



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**April 20, 2017 – 7:30 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 April 6, 2017 Regular Meeting

Item #1

PUBLIC HEARING: BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, James Richert of Banging Gavel Properties, for a Brewery at 6811 Hickory Street (Vogt Building) within the DC (Downtown Core) Zoning District. The proposed brewery will also include a restaurant, space for private events, and an outdoor patio. The upper floor will continue to have a residential unit.

Item #2

PUBLIC HEARING: ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Petitioner to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10") tall. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District.

Item #3

PUBLIC HEARING: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Item #4

WORKSHOP: MCDONALD'S – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:

1. North façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet);
2. South façade: One (1) "M" logo sign (14 square feet);
3. East façade: No signage proposed; and
4. West façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet).

Item #5

WORKSHOP: TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING) FROM R-1 TO R-2

Consider recommending that the Village Board grant the Petitioner, Nicholas Tuleja, a Map Amendment (Rezoning) for the property at 17800 Highland Avenue to rezone the property from R-1 (Single-Family Residential) to R-2 (Single-Family Residential).

Good of the Order

Receive Comments from the Public

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

APRIL 6, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 6, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commission:

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

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

Village Officials and Staff:

- Paula Wallrich, Interim Community Development Director
- Stephanie Kisler, Planner I
- Patrick Connelly, Village Attorney
- Barbara Bennett, Commission Secretary

CALL TO ORDER

ACTING PLAN COMMISSION CHAIRMAN SHAW called to order the Regular meeting of the Plan Commission for April 6, 2017 at 7:32 p.m.

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

Minutes of the March 2, 2017 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER DOMINA, to approve the Minutes with the following amendments:

Suggested Amendments:

- COMMISSIONER JANOWSKI noted on page 11, regarding adding the Hookah Lounges to the list of Prohibited Uses. The vote was taken and it was not unanimous. “Unanimously” should be removed.

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER DOMINA, to approve the Minutes as amended. The motion was approved unanimously by voice call. ACTING CHAIRMAN SHAW declared the motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 6, 2017 REGULAR MEETING

ITEM #1: WORKSHOP: BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, James Richert of Banging Gavel Properties, for a Brewery at 6811 Hickory Street (Vogt Building) within the DC (Downtown Core) Zoning District. The proposed brewery will also include a restaurant, space for private events, and an outdoor patio. The upper floor will continue to have a residential unit.

Present were the following

Plan Commissioners:

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

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

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guest (s):

Rebecca O'Connor
Kyle O'Connor
Jim Richert
Ed Richert
Joe Bandza

PAULA WALLRICH, Interim Community Development Director, stated the Petitioner has proposed the redevelopment of the historic Vogt Building located at the southwest corner of Oak Park Avenue and Hickory Street for a brewery, restaurant/public house, outdoor patio and residence. The property is located in the Legacy District (Downtown Core – DC) which requires a Special Use Permit for “Winery, distillery, or brewery, including sales and tasting”. The Special Use is for the brewery which includes on-site tasting and sales; therefore, this review will include a review of the public house as well.

MS. WALLRICH noted this building is registered with the National Register of Historic Places and was built in 1865. The building was thought to be built by Carl Vogt, but it was actually built by John Lewis or his brother Allen Cleveland Lewis. The Petitioners have chosen the Vogt Building because of its downtown location and plan to restore the historic building to function as a central feature to the downtown business district.

MS. WALLRICH showed examples of the site which comprises two parcels (28,683 SF) anchoring the southwest corner of Oak Park Avenue and Hickory Street. Outlot A comprises the western parcel which includes access from Hickory Street and provides parking. Outlot B comprised the structure, corner plaza, parking and access from Oak Park Avenue. There will be a subdivision of this property as part of the incentive that has been negotiated with the Village Board. The subdivision will divide the property into three (3) parcels. One parcel will provide for transfer of ownership of the existing plaza at the northeast corner to the Village, the second parcel will transfer ownership to the Village for Outlot A and the south parking area with access to Oak Park Avenue and the third parcel will remain under the ownership for Banging Gavel and include the Vogt Building. This west parcel will provide for possible future use as an alley system which is consistent with the Legacy Plan. The building is 8,210 SF in total, including the ground floor. The basement or ground floor is partially subgrade which is where the brewery will be. The first floor is approximately 7 ft. above grade and will have the restaurant and tap house. The second floor will be for the kitchen and a music stage. The partial third floor is approximately 860 SF and will have a residence.

MS. WALLRICH stated because this is in the Downtown Core of the Legacy District a brewery requires a Special Use. She noted that when reviewing a request for a Special Use the Commission may wish to consider potential impacts of the proposed use on adjacent properties.

The proposed hours of the business are:

- Restaurant/Public House: Monday – Closed, Tues–Thurs 4 -11pm, Friday 3pm -1am, Saturday 11am -1am, Sunday 11am - 9pm
- Seasonal Outdoor Patio: Monday – Closed, Tues-Thurs 4 - 9pm, Friday 4 -11pm, Saturday 11am -11pm, Sunday 11am - 9pm
- Brewery – Monday – Sunday 6am – 3pm

The exterior of the building will maintain the historical integrity of the structure. Deliveries will be with a pick-up or panel truck in the back of the building. The ramp in the rear will be reconfigured. At this time there is no defined delivery schedule, Staff recommends times be between 7 am and 10 pm. Brewing production will occur between 6 am and 3 pm in accordance with Village performance standards related to noise and odor. The Applicant will create waste as a by-product of its beer production and has arranged for the majority of the waste product to be used by local farmers for animal feed. Any storage of waste product will be required to meet Village Standards.

In November 2015, the Plan Commission reviewed several Text Amendments related to the use of “Boutique Alcohol” in the Legacy District. As part of their review, several conditions were identified as part of the Special Use approval for breweries. These Text Amendments have not yet been adopted by the Village Board; however, Staff recommends the Commission use these as a guide in their review.

The proposed conditions include:

1. Conform with all applicable requirements of the Illinois Liquor Control Act;
2. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
3. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
4. Control odor emissions and provide on-site control methods; and
5. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

Landscaping: There is some existing landscaping on the premises and the Village maintains a small plaza area in the northeast corner of the property. A preliminary Landscape Plan is under review by Staff and will be reviewed as part of their site plan.

Parking: There are twenty-two parking spaces currently on site; there are no plans to provide additional parking on-site. The Metra lot across Hickory Street provides additional parking opportunities after 10:30 a.m. as does the other Metra parking lots surrounding the train station.

Lighting: There is minimal existing lighting on the site. The Applicant proposes to add some decorative up-lighting to highlight the historical architectural features of the building.

MS. WALLRICH noted per the recently proposed Text Amendments no dwelling units are allowed at street level. Street level must be commercial and this proposal meets those requirements. Special Use standards were included in the Staff Report for Commission review. Staff will provide Findings of Fact at the Public Hearing on April 20, 2017.

ACTING PLAN COMMISSION CHAIRMAN SHAW asked for comments from the Petitioners.

JIM RICHERT, Banging Gavel, stated the delivery times would not be a problem as most of the delivery times would actually be before 3:00 pm or 5:00 pm. The five conditions sent to him by MS. WALLRICH were also not a problem.

ACTING PLAN COMMISSION CHAIRMAN SHAW asked for comments/questions from the Commissioners.

COMMISSIONER STANTON asked Staff to consider the increased foot traffic in the area and wanted to know if a signal across Oak Park Avenue had been considered.

MS. WALLRICH replied that Staff would check with Engineering to see if that is a possibility.

COMMISSIONER JANOWSKI commented on page 4 of the Staff Report trees every 25 feet are required. He asked about eliminating those trees. If trees are put in the parkway, it could be a nuisance.

MS. WALLRICH stated that there was no room on Oak Park Avenue and that she would work with their Landscape Architect to see if some understory ornamental trees could be planted under the utility lines on Hickory Street.

MR. JANOWSKI also asked about possible redevelopment of the above ground power lines and putting them underground.

MR. JANOWSKI noted for the design team that if there will be an upward aeration system to control the odor the system should be strategically placed so as not have an air intake into the residence on the top floor. He also asked about the 10 barrel system having a compressed air storage system or Co2 tank. He expressed concern for the storage of high pressure tanks. The Petitioner replied they do not store tanks that would be a problem.

COMMISSIONER KRONER asked where the disposal containers and the patio will be located.

MS. WALLRICH replied that she is waiting for the landscape architect's report regarding the disposal containers but they will probably be right off the southwest corner of the building and the patio will be on the east side.

MR. KRONER asked about the delivery times and asked if there would be a problem limiting the delivery times more. He also noted that there should be restrictions on parking for the residents parking.

The Petitioner replied that would not be a problem. He noted ideally he would like to schedule the deliveries before 3:30 pm.

MS. WALLRICH stated the delivery times could be changed to 7 am to 7 pm. Regarding the parking only one space must be maintained for the residence.

COMMISSIONER MOYLAN stated he is excited and happy to have this business. He asked who maintains the corner. MS. WALLRICH stated the Village maintains it.

MR. MOYLAN asked how many seats and what type of food would be served in the restaurant.

The Petitioner replied he was not sure at this time on the seating. The food would be gourmet sandwiches, sides, appetizers and desserts. It was not going to be just pretzels and bar snack food.

COMMISSIONER KAPPEL stated she is excited and appreciates them choosing Tinley Park.

COMMISSIONER STANTON asked if there would be security cameras installed and will the outdoor seating area be fenced in.

The Petitioner replied there would be security cameras installed and yes the outside seating area will be fenced in.

ACTING COMMISSIONER CHAIRMAN SHAW asked about the garages off to the southwest corner of the building being accessible to the owners. MR. SHAW also asked about the flow of traffic with the deliveries, would this eliminate two (2) parking spaces. He recommended signs should be placed for no left turn onto Oak Park Avenue.

MS. WALLRICH noted easements follow the property and the garages are protected with that cross access easement. She noted she is waiting to see the site plan proposal. If there is signage necessary that is not a problem due to the fact that the Village owns that property.

MS. WALLRICH stated the two outstanding issues noted have been complied with so they will be incorporated in the Staff Report so there will be no outstanding issues. This will include the change in the delivery times.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 6, 2017 REGULAR MEETING
ITEM #2: WORKSHOP: ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Ken Lindberg of HOH Architects on behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Petitioner to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10") tall. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District.

Present were the following
Plan Commissioners:

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Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Guest (s):

Fred Owens
Lawrence Dick
Brent Porfilio
David Torelli

STEPHANIE KISLER, Planner I, stated the Applicant is seeking Site Plan Approval and a Variation from the maximum building height in order to construct an addition to the existing building. The proposed 11,530 square foot addition is to be used for recreational purposes. In addition, this property is in a residential zoning district and the maximum height for buildings in this district is thirty-five feet (35'). The proposed addition will need a Variance of just less than ten feet. The proposed height of the addition is just under forty-five feet total. The existing structure of the church is about fifty-five feet (55') tall and the addition would not be exceeding the tallest existing height of the building.

MS. KISLER showed the proposed Site Plan on the southwest corner of 175th & 84th Avenue. Currently the structure is 37,500 square feet with 467 parking spaces. The zoning is R-3 PD surrounded by single-family residential uses in all directions. The property was subdivided in 2007 to create three residential lots at the southwest corner of the parcel. Staff recommends the property owner re-subdivide their parcels so that the church and associated parking lot be on a single parcel.

MS. KISLER stated the proposed structure will be architecturally similar and compatible with the existing structure. There is no formal Landscape Plan because the Petitioner stated that a group of parishioners will work together to landscape the areas adjacent to the proposed addition. Staff has recommended the addition of trees in the parking lot islands where trees have been removed. She noted the Police Department was concerned about safety at the southwest access point of the proposed addition. Staff will continue to work with the Petitioner to address the safety concerns.

COMMISSIONER KRONER asked if the neighbors have been notified of this addition. MS. KISLER stated they have been notified via the Legal Notice published in the local newspaper and the Village's mailing to surrounding property owners for the Public Hearing.

ACTING PLAN COMMISSION CHAIRMAN SHAW asked for comments from the Petitioners.

FRED OWENS showed and explained examples of the building materials that will be used in the construction of the new addition. He also showed two color renderings of the addition, one with more face brick and a stone accent wall by the entry and another with tan colored precast panels along the length of the recreational space.

STAFF and the PLAN COMMISSIONERS noted their preference for the rendering with the additional face brick and the stone accent wall.

ACTING PLAN COMMISSION CHAIRMAN SHAW asked what the current height of the church is. He also noted he was in favor of stone at the entrance. MS. KISLER replied the church is fifty-five feet (55') tall and the code is thirty-five (35) feet maximum.

COMMISSIONER MOYLAN stated the addition is a beautiful complement to the church.

COMMISSIONER KAPPEL stated it looks like a great design and prefers stone on the entrance way.

COMMISSIONER JANOWSKI stated it looks great.

COMMISSIONER STANTON stated it looks great.

COMMISSIONER KRONER stated it is great for the kids to have a basketball court.

ACTING PLAN COMMISSION CHAIRMAN SHAW noted there will be further discussion and a Public Hearing for this project at the April 20, 2017 Plan Commission Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 6, 2017 REGULAR MEETING

ITEM #3: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quality of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Present were the following
Plan Commissioners:

Kevin Bergthold
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Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patrick Connelly, Village Attorney
Barbara Bennett, Commission Secretary

Staff has been continuing to draft revisions for several months to Section IX (Sign Regulations) of the Zoning Ordinance. The Village Attorney advised Staff to propose changes that would strengthen the legality of the Village's Sign Regulations.

PATRICK CONNELLY, Village Attorney, stated he would like to give background of some of legal requirements while attempting to meet with this Sign Ordinance. After review of the previous draft it was noted that in late 2015 the United States Supreme Court came down with a decision in Gilbert, Arizona that you cannot regulate signs based on the content of the sign. Also, there must be a paragraph added to the Ordinance stating "No Discrimination Against Non-Commercial Signs or Speech". The current draft of the Sign Ordinance will need to be amended to include these concepts.

STEPHANIE KISLER, Planner I, reviewed the draft of Text Amendments to the Zoning Ordinance of Sign Regulations. She noted that this is a comprehensive amendment and nearly every section has been modified to be better organized or more clear.

Specific concerns were discussed at follows:

- A. Purpose and Intent statement
- B. Amendments to ensure that there is not content-based regulation on signs.
- C. Clean-up of the permit requirement exception section
- D. Clean-up of Maintenance Requirements and Removal of Signs
- E. Location of signs
- F. Multi-Tenant Panels on freestanding signs
 - a. Background color
 - b. Letter color
 - c. Font
- G. Regulations for colors and letters on Awnings and Canopies.
- H. Temporary and directional automotive signs.
- I. Duration of Display for Temporary Signs.
- J. Temporary and Permanent Signage bonuses on buildings along I-80 Corridor
- K. Prohibited Signs
- L. Changing/maintaining nonconforming signs.

MS. KISLER noted Staff will provide revisions to the draft for the Plan Commission review at the Public Hearing.

RECEIVE COMMENTS FROM THE PUBLIC

RESIDENT #1 expressed agreement regarding a cross walk signal at the corner of 68th and Oak Park Avenue for safety.

GOOD OF THE ORDER

MS. WALLRICH and MS. KISLER gave a summary of current projects.

- New Building Official is starting on May 8th.
- Reorganizing Building, Economic Development and Planning Departments as the Community Development Department.
- Legacy Code Text Amendments going to Village Board April 11th with adoption April 18th
- Tinley Park Mental Health Center – Open House Community meeting set for April 12th at Prairie View Middle School.
- Primal Cut Steak House is now open.
- Woodman's Grocery Store doing due diligence.
- Aetna project at the southwest corner of 191st Street and Harlem Avenue is not going forward.
- Soundgrowler Brewery has building permit on 183rd Street.
- McDonald's remodel moving forward.
- Additional hotels have shown interest.
- Demolition of Rogers Hair Salon happening soon and working on the Clark Gas Station demolition.
- Downtown projects still alive.
- Bremen Cash Store project moving forward.
- South Street project in conceptual review now.
- Branding Committees continue to meet.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER DOMINA, to adjourn the Regular Meeting of the Plan Commission of April 6, 2017 at 9:51 p.m. The motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



PLAN COMMISSION STAFF REPORT

April 20, 2017

The Banging Gavel – Special Use Permit

6811 Hickory Street

UPDATES FROM THE APRIL 6TH STAFF REPORT ARE NOTED IN RED.

Applicant

Jim Richert, on behalf of
Banging Gavel Properties,
LLC

Property Location

6811 Hickory Street

PIN

28-30-314-032-0000 &
28-30-314-036-0000

Building Size

8,210 SF

Parcel Size

28,683 SF ±

Zoning

DC (Downtown Core-
Legacy District)

Approval Sought

Special Use Permit

Project Planner

Paula J. Wallrich, AICP
Interim Community
Development Director



EXECUTIVE SUMMARY

Jim Richert, representing Banging Gavel Properties (BGP), has proposed the redevelopment of the historic Vogt Building located at the southwest corner of Oak Park Avenue and Hickory Street (6811 Hickory Street) for a brewery, restaurant/public house, outdoor patio, and residence. The property is located in the Legacy District (Downtown Core – DC) which requires a Special Use Permit for “*Winery, distillery, or **brewery**, including sales and tasting*”. The Special Use is for the *brewery* which includes on-site tasting and sales; therefore, this review will include a review of the public house as well.

Banging Gavel Brews has been in operation since January 2015. Due to their success, they are launching the second phase of their business plan with the operation of a fully-licensed brewery and public house. They have chosen the Vogt Building because of its downtown location and plan to restore the historic building to function as a central feature to the downtown business district.

The brewing production will occur on the ground floor, restaurant/public house will be on the first floor, and private event space and the kitchen on the second floor. The outdoor patio will provide food and beverage service and live music. The third floor will have a private residential unit. The restaurant/public house will be open Tuesday through Sunday with reduced hours for the patio; the brewery will operate seven (7) days per week.

OPEN ITEMS	
1.	Consider restricting deliveries to 7:00 a.m. -10:00 p.m. Applicant has agreed to delivery hours of 7:00 a.m.- 7:00 p.m.
2.	Consider imposing industry standard conditions as proposed in the Staff Report. Applicant has agreed to these conditions.

BACKGROUND

There is significant historic value in the Vogt Building, which is registered with the National Register of Historic Places. While this structure was thought to have been built by Carl Vogt, it was actually built around 1865 by John Lewis or his brother Allen Cleveland Lewis in the popular Italianate style (1850s to 1880s) as a sort of “Plantation” home. This house was somewhat of an anomaly in its day, as it was far larger than any other home in the area, and was constructed of brick at a time when all the other structures in the Village of Bremen (now Tinley Park) were of frame (wood) construction. It is likely that the building was originally used as a hunting lodge; it was never a hotel as the architecture might suggest. Per his instructions, upon the death of John Lewis in 1874, his estate funded the development of a trade school known as The Lewis Institute. This later merged with the Armour Institute in 1940, which formed the current Illinois Institute of Technology (IIT). Carl Vogt purchased the property in 1872 where he lived until 1899, and then sold it to Martha Bettenhausen. Her descendants, the James Fulton family and heirs, included former Mayor and Village Trustee Kenneth J. Fulton and his brother Ron who owned the building until 1987. Since 1992, the building has been used for offices but has been vacant for the last 3-5 years and is currently bank-owned.



The Applicant, Jim Richert, is a practicing attorney and resident of Tinley Park who, along with his brother Ed Richert and brewer, Walter Ornelas, founded Banging Gavel Brews (BGB). They have been distributing their craft beer since January 2015. Due to the continued success of their craft beer production they decided to become a full-service licensed brewery and public house. They feel the Vogt Building is the perfect location to realize their future business plans.

EXISTING SITE

The property is bounded by the Metra tracks on the north, residential uses to the west, commercial with second floor residential (Attic Door) to the south, and commercial uses (Citibank) to the east.

The subject property comprises two (2) parcels (28,683 SF) anchoring the southwest corner of Oak Park Avenue and Hickory Street. Access is provided from the north (Hickory Street) on the west parcel, which also provides access to the garages for the multi-family structure at 6815 Hickory Street. There are twelve (12) parking spaces on this parcel. A shared access is provided on the east side from Oak Park Avenue with eight (8) parking spaces; there are two (2) spaces at the rear of the parcel that will be removed as part of constructing access and loading at the rear of the parcel.



The paved landscaped area in the northeast corner of the property was improved by the Village as a small civic plaza and includes a sitting area, electronic message board, and significant landscaping. See aerial at right.

The Vogt Building is approximately 8,210 SF in total, including the ground floor (basement). The basement or ground floor is partially subgrade; the first floor is approximately 7 ± above grade. The ground, first, and second floors measure approximately 2,450 SF each. The partial third floor is approximately 860 SF.



PROPOSED PROJECT

Building Use: The Applicant proposes to renovate the historic Vogt Building to accommodate a brewery, restaurant and public house, outdoor patio, and private residence. The bottom floor will be renovated to accommodate the brewery aspect of their business with an anticipated production of 2,000 barrels/year with a 10 tank system. The first floor will be their ‘public house’ where they will be serving Banging Gavel beer and other craft alcoholic beverages along with a select menu. The second floor will accommodate their kitchen with space devoted to special events and a music stage. The top floor will be renovated for a private residential unit. A small outdoor patio will serve alcoholic beverages and a reduced dining menu. It will be designed to accommodate live music as well – in keeping with the Village’s new branding initiative.

Hours of Business: The hours of business are as follows:

	Monday	Tues - Thurs	Friday	Saturday	Sunday
Restaurant/Public House	Closed	4pm – 11 pm	3 pm – 1am	11am – 1am	11am – 9 pm
Outdoor Patio	Closed	4pm – 9 pm	4pm – 11 pm	11am – 11pm	11am – 9 pm
Brewery	6am – 3 pm	6am – 3 pm	6am – 3pm	6 am – 3pm	6am – 3pm

These hours fall within the Legacy Code requirements; operating hours between 2:00am – 6:00am require a Special Use Permit.

Exterior Use: All renovations to the exterior will maintain the historical integrity of the structure as well as its registration on the National Register of Historic Places. Construction plans have not yet been submitted but exterior work will primarily be repairing and refinishing to original conditions. The back deck (south side of the building) will be reconstructed and a ramp will provide accessibility to the first floor.

Deliveries to and from the brewery/restaurant will be with a pick-up or panel truck. The Applicant currently uses a pick-up truck that is not commercially-branded for distribution deliveries. The Applicant has been informed that if they purchase new commercially-branded vehicles they must be parked off-site or be screened from public view. There is no defined delivery schedule at this time; the Applicant has been informed of the Village’s performance standards and Section 98.02 of the Municipal Code – “*Nuisances Enumerated*” regarding loading/unloading. Staff recommends deliveries be confined to the hours of 7am – 10pm.

Open Item #1: Section 98.02 of the Municipal Code – “*Nuisances Enumerated*” limits deliveries between the hours of 7:00 a.m. and 10:00 p.m. if the property is within a radius of 300 ft of exclusively residential uses. While the 300 ft radius from this building is not exclusively residential, there are residential uses immediately adjacent to the west and south. Staff recommends the Commission consider conditioning their recommendation on limiting deliveries between the hours of 7:00 a.m. and 10:00 p.m. The Applicant has agreed to limit the delivery times between 7:00 am- 7:00 pm.

Brewing production will occur in the morning starting at 6:00am in accordance with Village performance standards related to noise and odor. (Section V. C. 9. – Performance Standards). The Applicant has not finalized

their renovation plans but they have stated that they will be using an upward venting system that falls within the performance guidelines with respect to odor control. As with all brewing processes, Banging Gavel will create waste as a by-product of its beer production. The Applicant has arranged for the majority of the waste product to be used by local farmers for animal feed. Any storage of waste product will be required to meet Village standards regarding rodent control. A trash enclosure will be designed as part of their building permitting process and will be reviewed by Staff during the site plan review process.

In November 2015, the Plan Commission reviewed several Text Amendments related to the use of “Boutique Alcohol” in the Legacy District. As part of their review, several conditions were identified as part of the Special Use approval for breweries. These Text Amendments have not yet been adopted by the Village Board; however, Staff recommends the Commission use these as a guide in their review. The proposed conditions include:

1. Conform with all applicable requirements of the Illinois Liquor Control Act;
2. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
3. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
4. Control odor emissions and provide on-site control methods; and
5. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

Open Item #2: Although not yet adopted, these conditions are consistent with industry standards for microbreweries. Staff recommends the inclusion of these conditions as part of the Special Use Approval. Applicant has agreed to these conditions.

Landscape: There is some existing landscaping on the premises and the Village maintains a small plaza area in the northeast corner of the property. The Applicant anticipates additional plantings around the outdoor patio area as well. A preliminary Landscape Plan is under review by Staff and will be reviewed as part of their site plan review at a later date. The Legacy Code requires street trees every 25’; however, there is insufficient parkway width along Oak Park Avenue to plant any street trees and there are overhead utility lines along Hickory Street that will limit the type of tree that can be planted. Staff will work with the Applicant to meet code requirements.



Parking: There are twenty-two (22) parking spaces currently on site; there are no plans to provide additional parking on-site. The two (2) spaces at the rear of the property will be removed to accommodate delivery and the accessible ramp, leaving a total of twenty (20) parking spaces after renovation is complete. Per the Legacy Code, there is no parking requirement for commercial uses in the DC District; one (1) space is required for the residential unit on the third floor. The Metra lot across Hickory Street provides additional parking opportunities after 10:30am as does the other Metra parking lots surrounding the train station.

Lighting: There is minimal existing lighting on site. The Applicant proposes to add some decorative up-lighting to highlight the historical architectural features of the building. Additional lighting will be proposed for the outdoor patio and a Photometric Plan will be submitted with plans for site plan review. Legacy Code lighting requirements must be met, including the maximum of 0.5 foot candles at the property line.

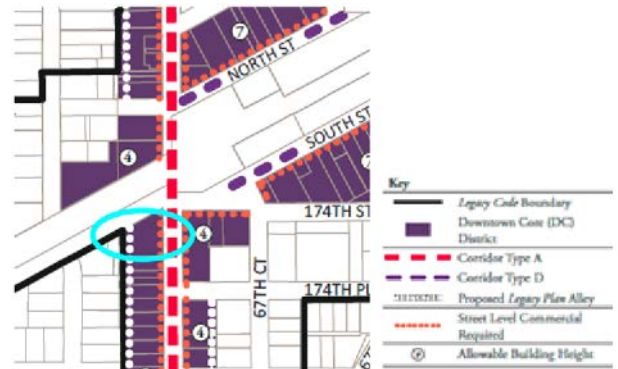
ZONING ACTION

Use Requirements

The subject parcel is located within the Legacy District and is zoned DC (Downtown Core). According to Section XII.2.A.1. of the Village of Tinley Park Zoning Ordinance, the DC Zoning District is “intended to promote taller mixed-use development in the vicinity of the Oak Park Avenue train station.” The proposed mixed-use development is consistent with the General Standards – ‘*Permitted Building Functionality*’ outlined in Table 2.A.1.

As a historical structure registered on the National Register of Historic Places, it is the intent of the Applicant to protect its architectural integrity with minimal exterior improvements except for repair. The construction costs are estimated at over \$1.25 million with 38% of it resulting from increased costs due to the historic nature of the building. Since the improvement cost exceeds the 50% rule, the project is required to follow requirements as a “Redevelopment Site” rather than a “Heritage Site”.

Per Section XII.2.A.3. the frontage along Oak Park Avenue (OPA) is required to comply with “*Street Level Commercial Required*” (see orange dots along OPA frontage). Per the recently proposed Text Amendments (scheduled for adoption on April 18th) no dwelling units are allowed at street level. Street level is defined as “the first floor or floor level of any building or structure on the same plane or within six feet (6’0) above the surface of the sidewalk or street fronting the building”. The existing elevation of the Vogt Building may exceed the 6’ elevation; however, commercial uses are proposed for both the bottom floor and the first floor, thereby meeting Street Level Commercial requirements.



As a Redevelopment Site certain improvements are required as outlined in Table 2.A.2. below.

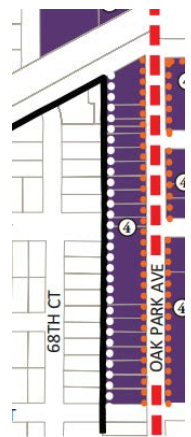
d. Required Improvements

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	•	•	•	•	•	•
Lot Assemblage > 40% of Block		•	•	•	•	•
Lot Assemblage < 40% of Block		•	•	•	•	
Single Lot > 10% of Block		•	•	•	•	
Single Lot < 10% of Block		•	•	•		
Block End (any %)		•	•	•	•	•

Table 2.A.2

As a *Block End (Site Type)*, public and private frontage improvements are required. Section XII. 3. F. outlines landscaping requirements for public and private frontages. As discussed previously, a proposed Landscape Plan will be reviewed as part of site plan review.

Table 2.A.2. also requires alley dedication, construction and connection to thoroughfare. Per Figure 2.A.2. the white dots indicate a proposed alignment for an alley extending from Hickory Street to 176th Street. The alignment as proposed, however, does not consider the location of the Historic Vogt building, nor does it consider the likelihood of the dedication of the alley extending south in the foreseeable future. As part of Banging Gavel’s Incentive Agreement with the Village (slated for approval on April 3rd), the Village will be acquiring the parking area on the west side of the property as part of the incentive package. (See Attachment A). Upon acquisition of this parcel, the Village will determine the appropriate timing for the dedication of the parcel as public right-of-way when feasibility to extend the alley system to the south is realized. ¹



Special Use

Per Section XII.3.A.2. and Table 3.A.2. “Winery, distillery, or **brewery**, including sales and tasting” require a Special Use and must follow the procedures as set forth in the Zoning Ordinance (Section X.J.5.) which lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use Permit. Staff will prepare Findings of Fact based on these standards for Commission to review at the Public Hearing. As part of the Public Hearing process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare: ***The proposed use as a brewery is consistent with the commercial character of the downtown area and the proposed new branding initiative. The renovation of the Vogt Building protects one of the few remaining historical buildings in the downtown.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood: ***The Vogt Building has housed commercial uses in the past; the use as a brewery will comply with Village performance standards as they relate to noise and odors. The conditions placed on the Special Use will provide further mitigation of any preceived negative impact of the proposed use.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district: ***The acquisition of the parcel on the west side of the property will facilitate future alley dedications. The cross access easements for the properties to the south and west will be retained in future land subdivisions.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided: ***The property is currently served by Village utilities and drainage systems that meet the needs of the proposed uses.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets: ***Adequate access is provided from both adjacent rights-of-way.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance: ***No variations are required for the proposed redevelopment of the Vogt Building with the exception of the installation of street trees along Oak Park Avenue. (Staff may waive these requirements or recommend to the Plan Commission they be waived as part of the Site plan Review process. With the acquisition of the parking area on the west side of the property, the Village will assume the responsibility to dedicate it as part of an alley system at the appropriate time.***

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole: ***The renovation of the Vogt Building for the proposed Brewery will protect one the last historic buildings in the downtown area and provide a use consistent with the new branding initiative and economic goals for the downtown. The business has the potential to create the desired synergy to attract Millennials to the area, increase visitor and tourism traffic, add additional jobs and increase sales tax revenue.***

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

¹ Per the Incentive Agreement with the Village, approximately 18,490 SF of the subject parcel will be purchased by the Village. This will include the parking areas to the south and west side of the structure (14,353 SF) depicted as Parcel 1 and the landscaped area at the northeast corner of the property (4,137 SF) currently improved with a brick plaza and civic sign (Parcel 2). (See Attachment A) Per the Legacy Code that area to the west of the structure is proposed for a future alley system. The current configuration of land uses to the south of this area limit the ability to improve it as an alley system at this time, however the acquisition of the property protects the Village's ability to construct an alley system in the future. The acquisition of the parcel to the south provides common access from Oak Park Avenue and the elimination of multiple driveways as envisioned in the Legacy Plan. The subdivision of property will result in one parcel for the Vogt Building and two (2) parcels for Village ownership; any current easements will remain intact.

MOTION TO CONSIDER

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

“...make a motion to recommend that the Village Board grant the Applicant, Jim Richert on behalf of Banging Gavel Properties, a Special Use Permit for the operation of a “ brewery including sales and tasting” at 16811 Hickory in the DC (Downtown Core) Zoning District with the following conditions:

1. Deliveries are limited to the hours of 7:00 a.m. and 7:00 p.m.;
2. Business must conform with all applicable requirements of the Illinois Liquor Control Act;
3. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
4. Follow MWRD pretreatment guidelines (as recommended by Public Works);
5. Control odor emissions and provide on-site control methods; and
6. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards

... and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.”

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Attachment A Plat of Survey – Village Properties	Landmark	2/27/2017
Plat of Survey	Landmark	2/27/2017



Applicant

Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago)

Property Location

17500 84th Avenue

PINs

27-35-101-012-0000,
27-35-101-003-0000

Zoning

R-3 PD (Single-Family Residential, Planned Unit Development),
R-1 (Single-Family Residential)

Approvals Sought

Site Plan Approval and Variation

Project Planner

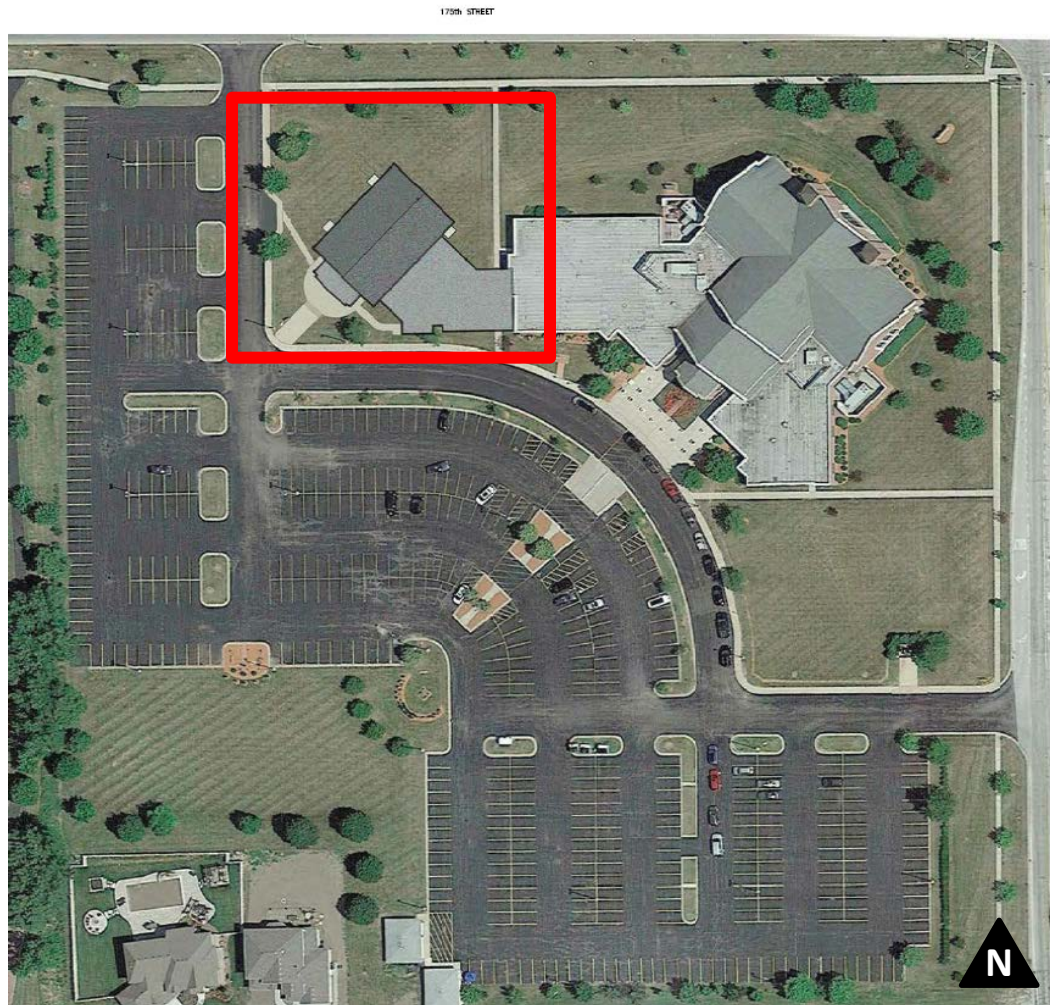
Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

April 20, 2017

St. Stephen Addition – Site Plan Approval and a Variation for Building Height

17500 84th Avenue



Proposed Site Plan

EXECUTIVE SUMMARY

The Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), is seeking Site Plan Approval and Variation from the maximum building height in order to construct an addition to the existing building. The proposed 11,530 square foot addition will include a multi-purpose room, youth room, restrooms, storage, and utility rooms.

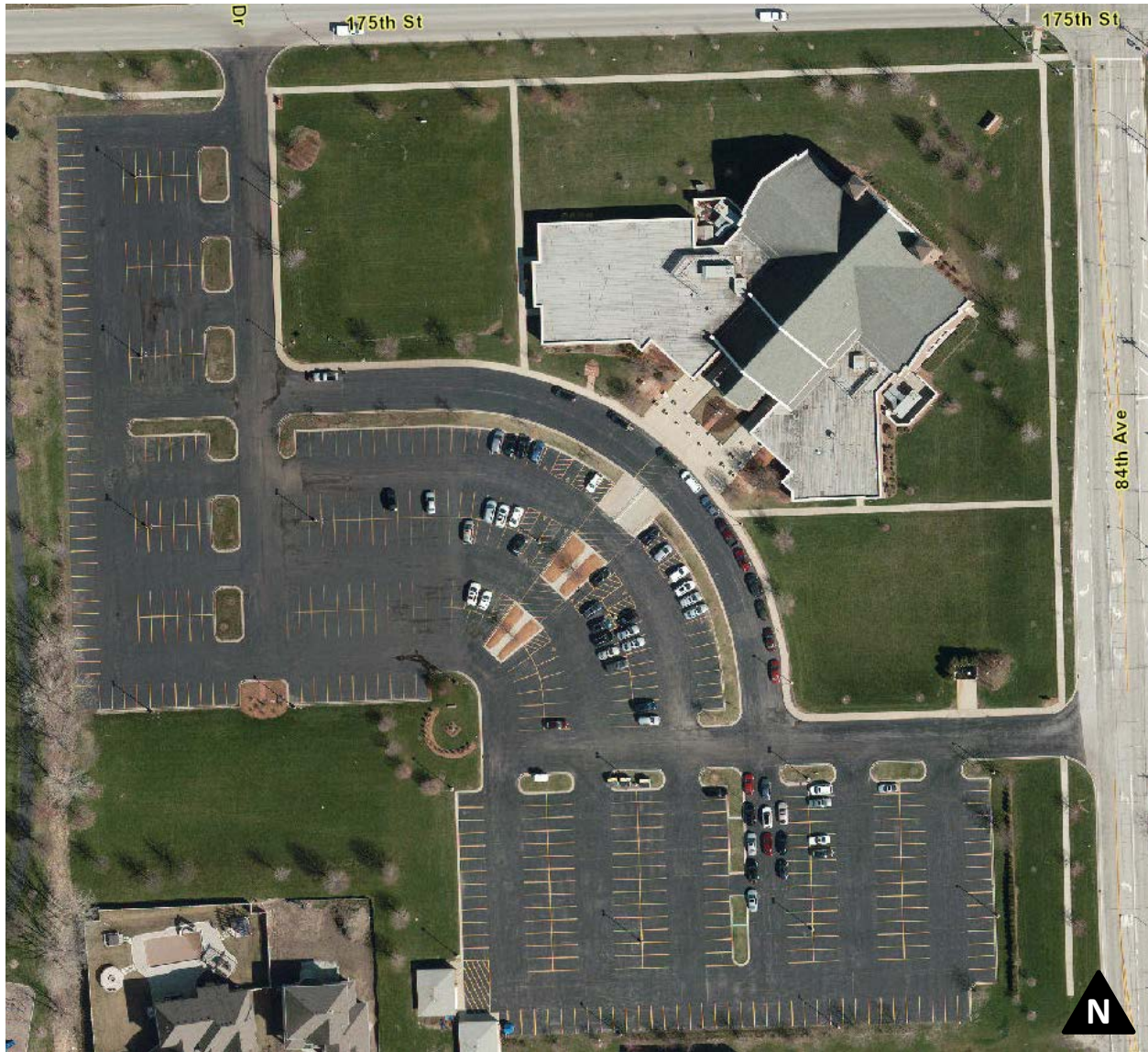
The requested Variation is a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Applicant to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10"). The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) and the R-1 (Single-Family Residential) Zoning District.

UPDATES FROM THE 4/6/2017 STAFF REPORT ARE IN RED

EXISTING SITE

The site is currently home to the St. Stephen Deacon & Martyr Catholic Church, which was constructed in 2001. The site is located at the southwest corner of 175th Street and 84th Avenue. According to their website, the church has about 15,000 parishioners and was originally started in late 1999.

The site includes a 37,500 square foot structure, green space, and 467 parking spaces. The existing structure includes a worship area, offices, storage, restrooms, and meeting rooms.



Aerial Image of the Existing Site

ZONING & NEARBY LAND USES

The zoning for the subject parcel is R-3 PD (Single-Family Residential, Planned Unit Development) and R-1 (Single-Family Residential). The site is surrounded by single-family residential uses in all directions.

According to Section V.B. of the Zoning Ordinance, “Churches, convents and similar religious institutions, including rectories and other facilities normally incidental thereto on a site not less than two (2) acres in area” is a permitted use in the R-1 and R-3 Zoning Districts. The combined area of both parcels is about seventeen (17) acres.



Graphic Showing Nearby Zoning Designations

The R-3 PD parcel is part of the Radcliffe Place Planned Unit Development per Ordinance 95-O-012 and the Plat of Subdivision dated 2/1/1995; however, the subdivision appears to have been re-platted in 2003 to exclude the St. Stephen property, but the boundary of the PUD was not amended from the original Ordinance. The St. Stephen property was subdivided in 2007 to create three (3) residential lots at the southwest corner of the parcel.



Graphic Showing 2007 Subdivision to Create Three (3) New Residential Lots

The configuration of the lots is somewhat awkward and Staff has recommended the property owner re-subdivide their parcels so that the church and associated parking lot be on a single parcel. The church will take this under advisement and consider its benefits against its cost. If the Applicant elects to re-subdivide the property it would be appropriate to dedicate public right-of-way for 84th Avenue. Currently the property extends to the middle of the 84th Avenue right-of-way.

PROPOSED SITE PLAN

The Applicant proposes to construct an 11,530 square foot addition to the existing structure. The proposed addition will be used for youth athletic activities (no tournaments), a youth room, auxiliary space, storage, restrooms, utilities, and a warming room.

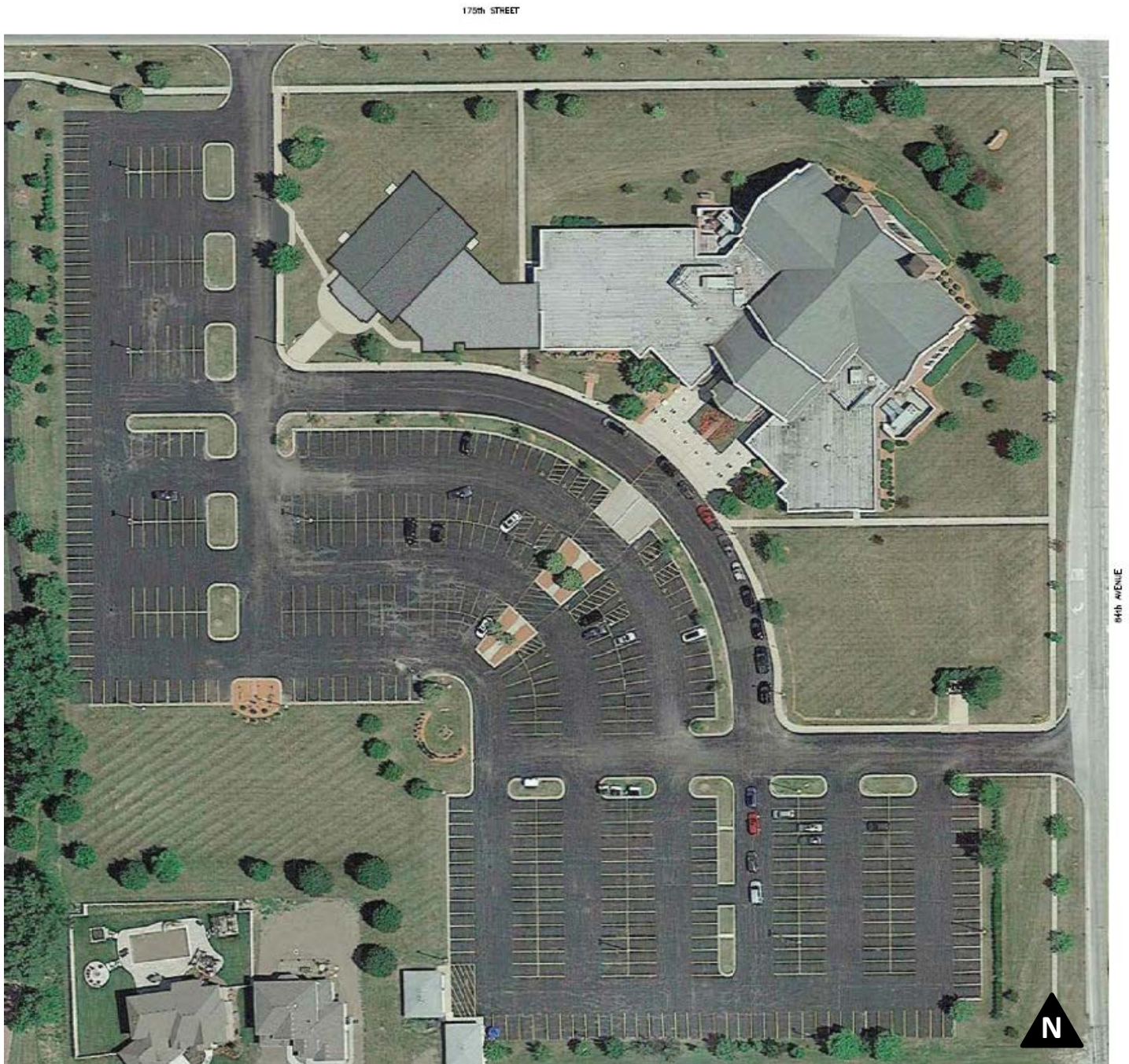


Diagram Showing Proposed Addition

Staff notes that the Applicant is considering an alternate configuration for the entry to the new addition from the parking lot. The Police Department had concerns with the main sidewalk leading into a busy intersection within the parking lot. The Applicant should discuss their plans for the main entry to the proposed addition at the workshop.

Staff noted the safety concerns at the April 6, 2017 Plan Commission meeting and worked with the Applicant to mitigate these concerns. The Applicant is considering recommendations from Staff which improve safe access from vehicle drop-off and from the parking lot areas.

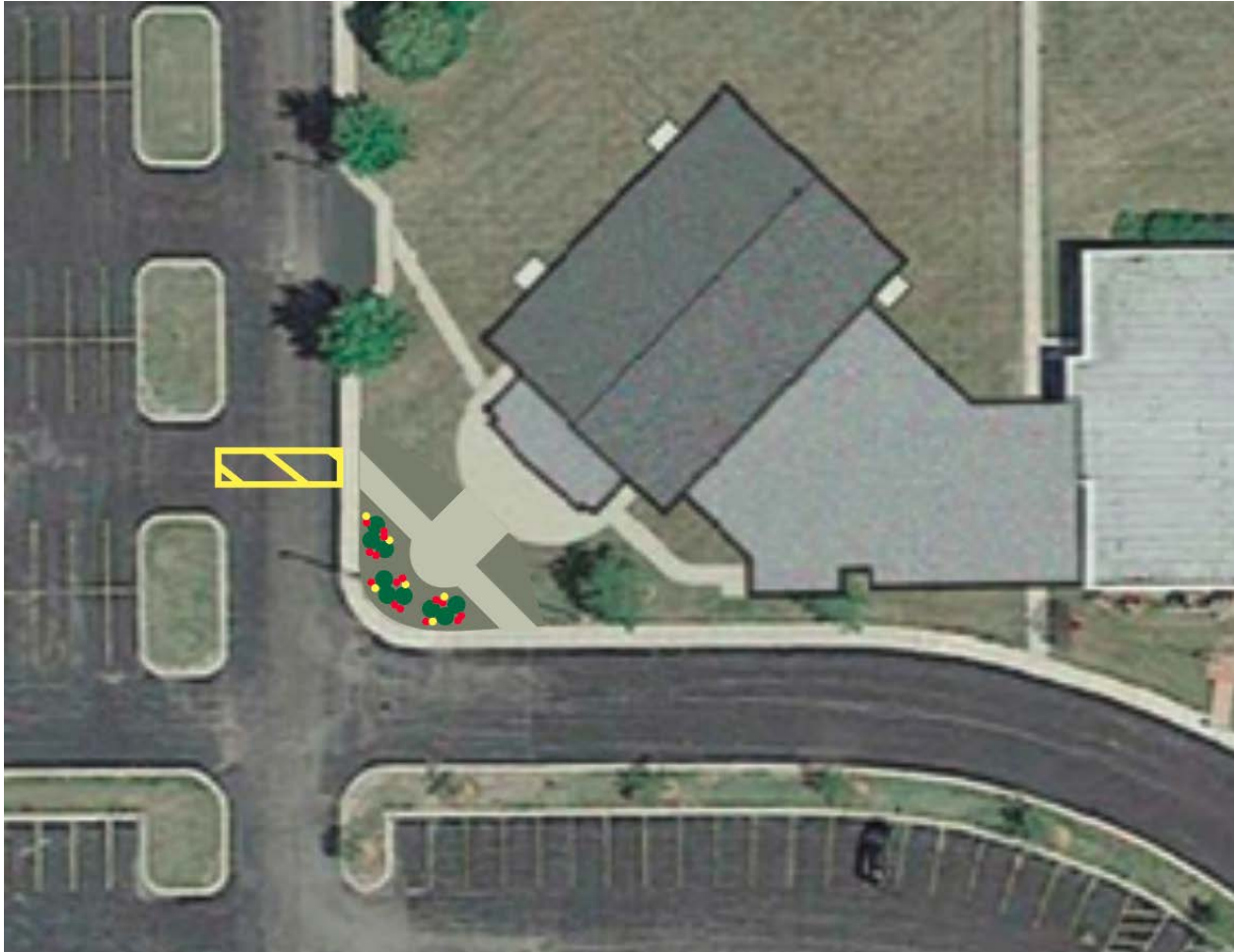


Diagram Showing Staff's Recommendations for Sidewalks and Crosswalk

ARCHITECTURE

The Applicant provided color renderings that show 75.48% brick on the exterior elevations. Per the Village's Building Code (Section 305.B.6.a.ii.) "Buildings measuring 3,001- 40,000 square feet should be constructed with a minimum of 75% of exterior materials being face brick with the remaining balance of materials being masonry." The building materials for the addition will match the materials on the existing structure. Staff notes that the rooftop HVAC units will be screened and the screening will match the other existing rooftop unit screening.



Excerpt from Exterior Elevations

The Applicant is requesting a Variation from the maximum allowable building height. The proposed addition is forty-four feet, ten inches (44'10") tall and Section V.B. Schedule II (Schedule of District Requirements) of the Zoning Ordinance states that thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. The Applicant has noted that the existing structure stands fifty-five feet (55') tall, so the addition would not exceed the height of the main structure. The Applicant is unable to decrease the height of the structure without compromising the functionality of the multi-purpose room.

At the April 6, 2017 Plan Commission meeting the Applicant presented a new color rendering of the proposed addition showing additional face brick/masonry and a stacked stone accent wall by the entry. The Plan Commission and Staff commended the Applicant on the new architecture.

Since that meeting, the Applicant has informed Staff that the rendering they showed is not financially feasible. The Applicant has provided an updated rendering for the Plan Commission's consideration. Staff is awaiting additional details on whether the new rendering meets the Village's building material requirements.



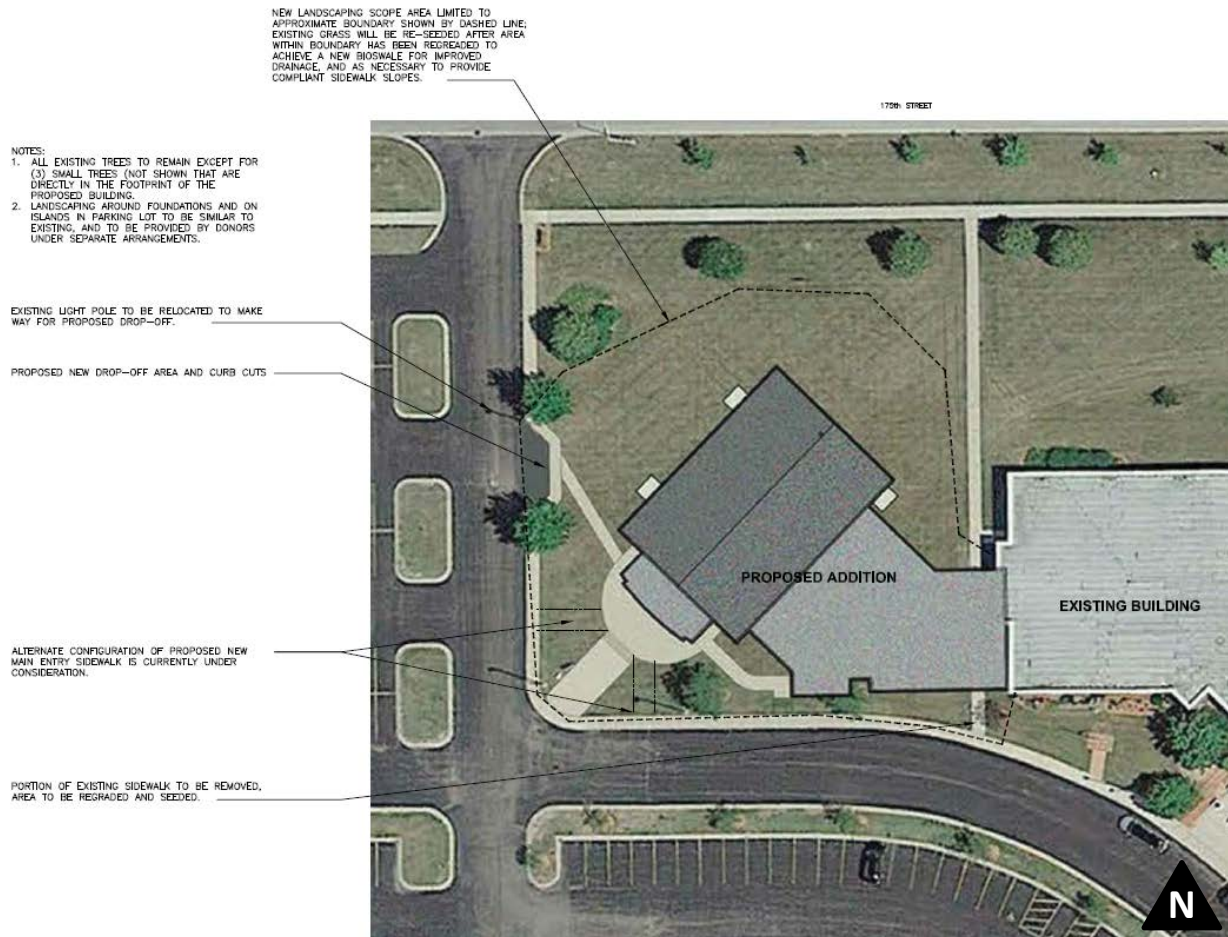
Current Rendering (Looking East)



Current Rendering (Looking North)

LANDSCAPING

The Applicant has noted that a group of parishioners will work together to landscape the areas adjacent to the proposed addition. The Applicant has also agreed to trees to the parking lot islands that no longer have trees.



Excerpt from the Proposed Landscape Plan

LIGHTING

The Applicant provided Photometric Plans and cut sheets which can be found within the meeting packet. The proposed lighting meets Village codes and does not create light spillage beyond the property lines.

SUMMARY OF OPEN ITEMS

Staff has identified the following open item:

1. Discuss the main entry for the proposed addition. Safety of this access point was a concern from the Police Department.

This remains an open item as Staff has not received confirmation of revisions to the Applicant's plans.

APPROPRIATE MOTION

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

Site Plan Approval:

“...make a motion to grant the Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), Site Plan Approval to construct an 11,530 square foot addition to the west of the existing St. Stephen building at 17500 84th Avenue in accordance with the plans prepared by HOH Architects as noted on the List of Reviewed Plans within the Staff Report. The proposed addition will include a multi-purpose room, youth room, restrooms, storage, and utility rooms.”

...with the following conditions:

[any conditions that the Commissioners would like to add]

Variance:

“...make a motion to recommend that the Village Board grant the Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten inch (9’10”) Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35’) is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Applicant to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44’10”). It should be noted that the existing structure is approximately fifty-five feet (55’) tall, so the addition would not increase the overall height of the structure. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) and the R-1 (Single-Family Residential) Zoning District.”

...with the following conditions:

[any conditions that the Commissioners would like to add]

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Department Staff must find that the conditions listed below must be met. **Staff prepared draft responses for these conditions below.**

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - **Per Section V.B. Schedule I, “Churches, convents and similar religious institutions, including rectories and other facilities normally incidental thereto on a site not less than two (2) acres in area” are permitted uses in the R-1 and R-3 Zoning Districts.**
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - **The proposed addition is compatible with the existing structure and existing adjacent land uses because the site has adequate space for the addition and the addition will architecturally blend in with the existing structure. Parking, access, lighting, and landscaping has already been provided on the site.**
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - **The existing ingress and egress on 175th Street and 84th Avenue is sufficient for the needs of the existing structure and the proposed addition. New sidewalk alignment provides improved safe pedestrian access.**
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - **The Site Plan has addressed the need for pedestrian safety within the site by providing additional sidewalks.**
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - **The landscaping on the site will be improved and maintained by a group of parishioners. The site will be kept in a neat and attractive manner.**
- f. That all outdoor trash storage areas are adequately screened.
 - **The Applicant is not proposing any new outdoor trash areas with the addition project. All existing trash areas are adequately screened.**

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. **Staff prepared draft responses for these standards below.**

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 could yield a reasonable return if the proposed addition's height was only thirty-five feet (35') tall, but the intended use for the addition would be compromised. The purpose of the additional height is to add higher ceilings for recreational uses within the proposed addition and to add architectural interest to the proposed addition. The existing structure stands approximately fifty-five feet (55') tall, so the addition would still be about ten feet (10') shorter than the existing structure.**
2. The plight of the owner is due to unique circumstances.
 - **The request is unique due to the intended use of the proposed addition and the fact that the existing structure is approximately fifty-five feet (55') tall. Churches typically have taller heights to add architectural interest.**
3. The Variation, if granted, will not alter the essential character of the locality.
 - **The proposed addition will be architecturally compatible with the existing structure and will not be as tall as the existing structure. The taller height of the proposed addition will not cause any negative impacts to adjacent properties, such as being detrimental to the supply of adequate light and air.**
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 Applicant have been established by the evidence:
 - 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;
 - The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - 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
 - 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.

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.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
A5	Exterior Elevations	HOH	3/28/2017
AR1	Aerial Composite Plan and Zoning & Parking Calcs.	HOH	3/28/2017
L1	Landscaping Plan	HOH	3/28/2017
	Existing Site Images		2/17/2017
A4.2	Roof Plan Service Rooms	HOH	2/03/2017
	Photometric Plan – North Property Line		No date on submittal
	Site Photometric Plans – Existing and Proposed (2 pages)		No date on submittal
	Light Fixture Data Sheets for Photometric Plan (14 pages)		No date on submittal
	Plat of Topographic Survey	SANCHEZ	No date on submittal
C1	Civil Composite Site Plan	HOH	2/17/2017
C2	Demolition Plan	HOH	2/17/2017
C3	Grading and Utilities Plan	HOH	2/17/2017
C3.1	Soil Erosion and Sediment Plan	HOH	2/17/2017
A1	Ground Floor Composite Plan	HOH	2/17/2017

HOH
SANCHEZ

HOH Architects, Inc.



Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

April 20, 2017

Text Amendments to the Zoning Ordinance: Sign Regulations



WORKSHOP MEMO

Staff has been continuing to draft revisions to Section IX (Sign Regulations) of the Zoning Ordinance. Recently, the Village Attorney advised Staff to propose changes that would strengthen the legality of the Village's Sign Regulations. Staff has incorporated regulations from the existing Section IX, the Plan Commission's comments, and various recommendations based on relevant case law. Staff notes that this is a comprehensive amendment to Section IX and the related definitions within Section II.

Staff is continuing to work on the draft of the Sign Regulations while offering various options for the Plan Commission to consider for amended regulations. Staff is still developing the 'final draft' of the Sign Regulations for the Plan Commission's review and a copy will be provided early next week for review.

Staff encourages the Plan Commission to drive around the Village (and other communities) and make note of different signs. Commissioners should consider what the Village's vision for signs should be going forward and think about how to strengthen the Sign Regulations to accomplish this vision.

RECENT HISTORY OF CHANGES TO SIGN REGULATIONS

Staff has been working on updates to the Sign Regulations for several months. Below is a timeline of the discussion.

- **4/6/2017 (Workshop)**
 - Discussed needing to remove content-related regulations, went through the whole draft. Topics for further discussion include multi-tenant panels on freestanding signs, regulations for signs on canopies and awnings, regulations for nonconforming signs, and sign area bonuses for properties adjacent to I-80.
- **1/19/2017 (Workshop)**
 - Discussed sign regulations for the B-5 Zoning District. Compared current regulations to the regulations in other communities and Staff's recommendations.
- **1/5/2017 (Workshop)**
 - Discussed sign regulations for temporary signs. Compared current regulations to the regulations in other communities and Staff's recommendations.
- **11/17/2016 (Workshop)**
 - Discussed sign regulations for temporary signs and automotive dealership signs.
- **9/15/2016 (Workshop)**
 - Discussed temporary signs and photos of signs by topics of color, size, and illumination. Some topics were not covered with the previous Text Amendment and Staff suggested revisiting the Sign Regulations more comprehensively.
- **6/21/2016 (Adoption of Ordinance 2016-O-035)**
 - Adopted a Text Amendment to make improvements to the Sign Regulations.
- **6/7/2016 (First Reading of Ordinance 2016-O-035)**
 - Consider adopting a Text Amendment to make improvements to the Sign Regulations.
- **1/7/2016 (Public Hearing)**
 - Discussed improvements to the Sign Regulations to address inconsistencies and administrative difficulties with the current regulations as discussed in the previous workshops.
- **12/17/2015 (Workshop)**
 - Discussed changes that would improve the readability of the Sign Regulations, add clarification, alter the calculation of sign face area, create line-of-sight requirements for ground signs, create maximum letter heights for wall signs, add definitions, and update regulations for electronic message signs.
- **12/3/2015 (Workshop)**
 - Discussed legal aspects of sign regulations, problematic codes within the Village's Sign Regulations, types of signage, and improvements to consider.



PLAN COMMISSION STAFF REPORT

April 20, 2017

McDonald's – Site Plan Approval and Variations for Signage 17171 Harlem Avenue

Applicant

James E. Olguin of
Goldstine, Skrodzki,
Russian, Nemec, and Hoff,
Ltd. on behalf of
McDonald's USA, LLC

Property Location

17171 Harlem Avenue

PINs

28-30-300-018-0000

Zoning

B-3 (General Business and
Commercial) Zoning
District

Approvals Sought

Site Plan Approval and
Variations for Signage

Project Planner

Stephanie Kisler, AICP
Planner I



Proposed Site Plan

EXECUTIVE SUMMARY

The Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, seeks Site Plan Approval and Variations for signage to complete interior/exterior remodel improvements to the McDonald's at 17171 Harlem Avenue.

The project includes the following exterior improvements: changes to the façade materials and colors, signage, landscaping, a new trash enclosure, and reconfiguring the site to incorporate a two lane drive-thru, and providing improved pedestrian connectivity to the restaurant.

Variations are requested for the new wall signage and include:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

EXISTING SITE

The McDonald's site is located in the Tinley Park Commons shopping center at the southeast corner of 171st Street and Harlem Avenue. Other tenants in this shopping center include Jewel/Osco, Chase Bank, and VIP Tire. There is also a multi-tenant strip center to the east of the McDonald's building.

This McDonald's is a franchise location and has been in operation since 1975 according to the Applicant. The site currently contains a 4,100 +/- square foot building, 48 parking spaces, related access drives, and buffer landscaping. As an existing site, there are some inherent complexities related to the site plan that may require flexibility in order to accomplish the Village's goals and the Applicant's goals for the site.



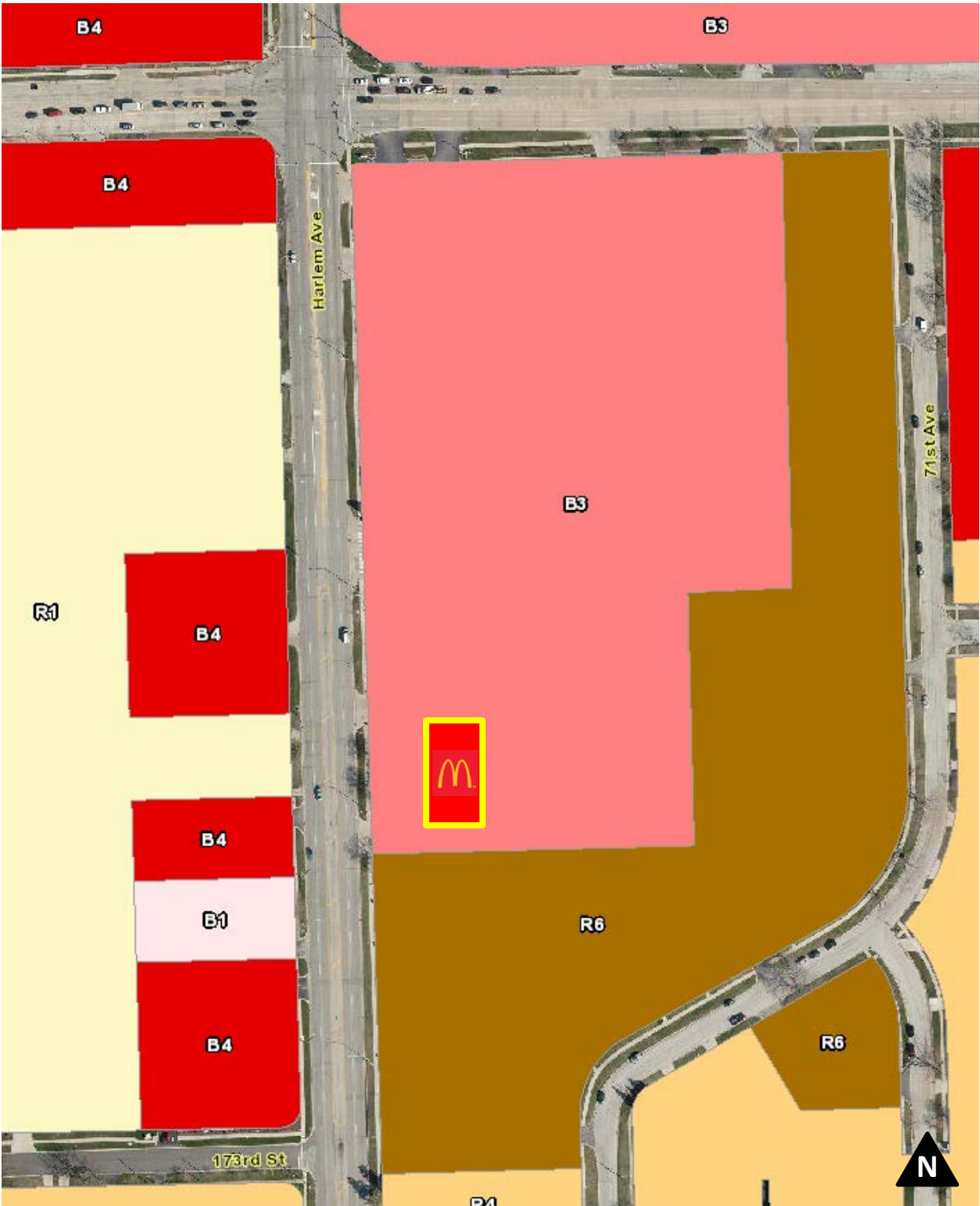
Aerial Image of the Existing Site



Google Street View Image of Existing McDonald's (looking southeast from Harlem Avenue)

ZONING & NEARBY LAND USES

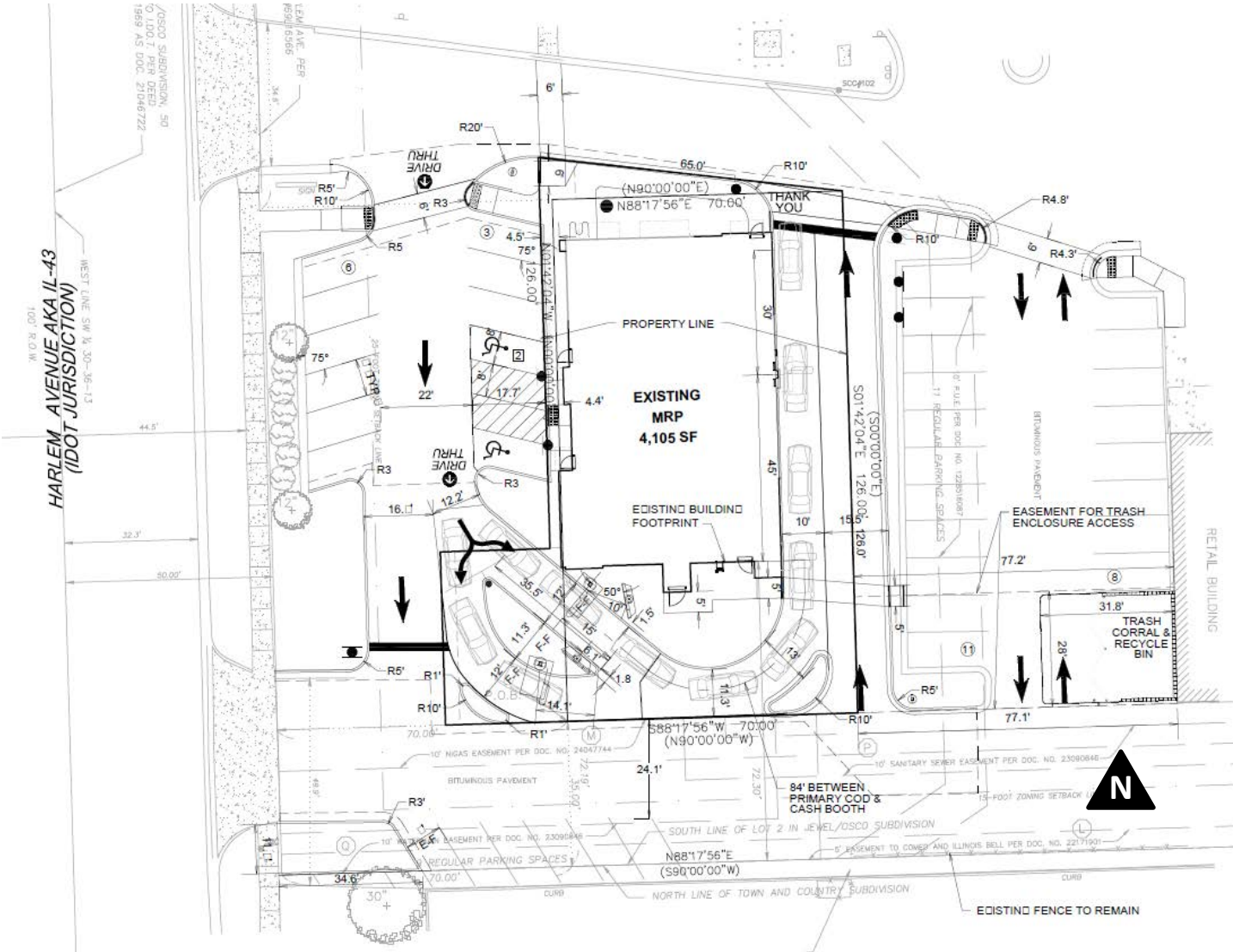
The zoning for the subject parcel is B-3 (General Business and Commercial). The McDonald's site is bordered by Harlem Avenue to the west, the Tinley Park Commons shopping center to the north and east, and multi-family residential to the south. Nearby zoning districts include both commercial and residential uses.



Graphic Showing Nearby Zoning Designations

PROPOSED SITE PLAN

The Applicant proposes to complete an interior and exterior remodeling project at the McDonald's location at 17171 Harlem Avenue. Exterior site improvements include changes to the façade materials and colors, signage, landscaping, a new trash enclosure, reconfiguring the site to incorporate a two lane drive-thru, and providing improved pedestrian connectivity to the restaurant. The Applicant has worked cooperatively with Staff in addressing all comments and concerns related to their design proposal.



Proposed Site Plan

Parking

The site currently has 48 parking spaces near the McDonald's site and the proposed plans indicate 36 parking spaces. According to Section VIII.A.10. of the Village's Zoning Ordinance, 21-42 parking spaces are required.

The parking requirement for an "eating or drinking place" is one (1) space for each three (3) seats, plus one (1) space for each employee. The restaurant also has a fast food component and not all customers stay to eat their meals. The parking regulations for a "fast food or carry-out" establishment are five (5) spaces plus one (1) space for each employee.

Parking Calculation for Eating Place: 80 seats ($80/3=26.6$) + 16 employees at peak time = $26.6 + 16 = 42$ spaces

Parking Calculation for Fast Food: 5 spaces + 16 employees at peak time = **21 spaces**

Staff recognizes that this type of business isn't fully contemplated in the table of parking requirements and believes that the 36 proposed parking spaces will adequately serve the needs of the restaurant and customers. Additionally, this shopping center has shared parking areas and customers can park in other sections of the shopping center if needed.

Some parking spaces are being removed in order to accommodate the new two lane drive-thru. Additionally, Staff recommends removing three (3) parking spaces at the southwest corner of the site due to their unsafe proximity to Harlem Avenue.

Staff notes that the proposed site plan indicate less than 26' in width for the south drive aisle. This is an existing site, but there are opportunities for achieving the minimum width requirement for this area. Staff has suggested an option in the Open Items section of the Staff Report.

Trash Enclosure

Staff notes that the Applicant proposes to relocate the trash enclosure from the south side of the building near the drive-thru lane to the southeast corner of the adjacent parking lot. Staff supports a relocation of the trash enclosure, which currently negatively impacts drive-thru customers due to its unsightliness and smell.

Staff suggests a new location for the trash enclosure, discussed in the Open Items section of the Staff Report.

ARCHITECTURE

The Applicant provided color renderings that show 89% brick/stone and 11% metal on the exterior elevations. Per the Village's Building Code (Section 305.B.6.a.ii.) "Buildings measuring 3,001- 40,000 square feet should be constructed with a minimum of 75% of exterior materials being face brick with the remaining balance of materials being masonry." Staff notes that the rooftop HVAC units will be adequately screened (see HVAC shown in dashed lines on the elevations below). The elevations also include yellow arches as architectural features.



North Elevation



South Elevation



East Elevation



West Elevation

Excerpts from Color Elevations

[illegible]

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SIGNAGE

Proposed Wall Signage

The Applicant is requesting the following variances for new wall signage as part of the façade improvements:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:



North façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet).



South façade: One (1) "M" logo sign (14 square feet).



East façade: No signage proposed.



West façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet).

Sign Analysis			
Regulation	Allowed by Village Code	Proposed	Variance Requested
Maximum Number of Wall Signs	2 signs	5 signs	+3 signs
Maximum Letter Height	30"	42"	+12" for "M" logos
Maximum Sign Face Area (north façade)	44 sf	46.83 sf	+2.83 sf

Existing Wall Signage

Staff notes that the building currently has one (1) "McDonald's" sign and two (2) painted "M" logos on the west façade, one (1) "McDonald's" sign on the north façade, and no signage on the east or south façades of the building.



Google Street View of West and South Façades



Google Street View of North Façade

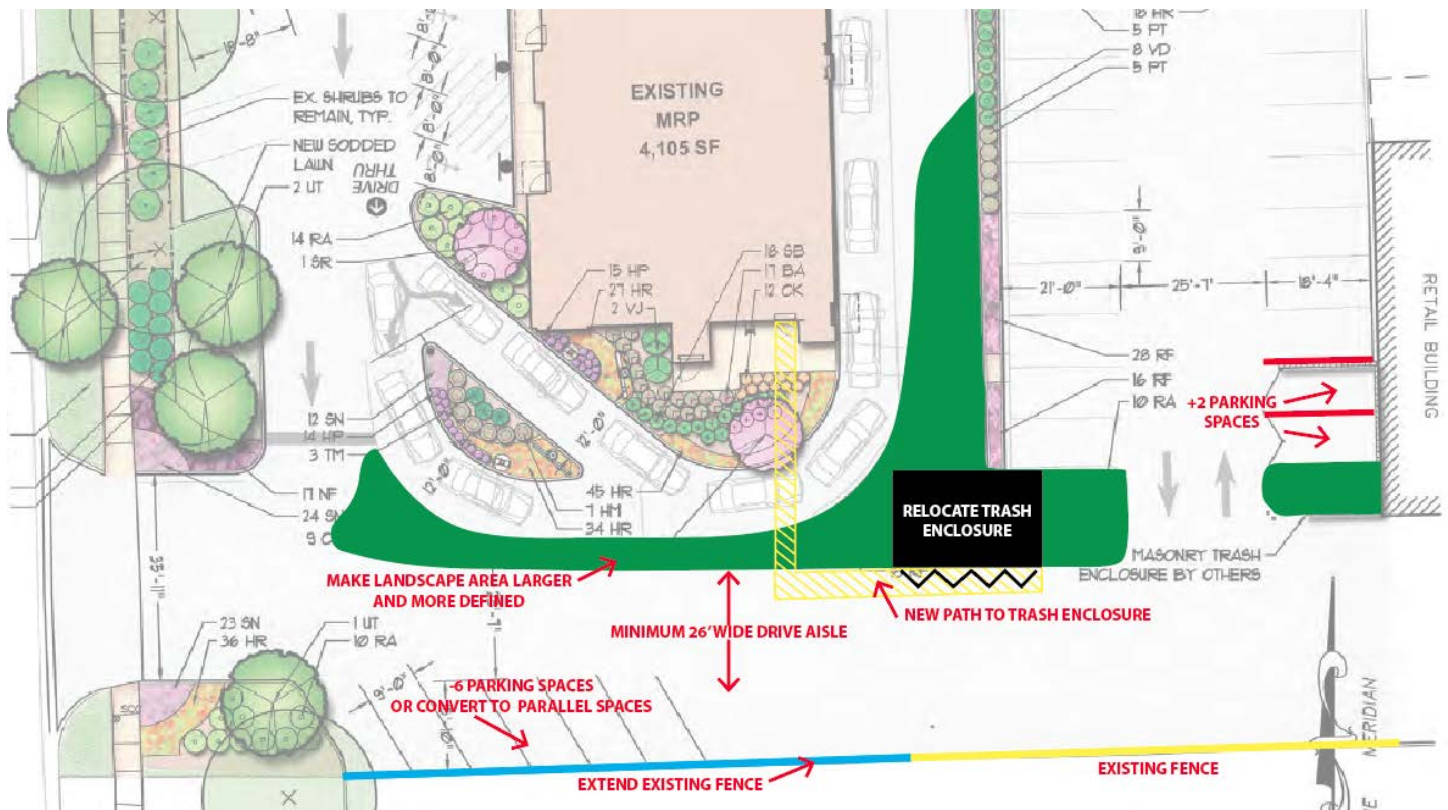


Google Street View of East Façade

SUMMARY OF OPEN ITEMS

Staff has identified the following open items for discussion at the workshop:

1. Consider relocating the trash enclosure as noted on the graphic below. This location would be easier for employees to access and it would not require loss of existing parking spaces. The trash enclosure would be just west of the existing 10' wide public utility easement that runs north-south through the east parking lot. This reduces the travel distance from the back door of the restaurant to the trash enclosure thus minimizing opportunity for litter and spillage.
2. Consider extending the existing fence for added screening and privacy between the McDonald's and the adjacent residential uses to the south.
3. Consider widening the landscape area bordering the proposed two lane drive-thru to better define the space and add aesthetic value. An 'escape lane' can still be provided somewhere along the east side of the building, but Staff has concerns about removing such a large portion of an existing landscape area.
4. Consider removing the six (6) parking spaces at the south end of the site or converting them into parallel spaces in order to maintain a minimum drive aisle width of 26'.



RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the May 4, 2017 Plan Commission meeting.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

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.

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.
2. The plight of the owner is due to unique circumstances.
3. The Variation, if granted, will not alter the essential character of the locality.
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 Applicant 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.

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 will prepare draft responses for the Findings of Fact within the next Staff Report.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
C-0.0	TITLE SHEET	V3	03/21/2017
C-1.0	GENERAL NOTES, LEGEND AND ABBREVIATIONS	V3	07/29/2016
C-1.1	SPECIFICATIONS	V3	07/29/2016
C-2.0	DEMOLITION PLAN	V3	03/21/2017
C-3.0	SITE PLAN	V3	03/21/2017
C-3.1	LAYOUT PLAN	V3	03/21/2017
C-3.2	SIGNAGE PLAN	V3	07/29/2016
C-4.0	GRADING AND EROSION CONTROL PLAN AND DETAILS	V3	07/29/2016
C-4.1	ACCESSIBILITY PLAN	V3	03/21/2017
C-5.0	UTILITY PLAN	V3	07/29/2016
C-6.0	CONSTRUCTION DETAILS	V3	07/29/2016
C-6.1	CONSTRUCTION DETAILS	V3	07/29/2016
C-7.0	DRIVE-THRU PAVEMENT AND EQUIPMENT PLAN	V3	07/29/2016
C-7.1	DRIVE-THRU DETAILS	V3	07/29/2016
C-7.2	DRIVE-THRU DETAILS	V3	07/29/2016
EX1	FIRE TRUCK ROUTE	V3	03/21/2017
EX2	SUV ROUTE	V3	03/21/2017
L-1.0	LANDSCAPE PLAN	V3	03/16/2017
L-1.0	LANDSCAPE PLAN (COLOR)	V3	03/16/2017
SS-1.0	SITE STRUCTURAL	V3	No date on sheet
SS-1.1	SITE STRUCTURAL	V3	No date on sheet
SS-1.2	TRASH CORRAL	V3	No date on sheet
A1.0	CONSTRUCTION PLAN, NOTES & DETAILS	LDG	No date on sheet
A2.0	EXTERIOR ELEVATIONS	LDG	No date on sheet
A2.1	EXTERIOR ELEVATIONS	LDG	No date on sheet
	COLOR RENDERING (NWC)	LDG	04/04/2017
	COLOR RENDERING (SWC)	LDG	04/04/2017
	COLOR RENDERING (NEC)	LDG	04/04/2017
	COLOR ELEVATIONS	LDG	No date on sheet
	NEXT GEN DIRECTIONAL	EVERBRITE	No date on sheet
	OUTDOOR MENU BOARD	EVERBRITE	No date on sheet
	DRIVE-THRU TWIN POLE CANOPY W/BUILT-IN COD	EVERBRITE	No date on sheet
	DOUBLE WELCOME POINT GATEWAY	EVERBRITE	No date on sheet
	PULL FORWARD SIGN	EVERBRITE	No date on sheet
	NEXTGEN 24" WORDMARK	EVERBRITE	No date on sheet
	42" NEXTGEN ILLUMINATED BUILDING ARCH – LED	EVERBRITE	No date on sheet
	NEXTGEN WINDOW POSITION SIGNS	EVERBRITE	No date on sheet
	ROOF CAP ELEMENTS (RCE)	EVERBRITE	No date on sheet
	WELCOME SIGN	EVERBRITE	No date on sheet
I-2	FLOOR PLAN	IS	No date on sheet
I-4	REFLECTED CEILING PLAN	IS	No date on sheet
VP01.1	ALTA & TOPOGRAPHIC SURVEY (1 OF 3)	V3	05/18/2016
VP01.1	ALTA & TOPOGRAPHIC SURVEY (2 OF 3)	V3	05/18/2016
VP01.1	ALTA & TOPOGRAPHIC SURVEY (3 OF 3)	V3	05/18/2016

V3	V3 COMPANIES
LDG	LINGLE DESIGN GROUP
EVERBRITE	EVERBRITE, LLC
IS	INTERIOR SYSTEMS