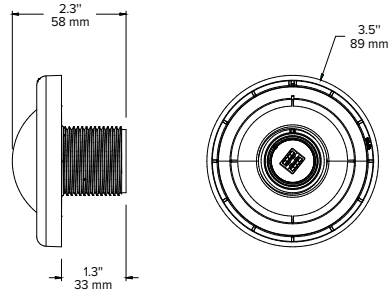
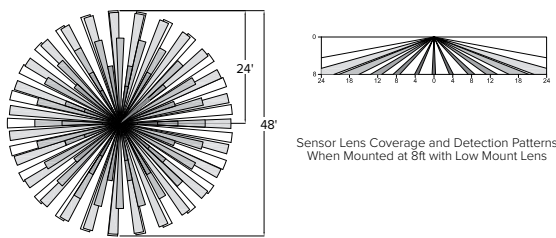
- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

RATIO SERIES

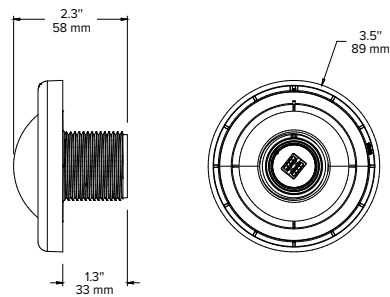
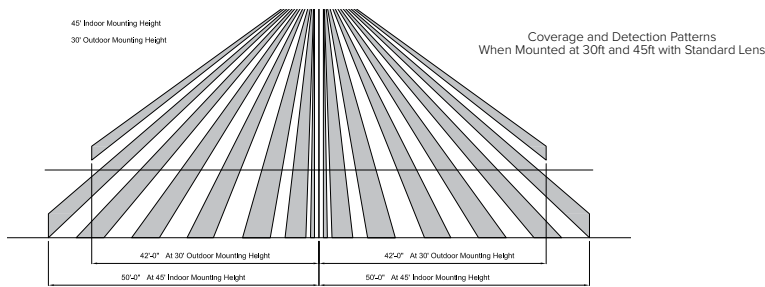
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

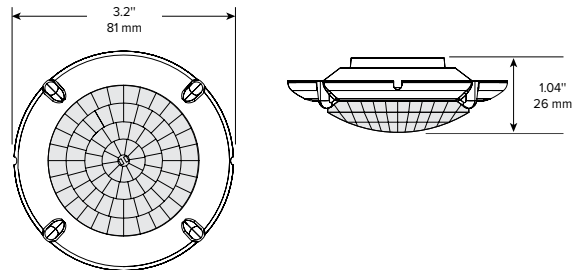
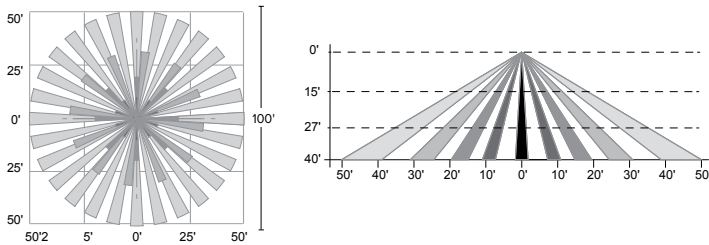
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

USE OF TRADEMARKS AND TRADE NAMES

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RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C



RELATED PRODUCTS

[Ratio Family](#) [Ratio Area](#) [Ratio Flood](#)

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
RWL1 Ratio Wall 1	48L-10 1,000 Lumens ⁴	3K7 3000K, 70 CRI	2 IES TYPE II ¹	UNV 120-277V	BLT Black Matte Textured
	48L-15 2,000 Lumens ⁴	4K7 4000K, 70 CRI	3 IES TYPE III	120 120V	BLS Black Gloss Smooth
	48L-20 2,500 Lumens ⁴	5K7 5000K, 70 CRI	4W IES TYPE IV	208 208V	DBT Dark Bronze Matte Textured
	48L-25 3,500 Lumens ⁴			240 240V	DBS Dark Bronze Gloss Smooth
	48L-35 4,500 Lumens			277 277V	GTT Graphite Matte Textured
	48L-45 5,500 Lumens			347 347V	LGS Light Grey Gloss Smooth
RWL2 Ratio Wall 2	160L-45 6,500 Lumens			480 480V	LGT Light Grey Matte Textured
	160L-50 7,500 Lumens				PSS Platinum Silver Smooth
	160L-65 9,500 Lumens				WHT White Matte Textured
	160L-80 11,000 Lumens				WHS White Gloss Smooth
	160L-95 13,000 Lumens				VGT Verde Green Textured
	160L-115 15,000 Lumens				Color Option
	160L-135 17,500 Lumens				CC Custom Color
	160L-155 19,500 Lumens				

Control Options Network	
NXWE	NX Wireless Enabled (module + radio) ^{2,7}
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7}
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7}
WIR	Wireless Controls, wiSCAPE™ ^{2,6}
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor ^{3,4}
SCP-20F	Remote control programmable line voltage sensor ^{3,4}
Control Options	
7PR_	7-Pin Receptacle ⁶

Options	
F	Fusing ³
E	Emergency Battery Backup ^{7,8,9}
EH	Emergency Battery w/ Heater Option ^{7,8}
2DR	Dual Driver ^{4,6}
2PF	Dual Power Feed ^{4,6}
PC	Button Photocontrol ⁸

Notes:

- Only available with RWL2
- wiSCAPE Gateway required for system programming
- Specific voltage selection is required
- Not available with 347/480V
- Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
- This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
- This item is located in the integral backbox for RWL1 configurations only.
- Option only available at 120 or 277V

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> WP-BB-XXX	Accessory for conduit entry ¹

Notes:

- replace "xxx" with color option

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

RATIO WALL

RWL1/RWL2 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
	35	120	0.31	36.9
		208	0.18	
		240	0.15	
		277	0.13	
		347	0.11	
		480	0.08	
	45	120	0.39	46.5
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
	155	120	1.31	156.8
		208	0.75	
		240	0.65	
		277	0.57	
		347	0.45	
		480	0.33	

RATIO WALL

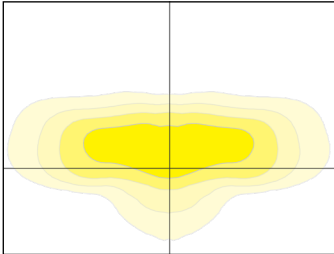
RWL1/RWL2 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

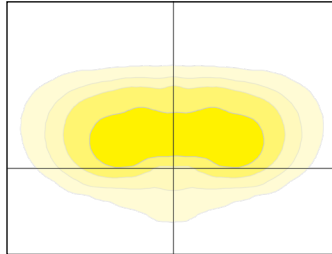
PHOTOMETRY

Mounting Height: 30ft

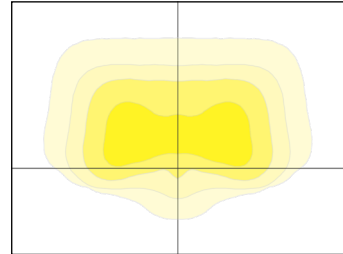
Type II



Type III

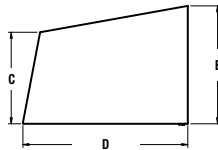
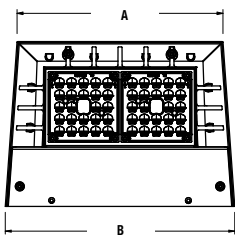


Type VI



DIMENSIONS

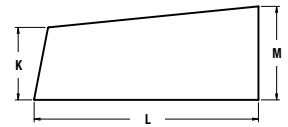
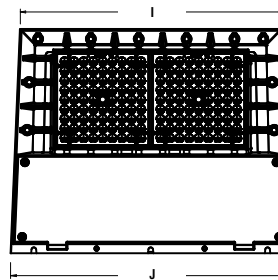
RWL1



A	B	C	D	E
8.7"	9.7"	3.9"	7.0"	5.0"
221mm	246mm	99mm	178mm	127mm

Weight
6.5 lbs (2.95 kgs)

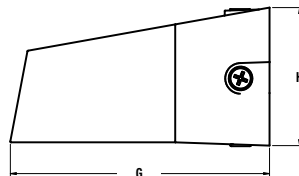
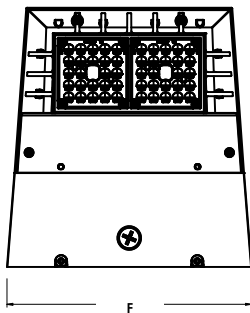
RWL2



I	J	K	L	M
14.0"	15.0"	3.9"	12.0"	5.0"
356mm	381mm	99mm	305mm	127mm

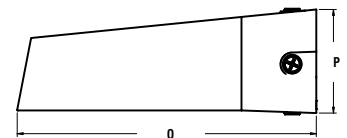
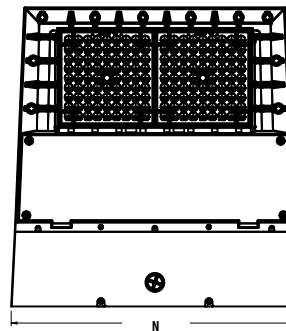
Weight
16.5 lbs (7.48 kgs)

RWL1 with
Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with
Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

RATIO WALL

RWL1/RWL2 LED WALLPACK

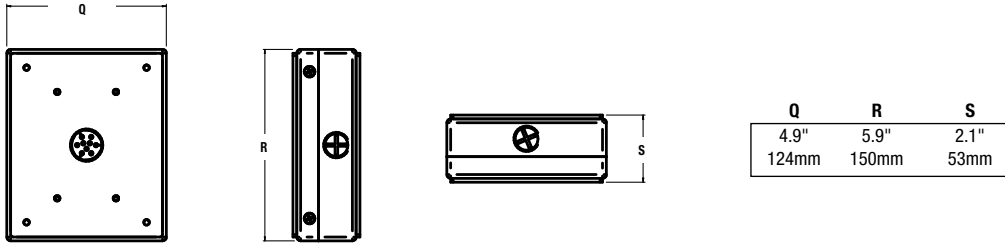
DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

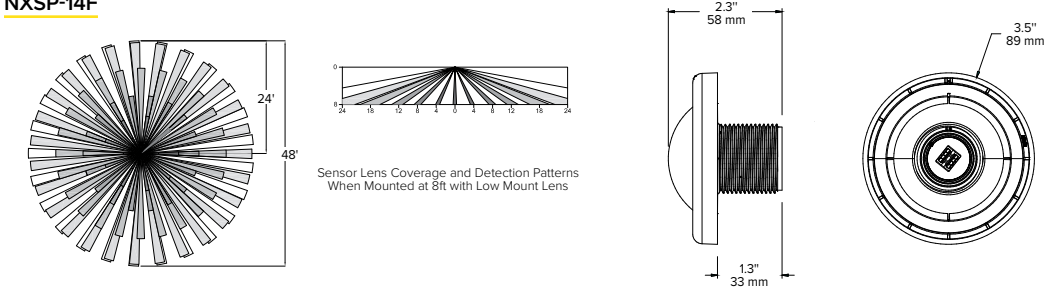
DIMENSIONS (CONTINUED)

Back Box Accessory

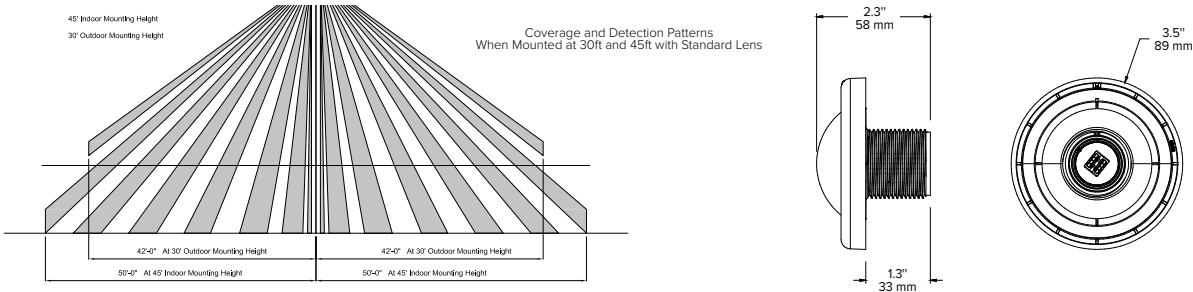


ADDITIONAL INFORMATION

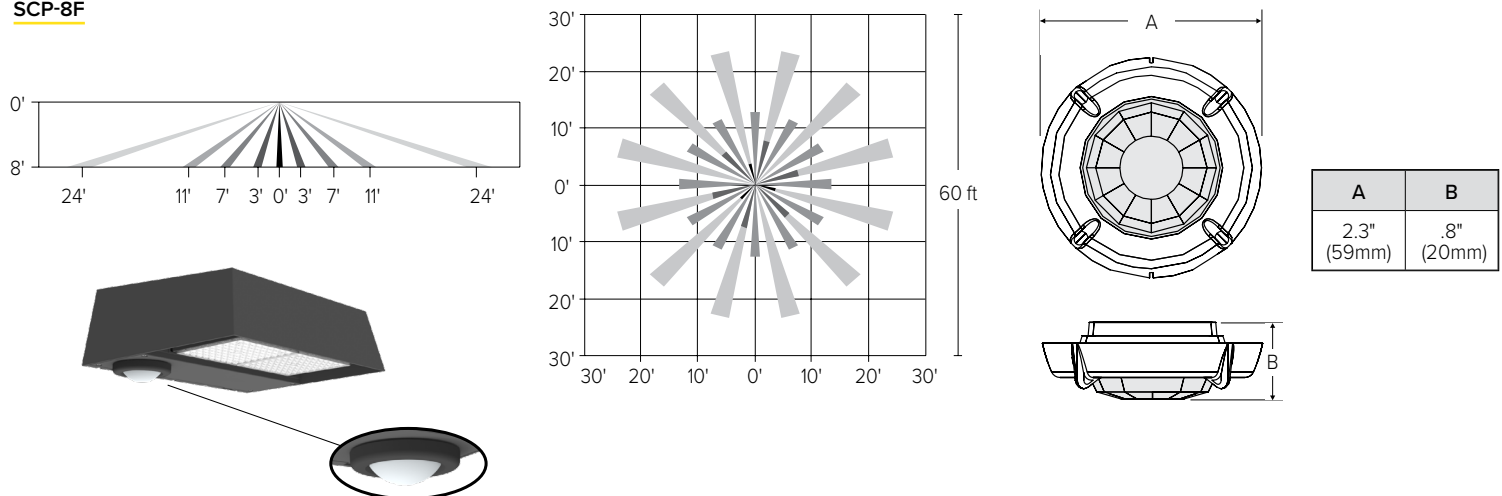
NXSP-14F



NXSP-40F



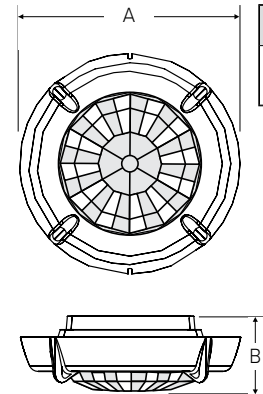
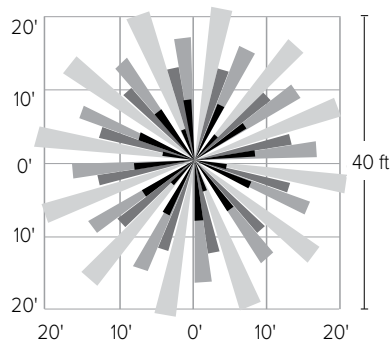
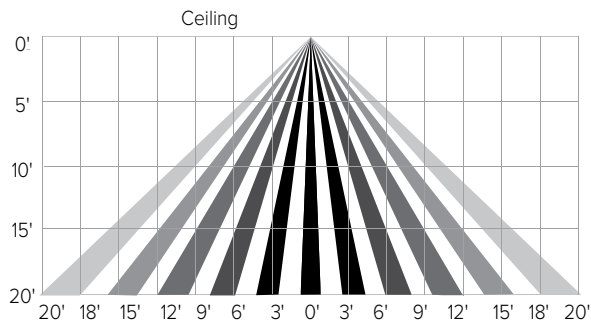
SCP-8F



RATIO WALL

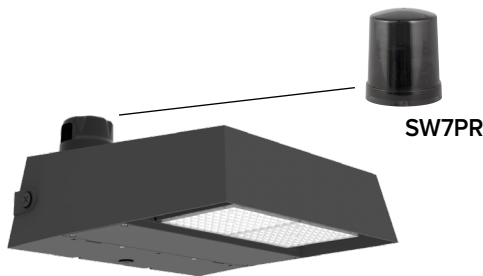
RWL1/RWL2 LED WALLPACK

SCP-20F



A	B
2.3" (59mm)	.8" (20mm)

SITESYNC 7-PIN MODULE



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PLAN COMMISSION STAFF REPORT

August 19, 2021 – PUBLIC HEARING

Faith United Presbyterian Church Sign Variations

6200 W. 167th Street

Petitioner

Edgar Montalvo, on
behalf of Faith United
Presbyterian Church

Property Location

6200 W. 167th Street

PIN

28-20-308-028-0000

Zoning

R-1 Single-Family
Residential Zoning
District

Approvals Sought

Variations

Project Planner

Lori Kosmatka
Associate Planner



EXECUTIVE SUMMARY

The Petitioner, Edgar Montalvo, on behalf of Faith United Presbyterian Church, are requesting Variations from the Sign Code at the property located at 6200 W. 167th Street in the R-1 (Single-Family Residential) zoning district. The three sign Variations include:

- Section IX.E.1 (Dimensional Regulations for Wall and Freestanding Signs) to permit a 38.67 sq. ft. freestanding ground sign, exceeding the 30 sq. ft. maximum size.
- Section IX.J.4 (Electronic Message Center Regulations) to permit an Electronic Message Center Sign that is 41.38 percent of the total sign area of a freestanding sign, exceeding the maximum size of 20 percent.
- Section IX.D.2.c. (Freestanding Sign Location) to encroach five-feet within the ten-foot minimum setback from the south property line.

The proposed freestanding sign will have an aluminum cabinet with Electronic Message Center (EMC) and be surrounded with a brick on the base and frame. The Petitioner has noted that the existing manual changeable display is dated and deteriorating. The existing sign was approved while under Cook County jurisdiction prior to its annexation in the Village. The variations are requested because the sign regulations for residential zoning district make it difficult for people to see the sign or messages displayed. The property is also large and has frontage on a heavily traveled road with high speeds.

EXISTING SITE & HISTORY

The subject site is a 2.02-acre parcel at the northeast corner of 167th Street and Gaynelle Road. The Faith United Presbyterian Church is at this site, and includes the church building, pavilion, parking lot, garage, and a garden. The church building was built in 1960 and is a mid-century modern style with brick facing set back approximately 90 feet from the south property line. The property was annexed in 2001 (Ord. 2001-O-034). A variation was granted in 2017 (Ord. 2017-O-068) to allow a pavilion in the required front yard that exceeded the property's floor area ratio.

The existing nonconforming sign is located three feet from the south property line, thus encroaching seven feet into the ten-foot required setback. The sign's face area is 32 sq. ft., and is supported by two posts. The sign is over 30 years old, and was approved prior to Village annexation. It has exterior lighting and contains manual changeable letters, which the Petitioners state are deteriorating and making it difficult to update the message, especially in inclement weather. There is landscaping around the sign, surrounded by a low brick wall which is approximately 9" tall, but varies in height due to the sites grade changes.

The property line is setback 20 feet from the curb of 167th Street. There is no sidewalk along the north side of 167th Street, and the parkway area is entirely grass.

ZONING & NEARBY LAND USES

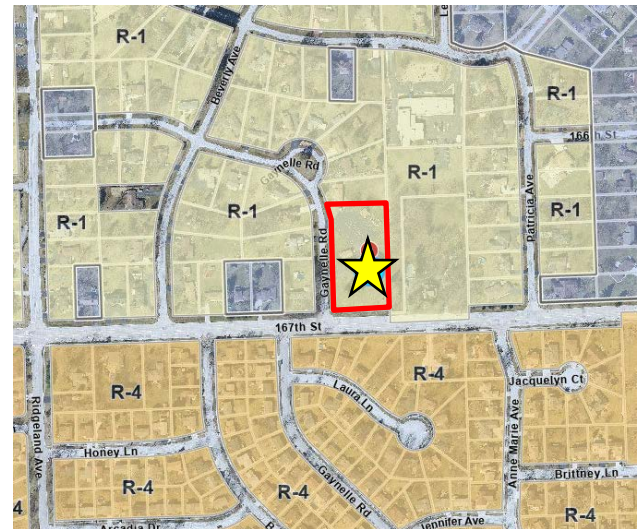
The property is zoned R-1 (Single Family Residential), and is within the William G. Groebe & Company's Kimberly Heights Addition to Tinley Park subdivision. The adjacent properties are mostly single-family homes. A school is located to the northeast of the property along Kimberly Drive. The properties on the north side of 167th St. are zoned R-1, while the properties on the south side of 167th St. are R-4.

Code Requirements

Dimensions and locations of signs are regulated by the Sign Code. Section IX.E.1 divides properties in residential zoning districts into two categories: residential and Non-Residential/Institutional. Churches, schools, and parks are common non-residential uses that are located in residential zoning districts. The code limits freestanding sign dimensions for non-residential uses in the R-1 zoning district to 30 sq. ft. in total sign area (excluding the base and pillars), and 6'-0" height. Section IX.D.2.c. requires that all freestanding signs be set back a minimum of ten feet from all property lines.



Location Map



Zoning Map



Looking West Showing Sign's Relation to Right-of-Way

Section IX. J.4 (Sign Regulations for Electronic Message Centers/Dynamic Variable Electronic Message) was amended in 2017 to modify the percentage of a sign occupied by electronic messaging. The ordinance reduced the percentage from 50 percent of the total sign area to 20 percent. The Plan Commission discussed the need to be more restrictive in an effort to limit the construction of new electronic message center (EMC) signs that had become comparatively large and distracting. The preference was for LED message centers to function subordinately to the freestanding sign that identifies a business. Prior to this amendment, the sign at St. George Catholic Church (6707 175th Street), which has a similar design, was approved by-right. In June 2021, under the current code, Trinity Lutheran Church (6850 159th St.) received variation approvals for a sign of 104 sq. ft. area with an EMC 22.49% of the area. That approval however was a like-for-like replacement of an existing sign with a reduction in the size of the EMC. In the findings of fact, it was noted that the site was located in a heavily-traveled commercial corridor and had no surrounding residential properties with visibility to the sign.



St. George Sign Approved by-right Prior to Code Amendment

St.) received variation approvals for a sign of 104 sq. ft. area with an EMC 22.49% of the area. That approval however was a like-for-like replacement of an existing sign with a reduction in the size of the EMC. In the findings of fact, it was noted that the site was located in a heavily-traveled commercial corridor and had no surrounding residential properties with visibility to the sign.

Visibility to Residences

The Sign Code stipulates *"illumination from an Electronic Message Center shall not encroach onto or create a visual nuisance to residential properties"*. The surrounding properties were noted to have varying levels of impact. It is understood that the location of the new sign would be very similar to that of the existing sign, set back an additional two feet. There is thick foliage to the east and west, largely obscuring the sign from those residences on 167th Street, though there is a direct view of the sign at the property to the west (6210 W. 167th St.) from the driveway accessing Gaynelle Rd. The principal structure, however, is alongside the foliage, north of the driveway, and approximately 175 feet from the sign.

Also, the rear yards of the residences on Laura Lane are along 167th Street and may be in the line of sight of the sign but only from the second story of the homes. Two of the homes have privacy fencing. The properties at 6200-6132 Laura Lane do not have privacy fencing, but the rear yards of these principal structures are situated more than 165 feet from the sign, and do not appear they will be significantly impacted. Properties on the south side of 167th Street would also have some visibility to the sign and its displays.



Looking North: View from 167th St. sidewalk, north of 6200 Laura Lane



Looking East: View from driveway off Gaynelle at 6210 167th Street

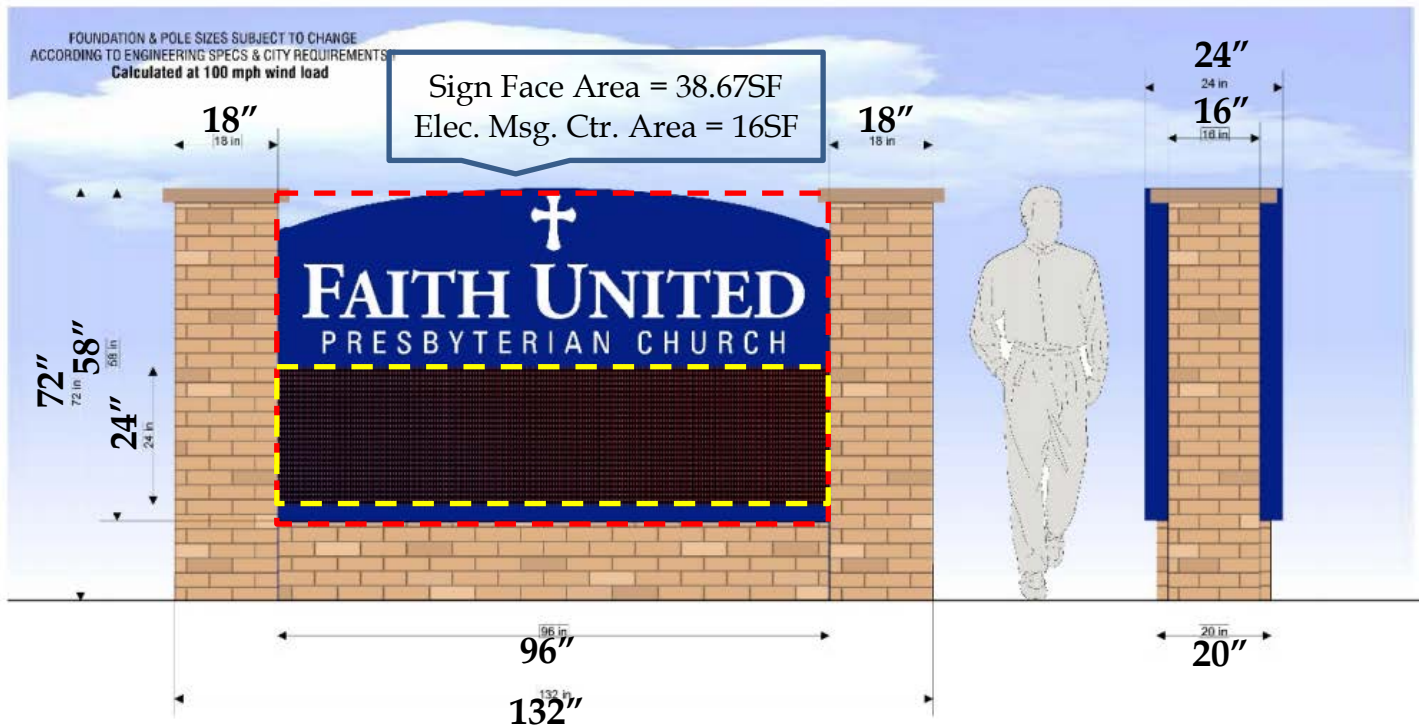
Staff has noted that the alternate location to meet the ten-foot setback code requirement is possible, but may diminish sightlines, due to the existing 20 feet of lawn between the property line and the curb of 167th Street. 167th Street is a busy arterial where traffic often exceeds 40 mph. The Petitioners state upon cresting a hill on 167th Street, westbound traffic has approximately three seconds of visibility to the sign, and eastbound traffic has approximately four seconds.



PROPOSED SIGNAGE

The sign will have a double-faced illuminated cabinet with an EMC below the cabinet. The sign will be surrounded with a face brick on the base and pillars flanking each side of the sign cabinet and EMC. The color of the face brick will be compatible with the existing church building's brick. The 38.67 sq. ft. sign face area includes the 16 sq. ft. EMC. Including the brick elements, the overall structure is 6'-0" x 11'-0". The EMC will allow for increased capabilities in messaging. The Petitioner has stated the sign will be switched off overnight between 11pm and 6am, and the light intensity levels will be protected from end user manipulation by password protected software. The Petitioner has agreed to make the approval conditioned upon the sign being turned off during these hours to help avoid any potential issues with neighboring properties. Staff has included it as a recommended condition of the approval.

The Petitioner will provide ground landscaping as required by code. The Petitioner wishes to use low-maintenance plantings rather than bushes, and is currently considering options similar to creeping juniper. The Petitioner does not intend to change or remove the existing surrounding low wall unless necessary for the nearby excavation of the old sign and installation of the new sign. The Petitioner has offered to provide a final landscaping design with the permit application in compliance with the requirements. Additionally, the Petitioner is looking into options to include the address number on the sign, which are preferred for emergency response purposes.



Proposed Sign Design Marked With Area Boundaries

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared draft responses for the Findings of Fact below. The Commission may choose to modify the findings as they choose or based on the evidence received at the public hearing.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - ***The location of the proposed freestanding sign along a heavily traveled arterial street would make it difficult for its content to be legible if limited to the size and setback requirements. There is a large setback of twenty feet between the roadway and the property line making the signs legibility more difficult.***
2. The plight of the owner is due to unique circumstances.
 - ***There is a large twenty-foot of right-of-way area between the curb and the property line that sets back the sign further and reduces its visibility to fats traveling vehicular traffic on 167th Street. The site is larger than most residential lots with direct frontage on a major arterial roadway. The site's topography and higher vehicle speeds along 167th Street additionally limit the length of time in which a sign may be read.***
3. The Variation, if granted, will not alter the essential character of the locality.
 - ***The proposed freestanding sign's area will be similar in scale to the existing sign, and will have surrounding brick which will complement the church's architecture. The impact of the sign will be minimized by the distance to surrounding residences as well as the existing mature trees east and west of the property. The signs hours will be limited, with a condition that it be turned off between 11pm and 6am.***
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTION TO CONSIDER

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

Variations:

“...make a motion to recommend that the Village Board grant the following Variations from the Zoning Ordinance to the Petitioner, Edgar Montalvo on behalf of Faith United Presbyterian Church, at the property located at 6200 167th Street in the R-1 (Single-Family Residential) zoning district, consistent with the Submitted Plans and adopt the Findings of Fact as proposed in the August 19, 2021 Staff Report, with the condition that the sign’s illumination will be switched off between the hours of 11:00pm to 6:00am.

- 1. A Variation from Section IX.J.4. (Electronic Message Centers Maximum Allowable Size Regulations) of the zoning Ordinance with an Electronic Message Center Sign that is 41.38 percent of the total sign area, instead of the maximum of 20 percent.*
- 2. A Variation from Section IX.E.1 (Dimensional Regulations for Wall and Freestanding Signs) of the Zoning Ordinance to permit a freestanding sign that is 38.67 sq. ft. in size, instead of the maximum of 30 sq. ft.*
- 3. A Variation from Section IX.D.2.c. (Freestanding Sign Location) of the Zoning Ordinance to encroach five feet into the ten-foot minimum property line setback.”*

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Application, Narrative, Photographs, & Response to Standards	Edgar Montalvo	7.9.21
Plat of Survey	Edgar Montalvo	n/a
Site Plan	Edgar Montalvo	7.7.21
Proposed Sign Design	Edgar Montalvo	7.21.21



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☐ Special Use for: _____
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☐ Residential ☒ Commercial for Faith United Presbyterian Church
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Replacement Signage at Faith United Presbyterian Church

Project Description: Replace existing free standing sign with slightly larger sign with electronic messaging

Project Address: 6200 W. 167th Street Property Index No. (PIN): 28-20-308-028-0000

Zoning District: R-1 Lot Dimensions & Area: 217.55' x 400.0' (approx 87,020 sf)

Estimated Project Cost: \$ \$30,000

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Faith United Presbyterian Church Company: N/A

Street Address: 6200 W. 167th Street City, State & Zip: Tinley Park, IL 60477

E-Mail Address: [REDACTED] Phone Number: [REDACTED]

APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Edgar Montalvo Company: _____

Relation To Project: Ruling Elder & Member of Session

Street Address: [REDACTED] City, State & Zip: Tinley Park, IL 60487-8624

E-Mail Address: [REDACTED] Phone Number: [REDACTED]



Village of Tinley Park
Community Development Dept.
19750 S. Oak Park Ave.
Tinley Park, IL 60467
708-444-3100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize Edgar Montalvo (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): Janice Swiech, Clerk of Session - Faith United Presbyterian Church

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): Janice Swiech, Clerk of Session - Faith United Presbyterian Church

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): Edgar Montalvo

FAITH UNITED PRESBYTERIAN CHURCH SIGN PROJECT NARRATIVE

Background: The church sign fronting 167th Street has been in place longer than most long-term members can remember. The sign and its insertable letters are deteriorating, making it very difficult to update the message, especially during inclement weather. Initial discussions with the Village of Tinley Park informed us of the following:

- The current sign is in an area zoned residential (R-1).
- It is an existing non-conforming sign. Specifically, the sign, is non-conforming in size – the existing sign is 31.7 sf. versus the maximum allowed of 30 sf. Additionally, the sign is non-conforming in height at 78 inches vs the max allowable of 72 inches.
- Furthermore, we were informed that the requirements for a new sign utilizing a LED message center cannot exceed 20% of the overall size of the sign (6 sf.).
- Those seeking a variance (non-commercial) would be charged \$250 plus \$75 per additional variation for a residential variation hearing.

Project Narrative: Faith United Presbyterian Church, 6200 W. 167th Street seeks to replace in place its existing sign with a freestanding monument style sign which has a LED message center. The current sign has been deteriorating for some time and no longer meets the needs of the congregation as advertising a welcoming place to worship and receive the word of God. The proposed replacement sign would be similar in size and appearance to the sign approved in 2016 by the village for the Saint George Catholic Church at 6707 W 175th Street, Tinley Park.

The specific variances requested are:

1. Sign face area larger than 30 square feet, and
2. Electronic message center in excess of 20% of the total sign face area.

The sign is located on 167th street, which is a 4-lane county road. The Church's property line fronting 167th Street is 217.55 feet. The nearest residential properties to the east and west are both clustered behind mature trees and vegetation. The Church building itself is situated approximately 100 feet from the sign north of the south property line along 167th Street.

The size of the sign is essential to its visibility. Traffic coming from the east traveling at the average speed of 40 mph has approx. 3 seconds of visibility of the sign after cresting a hill immediately east of the church, while traffic coming from the west has a slightly longer opportunity to see the sign of between 4 to 4.5 seconds due to increase sight lines.

Lastly, the electronic message center shall be equipped with a dimmer control and a photocell that tracks ambient light conditions and adjusts sign brightness to not exceed illumination levels established by ordinance. To ensure that the illumination from the message center will not encroach onto or create a visual nuisance to nearby residential properties, the sign will be switched off overnight between 11 pm and 6 am., and light intensity levels will be protected from end user manipulation by password protected software.

PHOTOS OF EXISTING CONDITIONS



Picture above shows the distance between the existing sign and the church building, which is set back almost 100-feet from the south property line. The existing sign is located adjacent to the south property line approx. midway along the frontage on 167th Street (3-feet north of the south property line and 92'-6" from the west property line).

The pictures on the next page show the existing sign's placement on 167th Street and the sight-lines available to passing motorists. Those traveling west crest a hill before seeing the sign – leaving no more than 3 seconds of visibility, while those traveling east have perhaps 4 or more seconds since they enjoy longer unobstructed views. In both cases, the higher speed limit (and perhaps higher average speed) reduces the time our sign is visible, and hence the need for a larger than permitted sign.

There are no residential homes within 125-feet of the existing sign, which is the location of the proposed replacement sign, and very few homes (less than half a dozen) are within 250-feet. Those that are nearby, are all behind thick vegetation (mature trees and bushes), or behind 5-foot privacy fences (across the street, on the south side of 167th Street, with their back yards along 167th). The thick vegetation is clearly shown in these photos.

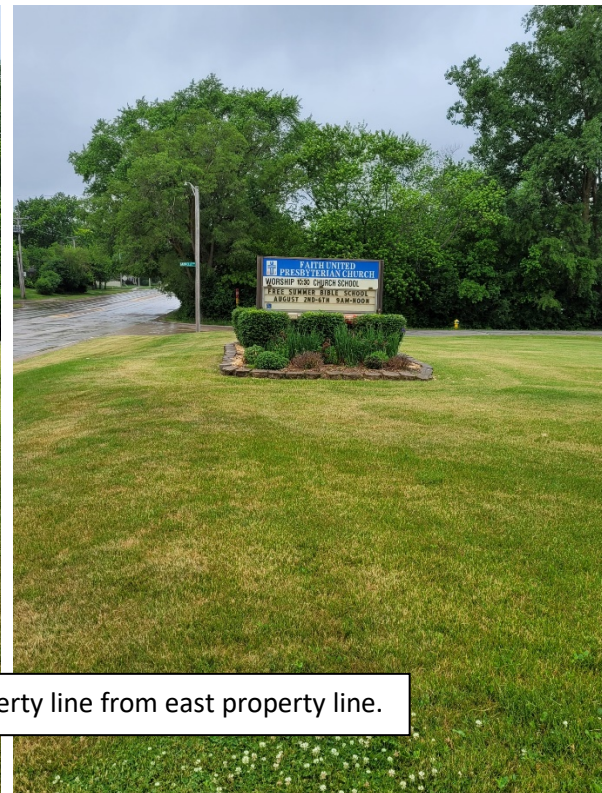
PHOTOS OF EXISTING CONDITIONS



Looking east along south property line from west property line.



Looking west along south property line from east property line.



Additional Photographs in Support of Variance Application

PHOTO #1



PHOTO #2



STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

- A. Describe the difficulty that you have in conforming with the current regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?**

The church's current sign, which is over 30 years old, is in deteriorating condition and does not allow for easy updating of messaging, especially during inclement weather. Current village standards for free standing signs makes our existing sign non-conforming - the desire is to replace the existing sign in place, with more modern signage with increased capabilities for electronic messaging.

- B. Describe any difficulties or hardships that current zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.**

While the issue of property value compared to others is not applicable, as the church is a tax-exempt non profit organization, the hardships imposed include the inability to replace the existing sign, with one of similar size in the same location, but with enhanced electronic messaging capabilities.

- C. Describe how the above difficulty or hardship was created.**

Village imposed restrictions and aging of current sign - The existing sign predates the current zoning restrictions, and due to advanced deterioration, no longer meets the needs of the congregation, as far as advertising a welcoming place to worship and receive the word of God.

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.**

Faith United Presbyterian Church of Tinley Park is the only house of worship having frontage along W. 167th Street.

- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

Not applicable - the variance would not result in any financial gain.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

Church frontage along 167th Street is 217 feet, with the proposed sign located approximately midway along this frontage and in excess of 125 feet from the nearest residence - all of which are themselves sheltered behind existing mature trees and bushes.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.**

The proposed replacement sign would be more aesthetically appealing and in character with the surrounding properties.

H. Describe how the requested Variance will not:

1. Impair an adequate supply of light and air to adjacent properties.

Not applicable - Proposed replacement sign will not impair air or light to adjacent properties.

2. Substantially increase the congestion of the public streets.

Not applicable - Proposed replacement sign will not increase congestion of the adjacent public streets.

3. Increase the danger of fire.

Not applicable - Proposed replacement sign will not increase the danger of fire.

4. Impair natural drainage or create drainage problems on adjacent property.

Not applicable - Proposed replacement sign will not impair natural drainage or create drainage problems on adjacent properties.

5. Endanger the public safety.

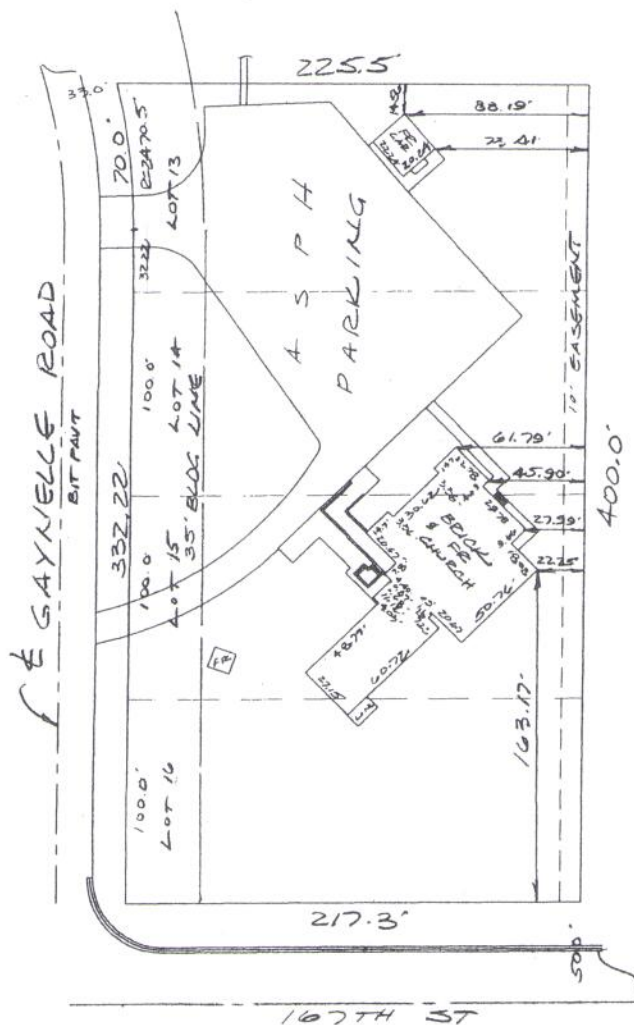
Not applicable - Proposed replacement sign will not endanger the public safety.

6. Substantially diminish or impair property values within the neighborhood.

Not applicable - Proposed replacement sign will not diminish or impair property values within the neighborhood.

PLAT OF SURVEY

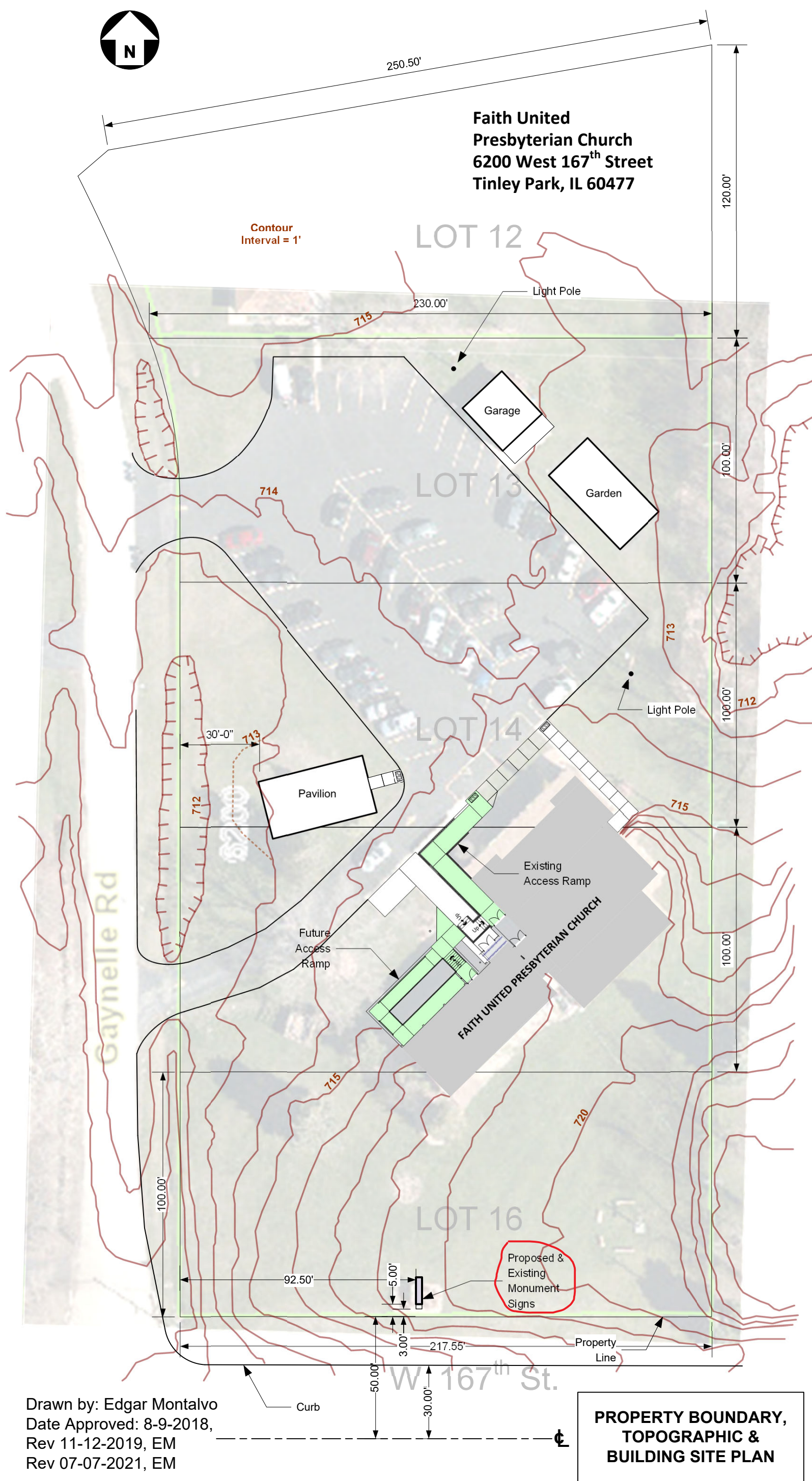
LOTS 13, 14, 15 AND 16 INCLUSIVE IN BLOCK 6 IN: WILLIAM G. GROEBE AND COMPANY'S KIMBERLY HEIGHTS ADDITION TO TINLEY PARK SITUATED IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 11, 1955 AS DOCUMENT LR1593767 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT LR1601732 IN COOK COUNTY, ILLINOIS.



FOR: PRESBYTERY OF CHICAGO
SCALE: 1" = 60'
JOB NO. 0904025
RESURVEYED TO LOCATE BUILDING.
JOB NO.
DATE

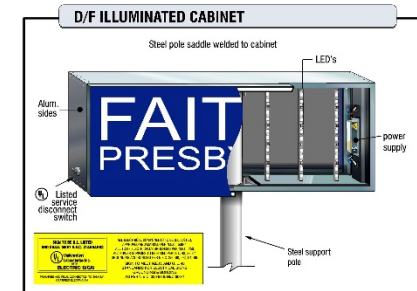
STATE OF ILLINOIS } SS
COUNTY OF COOK

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED PLAT AND SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SEAL IS CONFORMANT WITH THE MINIMUM REQUIREMENTS FOR A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS.



Modified Sign Design / Architectural Compatibility of the Proposed Sign to the Principal Building

6200 167TH ST, TINLEY PARK, IL 60477



CABINET: ALUMINUM CONSTRUCTION
ROUTED FACE

ILLUM: WHITE LED ILLUMINATION
POWER SUPPLIES TO BE HOUSED IN CABINET
UL LISTED
SAFETY SWITCH
120V FEED BY OTHERS

SCREEN: DOUBLE SIDED - 2' X 8' 9MM

BASE: FAUX BRICK PILLARS - COLOR TBD

SUPPORT: QTY (2) INTERNAL SUPPORT POLES - DIRECT BURIAL

PMS REFLEX BLUE

TOTAL INSTALLED:

ELECTRICAL FEED BY OTHERS

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Company Name	
Date	07.21.21
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Authorized	