



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**October 18, 2018 – 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 October 4, 2018 Regular Meeting

**Item #1 WORKSHOP: BREMEN STATION – 6775 SOUTH STREET, VIN PROPERTIES LLC
SITE PLAN APPROVAL, SPECIAL USE, VARIATIONS AND PRELIMINARY/FINAL
PLAT APPROVAL**

Consider granting Site Plan approval and a Special Use Permit to the Petitioner, Vince Tessitore, on behalf of VIN Properties LLC to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct a 60,311 square foot 5-story mixed-use development consisting of 39 residential apartments and 4,579 square feet of retail space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

October 4, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 4, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Chuck Augustyniak
Eduardo Mani
Lucas Engel
Garrett Gray

Absent Plan Commissioner(s): Stephen Vick
Tim Stanton
Angela Gatto
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Michael Matthys, Brad Hoepfner, Kyle Fread

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 4, 2018 at 7:03 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the September 20, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GRAY, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE OCTOBER 4, 2018 REGULAR MEETING

Item #1 PUBLIC HEARING: VETERINARY CLINIC - 17745-17749 OAK PARK AVENUE SITE PLAN APPROVAL AND GRANTING VARIATIONS

Consider granting Site Plan Approval to modify the exterior of the existing one-story commercial building and consider recommending that the Village Board grant the Petitioner, Cynthia Cecott, the following Variations requested:

1. A Variation from Section XII.2.D.10.b to apply the Heritage Site Standards exceeding 50% of the property's market value in site improvements.
2. A 19 parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street level commercial parking to eight (8) parking stalls where the required number is 26 parking stalls.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Chuck Augustyniak
Eduardo Mani
Lucas Engel
Garrett Gray

Absent Plan Commissioner(s): Stephen Vick
Tim Stanton
Angela Gatto
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Barbara Bennett, Commission Secretary

Guest(s): Michael Matthys, Brad Hoepfner, Kyle Fread

A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER ENGEL, to open the Public Hearing for The Veterinary Clinic - 17745-17749 Oak Park Avenue site plan approval and granting variations. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Kimberly Clarke, Planning Manager gave a presentation and displayed photos as noted in the Staff Report. Dr. Cynthia Cecott is requesting Site plan approval and Variations from the Legacy Code. The Variations will permit the petitioner to complete site improvements that exceed the maximum 50% property value threshold for the property to remain classified

as a Heritage Site and a Variation of 19 parking spaces from the 27 required parking spaces. These Variations will allow the petitioner to modify the existing façade, remodel the interior space to expand the Veterinary Clinic, add an additional 2,565 square feet within the existing footprint of the building, install signage and lighting and make the necessary landscape improvements consistent with Code requirements. The costs of the Voluntary improvements exceeds the 50% property value threshold for Heritage Sites located at 17745-17749 Oak Park Avenue in the Neighborhood General (NG) Zoning District.

The property is situated at the corner of Oak Park Avenue and 178th Street. Nearby land uses include single-family residential and commercial properties to the north and east, a vacant lot to the south, single-family attached and commercial properties to the west. The vacant lot to the south was previously a commercial building that was an Italian restaurant from 1994 to 2008 and in 2011 changed ownership and became a different restaurant called Carms Beef. The property was issued a demolition permit in 2017 and has remained vacant. There were two structures on the parcel immediately to the north, which was once occupied by a Plumbing Supply Company. This property was purchased by the owners of Bailey's Restaurant and Bar in 2012 and shortly thereafter razed the structures, consolidated the lots and constructed the parking lot that exists today.

The Petitioner purchased this property last year and has been occupying the property for almost nine years as a Veterinary Clinic. This is a full service clinic with hours of operation as noted in the Staff Report.

The main Variation request is being triggered by the Legacy Code. As listed in the chart below change in ownership triggers certain required improvements.

d. Required Improvements

Action	Landscaping		Front Yard Parking		Access Drive	Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	•	•	•		•	•
Change of Use > 50% of Building		•				
Structure Expansion		•	•		•	•
Special Use	•	•	•		•	•
Map Amendment (Rezoning)	•	•	•		•	•
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.D.8

The proposed site has been updated from the workshop. The Petitioner has provided parkway trees and has identified the species. The north side of the property currently has concrete curb wheel stops and flower pots. Initially the architect was providing a planter box that would replace the concrete curb stops, but the owner has indicated she would like to retain those due to possible damage to the building while vehicles are backing out to the parking stalls. Staff is happy to see the overall building is being improved.

The parking lot is existing and has been since the property has been documented. At some point the Village required the parking along Oak Park Avenue be removed. This was partially encroaching on the right-of-way and the landscaping was installed. On the south side there are parking stalls that are on the Village's right-of-way. Previous ownership entered into a Parking Use and Maintenance Agreement with the Village to indemnify the Village from any liability and putting the maintenance requirement on the owner. This will be continued with the current owner. There are also additional opportunities to enter into a shared parking agreements with Bailey's Restaurant to the north. If there are parking issues in the future this will be something the owner will have to entertain. The ADA stall has been relocated to the north parking area.

The elevations have not changed from the workshop. The Petitioner will be repainting the face brick and adding screening on the roof to screen the HVAC units from view. The Petitioner will comply with the Village Sign Code.

Ms. Clarke displayed an image of the proposed floor plan showing expansion to the middle portion of the building leaving the other end portion for a future tenant. The Petitioner will remove all nonconforming lighting on the exterior and will provide lighting that will conform to the Village's lighting standards.

Ms. Clarke presented an image of how the market value is determined as follows per the Assessor's page.

28-31-208-006-0000 =	\$39,513 (2018 Assessed Value)
28-31-208-007-0000 =	<u>\$39,399</u> (2018 Assessed Value)
Total Assessed Value is =	<u>\$78,912</u>
Level of Assessment is =	<u>divide by .25</u>
Market Value =	\$315,648
Heritage Site 50%	<u>\$157,824</u>
<u>Proposed Voluntary Improvements</u>	<u>\$274,140</u>

Ms. Clarke noted two Variation Requests:

1. **A Variation from Section XII.2.D.10.b to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.** The subject property and its current use as a Veterinarian Clinic is a conforming use as a Heritage Site; however, the proposed improvements will exceed the 50% threshold as a Heritage Site thereby prohibiting the property to continue its use as a stand-alone commercial property. In order for the Petitioner to continue its use as a stand-alone commercial use, a Variation is required.

This will be the first Variation request from the 50% threshold for a Heritage Site. As such, staff created some standards to consider for this particular type of Variation. When reviewing this request Staff took into consideration the following:

- The condition of the existing building: The building is in sound condition with the exception of some maintenance issues related to the fascia.
- The ownership of the property (owner-occupied): The new property owner will continue to operate their business in this location.
- The longevity of the existing non-conforming use: The property owner has occupied the building for nine (9) years.
- The ability for the property to be converted to function as mixed-use: Discussions with the Architect suggests that a second-story to accommodate residential uses is cost prohibitive. It is also questionable if living above a Veterinarian Clinic would be desirable due to the potential for noise from the animals.
- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located at the end of the block and if it were to remain as a commercial property it would not interfere with the rest of the block's ability to redevelop following the code requirements. It is also important to note that the property directly to the north is a viable business that in 2012 purchased additional property to expand their parking lot. It is likely this property will remain a commercial use for a long time. The residential properties to the east of this property are screened from the property by a privacy fence. The townhomes to the west across Oak Park Avenue are screened from this property with the landscaping that was installed when the subdivision was created. The proposed landscaping improvements and rooftop screening will further reduce any impacts of this commercial property from adjacent residential homes.

Based on the above factors, Staff supports a Variation of the 50% threshold for Heritage Sites and allow the property to continue to operate under the Heritage Site status.

2. **A nineteen (19) parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street-level commercial parking to eight (8) parking stalls where the required number is**

twenty-seven (27) parking stalls. Although the site is unable to provide adequate parking per Code, there are 10 on-street parking spaces that can be dedicated to this use through a Parking Use and Maintenance Agreement. This will reduce the deficiency to nine (9) parking spaces. It is unknown if or when 178th Street will be continued easterly, and until then it remains a dead end street. Allowing on-street parking on this portion of 178th Street will not increase the traffic or congestion on the roads and will help to provide the necessary parking for the property. It should be noted that the existing parking condition will limit the type of business that may lease the vacant unit. At the workshop the Petitioner stated due to the vacancies in the building, there are no parking issues.

However, with the expansion of the Veterinarian Clinic and the future occupancy of the vacant unit, parking issues may arise. Therefore staff recommends a condition of the Variation is if parking issues arise based on the existing use or any change of uses; the owner is to enter into a shared parking agreement with adjacent properties or supply an alternative parking plan.

Staff identified the following remaining open items:

1. The applicant prepare a plat of easement to provide for a 25' alley easement in the rear of the property to be approved by the Village Board.
2. Staff recommends a condition of Site Plan Approval, the Petitioner enters into a parking use agreement with the Village for the parking stalls along 178th Street.
3. Staff recommends a condition of the Site Plan Approval require all nonconforming exterior light fixtures are replaced with lights that conform to the Villages regulations for glare.

CHAIRMAN SHAW asked the Petitioner to speak.

No comments at this time.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

CHAIRMAN SHAW inquired if any Commissioners had concerns about the concrete bumpers remaining.

No concerns at this time.

COMMISSIONER AUGUSTYNIAK inquired if there were any complaints from neighbors in the last nine years.

Ms. Clarke replied that there were no complaints or Code Violations

CHAIRMAN SHAW asked for comments from the public.

None at this time.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER ENGEL to close the Public Hearing on The Veterinary Clinic - 17745-17749 Oak Park Avenue site plan approval and granting variations. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

Ms. Clarke noted the Standards as follows:

Site Plan Approval Standards

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.
A Veterinarian Clinic is considered a permitted use and is classified as a legal nonconforming use in the NG District. When the Legacy Code was adopted, the property was zoned to NG (Neighborhood General) District which is intended to be for residential use only. However, the commercial building and uses were established prior to the adoption of the Legacy Code and therefore are allowed to remain as a Heritage Site.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The existing arrangement of the building, parking, access, lighting and landscaping is a product of the codes at the time the site was constructed. Little can be done to provide for additional parking however, there is existing on-street parking on 178th Street that has been historically used by this property. The parking can remain as long as the owner agrees to enter into a parking use agreement with the Village. The owner is trying to meet the intent of the landscaping requirements by incorporating additional landscaping in the front yard by removing the asphalt and planting shade trees and bushes. The existing wall pack lights are being replaced with a full cut off lights and the owner has agreed to provide a 25' easement in the rear of the property for a future alley.
- 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.
Little can be done to improve the ingress and egress and circulation from the site. The owner plans to repair the parking lot and a condition of site plan approval is to relocate the handicap parking stall on private property. To meet the intent of the Legacy Code, the owner has agreed to provide a 25' easement in the rear of the property for a future alley.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The site plan proposes removing the asphalt in the front of the building and installing a five (5) foot concrete sidewalk that will connect to the public sidewalk along Oak Park Avenue.
- 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 owner is attempting to improve the landscaping where possible without further reducing the parking or impede access around the site. The front yard will be enhanced with the addition of shade trees and removal of the asphalt in the front lawn area. Additional planters will be placed on the north side of the building to provide for foundation planting.
- f. That all outdoor trash storage areas are adequately screened.
There is an existing trash enclosure located at the northeast corner of the site that is screened with a privacy fence. The location of the trash enclosure is in the way of the future alley that is proposed per the Legacy Plan however, there are no immediate plans at this time to construct the alley.

Legacy Code Standards

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
Granting the Variation to allow the owner to exceed the maximum threshold of 50% of voluntary site improvements will allow an existing business to remain and contribute to the economic welfare of the overall district. In addition, the improvements may attract a new business in the vacant unit which has been vacant for a few years.
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
The exterior improvements will improve the curb appeal from Oak Park Avenue and compliment the improvements the commercial building to the north (Bailey's Restaurant and Bar).
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
The proposed ribbed metal rooftop screen will enhance the curb appeal of the property from Oak Park Avenue by screening the several rooftop HVAC units that are currently visible from the street. The painting of the building will give it a uniform look and tie into the overall color scheme of the improvements.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The proposed improvements will help to make the site a viable commercial space while still protecting the character of the site. The existing business can remain and expand and the improvements will attract a new business in the remaining vacant unit.

Variation Standards

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

2. 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 Veterinarian Clinic has been operating out of this location for approximately nine (9) years. The other remaining tenant spaces have had businesses come and go. The Veterinarian Clinic can continue to operate as is and the remaining vacant spaces can be leased by other commercial uses. The Variation to exceed the maximum 50% of site improvements will allow more freedom for the Veterinarian Clinic to improve their space and improve the exterior of the building. In addition, a condition of the Veterinarian Clinic's loan for purchasing the property is they are required to occupy at least 50% of the building. This will allow the clinic to expand their services and provide for the better care of their animals but will require significant investment into the property.
3. The plight of the owner is due to unique circumstances.
The Heritage site status and limitation to the percentage of site improvements is not unique to this property. Many properties within the Legacy Plan were rezoned to Neighborhood General and are subject to the same restrictions.
4. The Variation, if granted, will not alter the essential character of the locality.

The Variation will not alter the essential character of the locality. The Veterinarian Clinic has been operating out of this location for approximately nine (9) years and is looking to expand within the existing footprint of the building. The proposed exterior improvements will update the building's curb appeal and screen the existing unsightly HVAC units on the roof. There are existing commercial uses to the north and west that have been existing along with this property with no issues. The property is located at the end of the block and if it were to remain as a commercial property, it would not interfere with the rest of the block's ability to redevelop following the code requirements.

5. 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.

Additional Standards Specific to a Parking Variance

The number of off-street automobile and/or bicycle parking spaces required in all districts may be reduced by a variance reviewed by the Plan Commission and approved by the Village Board following the variance standards in Section 3.C and when all of the following standards are met:

- a. The development does not have the benefit of shared or collective parking;
The property is benefiting from the on-street parking on 178th Street. If that parking were to be removed by the Village in the future, the property owner would need to enter into a shared parking agreement with the adjacent property to the north, which is Bailey's Restaurant & Bar or the Tinley Center office complex to the west across the street. Based on statements from the owner at the workshop, there currently is an informal agreement with the property to the north but it is not formal.
- b. The applicant proves that adequate parking exists for such use, based on the unique number, type and use characteristics (i.e., peak hour or day) of those businesses or residences that currently use such a lot;

The parking for the existing veterinarian clinic is adequate however once they expand; they will be reliant on the on-street parking provided on 178th Street for customers. There may be future issues when the vacant unit is leased. This future tenant will need to demonstrate that the site provides adequate parking based on their hours of operation, number of employees and operation of the business.

- c. A municipal or commuter parking lot exists within 300 feet of the development that has adequate parking to accommodate all or a portion of the number of required spaces for the use;
There are ten (10) on-street parking stalls on the south side of the property on Village's right-of-way. The owner will be required to enter into a parking use agreement with Village. They will be responsible for maintaining these parking stalls.
- d. The owner of the building makes a payment equal to \$1,000 per required automobile and bicycle parking space that cannot be provided on the subject lot. The fees collected for the payment in lieu of parking will be used only for the acquisition of land or construction of municipally owned or leased off street parking facilities for automobiles or bicycles; landscape or streetscape; bike trails, lanes, or paths; or maintenance or illumination of off-street parking facilities.
A condition of approval will be for the owner to enter into a parking agreement with the Village to continue to use the on-street parking along 178th Street.

MOTION #1

A motion was made by COMMISSIONER GRAY, seconded by COMMISSIONER ENGEL to recommend that the Village Board grant the Petitioner, Dr. Cynthia M. Cecott of Veterinarian Clinic of Tinley Park, Site Plan approval for the property at 17745-17749 Oak Park Avenue in the NG (Neighborhood General) Zoning District and in accordance with the plans submitted and listed herein, subject to the following conditions:"

1. The Petitioner prepares a plat of easement to provide a 25' wide alley easement in the rear of the property for future ingress/egress to be approved by Village Board and Recorded with the Cook County Recorder of Deeds prior to issuance of any permits.
2. The Petitioner enters into a Parking Use Agreement with the Village.
3. The Petitioner removes all nonconforming exterior building light fixtures and submits cut-sheets of light fixtures to confirm they conform to the Villages regulations for glare.

AYES: MANI, GRAY, ENGEL, AITCHISON, GATTO AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

MOTION #2

A motion was made by COMMISISONER AUGUSTYNIAK, seconded by COMMISSIONER ENGEL to recommend that the Village Board grant the Petitioner, Dr. Cynthia M. Cecott of Veterinarian Clinic of Tinley Park, the following Variations:

1. A Variation from Section XII.2.D.10.b to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements
2. A nineteen (19) parking stall Variation from Section XII.2.D.10.c. (Table 2.D.7) to reduce the required number of street-level commercial parking to eight (8) parking stalls where the required number is twenty-seven (27) parking stalls at 17745-17749 Oak Park Avenue in the NG (Neighborhood General) Zoning District and adopt the

Findings of Fact proposed by Village Staff and the Plan Commission at this meeting with the following conditions:"

1. The Petitioner prepares a plat of easement to provide a 25' wide alley in the rear of the property for future ingress/egress to be approved by Village Board and Recorded with the Cook County Recorder of Deeds prior to issuance of any permits.
2. The Petitioner enters into a Parking Use Agreement with the Village prior to issuance of a building permit.
3. The Petitioner removes all nonconforming exterior building light fixtures and submits cut-sheets of light fixtures to confirm they conform to the Villages regulations for glare.

AYES: MANI, GRAY, ENGEL, AITCHISON, GATTO AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

MOTION #3

A motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AUGUSTYNIAK to recommend that the Village Board grant approval of a Plat of Easement to the Petitioner, Dr. Cynthia M. Cecott of Veterinarian Clinic of Tinley Park, for the property at 17745-17749 Oak Park Avenue in the NG (Neighborhood General) Zoning District and in, subject to the following condition:"

1. Petitioner's final Preparation of a Plat of Easement providing a 25' easement in the rear of the property has shown on the approved Site Plan.

AYES: MANI, GRAY, ENGEL, AITCHISON, GATTO AND CHAIRMAN SHAW.

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

This will be presented to the Village Board on October 16, 2018 for First Reading/Adoption.

GOOD OF THE ORDER:

1. The Boulevard going to COW on 10/9/18 for Incentive
2. The Bremen Station to Plan Commission on 10/18/18
3. Ferguson was approved at the Village Board Meeting.
4. Commissioner are currently going through the Fair Housing Training

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER GRAY to adjourn the Regular Meeting of the Plan Commission of October 4, 2018 at 7:42 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

October 18, 2018

Bremen Station

6775 South Street

Petitioner

Vince Tessitore, Manager
VIN Properties LLC

Property Location

6775 South Street

PIN

28-30-415-004-0000

Zoning

DC (Downtown Core)

Approvals Sought

Special Use Permit
Site Plan Approval
Variations
Final Plat Approval

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

Consider granting Site Plan Approval and recommending that the Village Board grant the petitioner, Vince Tessitore on behalf of VIN Properties LLC, Final Plat approval, a Special Use Permit to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct a 60,311 square foot five (5) story mixed-use development called Bremen Station consisting of 39 residential apartments (20 one-bedroom 19 two-bedroom) and 4,579 square feet of retail space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

The project includes vacation of approximately 2,157 square feet of right-of-way that will be deeded to the developer and consolidated as a single lot for this development. The mixed-use building will include interior covered parking and improvements to the streetscape and public roadways. The development will include a private outdoor dining patio for the tenant space expected to be utilized for a restaurant. The mixed-use building is consistent with the vision of the Legacy Plan and Transit Oriented Development (TOD) principals by providing residential density in close proximity to mass transportation. Through these principals, the Village will be able to attract commercial uses that will serve residents of the project and the community, thereby contributing to the economic health of the downtown area and Village of Tinley Park. Staff's primary concern is with the building's proposed architectural design.

EXISTING SITE & HISTORY

The subject site, 6775 South Street was previously the location of the Bremen Cash Store (ca. 1887). In 2007, the building was originally approved to be redeveloped and repurposed for a Boston Blackies restaurant. During the redevelopment, the building was deemed structurally unsafe and was demolished by the developer in 2008. Originally, the developer planned to build a replica building for the restaurant. The plans for a replica building were never applied for due to the downturn in the economy and the site has been vacant since that time.

The current owner bought the property in 2012 and began to develop plans for the site in 2016. In 2017, initial plans for a five (5) story building were submitted for initial discussion and review. A number of changes have been made to the original design including stepping back the fifth-floor, the parking layout, creating a more traditional exterior design and upgraded exterior materials. The project was always designed with the intent that a small portion of right-of-way at the intersection of South Street and 67th Court would be vacated by the Village for a development on this parcel as part of a larger incentive agreement. The existing intersection is planned to be realigned with the existing underground utilities rerouted. The vacated portion is only adjacent to this private property and the additional lot space makes a restaurant/commercial space more viable on the property without losing any apartment amenities or interior parking spaces.

During the demolition of the Bremen Cash Store building, the building's original turned oak columns from the facade were saved and the Village has stored these since that time with the hope they could be reused on this parcel. These columns have been offered to the developer for use in their project. The columns are not expected to be able to be reused structurally and the Applicant has stated they were unable to find an attractive use on the exterior of the building. They have indicated they would like to use them on the interior of the building, but that would be dependent on the specific restaurant that comes in and their design. Staff has recommended using them in the construction of the entryways to the apartments and restaurant to ensure their use in the building.

Open Item #1: Discuss the reuse and incorporation of turned oak columns from the original Bremen Cash Store building.



Above: Bremen Cash Store circa 2006



Above: Original Oak Columns Salvaged from Bremen Cash Store

ZONING & NEARBY LAND USES

The subject property (outlined in red) is zoned DC (Downtown Core) within the Legacy District. The characteristics of this district are described in the Legacy Code as, “The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks”.

Nearby land uses include the Oak Park Avenue Metra Station and commuter parking to the north zoned CV (Civic); Vacant land proposed for The Boulevard, a four-story mixed-use development to the east zoned DC (Downtown Core); Citi Bank to the west zoned DC (Downtown Core); and the Vogt Visual Arts Center operated by the Tinley Park – Park District zoned CV (Civic) to the south.



The Downtown Core District allows for varying building heights depending on the specific location. The maximum height ranges from four (4) stories along Oak Park Avenue to seven (7) stories in height for the properties directly to the south (The Boulevard) and north of the train station. South Street is classified as Corridor Type D which requires on-street parking and a thoroughfare width of 30' curb to curb. In addition, buildings along South Street are required to have street-level (first floor) commercial space with a minimum depth of 50'. Buildings may not be set back further than five feet (5') from the front property line and storefronts with an enclave cannot exceed 50% of the width of the lot. Below are the required setbacks for properties in the DC (Downtown Core) District and various zoning requirements are listed in the plans.



Key

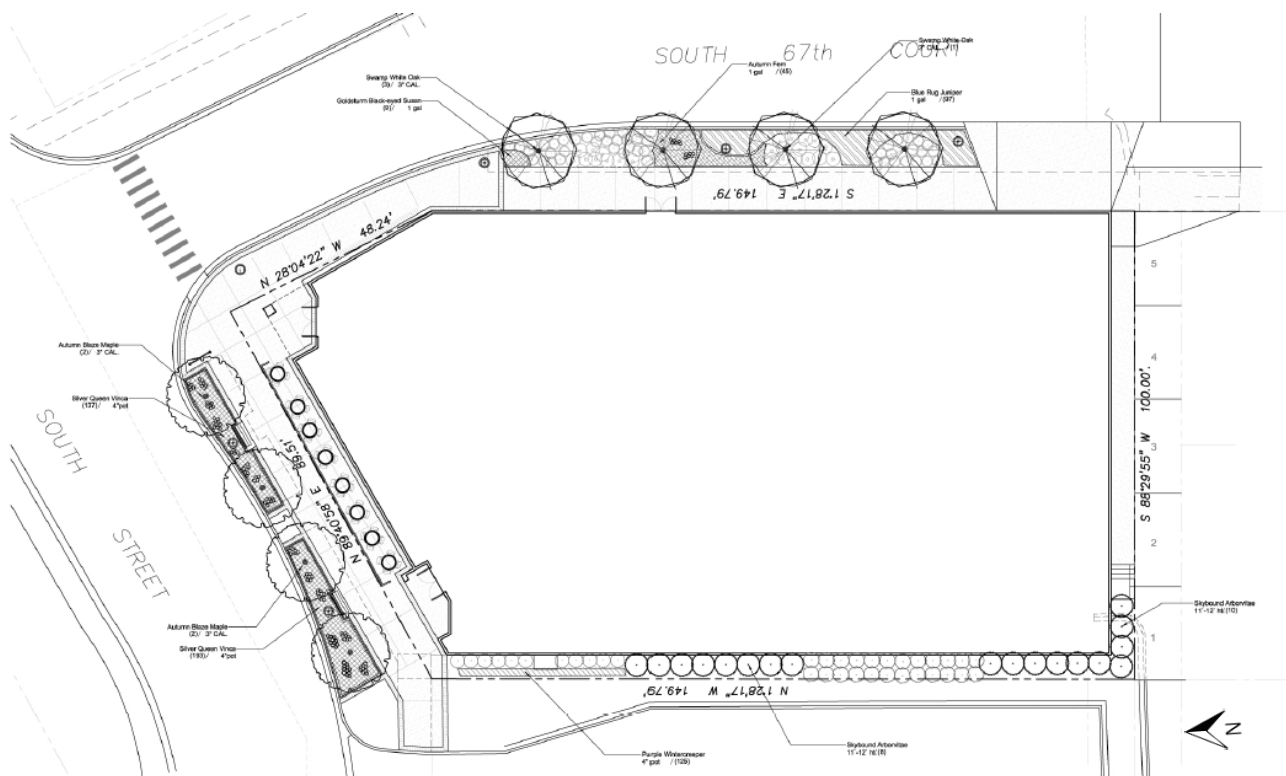
	Legacy Code Boundary
	Downtown Core (DC) District
	Corridor Type A
	Corridor Type D
	Proposed Legacy Plan Alley
	Street Level Commercial Required
	Allowable Building Height

General	
Minimum Lot Width	50'
Maximum Lot Width	n/a
Minimum Building Height	3 stories
Building Setbacks	
Front Yard (primary street)	5' max. A
Front Yard (secondary street)	7.5' max. A
Side Yard (interior)	5' max. B
Side Yard (along access drive)	5' min. C
Rear Yard (existing alley)	5' min. D
Rear Yard (no alley required)	5' min. D
Rear Yard (future alley)	30' min. E

SITE PLAN

The Petitioner desires to construct a 60,311 square foot mixed-use development called Bremen Station. The approximately 17,157 square foot site is comprised of two (2) properties, the original Bremen Cash Store parcel and a portion of right-of-way that will be vacated and sold to the developer as part of a development agreement. The building will be five (5) stories and 61 feet in height with 4,579 square feet of retail space on the first floor and 39 residential apartment units (20 one-bedroom & 19 two-bedroom). All one-bedroom units will be 800 square feet in size. Two-bedroom units range in size from 945 square feet to 1270 square feet in size. One (1) two-bedroom unit that is 945 square feet in size is below the minimum size for a two-bedroom unit of 1,000 square feet. The Petitioner's preference is for it to remain a two-bedroom instead of being converted to a larger one-bedroom unit. Staff does not have concerns with the variation for a single unit to be a two-bedroom instead of a one-bedroom apartment.

Open Item #2: Discuss a Variation to permit one (1) two-bedroom apartment to be 945 square feet instead of the 1,000 square foot minimum required by code.



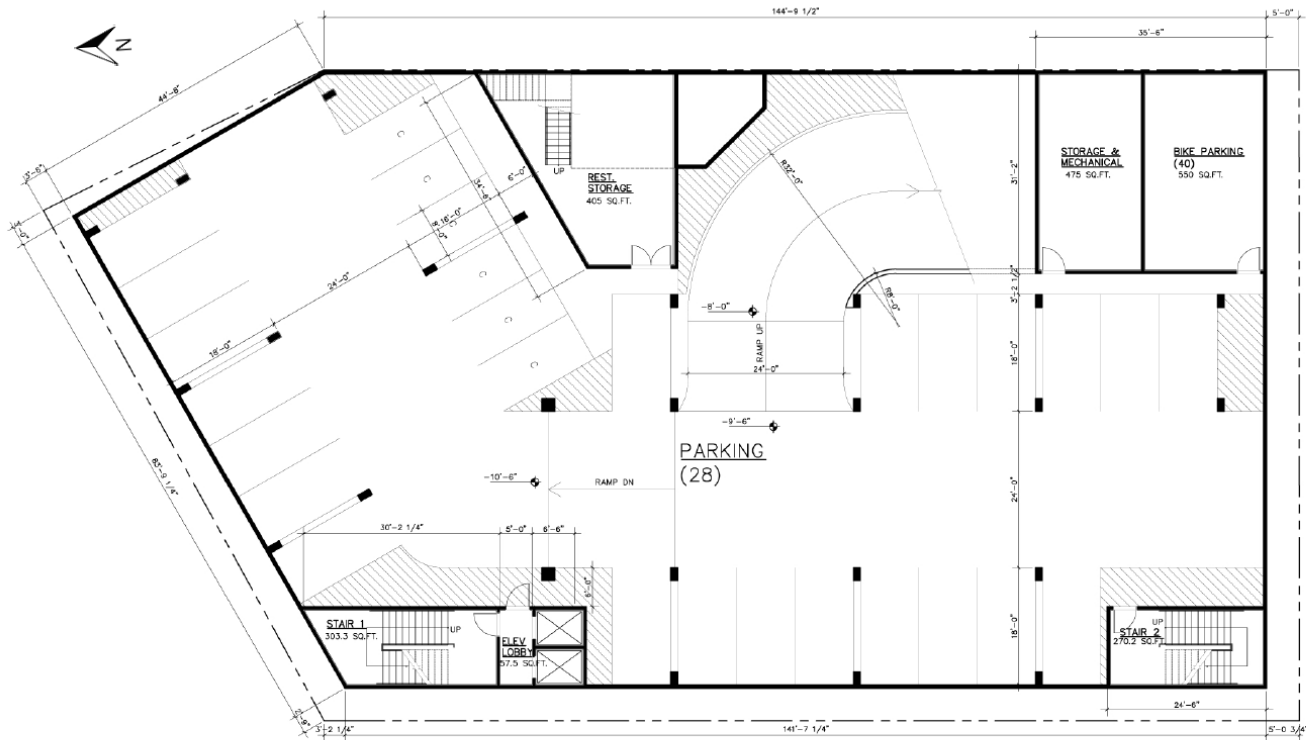
Above: Streetscape and Site Plan

The building will have an underground enclosed parking garage with a portion occupying 5,530 square feet of first-floor space south of the proposed restaurant space. The garage includes 41 resident parking spaces (33 standard, 6 compact, 2 ADA). Other uses of the basement area include resident bike parking, building storage, restaurant storage, mechanical equipment, stairwells, and elevators. The first floor will include a trash area and garbage chute. The applicant's construction timeline anticipates starting construction in spring 2019 and completing the project by spring/summer 2020.

A seven foot (7') wide outdoor dining space has been included along the South Street frontage for use by the restaurant tenant. This dining area will be located entirely on private property. The outdoor dining area will be delineated from the right-of-way by a three-foot (3') high fence matching in material and design to the residential balcony railings. The Legacy Code permits a private frontage to have a dining alcove extend up to 50% of the frontage width. This proposed dining alcove will extend the entire width of the South Street frontage and would require a setback Variation to extend the entire building frontage. The result is that the first floor of the building is set back as

much as 7.8 feet (7.8') instead of the maximum of five feet (5') that is permitted by code. Staff supports the proposed outdoor dining design which allows the restaurant to have a larger and more practical outdoor dining area along South Street. It also avoids sharp façade changes that a dining alcove can cause on a relatively short building frontage.

Open Item #3: Discuss a Variation to permit the front yard building setback to be a maximum 7.8 feet to allow an outdoor dining to be placed the entire length of the South Street frontage instead of a maximum of 50% of the frontage.



Above: Basement Plan with Vehicle Parking, Bike Parking, Mechanical and Storage Space

The proposal also includes significant on-and off-site improvements, such as new sidewalks and streetscape enhancements (trees, benches, and lights). The developer will be required to install streetscape improvements along South Street and 67th Court. The code requires a minimum width of six feet (6') for streetscape enhancements (landscape, benches, and lighting) and a minimum width of seven feet (7') for sidewalks along South Street and 67th Court. All other sidewalks along commercial streets require a minimum width of six feet (6'). The Village has hired a consultant to create a Streetscape Master Plan for the downtown. Staff recommends the approval of the Site Plan be conditioned upon compliance with an approved Downtown Streetscape Master Plan. The hope for the streetscape plan is to tie in the Bremen Station, The Boulevard at Central Station, North Street and other future developments to create a durable, attractive and consistent streetscape in the downtown.

Two (2) Variations are required based on the proposed public frontage widths. First, along 67th Court, the landscape buffer has been removed for a small section (approximately 60 feet) of the road closest to the intersection. This portion of public frontage does not propose a landscape buffer leaving only sidewalks. Second, the on-street parking required along South Street per the required corridor plan (Type D) is not being supplied. The lack of on-street parking is due to the short width and small size of the lot. The space that to install on-street parking takes away space from the first floor commercial space or the required covered parking and therefore making the lot much more difficult to develop. In addition, locating parking at a bend in the road close to an intersection creates traffic safety concerns that might require further analysis. While the Legacy Plan aims to maximize on-street parking, staff is supportive of waiving the required on-street parking at this specific location.

Open Item #4: Discuss a Variation from the required public frontage buffer width of seven feet (7') for approximately 60 feet (60') in length along 67th Court, where no buffer area is proposed between the sidewalk and roadway.

Open Item #5: Discuss a Variation for required on-street parking spaces along South Street as required in Corridor Type D.

Open Item #6: Final streetscape plans are being designed and shall be incorporated into the proposed plans prior to permitting. Staff recommends this be a condition of approval.

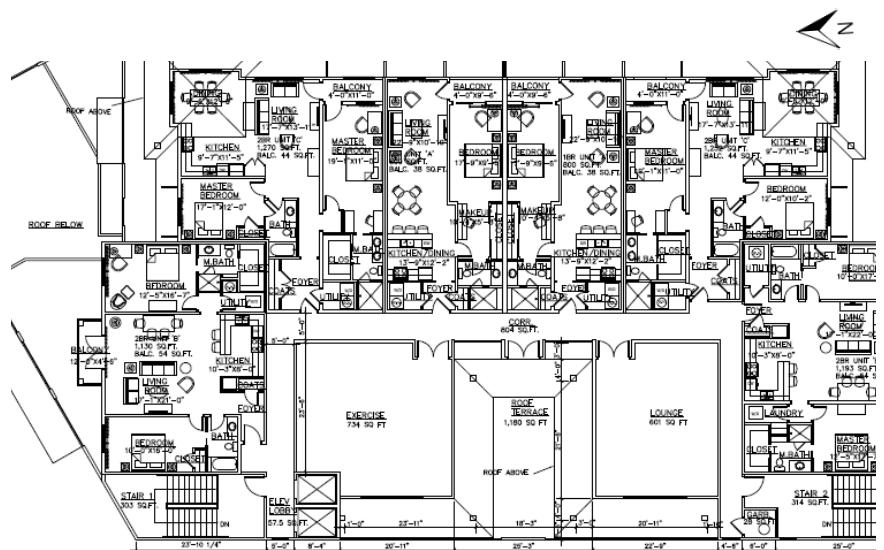
The proposed Bremen Station development will result in the removal of a fence and some parking spaces currently used by the Tinley Park – Park District's Vogt Visual Arts building. While this parking encroaches onto the subject property, Staff recommends that the Petitioner work with the Tinley Park – Park District and ensure that their site is repaired effectively and that it does not disrupt their operations. The petitioner has indicated they have talked with the Tinley Park – Park District and have proposed to repair and stripe five (5) parallel parking spaces on their property. No formal acknowledgment of contact or approval has been supplied from the Park District. In addition, the Petitioner has not proposed a replacement for the existing fence between the properties. If there will be no fence or barrier between the two (2) properties, staff recommends creating a barrier curb or grade difference between the Bremen Station sidewalk and the parallel parking spaces on the Vogt Visual Arts building to act as a curb stop and separation between pedestrians and vehicles. The applicant has indicated they agree with this and that it will be addressed within their final grading plans. Staff has recommended a condition be placed on the site plan approval that a minimum six inch (6") grade difference is maintained between the Park District parking and the Bremen Station sidewalk.

Open Item #7: Formal correspondence and approval from the Tinley Park – Park District has not been submitted indicating they understand the proposal and agree with the proposed five (5) parallel spaces to be replaced on the Vogt Visual Arts property by the Petitioner.

Open Item #8: A curb or grade difference is required between the sidewalk and parallel parking spaces for the safety of pedestrians and vehicles. Staff recommends a condition be placed on the approval requiring a minimum six inch (6") grade difference.

FLOOR PLANS

Shared resident amenities will include an outdoor rooftop terrace on the second floor (808 sf) and an exercise room (734 sf), lounge (601sf) and outdoor terrace located on the fifth floor (1184 sf). The apartment units will be high-end luxury units, each with an in-unit washer and dryer. All units will have a balcony, some recessed and some projecting. Two (2) second-floor units will have privately fenced patio space next to the shared resident roof terrace. The units facing south have balconies that encroach within the required five feet (5') rear yard setback and require a variation. It is not expected this Variation will have any effect on the adjacent property to the south, which is the historic Vogt Visual Arts Center building.



Above: Fifth-floor, amenities include lounge, terrace, and exercise room.

Floors 2-5 are all setback up to 44 feet from the front property line. This setback of the floors is due to the odd triangle shape of the vacated right-of-way parcel and the difficulties with creating apartment layouts with that shape. The maximum setback per the Legacy Code is five feet (5'). This is to create a pedestrian-friendly and inviting street wall in the downtown and avoid setbacks. The odd lot shape and use of a shared balcony on the second floor make good use of space that would otherwise be difficult to develop. Because the building will be set back 44 feet on floors 2-5, a variation is required.

Open Item #9: Discuss Variation to permit balconies to encroach five feet (5') into the rear yard setback where balconies are not permitted to encroach.

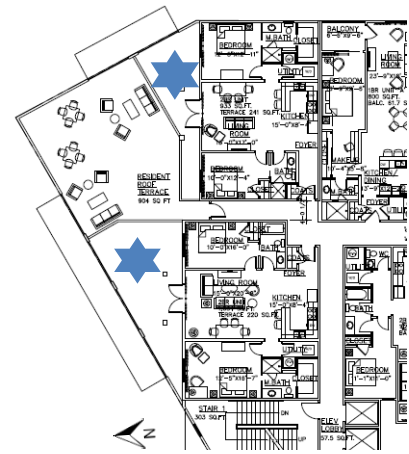
Open Item #10: Discuss Variation to allow floors 2-5 to be setback 44' instead of the permitted maximum of five feet (5').

The Petitioner is proposing to locate their common apartment entrance vestibule, lobby, and leasing office on the first floor along South Street. The Legacy Code indicates that the South Street frontage requires street-level commercial and apartment amenities are only permitted with Special Use Permit approval. The apartment entrance and amenities could be relocated off of the 67th Court frontage, where street-level commercial space is not required. The Petitioner has indicated this is due to a set interior layout and inability to relocate the stairwells and elevators to the east side along 67th Court. The apartment entrance and amenities utilize approximately 18' 1" (21.23%) of the total frontage which is approximately 85' 2". The remaining frontage will be utilized by the restaurant tenant space.

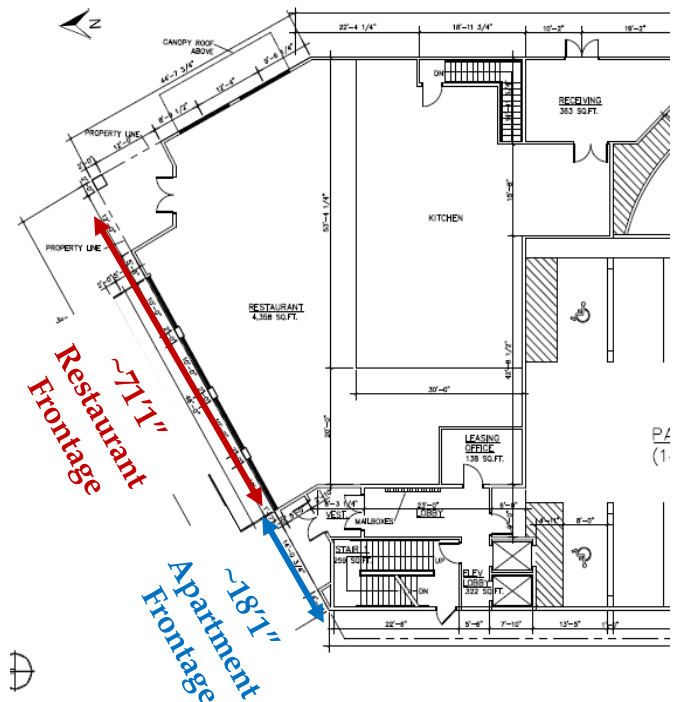
Open Item #11: Consider the proposed location of the apartment entrance vestibule, lobby, and leasing office. Consider alternative location off of the 67th Court frontage.

The proposed on-site leasing office is a small 138 square foot space that is expected to be used as an appointment only office. However, if there is an on-site office regardless of how often it is used, a bathroom is required to meet the applicable plumbing codes. Sharing a restroom with the restaurant is not an acceptable solution as the spaces may have different uses, hours of operation and can change ownership. If the office is to remain, a bathroom will need to be installed. While an on-site leasing office is preferred, due to the size of the development, it may not be needed. If it is determined the on-site office is not needed, the resulting space could be utilized as a package delivery/storage area for residents or incorporated into the restaurant space.

Open Item #12: Consider if an on-site leasing office is necessary for the proposed development. If the on-site office is maintained, a restroom will need to be added.



Above: Second floor, private fenced patio areas (blue stars) next to the shared rooftop terrace.



ACCESS

The parking garage will be accessed along 67th Court by a private overhead door entrance to be used by residents. Residents can then enter the building from inside of the garage. Additionally, the apartments can be accessed by pedestrian traffic from the South Street entrance and through the parking garage entrance on the south side of the building.

Staff has safety concerns with vehicles exiting the development and their potential conflict with pedestrians. There is decreased visibility and blocked sightlines due to decreased setbacks typical in downtown and transit-oriented developments (TOD). The chance for a conflict is often mitigated with a combination of flashing lights, audible sounds, signage, and mirrors used by to warn both the vehicle and pedestrians. No details on how exiting vehicles will be handled have been supplied in the plans, however the Petitioner has indicated they will utilize mirrors for vehicles to see the sidewalk.

Open Item #13: Clarify and submit information on how conflicts between vehicles exiting from the garage and pedestrians using the sidewalk will be limited.

LOADING & TRASH

The restaurant will have a receiving door along 67th Court. The location in front of this door is likely to be a no-loading or parking zone due to the small width of the right-of-way. It is likely restaurant loading will need to happen by parking farther down 67th Court or across the street at the Metra parking lot. The same is likely to happen for residents who are using larger trucks to move in or out of apartment units. The applicant has indicated they plan to have shipments carted into the restaurant but have not indicated where these trucks would park. Without any on-site loading area or on-street parking, it is possible this could lead to illegal parking of trucks along 67th Court or South Street.

Open Item #14: Clarification of the loading and receiving operations and truck locations for the restaurant and residents. Indicate truck locations and adequate right-of-way widths being maintained. If off-site truck parking is proposed, agreements should be supplied.

Resident garbage collection will be funneled to an enclosed room on the first floor of the parking garage. Garbage trucks will have access through the main garage door but it is unlikely a garbage truck will be able to back in or maneuver the space. Garage ceiling heights may also not be adequate for a garbage truck to operate. A truck entering the garage may also cause issues with other vehicles trying to enter or leave the parking garage while a garbage truck is on-site. In addition, no separate trash area is indicated for the restaurant space and appears to be sharing the resident garbage area. There is no access to the parking garage from the restaurant and based on the current plan, an employee will need to exit the building and walk down the 67th Court sidewalk, into the garage and then into the garbage area to empty the trash. This is further complicated by weather conditions and also presents security and littering possibilities. If the garbage area is utilized by both residents and the commercial space, staff also has concerns about the proposed size of the space which is unlikely to hold more than one (1) dumpster which can easily fill up between pickups and on weekends. Due to the lack of an alley or drive-aisle on the site, there are no alternative locations for dumpster storage and the use of a public sidewalk for trash pickup is not an acceptable solution.

Based on the current plan concerns remain about the potential overflow of garbage, restaurant staff needing to utilize the public sidewalk for a long distance and for garbage dumpsters potentially being placed on the public sidewalk. It is recommended the petitioner consult with the trash company in regards to these concerns and present a refuse and pick-up plan.

Open Item #15: Clarification of the on-site garbage pickup operations. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and clarification that a garbage truck can maneuver the space as proposed.

ARCHITECTURE



The Legacy Code requires a minimum of 75% of all facades and roofs exclusive of glazing shall be comprised of brick, stone & fiber cement siding. Accent material can have a maximum of 25% of concrete panels and decorative block. The proposed building will be constructed of a combination of face brick, Hardie cement panels, stucco, and synthetic molding/trim. The primary material used will be face brick and comprises of anywhere from 75% to 80% of the overall material, depending on the specific elevation, and is in compliance with Code requirements.

The first floor consists of a building façade that comes to a hard point at the southwest corner of 67th Court and South Street. The building cantilevers at the point over a chopped corner entrance to the restaurant tenant space. The primary restaurant façade is along the north elevation (South Street) and a small portion of the east elevation (67th Court). The restaurant façade primarily consists of face brick and large open windows accented by architectural elements such as a trim/molding around the perimeter, metal canopy roofs, square corner emblems and wall sconces. The entrance to the Bremen Station entrance will also be slightly set back into the façade along the north (South Street) elevation. The metal canopy roof along 67th Court encroaches approximately seven feet (7') into the right-of-way. Canopies are permitted to encroach up to five feet (5') into the right-of-way; plans will need to be revised with the canopy complying with the required encroachment maximum of five (5) feet.

Open Item #16: Revise plans so that the metal canopy along 67th Court only encroaches a maximum of five feet (5') into the right-of-way.



The rest of the first floor façades on the east, west and south elevations consist primarily of brick due to the location of the parking garage, back-of-house restaurant and other unattractive uses along the façade. There are slight indents into the façade and the trim/molding will continue to give the façade some dimension. The garage entrance and restaurant receiving door will also be located along the east (67th Court) façade.

These façades, while not the front of the building, will still be visible from public ways and neighboring properties. There are limited alternatives to add windows or openings on the first floor due to the parking garage location. However, there are other options available to change the exterior appearance of the building. Relocating the accessory residential uses to the 67th Court frontage can add some intrigue to that frontage. Other alternatives include using stone on the first floor, adding or enlarging windows, adding brick banding, creating breaks in the façade.

Overall, staff has concerns with the large expanses of brick and harsh look along the west, south and east facades and their potential effect on the walkability and attractiveness of the block. Staff recommends the Petitioner look at different alternatives to create a softer and more attractive façade.

Open Item #17: Discuss concerns with the large expanses of brick along the first-floor west, south and east elevations.

The second-floor façade includes a shared resident roof terrace and two (2) private patios that are on the triangle roof section located over the restaurant space. Staff had originally suggested this “leftover” roof space be used as rooftop seating for the restaurant but due to fire, accessibility and noise issues this was not possible for the Petitioner to accomplish. The wall around this roof area will be 42” tall and consist of brick with a metal cap and a metal railing that matches the residential balconies and outdoor dining area railings. The private balcony areas will be separated with a wall matching the exterior of the building.

Staff still questions whether this is the best design for the north side of the building and recommends the architect investigate expanding the building to the north which can provide additional interior space especially along the east side of the building that can allow for better articulation along that façade. This would allow for an indentation on the east façade similar to what is proposed on the west façade.



Above: East Elevation looking from 67th Court

The second, third and fourth-floor residential units will stay consistent along each façade and include more traditional square style windows with window headers and trim to increase the architectural appeal of the building. Balconies along the north and south elevation will extend from the building. The north elevation will include decorative columns. Balconies on the west and east façades will be set into the building. Smaller windows are used in areas such as bathrooms, headboard/bed walls, and stairwells. Staff recommends changing interior layouts to accommodate a more consistent window placement and use of full-size windows where possible.

Open Item #18: Discuss window locations, sizes, and appearance.

The fifth-floor of the building will be setback slightly along the east elevation and will have two triangle asphalt roof features. The hope of setting the fifth-story back is to help soften the building façade and give it a smaller appearance. The west side of the fifth floor will be constructed of Hardie panels due to the stairwells required to access the roof and the need to screen the rooftop mechanical equipment. Additional trim, banding, and molding have been added to this portion of the top floor to create a more traditional look and tie it into the rest of the building.



Above: West Elevation looking from Oak Park Avenue/Citi Bank



Above: Original hand-drawn architectural proposal (dated 2-20-17)

Some adjustment to the interior layout may be required, however, staff recommends revisiting the exterior architecture to be more traditional, and appealing and better connect with the downtown architecture. While the above image is hand drawn and does not indicate the use of brick or stone, the sketch is much more appealing than the current proposal.

Open Item #19: Discuss any improvements to the overall architectural design of the building that could be made to make it more architecturally appealing. Staff suggests the architect look at different ways of creating a softer and more inviting design that ties into the downtown.

BUILDING HEIGHT

The building is proposed to be five (5) stories and 61 feet in height, with the fifth floor slightly stepped back. The Legacy Code limits the site to a maximum of four (4) stories and the proposal requires a Variation request for this. With the vacation of the triangular piece of ROW this property now has frontage on South Street and therefore functions similarly to the height allowances along that street frontage. The Petitioner has indicated that the proposed five (5) stories is a transitional parcel between the Oak Park Avenue frontage and the larger permitted heights around the train station. The Boulevard at Central Station, approximately 300,000 square foot mixed-use development to the east of Bremen Station was recommended for approval at a height of four (4) stories and 58 feet tall. However, The Boulevard site is much larger and does not include covered parking under its first phase. The petitioner has stated that the fifth story is required to be able to include the required covered parking, commercial space and apartment amenities for the project to be successful and financially feasible. Due to the small footprint, fifth floor step-back, and traditional building design, Bremen Station is expected to appear similar in scale to The Boulevard at Central Station development and other mixed-use developments in the downtown.

Open Item #20: Discuss the Variation to permit the building to be five (5) stories instead of the maximum of four (4) stories.

LANDSCAPE

The development works to maximize the buildable footprint of the lot while still maintaining an attractive streetscape and landscaping where space is available. The developer has stated dogs will not be allowed in the building and no outdoor dog or recreational areas have been proposed.

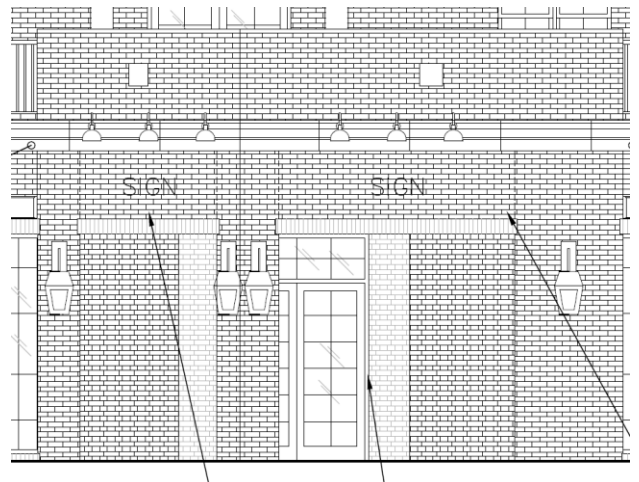
The proposed streetscape is an example of what the Village may like to see in regards to landscaping, trees, benches, and streetlights. However, streetscape plan details for the downtown are currently being designed by a Village consultant. Staff has recommended that the landscape and site plans be subject to meeting all streetscape requirements laid out in the Village's future streetscape plan or any changes the Village sees fit prior to permitting.

Arborvitae, Boxwood, and Wintercreeper have been added along the west side of the property where there is a five foot (5') setback between the Bremen Station property and the Citi Bank property. These were added to soften the view from Oak Park Avenue and prevent cut-through traffic between the properties. Some variety to the plantings could be added to the west façade to help create a more appealing and pleasing view. Additionally, these plantings cannot be maintained easily without going on to the Citi Bank property and clarification is needed on how this can be accomplished.

Open Item #21: Discuss plantings on west façade and maintenance concerns. Increased diversity of species and visual appearance is encouraged.

SIGNAGE

The plan indicates various sign band location on the building along with gooseneck style lighting. However, the plans do not indicate specific signage design details. On larger developments, staff typically recommends the use of a Unified Sign Plan to create cohesive and visually pleasing signage throughout the site. In this case, there is only one (1) tenant space with one (1) entrance. Any changes to split the space or change the facade would require approval. The petitioner has indicated that the sign requirements in the Legacy Code will suffice for their needs and due to their only being one (1) tenant, signage will always be consistent. Staff still recommends the development of a Unified Sign Plan specific to Bremen Station to ensure that all wall signage used for the tenant and for the apartment entrance stay consistent in their design type and illumination.



Open Item #22: Discuss the need to provide a Unified Sign Plan and ensure signage styles and design is kept consistent within the development.

PARKING

The Downtown Core District does not require parking for street-level commercial uses. However, it does require one (1) enclosed space (located within, or attached to, the building envelope) for each residential unit. The proposed project provides the required amount of residential parking spaces. The Site Plan proposes to create 41 parking spaces located within the building envelope. There are 33 standard size spaces (9'x18'), six (6) are proposed as compact spaces (8'x16') and two (2) spaces have been designed for accessible parking needs. Even though the developer is meeting the required minimum number of parking stalls, staff is concerned whether a near 1:1 ratio will be adequate for the residents who may need parking for more than one (1) car or for an overnight guest. No on-street parking adjacent to this development is being proposed as required by the public frontage requirements. This limits the ability

for guests, customers, employees in the site to park proximate the site. It should be noted that the Village restricts street and public lot parking from 2-5 am which could further limit parking for guests.

Compact vehicles spaces were added to increase the number of parking spaces in the garage by a total of two (2). This ensures that if an additional accessible parking space is ever requested by residents, there is still the minimum number of spaces required for residents. Because these spaces are limited in number, will be assigned and only used by residents, staff does not have concerns about the decreased stall size. Staff does recommend the petitioner look into preparing some parking spaces to be used for electrical vehicle charging, so that if requested by a resident, installation is easier.

Open Item #23: A Variation will need to be granted to reduce the size of the parking stalls in the parking garage allowing for compact parking stalls measuring 8' x 16' allowing the project to maximize the parking garage space with compact vehicle spaces.

Open Item #24: Discuss spaces to be easily converted to electrical vehicle charging locations.

Open Item #25: If any parking concerns remain, the Developer should provide a parking study to support parking needs.

BIKE PARKING

The Legacy Code requires one (1) bike stall per dwelling unit and .2 per 1,000sf of Street Level Commercial. The total required minimum number of bike stalls is one (1) stall for the commercial tenant space and 39 stalls for the residential units. The bike storage for the residential units is located in the parking garage basement and will include spaces for up to 40 bicycles. A four (4) space bicycle rack is proposed in the public streetscape along South Street for use by the commercial space. The final location and number of these bike racks will be determined when the final streetscape plan is approved. Staff recommends Site Plan approval be conditioned upon the final number of bike racks and locations be finalized once the downtown streetscape plan is completed.

Open Item #26: Staff recommends Site Plan approval be conditioned upon the final number of streetscape bike racks and locations be finalized once the final streetscape plan is completed.

LIGHTING

Various building lighting fixtures are shown on the architectural renderings. The cut sheets for the wall sconces were not provided and a photometric plan was not submitted.

Open Item #27: Supply all light fixture cut sheets and a final photometric plan needs to be provided.

PLAT OF VACATION AND SUBDIVISION/CONSOLIDATION

The project includes the vacation of a 2,157 square foot triangle shaped portion of the right-of-way and consolidation of that land with the existing private lot. The draft plats are attached and currently under review by the Village Engineer and Attorney. Any comments from these reviews need to be addressed prior to the public hearing.

Open Item #28: Discuss Plat of Vacation and Plat of Subdivision/Consolidation.

SUMMARY OF OPEN ITEMS

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

1. ***Open Item #1: Discuss the reuse and incorporation of turned oak columns from the original Bremen Cash Store building.***
2. ***Open Item #2: Discuss a Variation to permit a two-bedroom apartment to be 945 square feet instead of the 1,000 square foot minimum required by code***
3. ***Open Item #3: Discuss a Variation to permit the front yard building setback to be a maximum 7.8 feet to allow an outdoor dining to be placed the entire length of the South Street frontage instead of a maximum of 50% of the frontage.***
4. ***Open Item #4: Discuss a Variation from the required public frontage buffer width of seven feet (7') for approximately 60 feet (60') in length along 67th Court, where no buffer area is proposed between the sidewalk and roadway.***
5. ***Open Item #5: Discuss a Variation for required on-street parking spaces along South Street as required in Corridor Type D.***
6. ***Open Item #6: Final streetscape plans are being designed and shall be incorporated into the proposed plans prior to permitting. Staff recommends this be a condition of approval.***
7. ***Open Item #7: Formal correspondence and approval from the Tinley Park – Park District has not been submitted indicating they understand the proposal and agree with the proposed five (5) parallel spaces to be replaced on the Vogt Visual Arts property by the Petitioner.***
8. ***Open Item #8: A curb or grade difference is required between the sidewalk and parallel parking spaces for the safety of pedestrians and vehicles. Staff recommends a condition be placed on the approval requiring a minimum six inch (6") grade difference.***
9. ***Open Item #9: Discuss Variation to permit balconies to encroach five feet (5') into the rear yard setback where balconies are not permitted to encroach.***
10. ***Open Item #10: Discuss Variation to allow floors 2-5 to be setback 44' instead of the permitted maximum of five feet (5').***
11. ***Open Item #11: Consider the proposed location of the apartment entrance vestibule, lobby, and leasing office. Consider alternative location off of the 67th Court frontage.***
12. ***Open Item #12: Consider if an on-site leasing office is necessary for the proposed development. If the on-site office is maintained, a restroom will need to be added.***
13. ***Open Item #13: Clarify and submit information on how conflicts between vehicles exiting from the garage and pedestrians using the sidewalk will be limited.***
14. ***Open Item #14: Clarification of the loading and receiving operations and truck locations for the restaurant and residents. Indicate truck locations and adequate right-of-way widths being maintained. If off-site truck parking is proposed, agreements should be supplied.***

- 15. Open Item #15: Clarification of the on-site garbage pickup operations. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and clarification that a garbage truck can maneuver the space as proposed.**
- 16. Open Item #16: Revise plans so that the metal canopy along 67th Court only encroaches a maximum of five feet (5') into the right-of-way.**
- 17. Open Item #17: Discuss concerns with the large expanses of brick along the first-floor west, south and east elevations.**
- 18. Open Item #18: Discuss window locations, sizes and appearance.**
- 19. Open Item #19: Discuss any improvements to the overall architectural design of the building that could be made to make it more architecturally appealing. Staff suggests the architect look at different ways of creating a softer and more inviting design that ties into the downtown.**
- 20. Open Item #20: Discuss the Variation to permit the building to be five (5) stories instead of the maximum of four (4) stories.**
- 21. Open Item #21: Discuss plantings on west façade and maintenance concerns. Increased diversity of species and visual appearance is encouraged.**
- 22. Open Item #22: Discuss the need to provide a Unified Sign Plan and ensure signage styles and design is kept consistent within the development.**
- 23. Open Item #23: A Variation will need to be granted to reduce the size of the parking stalls in the parking garage allowing for compact parking stalls measuring 8' x 16' allowing the project to maximize the parking garage space with compact vehicle spaces.**
- 24. Open Item #24: Discuss spaces to be easily converted to electrical vehicle charging locations.**
- 25. Open Item #25: If any parking concerns remain, the Developer should provide a parking study to support parking needs.**
- 26. Open Item #26: Staff recommends Site Plan approval be conditioned upon the final number of streetscape bike racks and locations be finalized once the final streetscape plan is completed**
- 27. Open Item #27: Supply all light fixture cut sheets and a final photometric plan needs to be provided.**
- 28. Open Item #28: Discuss Plat of Vacation and Plat of Consolidation.**

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.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 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;
- 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;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted.

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

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 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.

RECOMMENDATION (at workshop)

Following a successful workshop, proceed to a Public Hearing at the November 1, 2018 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Cover Sheet – Bremen Station	KDC	10-18-18
	Additional Renderings	KDC	10-18-18
	Colored Elevations	KDC	10-18-18
	Plat of Survey and Topography	RHG	3-24-17
C100	Preliminary Engineering	EEA	9-24-18
LS-1	Streetscape Plan	KDC	10-1-18
LS-2	Streetscape Landscape Plan	KDC	10-1-18
LS-3	Schematic Details & Plant Schedule	KDC	10-1-18
	Building Area Tables	KDC	10-18-18
	Basement Plan	KDC	10-18-18
	First Floor Plan	KDC	10-18-18
	Second Floor Plan	KDC	10-18-18
	Third & Fourth Floor Plan	KDC	10-18-18
	Penthouse Floor Plan	KDC	10-18-18
	Roof Plan	KDC	10-18-18
	North Elevation (B&W)	KDC	10-18-18
	East Elevation (B&W)	KDC	10-18-18
	South Elevation (B&W)	KDC	10-18-18
	West Elevation (B&W)	KDC	10-18-18
	Signage	KDC	10-18-18
	Plat of Subdivision/Consolidation – Bremen Station	RHG	9-10-18
	Plat of Vacation	RHG	9-10-18
	Light Fixtures	KDC	9-7-18
	KDC = Kuo Diedrich Chi, Architect		
	RHG = R.H. Granath Surveying Service P.C.		
	EEA = Eriksson Engineering Associates, LTD.		

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: VIN PROPERTIES LLC - SERIES SOUTH STREET
Mailing Address: 1755 PARK STREET, SUITE 200
City, State, Zip: NAPERVILLE, IL 60563
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]
[REDACTED] (Evening)
[REDACTED] (Cell)
Email Address VINCE@TLAWOFFICE.COM

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

OWNER

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): VIN PROPERTIES LLC - SERIES SOUTH STREET
Mailing Address: 1755 PARK STREET, SUITE 200
City, State, Zip: NAPERVILLE, IL 60563

Property Address: 6775 SOUTH STREET, TINLEY PARK, IL
Permanent Index No. (PINs) 28-30-415-004-0000
Existing land use: VACANT
Lot dimensions and area: 159.79' X 100' plus ROW portions to be vacated by Village

C. Petition Information:

Present Zoning District: B4 (downtown core - Legacy Code)
Requested Zoning District: same

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: For the residential entrance and lobby amenities of approximately 20 linear feet on South Street, due to the street-level commercial requirement along the South Street frontage.

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☒ No ☐

If yes, please explain (note that Variation application will be required to be submitted):

Increase stories from 4 to 5, setback of 35-40' for stories 2-5, and allow balconies to extend to lot line on rear side.

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[REDACTED]
Signature of Applicant

9-6-2018

Date

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.

Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- 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 residential entrance off South Street will encourage pedestrian traffic to the restaurant area of the building and nearby businesses along South Street, and will provide convenience to the residential tenants of the building.

- 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 entrance off South Street will be of benefit to property values in the neighborhood and will increase their enjoyment as the entrance will encourage pedestrian traffic to surrounding businesses.

- 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 entrance off South Street will encourage development and improvement of surrounding property by bringing pedestrian traffic and energy to South Street and the surrounding area.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

Adequate utilities, access roads, drainage and other facilities are being provided or have been provided in accordance with Village standards.

- 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.**

The requested access off of South Street is pedestrian access and it will not affect traffic in the public streets.

- 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 access off of South Street in all other respects conforms to the regulations of the B4 Zoning District in which the property is located.

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.**

The residential entrance along South Street, in concert with the entire development planned for the site, is a tremendous improvement to the existing site's appearance and value, and will be beneficial to property values in the general area. The site's masonry construction, enhanced architectural features, and pleasing aesthetics present a development that the entire downtown area will be proud of.

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: VIN Properties LLC - Series South Street

Mailing Address: 1755 Park Street, Suite 200

City: Naperville State: IL Zip: 60563

Day Phone: [REDACTED] Evening Phone:

Cell Phone: [REDACTED]

Email Address: vince@ltlawoffice.com

Nature of Petitioner's Interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).
Owner

PROPERTY INFORMATION

Street Address: 6775 South Street, Tinley Park, IL

Owners: VIN Properties LLC - Series South Street

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

1. A variance to increase the maximum number of stories from 4 to 5.
2. A variance to allow front yard setback of approximately 35-40 feet instead of the maximum 5 feet on stories 2-5.
3. A 5-foot variation from the required minimum rear yard setback of 5 feet to allow balconies to extend to the property line.

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.
For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."

"A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property."

REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

1. The 5th floor of the building is necessary in order to provide a user friendly mixed use residential and commercial building while at the same time setting a high precedent for architecture in the downtown area. The site is triangular in shape at its frontage to South Street which presents some degree of difficulty in design. The 5th floor is stepped back from South Street and 67th Court. Doing so creates architecture with greater depth and interest through the use of sloped roofs, balconies, and a varied façade. The 5th story will not be seen by pedestrians on the sidewalk adjacent to the building. The design team preserved the cornice at the top of the 4th story, as well as created a 1-story commercial portion at the corner.
2. A front yard setback of approximately 35-40 feet instead of the maximum 5 feet for stories 2-5 is due to the unusually irregular shape of the space which includes a triangular shaped corner. When measured from South Street, the depth meets the requirement, and when measured at from the corner perpendicular to the back wall at its greatest distance it also exceeds the minimum. But the triangular shape leaves the shortest distance at just over 35 ft.
3. A reduction in the 5 foot setback on the south, or rear, side of the building to allow the balconies to extend to the property line in order to provide residential tenants with apartment square footage and a balcony amenity that is consistent with luxury apartments.

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swing set, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature: _____ Date: September 6, 2018

Printed Name: Vincent Tessitore

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

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 questions with facts and information to support the requested Variation:

- 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?

1. The 5th floor of the building is necessary in order to provide a user friendly mixed use residential and commercial building while at the same time setting a high precedent for architecture in the downtown area. The site is triangular in shape at its frontage to South Street which presents some degree of difficulty in design. The 5th floor is stepped back from South Street and 67th Court. Doing so creates architecture with greater depth and interest through the use of sloped roofs, balconies, and a varied façade. The 5th story will not be seen by pedestrians on the sidewalk adjacent to the building. The design team preserved the cornice at the top of the 4th story, as well as created a 1-story commercial portion at the corner.

2. A front yard setback of approximately 35-40 feet instead of the maximum 5 feet for stories 2-5 is due to the unusually irregular shape of the space which includes a triangular shaped corner. When measured from South Street, the depth meets the requirement, and when measured at from the corner perpendicular to the back wall at its greatest distance it also exceeds the minimum. But the triangular shape leaves the shortest distance at just over 35 ft.

3. A reduction in the 5 foot setback on the south, or rear, side of the building to allow the balconies to extend to the property line in order to provide residential tenants with apartment square footage and a balcony amenity that is consistent with luxury apartments.

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

The building is directly across 67th court from a block with a permitted zoning of 7 stories. Unlike the adjacent properties, the subject site has an atypical triangular shape on its north side. The additional floor, allowance of the rear balconies, and reduction in depth requirement are necessary in order to provide an aesthetically pleasing and user friendly environment, and to meet market expectations for new restaurant space and high quality residential units meeting or exceeding the Village's minimum square footage requirements.

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

It is believed that the reason the block was zoned 4 stories is due to the fact that the other side of the block fronts Oak Park Avenue and the planners likely observed that the entire block could be redeveloped, thus creating a need to preserve the 4 story maximum for the entire block. In this case, only the half of the block fronting 67th Court and South Street is being developed, and this half of the block does not face or have frontage on Oak Park Avenue. The site's shape is the historical result of planning for surrounding lots and uses.

FINDINGS OF FACT (CONTINUED)

- 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.

The property is unique due to its irregular shape and because it is one half of a block where the other half fronts Oak Park Avenue, but this half does not. The property is a transitional area from Oak Park Avenue frontage adjacent and east where 4 stories are permitted to the 67th Court frontage adjacent and west where 7 stories are permitted.

- 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.

The intent of the variance is to allow for a mixed use development that sets a standard in architecture and design for the remaining development of the downtown area, while at the same time being a transitional area from the main thoroughfare buildings on Oak Park Avenue to the planned development east of the property fronting 67th Court.

- 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: (Example: fencing will not obstruct view of automobile traffic).

The public sidewalks, entrances, and setbacks (except the slight variation) are in accordance with Village standards and promote a community friendly development with pedestrian access across the property and unobstructed views to pedestrians and surrounding traffic. The slight setback for the balconies faces the Vogt Fine Arts building and will not be injurious to this property as future development of the Vogts building is not likely. The improvements, including the balconies, will enhance the aesthetics of the neighborhood.

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

The design is consistent with the character of the neighborhood as it transitions from four story zoning immediately adjacent and west of the site to seven story zoning immediately adjacent and east of the site. The masonry structure preserves some of the character and history of the old masonry Bremen Cash building and sets a high architectural standard for future buildings in the downtown area.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

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

The addition of the stepped back fifth floor will not impair an adequate supply of light and air to adjacent properties. The building is sufficiently set back from all sides, including on the east and north sides where it is adjacent to 67th Court and South Street, on the west side where it is adjacent to the Citibank drive thru car ports, and on the south side where it is adjacent to the private drive of the Vogt Visual Arts Center.

2. Substantially increase the congestion of the public streets.

The use is permitted by the current zoning district and does not present a substantial increase to congestion on the public streets. The intersection of South Street and 67th Court is being redesigned and improved in accordance with Village standards and in concert with the construction of this development.

3. Increase the danger of fire.

The proposed development will comply with all Village Building and Fire Codes and the building will be equipped with a fire suppression system. The new structure is also being built with a masonry façade on all sides.

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

The Village has previously provided drainage systems sufficient for this development and others.

5. Endanger the public safety.

Bremen Station is being built in accordance with the Village's life, safety, and building codes with a masonry building and fire suppression system. Unobstructed views for pedestrian and vehicular traffic are being provided to promote public safety.

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

Granting this variance request will improve the existing site's appearance and value, and will be beneficial to property values in the general area. The site's masonry construction, enhanced architectural features, and pleasing aesthetics present a development that the entire downtown area will be proud of.

VILLAGE OF TINLEY PARK


APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Bremen Station

LOCATION: 6775 South Street, Tinley Park, IL

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: VIN Properties LLC - Series South Street
Company: _____
Mailing Address: 1755 Park Street, Suite 200, Naperville, IL 60563
Phone (Office): 
Phone (Cell): _____
Fax: _____
Email: _____

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

PROPERTY INFORMATION

Property Address: 6775 South Street, Tinley Park, IL
PIN(s): 28-30-415-004-0000
Existing Land Use: Vacant
Zoning District: B4 (downtown core - Legacy Code)
Lot Dimensions: 159.79'x100.0', plus portion of ROW to be deeded to property owner by the Village
Property Owner(s): VIN Properties LLC - Series South Street
Mailing Address: 1755 Park Street, Suite 200, Naperville, IL 60563

APPLICATION INFORMATION

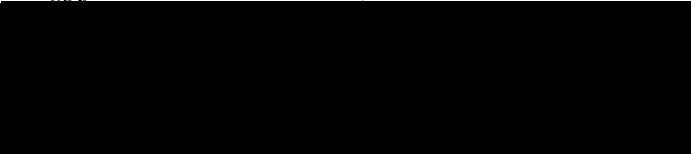
Description of proposed project (use additional attachments as necessary):

A mixed-use project in the downtown historic district that includes 39 luxury apartments over a commercial first floor with parking at the first floor and lower level. The framing will be a concrete and steel podium to the second floor with the remaining floors of Type III construction.

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☐ No ☒ Yes: -see attached application

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

 April 10, 2018

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Bremen Station

LOCATION: 6775 South Street, Tinley Park, IL

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: VIN Properties LLC - Series South Street
Company: _____
Address: 1755 Park Street, Suite 200, Naperville, IL 60563
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

PROJECT ARCHITECT

Name: Mark Diedrich
Company: Kuo Diedrich
Address: 730 Peachtree Street, Suite 160
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

PROJECT ENGINEER

Name: Glen Eriksson
Company: Eriksson Engineering
Address: 11701 London Bridge, Mokena, IL 60448
Phone: [REDACTED]
Fax: [REDACTED]
Email: _____

PROJECT LANDSCAPE ARCHITECT

Name: Mark Diedrich
Company: Kuo Diedrich
Address: 730 Peachtree Street, Suite 160
Phone: [REDACTED]
Fax: _____
Email: [REDACTED]

ATTORNEY

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

END USER

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

VILLAGE OF TINLEY PARK


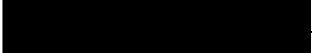
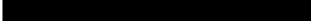
SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Bremen Station

LOCATION: 6775 South Street, Tinley Park, IL

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: VIN Properties LLC - Series South Street
Company: _____
Address: 1755 Park Street, Suite 200, Naperville, IL 60563
Phone: 
Fax: 
Email: 

RESPONSIBLE FOR PLAN REVIEW FEES

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ATTORNEY FEES

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: VIN Properties LLC – Series South Street

Mailing Address: 1755 Park Street, Suite 200

City: Naperville State IL Zip 60563

Day Phone: [REDACTED] Evening Phone:

Cell Phone: [REDACTED] Fax Number: [REDACTED]

Email Address: [REDACTED]

Nature of Petitioner's interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization)

Owner

PROPERTY INFORMATION

Street Address: 6775 South Street, Tinley Park, IL

Owners: VIN Properties LLC – Series South Street

SPECIFIC TYPE OF VARIANCE REQUESTED (see examples below):

1. A variance to allow a reduction in the minimum area of residential units from 800 sf minimum to 750 sf minimum.
2. A variance to increase the maximum number of stories from 4 stories to 5 stories.
3. A variance to allow a reduction in the minimum depth of street level commercial from 70 ft to 35 ft.

Examples of Specific Type of Variance Requested:

This refers to the **exact** number of feet, the **exact** dimensions of a structure, **exact** height/type of fence. For example:

AA 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6 foot tall cedar fence on this corner lot.®

AA 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot by 30 foot or 900 square foot garage on this residential property.®

AA 10' Variance to the 10' maximum allowable height for a sign to allow for a 20' high monument sign on this commercial property.®

REASON THAT THE VARIANCE IS NEEDED: (see examples below)

1. The applicant requests a reduction in the minimum unit area to 750 sf due to the following reasons:
 - a. The proposed plan allows for shared common area to offset the shortfall in the size of the 1-bedroom units. The shortfall of the 1-bedroom units is 702 sf total, while the area of the fitness room and club room shared amenities areas is over 1,500 sf.
 - b. The average unit area of one and two bedroom units is over 950 sf, which exceeds the minimum of 800 sf. This is because some units are far in excess of the minimum size.
2. The design of the building includes a 5th floor stepped back from South Street and 67th Court. Doing so creates architecture with greater depth and interest through the use of sloped roofs, balconies, and a varied façade. The 5th story will not be seen by pedestrians on the sidewalk adjacent to the building. The design team preserved the cornice at the top of the 4th story, as well as created a 1-story commercial portion at the corner. The building is directly across 67th court from a block with a permitted zoning of 7 stories. It is believed that the reason the block was zoned 4 stories is due to the fact that the other side of the block fronts Oak Park Avenue and the planners likely observed that the entire block could be redeveloped, thus creating a need to preserve the 4 story maximum for the entire block. In this case, only the half of the block fronting 67th Court and South Street is being developed, which will not face Oak Park Avenue.
3. The applicant requests a reduction in the minimum depth of street level commercial space from 75 feet to a minimum of 35 feet due to the unusually irregular shape of the space which includes a triangular shaped corner. When measured from South Street, the depth meets the requirement, and when measured at from the corner perpendicular to the back wall at its greatest distance it also exceeds the minimum. But the triangular shape leaves the shortest distance at just over 35 ft.

Examples of Reasons that the Variance is needed:

A We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swingset, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play@

A We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway@

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature _____ Date April 10, 2018

Printed Name _____

OFFICE USE ONLY:

Current Zoning of Property _____ Present Use _____

Notes

Page 2

Bremen Station



Project Narrative and Legacy Code Compatibility

April 9, 2018

Bremen Station is a mixed-use development in the downtown core of Tinley Park located at 6775 W. South Street and at the corner of South Street and 67th Court. The project will include 39 one and two bedroom residential units above over 5,000 sf of street level commercial space to create a vibrant pedestrian downtown streetscape.

The luxury residences are part of an amenitized community that includes:

- Club room
- Fitness Studio
- Bike storage
- Balconies on all units

The units will be equipped with modern technology to meet the days of today's multigenerational residents. Bremen Station will attract a broad demographic of residents from professional millennials and Gen-Xers to empty nesters, all of whom will seek out modern conveniences provided by the amenities and commercial spaces at street level, within the pedestrian and transit-friendly core of Tinley Park. The project will be instrumental in allowing Tinley Park to grow as a "cradle to grave community" in which its residents find an appeal in spending their entire lives as part of the community.

The building design and aesthetics draw from the existing structures within the downtown core. Based upon the historically significant precedents of masonry walls punched with ordered rhythms of brick detailed windows, the stage is set for a fresh portrayal of what we refer to as a Transitional Style of architecture. Blending traditional design elements with new techniques in construction and clean lines and simple details, yields a building characterized as progressive but with a respectful nod to the past.

Bremen Station is proposed as one of the larger buildings within the downtown core. Consequently, to break down the overall massing into a more comfortable human scale, the pedestrian oriented street level is highly detailed by use of cast stone and brick around large storefront windows, awnings and building lighting that add vibrancy to the streetscape of the downtown core. To avoid an imposing vertical presence and diminish the perceived height of the building, the facades step back at the top level such that a transitional plane is used to reduce the overall mass. Special attention has been given to articulating the façades by adding depth through layering projected balconies, recessed porches, and changing materials.

The design team's objective (aesthetically speaking) is to create a fresh, visually pleasing building while reflecting upon the richness of Tinley Park's downtown past.

The following point by point narrative is organized around how the design team addressed the Purpose of the *Legacy Code*:

1. Preserve Tinley Park's unique historic heritage.

Because Bremen Station is the first large-scale mixed use building in the downtown district, the preservation of the historic heritage is achieved through the heavy use of stone and brick materials on the façade. The 5-story building has been addressed to the human scale and within the historic downtown context through the use of pedestrian friendly storefront windows, awnings, and streetscape in keeping with the Legacy Code intent. At the residential levels above commercial, the design team has articulated the façade to smaller segments reminiscent of the scale of multiple buildings connected through a pattern of cantilevered balconies, bays, and recessed balconies combined with a variation of materials.

2. Ensure that new development respects the historic scale and character of downtown.

Same response as above.

3. Building a strong economic future for Downtown Tinley Park.

Living over retail, promotes a thriving, commercial-focused street level, while providing at the same time a customer base for the commercial tenants. The building is also located directly across from the Metra train station, which brings people to the site every day who traverse the transit hub and frequent the commercial spaces. The living over retail concept creates an environment where a tenant can live, eat, shop, and socialize all within walking distance of their home. As a result, this concept instills a feeling of pride and involvement in the place that they live life.

4. Maximize the number of people living within walking distance of the train station.

The Project utilizes a high density of residents, while maintaining a maximum level of retail and commercial space. This project is located directly across from the train station, which will allow both tenants and train riders to easily access to retail/commercial. Both the train station and retail across the street will serve as a vibrant hub of activity.

5. Encourage building mass to peak at the downtown core.

This 5-story project is at the center of the downtown core.

6. Create a walkable downtown where pedestrians come first.

The design team has incorporated sidewalks that are wider than the legacy code requirements, while incorporating a streetscape that includes landscaping, trees, sidewalk furniture, and opportunities for sidewalk dining. The train station reduces the need to drive to the project to

enjoy the shops and visit friends that live in the building, which will increase the number of people that walk versus drive.

7. Create a connected roadway framework with small walkable blocks.

By absorbing (or deleting) the traffic island that currently splits South Street along the northern edge, traffic patterns would be simplified resulting in a less confusing South St. and South 67th Court intersection. The pedestrian experience will become much more user friendly and far less dangerous.

8. Promote a green downtown showcasing leadership in the preservation of natural resources and sustainable practices.

The building design uses the Legacy Code as a guide to fulfill this goal. The design will comply with the best practices for stormwater management, adds new landscaping and trees around the perimeter and within the site, encourages bicycle use, and is sensitive of light pollution in the building lighting. The density that Bremen Station creates within the downtown core and transit hub is a model for transit oriented design that reduces greenhouse gas emissions and pollution by allowing a large percentage of the community to get out of their cars.

Within the building, the design team has provided a concept that utilizes modern technology for an efficient building that uses less resources, as well as encourages recycling within the solid waste removal system. All solid waste removal is internal within the building through the use of trash chutes and conditioned trash rooms.

9. Position downtown as a focal point of the regional bike path system.

Bremen Station has met or exceeded the minimum requirements for bike storage by providing a combination of outdoor bike racks, interior bike storage rooms, and the capacity within the residences to store bicycles inside the utility rooms of the units or within designated storage areas on each floor.

"The downtown core district consists of the highest density and height, with the greatest variety of uses. Street frontages have steady tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks."

The design meets this goal

"The regulations and standards within this section are intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station."

CT-AU

8888790

Document Prepared By:

Justin Newman
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, IL 60603



Doc#: 1226401052 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2012 10:11 AM Pg: 1 of 2

Mail Recorded Deed To:

Vincent Tessitore
Tessitore & Koppenhoefer, P.C.
394 Pheasant Hill Drive
North Aurora, IL 60542

Mail Tax Bills To:

VIN Properties LLC – Series South Street
394 Pheasant Hill Drive
North Aurora, IL 60542

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that HCB DEVELOPMENT I, LLC, an Illinois limited liability company, of Rosemont, Illinois ("Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto VIN PROPERTIES LLC – SERIES SOUTH STREET, an Illinois limited liability company ("Grantee"), its successors and assigns, whose address is 394 Pheasant Hill Drive, North Aurora, Illinois 60542 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, all the following described real estate ("Property") situated in the County of Cook, State of Illinois known and described as follows, to wit:

LOTS 1 AND 2 TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2, IN BLOCK 10 IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 6775 South Street, Tinley Park, IL 60477
Permanent Index No.: 28-30-415-004-0000

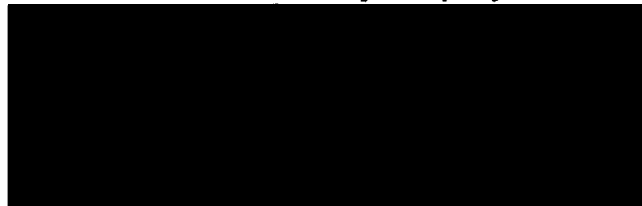
TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as follows: General real estate taxes not due and payable at the time as of the date hereof; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; real estate taxes not due and payable as of the date hereof.

BOX 334 CTI

S Y
P 2
S N
SC Y
INT Y

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 27 day of August, 2012.

HCB DEVELOPMENT I, LLC,
an Illinois limited liability company

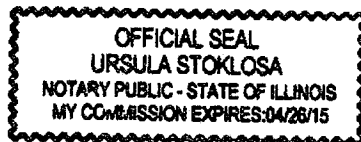


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert T. Anderson, personally known to me to be a Manager of HCB DEVELOPMENT I, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of August, 2012.

Commission expires Feb 15 Ursula Stoklosa
NOTARY PUBLIC



REAL ESTATE TRANSFER 09/13/2012



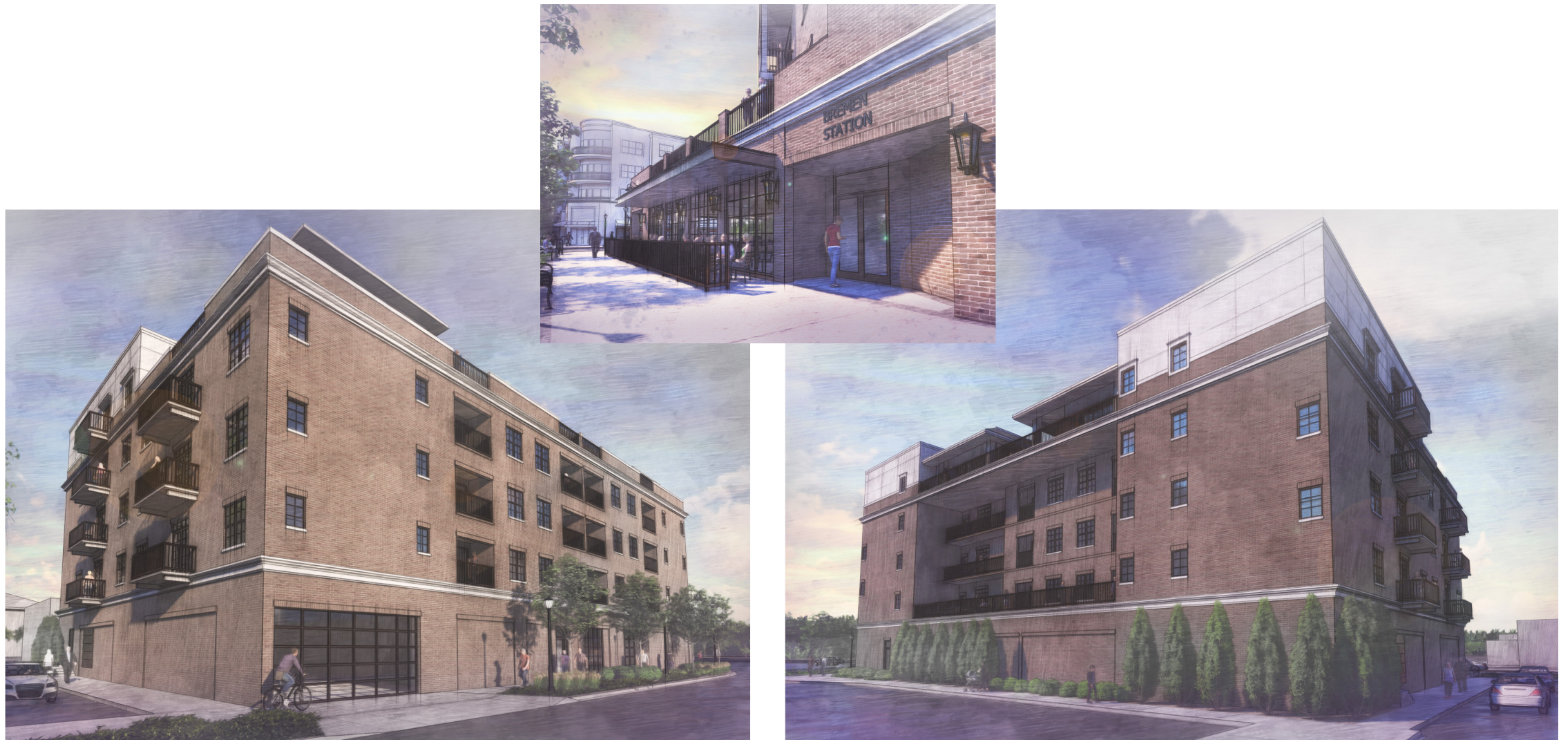
COOK	\$47.50
ILLINOIS:	\$95.00
TOTAL:	\$142.50

28-30-415-004-0000 | 20120801606706 | FE9V68



BREMEN STATION

6775 SOUTH STREET
TINLEY PARK, IL



BREMEN STATION

6775 SOUTH STREET
TINLEY PARK, IL



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

COLORED ELEVATIONS - NOT TO SCALE

BREMEN STATION

6775 SOUTH STREET
TINLEY PARK, IL

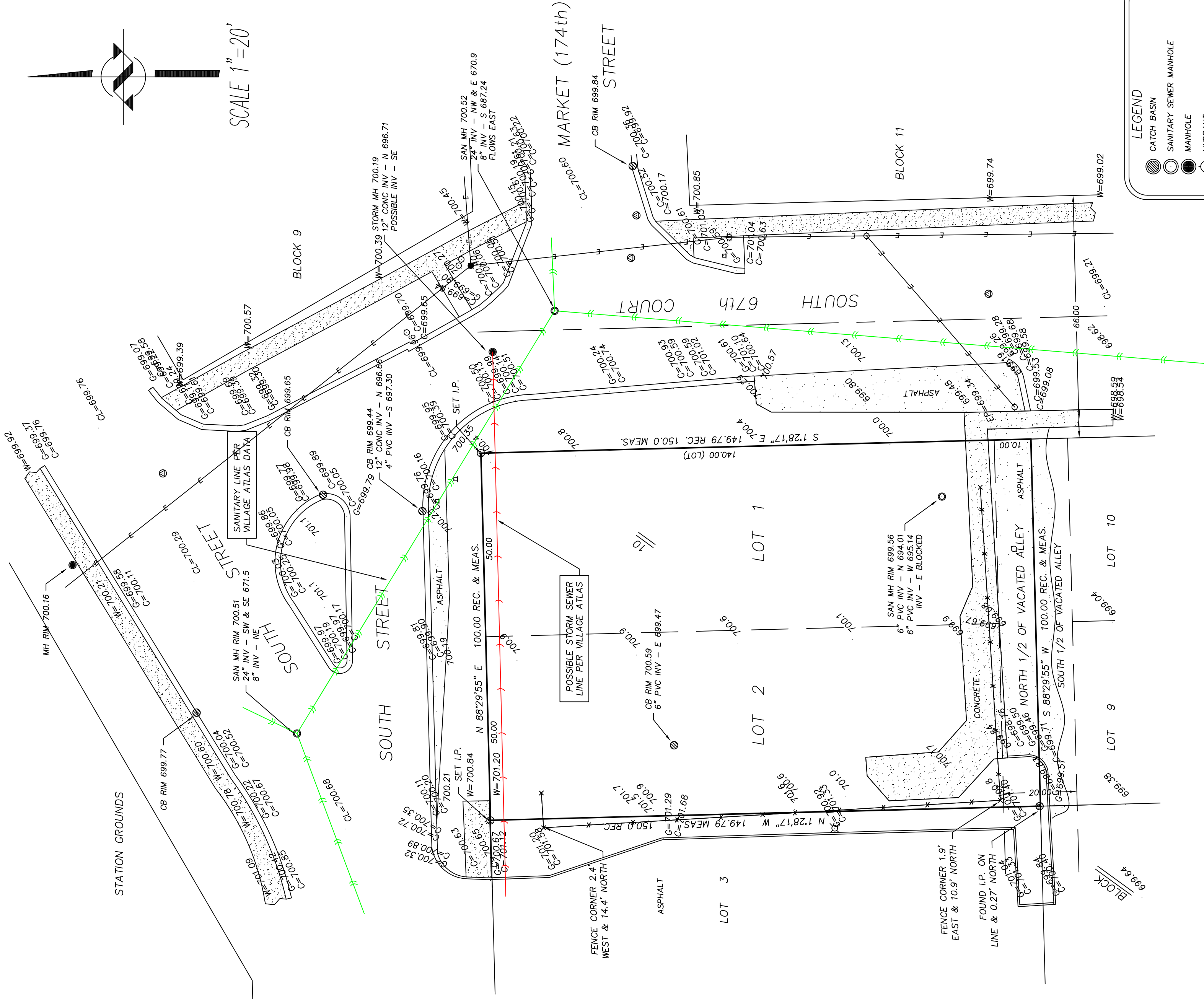
R.H. GRANATH
SURVEYING SERVICE,P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY AND TOPOGRAPHY

of

R.H.GRANATH
SURVEYING SERVICE,P.C.
6006 W. 159th. STREET BLDG. B
OAK FOREST, IL.60452

LOTS 1 AND 2, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2, IN BLOCK 10 IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE: SEWER INVERT DATA SHOWN IS BY SURFACE LEVEL INSPECTION ONLY. MUNICIPAL ATLAS OR DATA OBTAINED BY SUBSURFACE INSPECTION MAY BE NEEDED.

NOTE: THE BASIS OF BEARINGS SHOWN IS ILLINOIS EAST NAD83-12. THE ELEVATIONS GIVEN ARE IN NAVD 1988 DATUM.

NOTE: THE SUBJECT PROPERTY HAS A LAND AREA OF 14979.0± SQUARE FEET.

NOTE: NO BUILDINGS WERE FOUND ON THE SUBJECT PROPERTY.

NOTE: SUBJECT PROPERTY HAS BEEN DESIGNATED AS A B-4, OFFICE AND SERVICE BUSINESS DISTRICT AND IS SUBJECT TO THE MUNICIPAL CODE OF TINLEY PARK, ILLINOIS.

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AS IDENTIFIED ON FLOOD INSURANCE RATE MAP 17031C0708 J, DATED AUGUST 19, 2008. NO PART OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA DESIGNATED AS "FLOOD PRONE AREA," "SPECIAL FLOOD HAZARD AREA," OR 100 YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE: NO OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED.

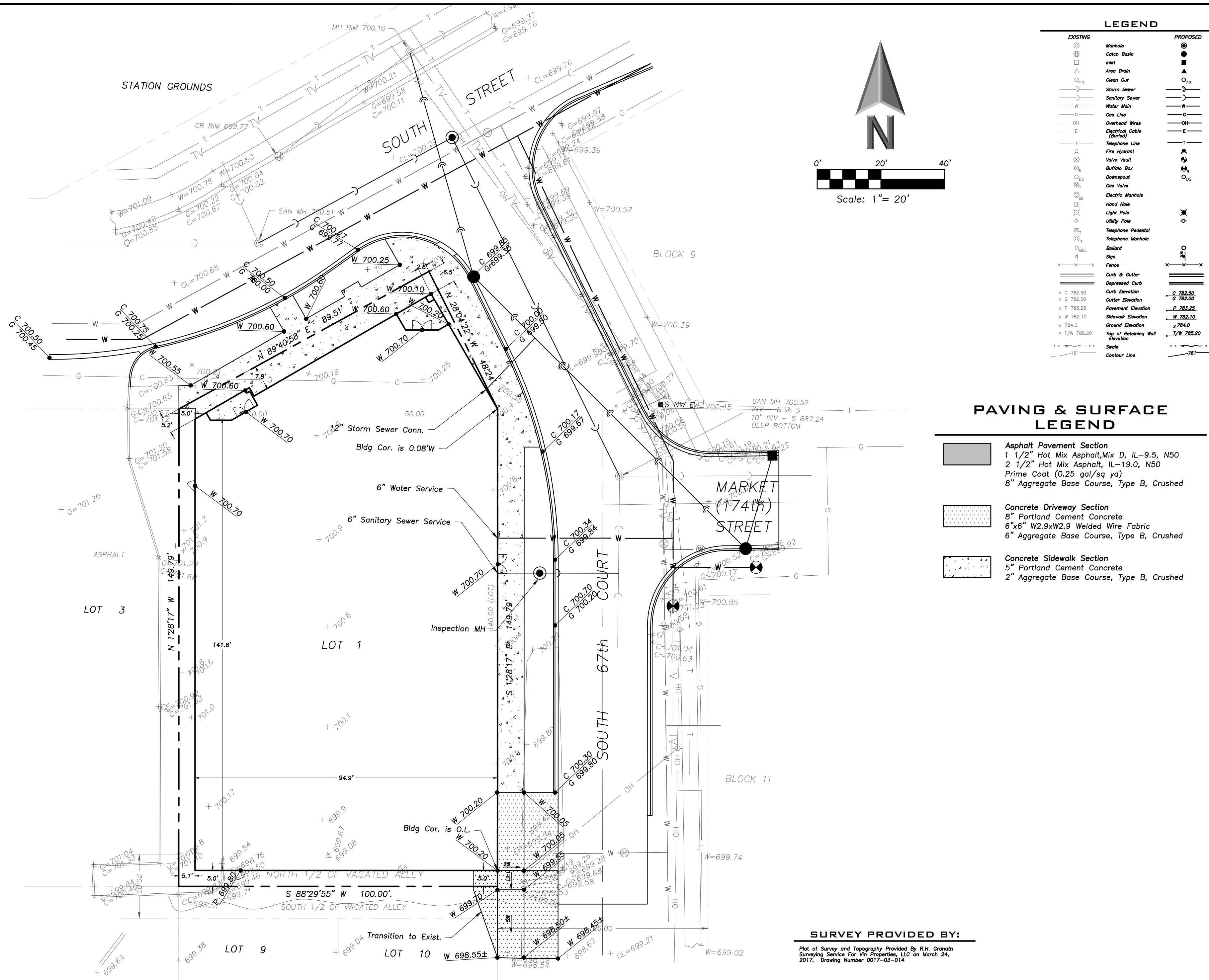
NOTE: THE PROPERTY HAS DIRECT ACCESS TO SOUTH STREET AND SOUTH 67th COURT, BOTH BEING A DEDICATED PUBLIC STREET.

R.H.GRANATH SURVEYING SERVICE

DATE: MARCH 24, 2017
DWG. NO. 0017-03-014

PROJECT: 6775 SOUTH STREET
LOCATION: TINLEY PARK, ILLINOIS

CLIENT: VIN PROPERTIES, LLC



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

BREMEN STATION
6775 SOUTH STREET
TINLEY PARK ILLINOIS

Reserved for Seal:

No.	Date	Description
1	08/06/18	Per Village
2	09/04/18	Revise ROW, Building
3	09/17/18	Update Property Lines per Sub.
4	09/24/18	Revise Building

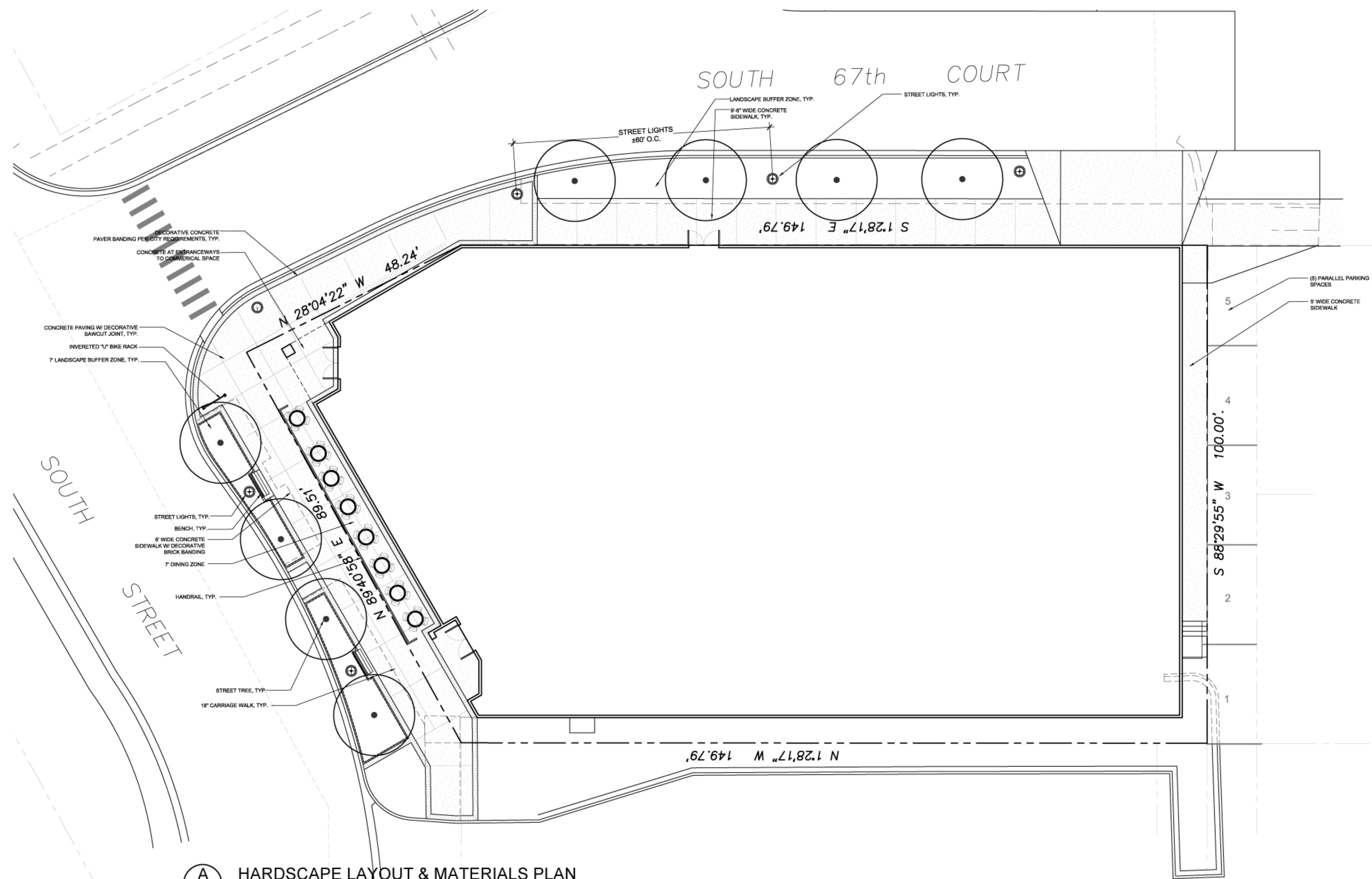
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 THIS PLAN, SPECIFICATIONS AND THE PROJECT OF ERIKSSON ENGINEERING ASSOCIATES, LTD. CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.		
Design By: RMS	Approved By: TLH	Date: 07/05/18

Sheet Title:
PRELIMINARY ENGINEERING

Sheet No:
C100

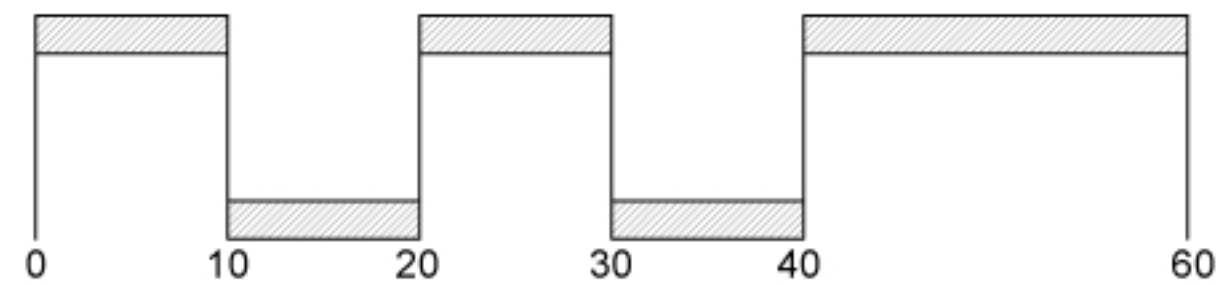
SURVEY PROVIDED BY:
Plot of Survey and Topography Provided By R.H. Granath
Surveying Service For Vin Properties, LLC on March 24,
2017. Drawing Number 0017-03-014

STREETSCAPE PLAN — LS-1

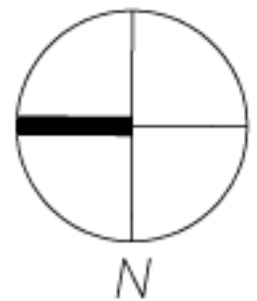


A HARDSCAPE LAYOUT & MATERIALS PLAN
LS-1 SCALE: 1" = 10'

OCTOBER 1ST, 2018
SCALE: 1"=10'



BREMEN STATION
6775 SOUTH STREET
TINLEY PARK, ILLINOIS



LANDSCAPE PLAN

A

67th

SOUTH STREET

COOK

Swamp White Oak
(3)/ 3" CAL.

Goldsturm Black-eyed Susan
(9)/ 1 gal

Autumn Fern
1 gal / (45)

Blue Rug Juniper
1 gal / (97)

Swamp White Oak
3" CAL. (1)

Autumn Blaze Maple
(2)/ 3" CAL.

Silver Queen Vinca
(137)/ 4" pot

Autumn Blaze Maple
(2)/ 3" CAL.

Silver Queen Vinca
(193)/ 4" pot

Purple Wintercreeper
4" pot / (125)

Skybound Arborvitae
11'-12" hl (8)

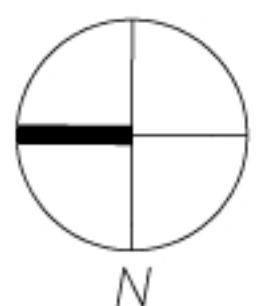
Skybound Arborvitae
11'-12" hl (10)

Dimensions:
N 28°04'22" W 48.24'
S 1°28'17" E 149.79'
N 88°29'55" W 100.00'
S 88°29'55" W 100.00'
N 1°28'17" W 149.79'
S 1°28'17" E 149.79'

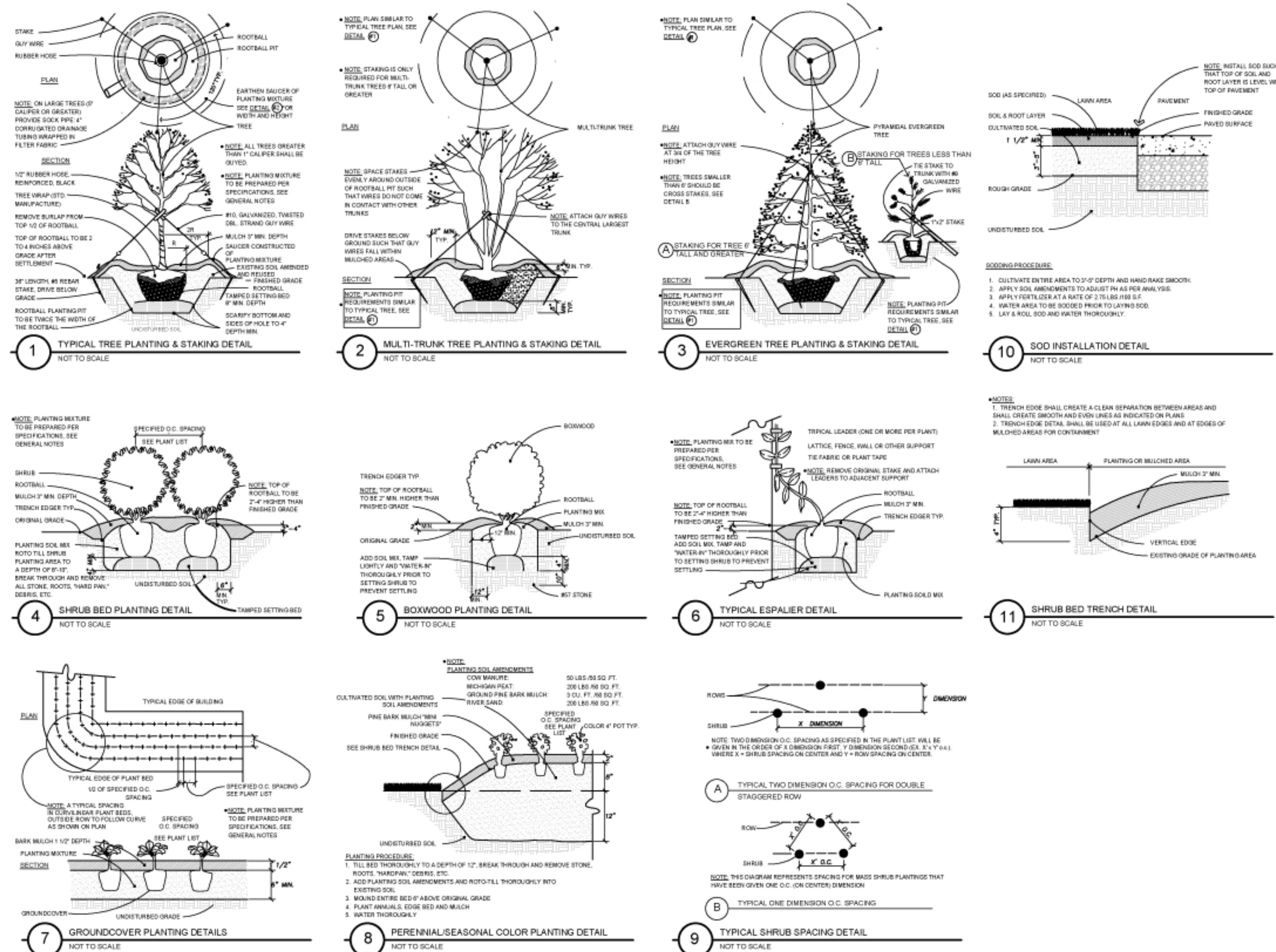
The graph shows a step function $f(x)$ on the interval $[0, 60]$. The function is defined as follows:

- $f(x) = 1$ for $x \in [0, 10]$
- $f(x) = 0$ for $x \in (10, 20]$
- $f(x) = 1$ for $x \in (20, 30]$
- $f(x) = 0$ for $x \in (30, 40]$
- $f(x) = 1$ for $x \in (40, 60]$

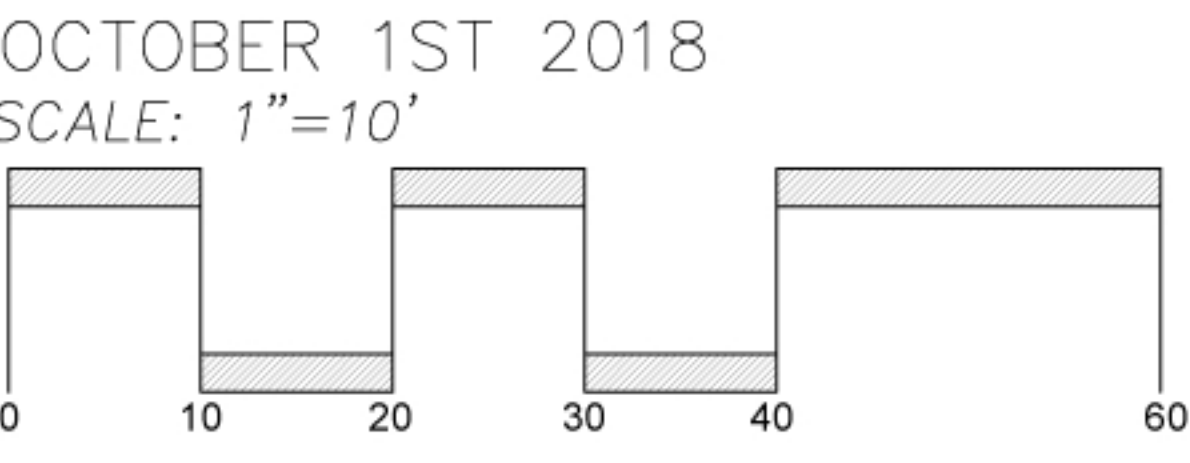
BREMEN STATION
6775 SOUTH STREET
TINLEY PARK, ILLINOIS



SCHEMATIC DETAILS & PLANT SCHEDULE – LS-3



PLANT SCHEDULE				
TREES	BOTANICAL NAME / COMMON NAME	CONT		QTY
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	3" CAL.		4
	Quercus bicolor / Swamp White Oak	3" CAL.		4
	Thuja occidentalis 'Skybound' / Skybound Arborvitae	11'-12' ht.		18
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
	Andropogon virginicus / Broomsedge Bluestem	3 gal		49
	Buxus x 'Glencoe' / Chicagoland Green Boxweed	3'-4' Ht B&B		11
	Hydrangea macrophylla 'Endless Summer' TM / Hydrangea 'Endless Summer'	3 gal		24
	Iris virginica / Blue Flag Iris	1 gal		127
	Rosa x 'Knockout' TM / Rose 'Knockout'	3 gal		23
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Dryopteris erythrosora 'Brilliance' / Autumn Fern	1 gal	18" o.c.	54
	Euonymus coloratus / Purple Wintercreeper	4" pot	8" o.c.	125
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	1 gal	18" o.c.	97
	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan	1 gal	18" o.c.	9
	Vinca major 'Variegata' / Silver Queen Vinca	4" pot	12" o.c.	330



BREMEN STATION
6775 SOUTH STREET
TINLEY PARK, ILLINOIS



BASEMENT	NET SF
PARKING	10395
ELEVATOR LOBBY	57.5
STAIR 1	303.3
STAIR 2	270.2
BIKE PARKING	550
REST. STORAGE	405
STORAGE & MECHANICAL ROOM	475
BASEMENT SUBTOTAL	12456
1ST FLOOR	NET SF
RESTAURANT	4216
RECEIVING	363
LEASING OFFICE	138
PARKING	5530
ELEVATOR LOBBY	60
LOBBY	191
VEST.	66.5
STAIR 1	259
STAIR 2	276
TRASH	114
1ST FLOOR SUBTOTAL	11213.5
2ND FLOOR	
UNITS	10279
HALLWAY	957.5
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
ROOF TERRACE	808
TRASH	28
2ND FLOOR SUBTOTAL	12,747
3RD FLOOR	
UNITS	10396
CORRIDOR	848.5
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
TRASH	28
3RD FLOOR SUBTOTAL	11,947
4TH FLOOR	
UNITS	10396
CORRIDOR	848.5
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
TRASH	28
4TH FLOOR SUBTOTAL	11,947
5TH FLOOR	
UNITS	6445
CORRIDOR	804
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
EXERCISE	734
LOUNGE	601
ROOF TERRACE	1184
TRASH	28
5TH FLOOR SUBTOTAL	10470.5
TOTAL	60,311

BREMEN STATION ELEVATION ANALYSIS				
DRAWING	MASONRY	GLAZING	TOTAL FAÇADE	% MASONRY
NORTH ELEVATION	3784	1487	6206	80.20%
SOUTH ELEVATION	3674	761	5574	76.30%
WEST ELEVATION	5435	1237	8375	76.00%
EAST ELEVATION	5299	1402	8467	75.00%
TOTAL	18192	4887	28622	76.60%

FLOOR AREA RATIO

SITE AREA = 17,145 SF
TOTAL HEATED HOUSE AREA-- BASEMENT = 15,456 SF
TOTAL HEATED HOUSE AREA--GROUND FLOOR = 15,111 SF
TOTAL HEATED HOUSE AREA SECOND FLOOR = 13,485 SF
TOTAL HEATED HOUSE AREA THIRD TO FOURTH FLOOR = 27,004 SF
TOTAL HEATED HOUSE AREA FIFTH FLOOR = 10,255 SF
TOTAL SF = 81,311 SF

FLOOR AREA RATIO = 4.7

GLAZING % AT COMMERCIAL GROUND LEVEL

USED 15' ABOVE FINISHED FLOOR TO CALCULATE

SOUTH ST.
1256 SF TOTAL WALL AREA
400 SF OF GLAZING
= 32%

ZONING CONFORMANCE

ZONING CONFORMANCE (PER VARIANCE #):
SITE ZONING:
LOT AREA: 14,979 SQUARE FEET
PROPOSED LOT AREA: 17,145 SQUARE FEET
BUILDING AREA: 88,193 SQUARE FEET
NORTH SIDE SETBACK: 0'-0"
SOUTH SIDE SETBACK: 5'-0"
WEST SIDE SETBACK: 5'-0"
EAST SETBACK: 0'-0"
PARKING: 41 SPOT INCLUDING 2 BARRIER FREE
BASEMENT PARKING 28 SPOTS--10,339 SQUARE FEET
GROUND FLOOR PARKING: 13 SPOTS--5,617 SQUARE FEET
BUILDING HEIGHT: 61'-0"

10/4/2018

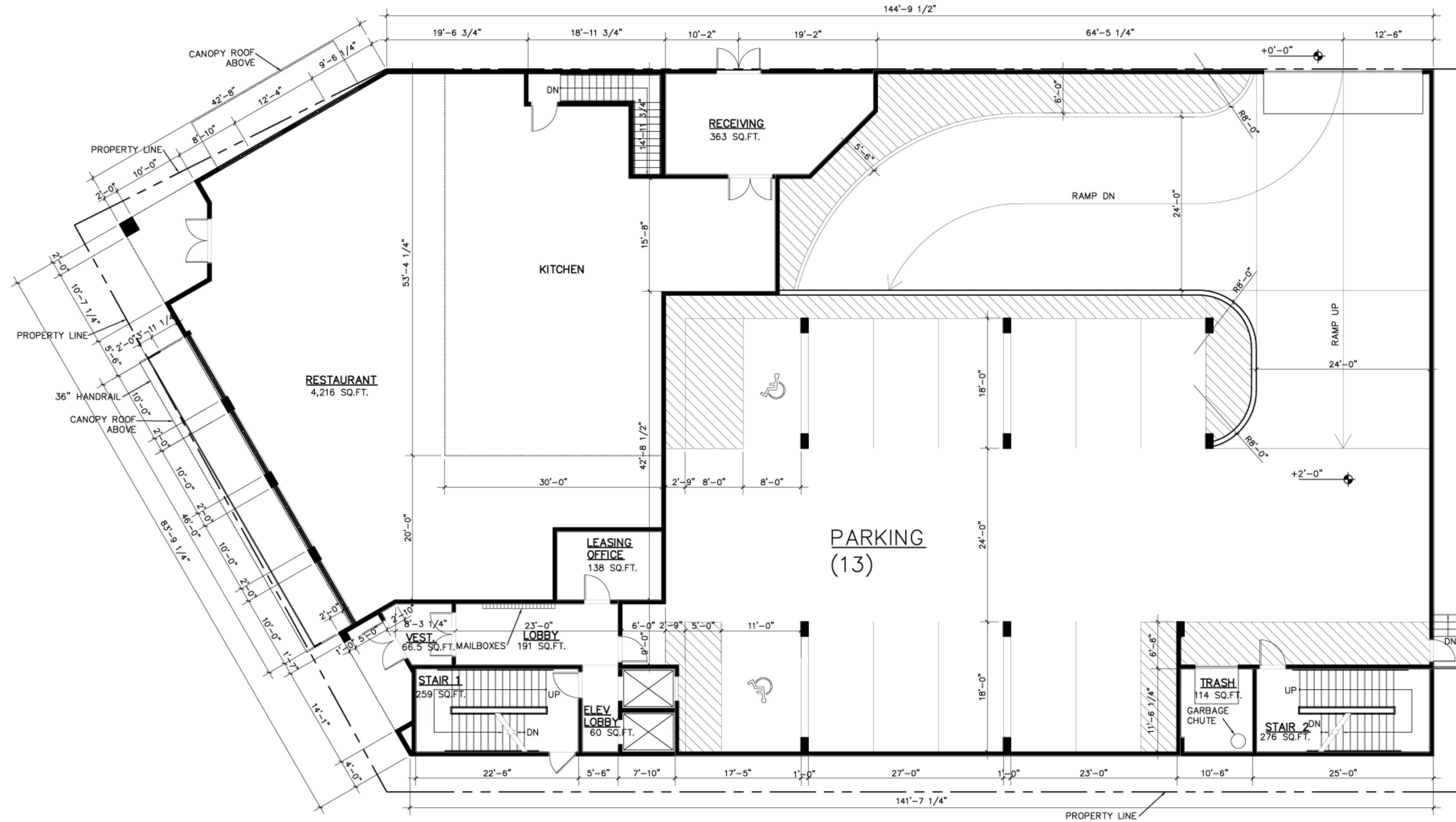
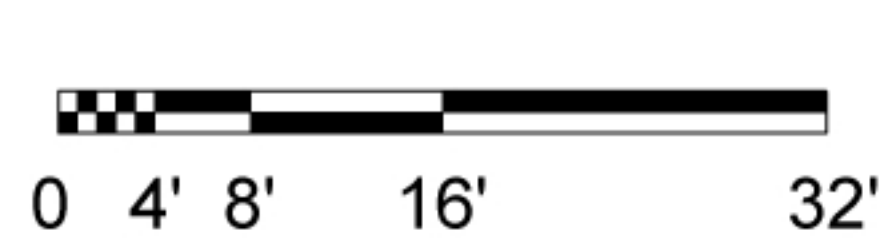
UNIT COUNT					
UNIT TYPE	QUANTITY	Net Area	Total Net Area	Minumum	Shortfall
UNIT 1 BR	3	800	2400	2400	0
UNIT 1 BR-MIR	3	800	2400	2400	0
UNIT 1 BR-A	7	800	5600	5600	0
UNIT 1 BR-A MIR	7	800	5600	5600	0
Sub-Total One Bedroom	20	3,200	16,000		
UNIT 2 BR 2ND FLOOR	1	945	945		
UNIT 2BR 2ND FLOOR	1	1034	1034		
UNIT 2 BR	2	1093	2186		
UNIT 2 BR-MIR	3	1132	3396		
UNIT 2 BR	2	1003	2006		
UNIT 2 BR-MIR	3	1158	3474		
UNIT 2 BR-A	3	1210	3630		
UNIT 2 BR-B	1	1130	1130		
UNIT 2 BR-B-MIR	1	1193	1193		
UNIT 2 BR-C	1	1252	1252		
UNIT 2 BR-C-MIR	1	1270	1270		
Sub-Total Two Bedroom	19	10,441	20,571		
Total	39	13,641	36,571		

BREMEN STATION

BUILDING AREA TABLES







BREMEN STATION

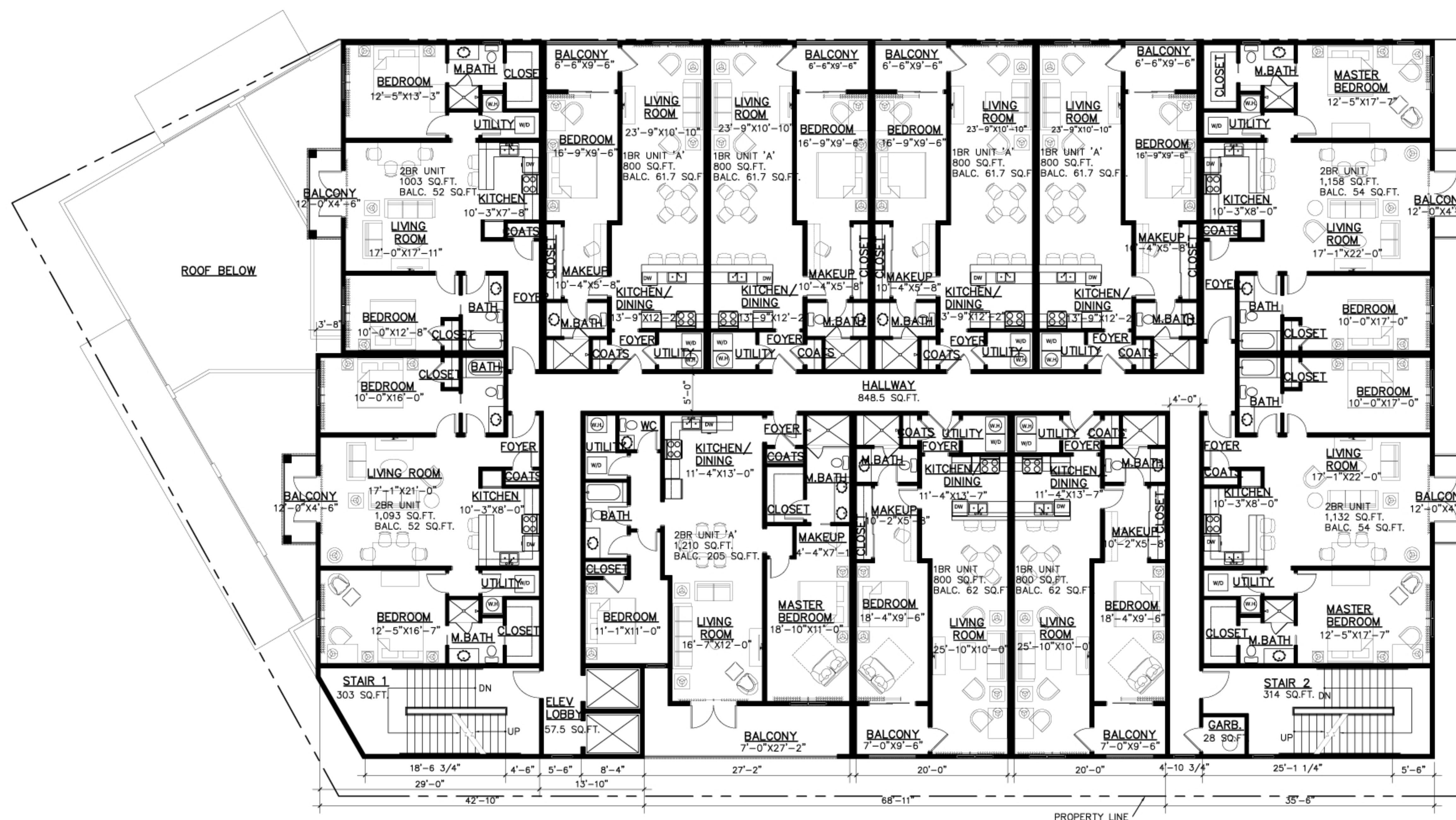
FIRST FLOOR PLAN



0 4' 8' 16' 32'

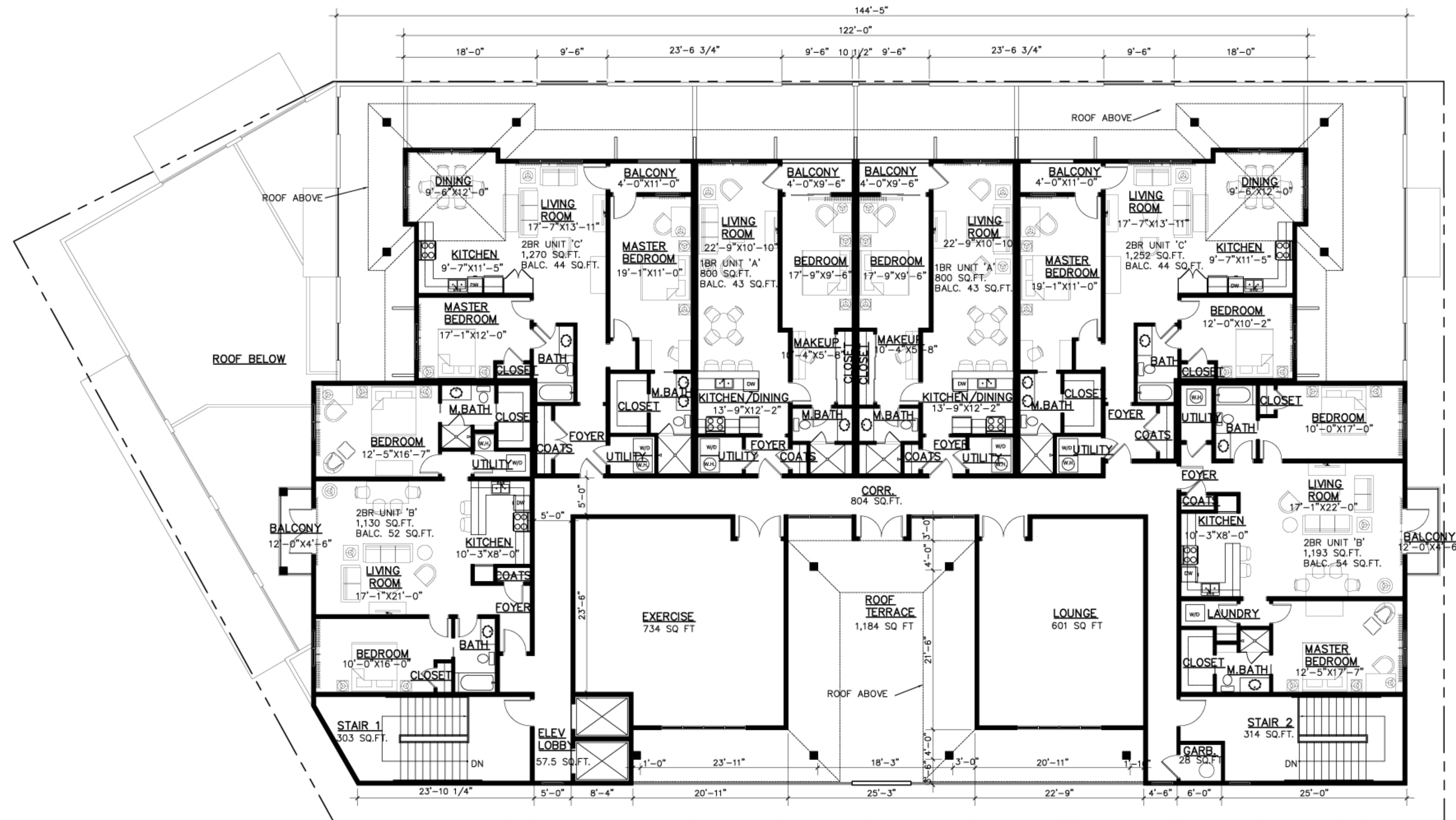
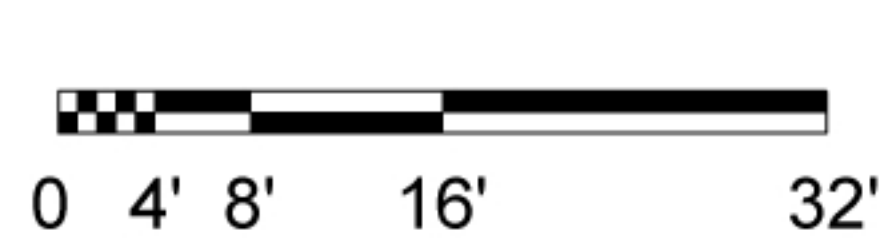


PLAN COMMISSION WORKSHOP | 18 OCTOBER 2018



BREMEN STATION

THIRD & FOURTH FLOOR PLAN



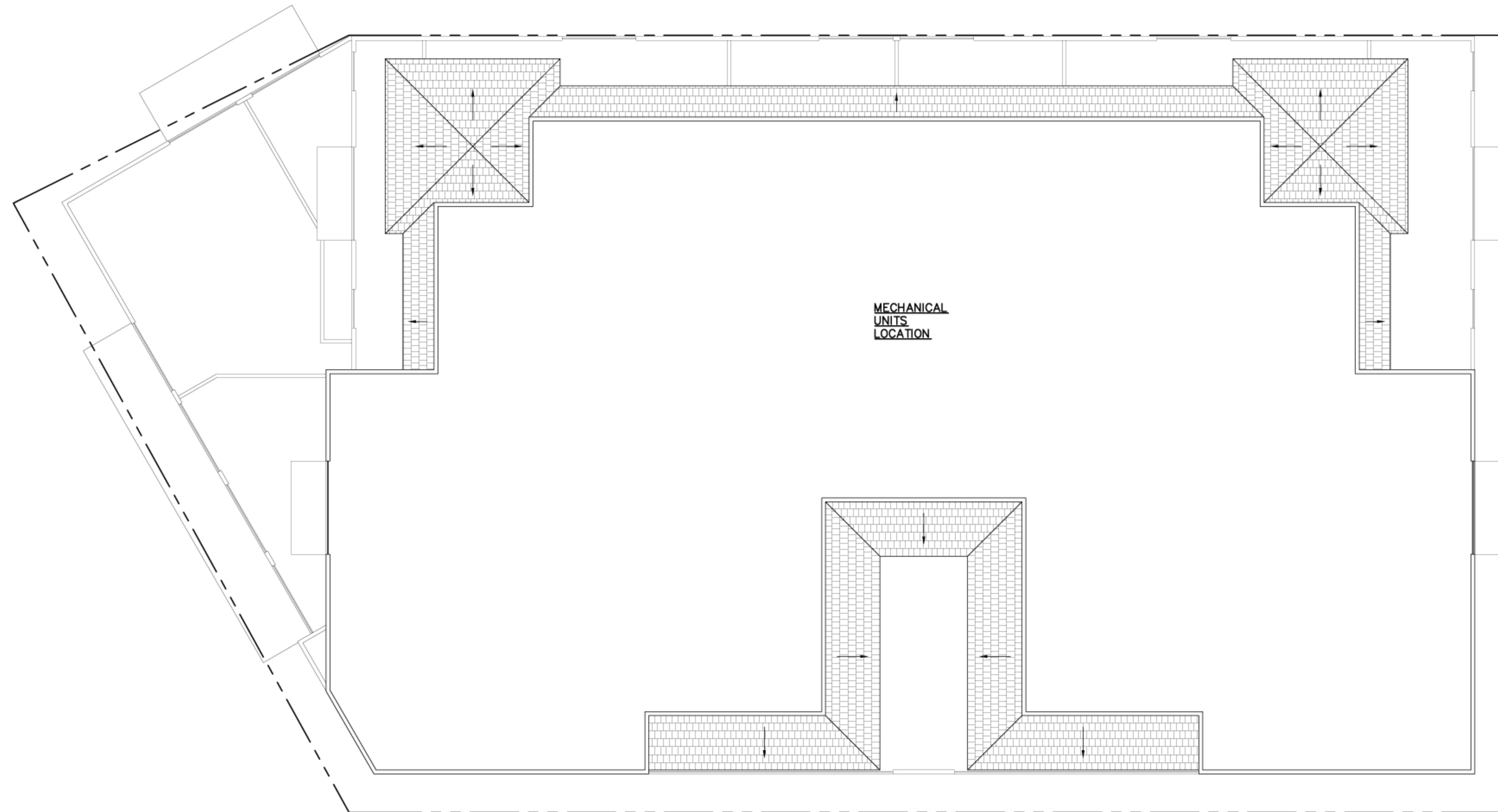
BREMEN STATION

PENTHOUSE FLOOR PLAN

0 4' 8' 16' 32'

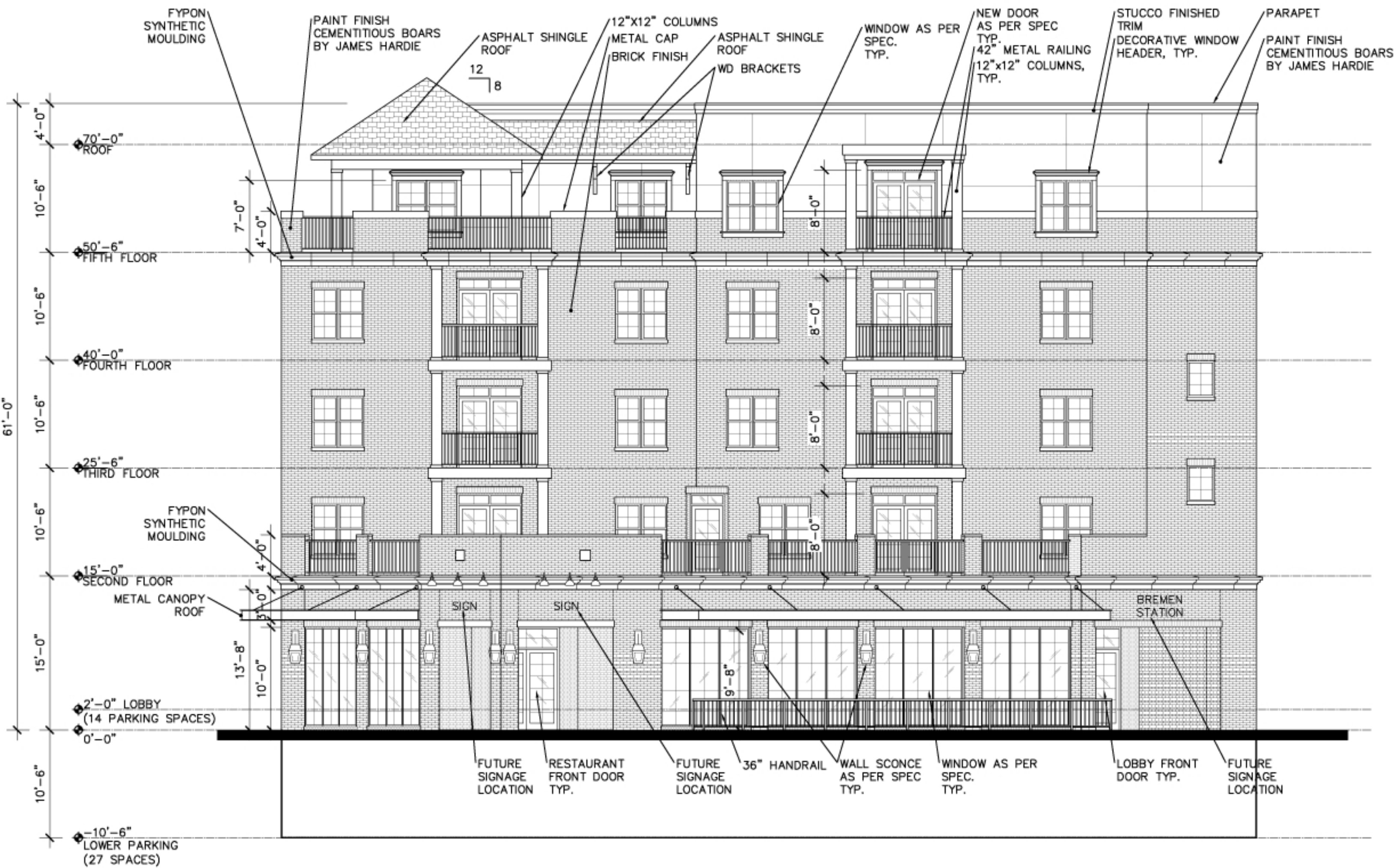
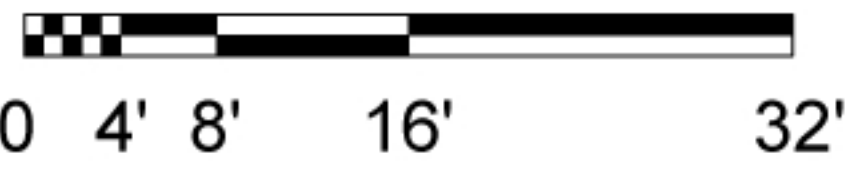


PLAN COMMISSION WORKSHOP | 18 OCTOBER 2018

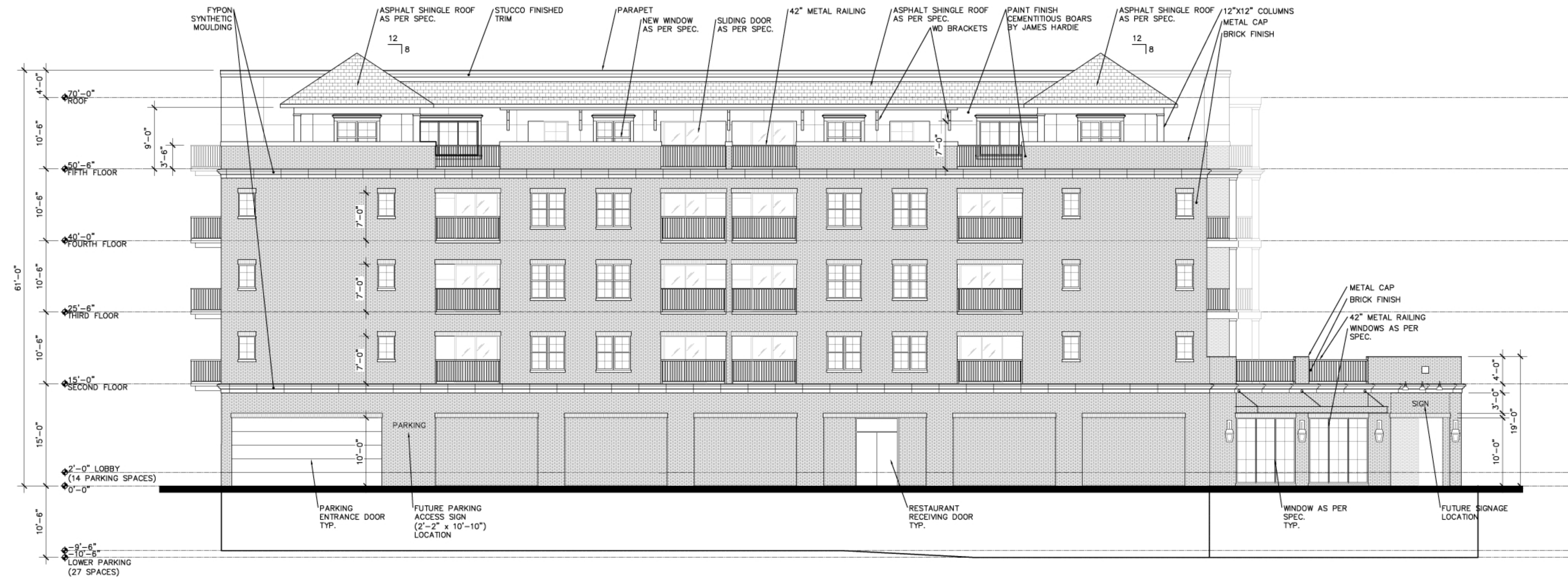
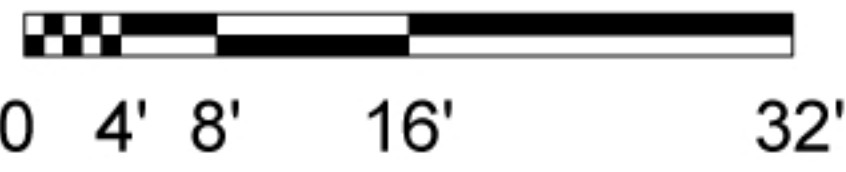


BREMEN STATION

ROOF PLAN

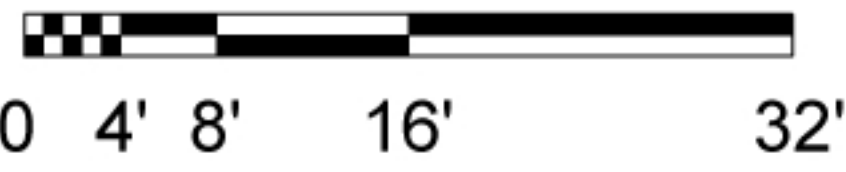


BREMEN STATION
NORTH ELEVATION

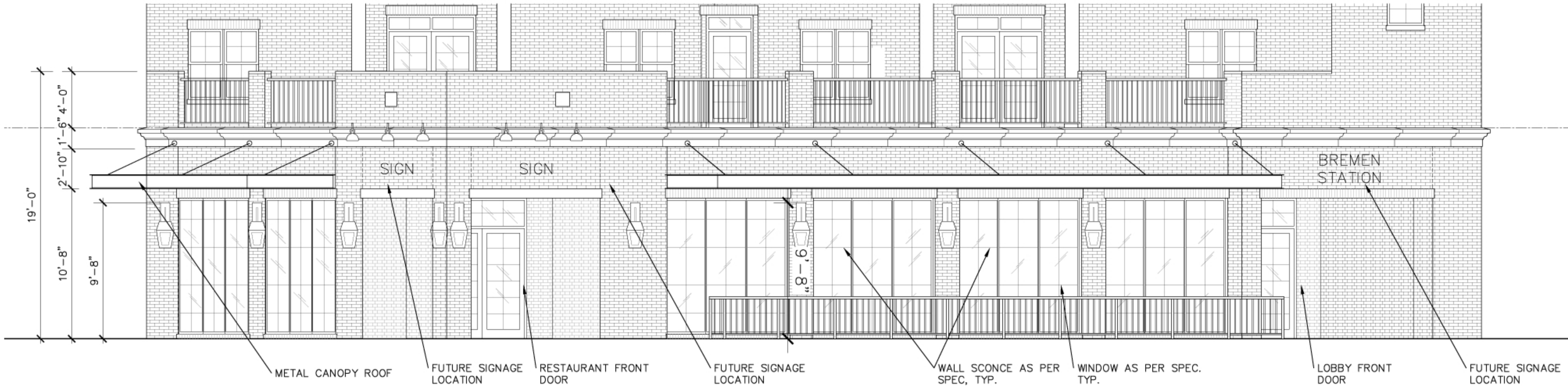


BREMEN STATION
EAST ELEVATION

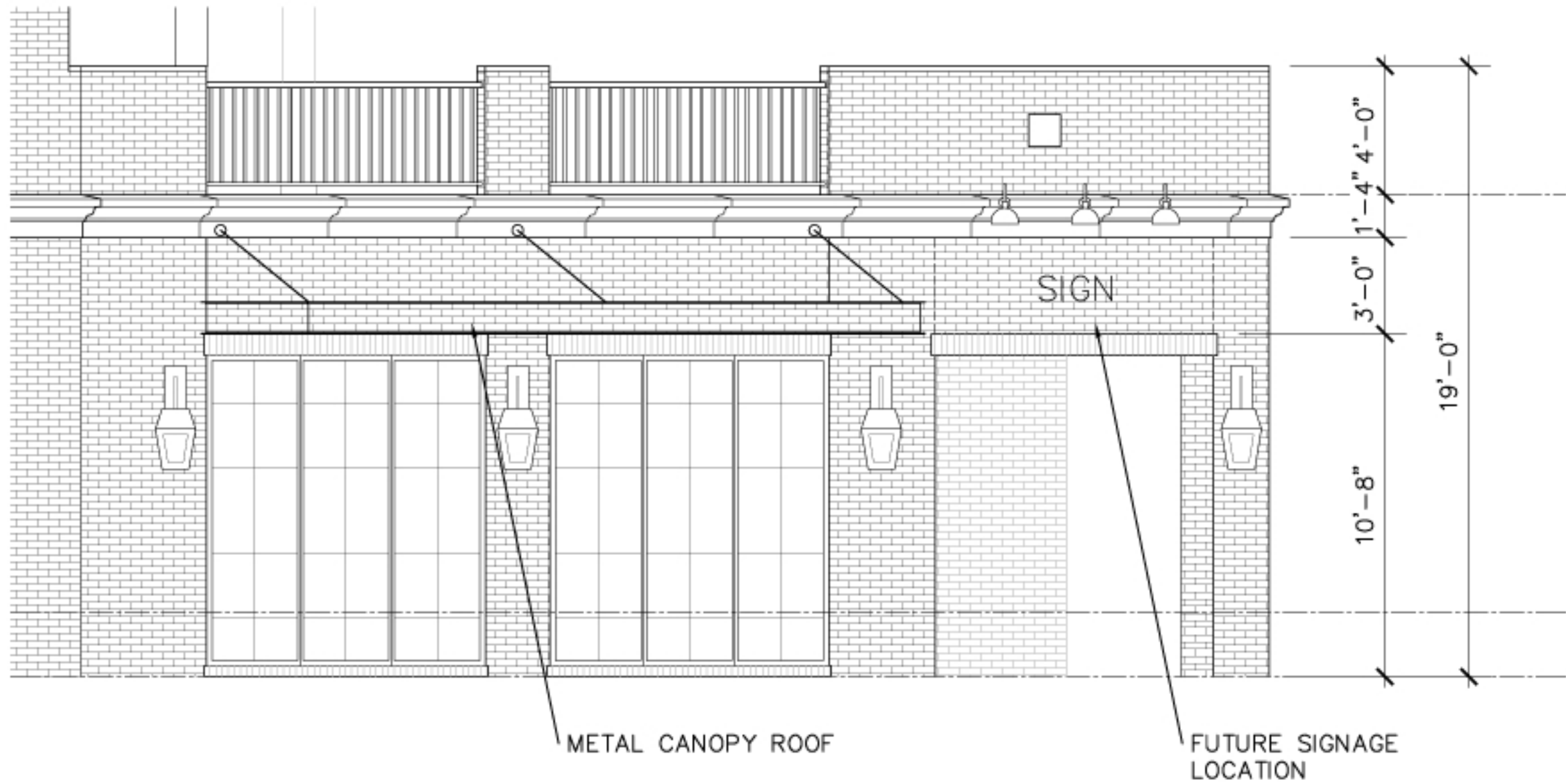




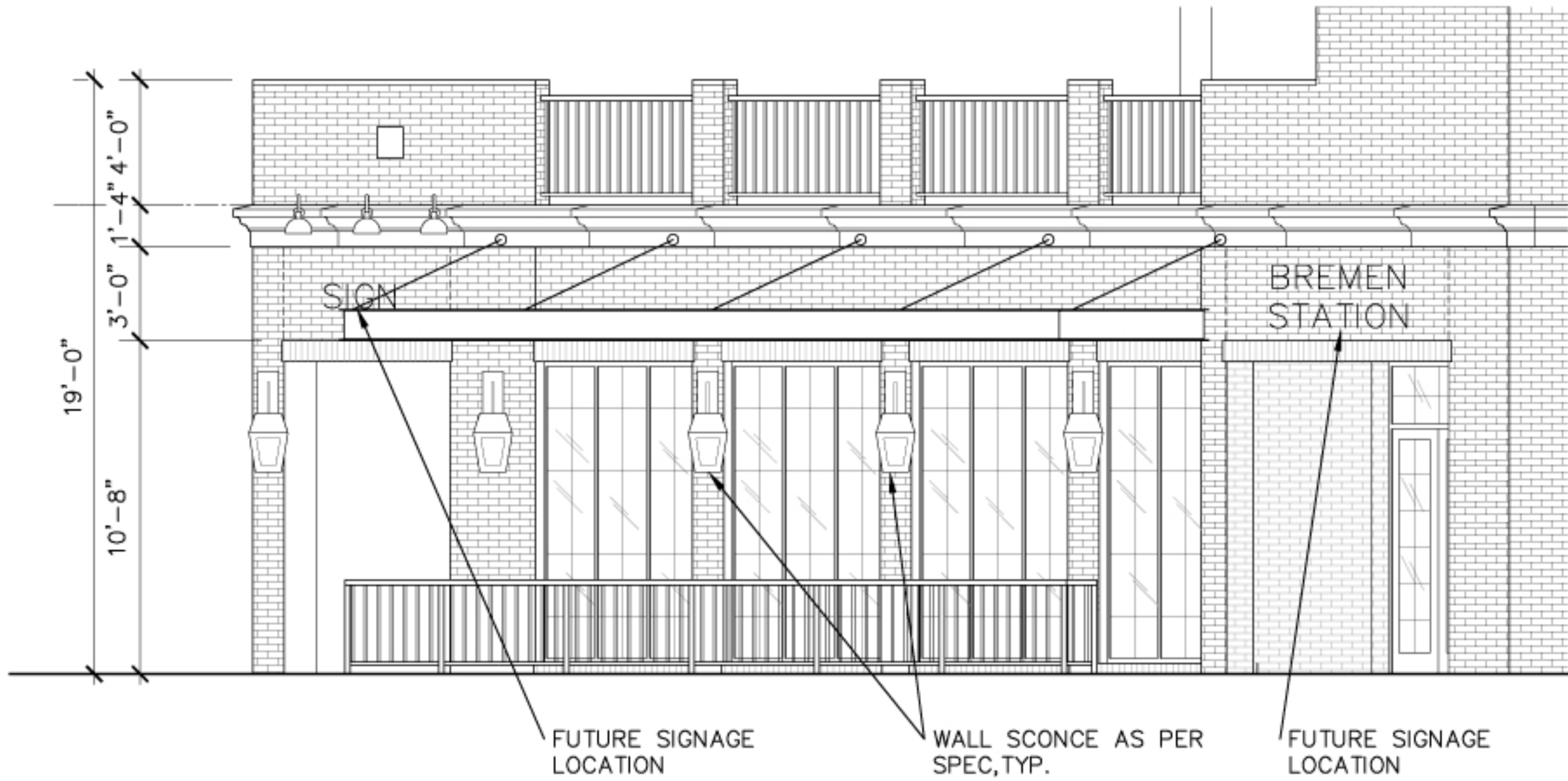
BREMEN STATION
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BREMEN STATION

SIGNAGE

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th, STREET BLDG. B
OAK FOREST, IL 60452
PH: (708) 371-4478
FAX (708) 371-3922

[illegible]

REVISED
3:47 pm, Sep 10, 2018

[illegible]

STATE OF ALABAMA)
COUNTY OF CLAY)

WAS TO CERTIFY THAT

DATE	TIME	DAY OF
10/10/10	10:00	MON
10/11/10	10:00	TUE
10/12/10	10:00	WED
10/13/10	10:00	THU
10/14/10	10:00	FRI
10/15/10	10:00	SAT
10/16/10	10:00	SUN
10/17/10	10:00	MON
10/18/10	10:00	TUE
10/19/10	10:00	WED
10/20/10	10:00	THU
10/21/10	10:00	FRI
10/22/10	10:00	SAT
10/23/10	10:00	SUN
10/24/10	10:00	MON
10/25/10	10:00	TUE
10/26/10	10:00	WED
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10/29/10	10:00	SAT
10/30/10	10:00	SUN
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12/31/10	10:00	SAT

THE PLAY OF MACBETH WHICH HAD RECEIVED APPROVAL BY THE VILLAGE
COUNCIL OF BURGESS OF THE VILLAGE OF BRILEY PARK, ALBERT

12

1998

Figure 2

[illegible]

AVO — See THE TRAIL OF THE LOST

UNSCOMB OUTREACH:

NAME OF SUBJECT

[illegible][illegible]

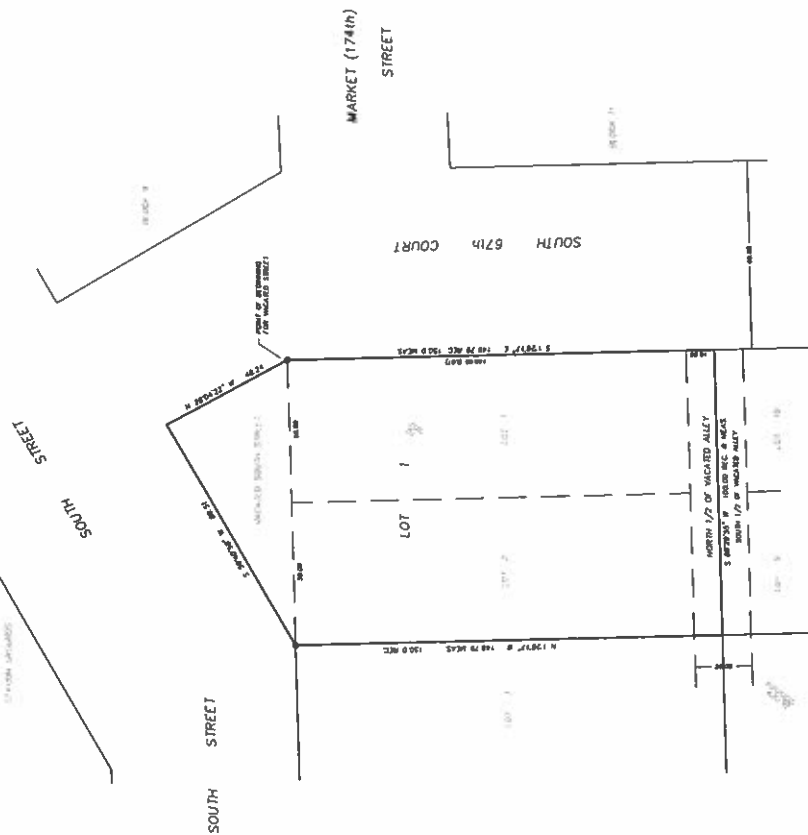
PRICE UNDER MY HAND AND SEAL. 41

— 20 —

DRAFT

VIEW AT COLUMBIA BY C.P.L. & SON, J1609

© 2017 BY NED LUNDSTADT SKA. IS AFFIRMED

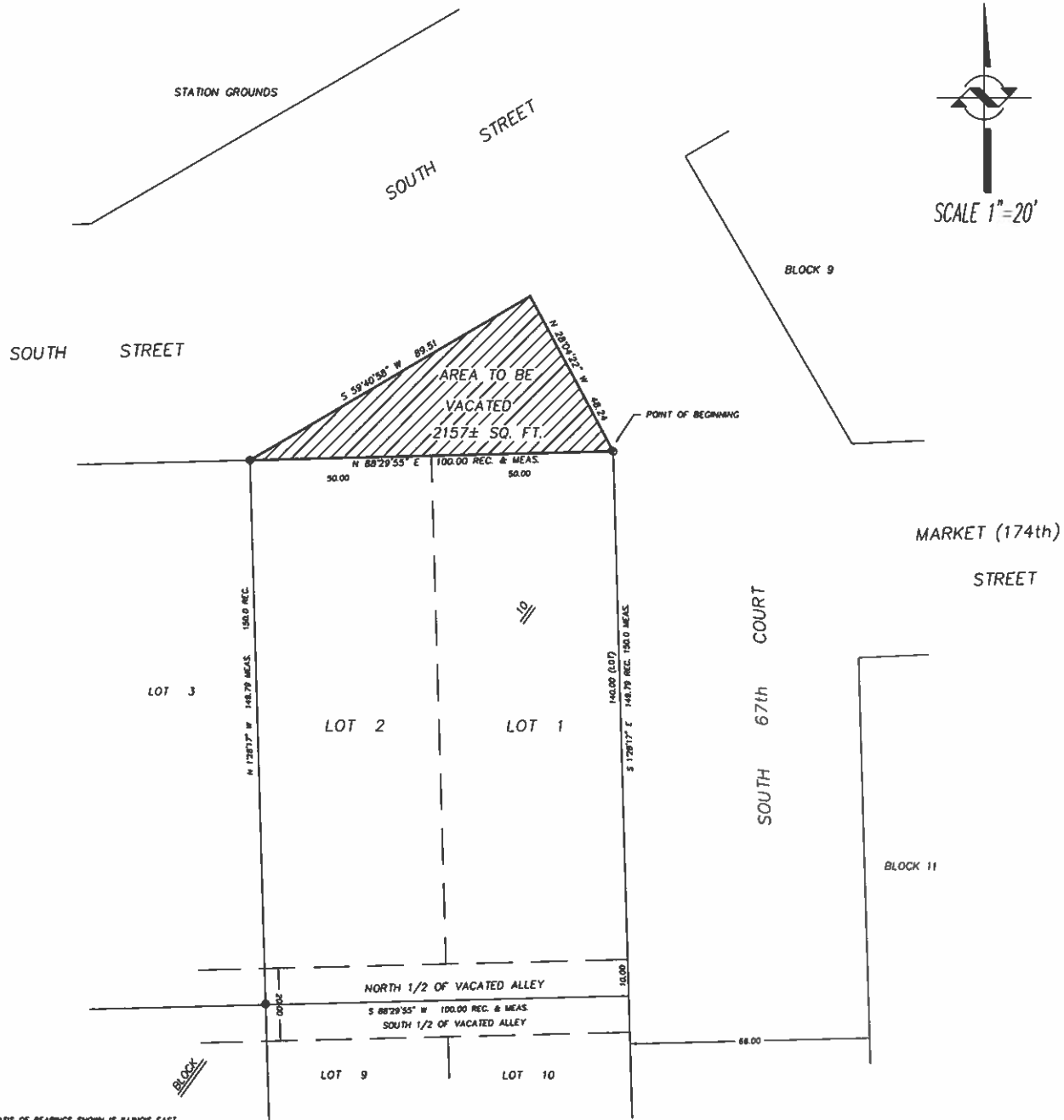


R.H. GRANATH
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OAK FOREST, IL 60452
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF VACATION

of

THAT PART OF SOUTH STREET AS PLATTED IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 IN SAID VILLAGE OF BREMEN, THENCE NORTH 22°04' 22" WEST, 48.24 FEET; THENCE SOUTH 88°40'58" WEST, 89.51 FEET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 10 IN SAID VILLAGE OF BREMEN; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, NORTH 88°29'53" EAST, 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



NOTE: THE BASIS OF BEARINGS SHOWN IS ILLINOIS EAST
MAGNETIC-12. THE ELEVATIONS GIVEN ARE IN NAVD 1988 DATUM.



STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE PER TITLE 68 CHAPTER 16, SUBCHAPTER 0.5, SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DRAFT

NOTICE OF APPROVAL OF FINAL PLAT

NOTICE IS HEREBY GIVEN THAT THE FINAL PLAT OF VACATION SHOWN HEREON HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF THE VILLAGE OF TINLEY PARK, ILLINOIS, AND UPON COMPLIANCE BY THE SUBDIVIDER WITH REQUIREMENTS OF QUALIFICATIONS GOVERNING THE APPROVAL OF PRELIMINARY PLATS AND WITH OTHER REVISIONS AND STIPULATIONS THAT MAY BE REQUIRED, THE CITY COUNCIL WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION WHEN SUBMITTED BY THE SUBDIVIDER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY THIS ORDINANCE.

MAYOR _____ DATE _____
VILLAGE CLERK _____ DATE _____

REVISED

3:36 pm, Sep 10, 2018









Light Type	Permitted Location				Standards
	Alley	Parking Lot	Public Frontage	Building	
 Cobra Head	•				Height: 20' max. Color: No restrictions
 Pipe	•	•			Height: 20' max. Color: Black or copper
 Post		•			Height: 15' max. Color: Black or copper
 Column		•	•		Height: 12' max. Color: Black or copper
 Bollard		•			Height: 4' max. Color: no restrictions
Building Mounted Examples					
 1	 2	 3	•		1. Structure mounted alley or parking lot light. 2. Commercial Structure mounted accent light. 3. Residential Structure mounted accent light

Table 3.I.1

Bremen Station

Light Pole Selection

16" Oldage LED Mahogany Bronze Rustic Indoor/Outdoor Barn Light



Product Specs

- Max Wattage: 24 watts
- Luminous Flux: 1600 lumen
- Color Temperature: 2700K
- Light Source: Integrated LED
- Average Bulb Life: 50,000 Hours
- Mounting Options: Drywall or Equivalent Only
- Input Voltage: 120 Vac 0.2A 60Hz
- Output Voltage: 24Vdc 1000mA
- Dimmable: Yes
- Recommended Dimmer: Lutron Skylark series, Leviton Superslide series

Bremen Station

Wall Sconce Selection

7 September 2018



Subject: Bremen Station 6775 South Street –
Response Letter (*responses in italicized red*)

To: Village of Tinley Park – Dan Ritter, Sr. Planner

Date: October 3, 2018 (last edited)

Dan:

Please find below, our comments addressing each issue introduced in your Staff Review Letter dated July 26, 2018:

1. The dimensions on the preliminary engineering plan show the rear of the building as being closer than 5 feet to the property line. The site plan and architectural plans indicate the building wall to be 5 feet from the property line and balconies to be 0 feet from the property line. Please clarify and revise.
The south façade of the building has been coordinated at a location of 5' from the south property line.
2. Space and opportunity for outdoor dining are important aspects to have in the downtown and must be located on private property. The façade can have a step back to create a dining alcove with a maximum depth of 15 feet that extends for up to 50% the width of the lot. Additionally, only 13 feet of right-of-way width (6 foot sidewalk and 7-foot buffer) is required along South Street; the additional right-of-way space could be used to help accommodate the outdoor seating on private property. Please indicate outdoor dining dimensions and seating locations on the site plan. Please indicate proper right-of-way vacation on the preliminary plat of survey.
The north building façade along South Street is located 20' from the curb leaving 7' of width for sidewalk dining outside of the 13' ROW.

3. An agreement and plans shall be worked out with the Tinley Park Park District about the restoration and relocation of parking on the Vogt Fine Arts site. It is recommended that the site is fully restored and that parallel spaces are striped to replace the removed parking as much as possible. Any fencing or barrier between the sites shall be architecturally appealing and tie into the two properties.
On the Landscape Plan, we're showing 5 parallel parking spaces in the abandoned alley.
4. The overall aesthetic appeal of the building should be reevaluated and redesigned. The architectural appeal of the original design drawing (Feb. 20, 2017) is what has been sold to the Village Board and what the incentives were offered based upon. Specifically, the first floor of the east, west, and south facades are very harsh looking and are just solid brick walls without architectural detailing or articulation. The overall design is modern and has few details to tie into the existing downtown architectural design. Please review the following elements and revise the plans accordingly.
 - a. Use limestone or similar lighter color banding on the façade around the first floor and rooftop areas. This banding and molding appears to be the same color and material as the primary material being used.
We've incorporated a faux "limestone" band at the first level cornice line and fifth level floor line. This band shall be a contrasting light gray color relative to the vintage red tones of the brick.
 - b. Add windows or other architectural design elements where there are large expanses of brick. This is present on the first floor and upper levels of all facades.
We've added infilled brick window patterns in large expanses of uninterrupted brick walls.
 - c. Windows proportions were more architecturally appealing with the square proportions shown on the first design, rather than more modern rectangle design in the current proposal.
We've incorporated more squarish shaped window openings.
 - d. Add projecting balconies if possible to the east façade to give it articulation and tie into the front facade. This can be accomplished without extending over the public right-of-way by shifting the building up to the west where there is currently a 5-foot setback.
We have recessed balconies within the unit designs that will provide visual depth to the east façade.
 - e. More ornate architectural detailing should be used in the structure, molding, trim, balconies and parapet areas.
We changed all door and window details (heads and sills) to be more traditional in nature.
 - f. A balcony is shown on the north and south façades coming from the roof/parapet area. This should be removed and redesigned to have a similar design to the rest of the building.
We removed the respective balconies at the roof parapet above the fifth level.

5. The material being used for the signage backing area is not defined in the plans. The architectural line rendering indicates this will be a different material while the color elevation indicates this will be brick.
The wall material behind the future signage has been coordinated as the same brick veneer for all walls.
6. The outdoor residential terrace should have specific setup proposed on the plans (tables, chairs, grills, etc.). There are currently 2 different lines shown on the plan that would divide private balcony areas from the resident terrace. Please define exactly where the location will be and the proposed barrier that will be used (material, height, etc.).
We've detailed the Roof Terrace over the Restaurant with a 42" h privacy wall to the two adjacent units and will provide lounge furniture for resident use.
7. The south portion of the building should be shown as a 5 foot wide concrete walkway from the stairwell to the public sidewalk. There is unused and undefined space on the ground level behind the stairwell and along the west façade. These areas should have appropriate landscaping installed.
We've added a 5' w sidewalk along the south side of the building toward (and connected to) the pedestrian sidewalk along 67th Court.
8. The apartment access and common area frontage on South Street is not a commercial use and street-level commercial is required the entire length of this frontage. A Special Use will be required for this to be located on that South Street frontage. It is recommended the resident entrance be relocated to 67th Court frontage next to the leasing office (would allow the acceptance of packages, some level of security and service to be given to residents, etc). It is understood that this would take some redesign of the floor plan layouts if the stairwell is moved, but believe this option needs to be explored. If a special use is requested for the apartment amenities to take street-level commercial space, please describe specifically why this cannot be designed to be located along 67th Court.
We request permission to locate the Resident Entrance off of South Street (as shown) in order to maintain the need for only two egress stair cores on the residential floors. We feel this location will actually enhance and energize pedestrian activity along South Street similar to the effect generated by the requested commercial use.
9. The driveway on the 67th Court frontage creates a situation where the sidewalk would not be ADA compliant (greater than 2% cross slope) but may be able to be revised to have a compliant sidewalk and steeper approach between the street and sidewalk (similar to a residential home layout). This information must be addressed with appropriate grading details on the preliminary engineering plans for review.
Our Civil Engineer has made the necessary revision (as shown in the respective drawing) for ADA compliance.
10. If no specific signage details will be shown, please make sure to review the Legacy Code's sign allowances (pgs. 69-80) to ensure this will meet the needs of your development. If any additional allowances are needed, now is the time to make the request instead of going back to the Plan Commission and Village Board after-the-fact.

The Legacy Code regarding signage has been thoroughly reviewed and will serve as the basis of any proposed signage in the future.

11. The proposed leasing office location and design are problematic and may not be compliant with a number of codes. Please verify the comments below and that this can be constructed. If the leasing office cannot be constructed please indicate where the office will be located.
The location of the Leasing Office has moved to the Resident Lobby. As such, this function to the public will help support the Village's desire for a commercial use, along South Street.
 - a. There is no bathroom for this space as is typically required by building, health and plumbing codes.
 - b. The space does not appear that it will easily comply with the state or federal accessibility codes.
 - c. The walls are likely to cause issues in the parking garage ramp as there appears to be no clearance between the drive aisle and the wall. At a minimum, there shall be room for bumpers, side view mirrors or other appendices in the car to not contact the wall with two large vehicles passing each other. Bollards will not be sufficient as this will still cause regular damage to vehicles and causes a personal safety risk if a person's arm is out of the window.
12. Public frontage improvements have not been reviewed and the details are being worked on now. A condition will be placed on the approval requiring the street frontage design to comply with the streetscape design guidelines determined at the time of permitting.
We're providing for the 13' ROW requirements along South Street (6' sidewalk and 7' buffer) and fully intend to adhere to the future standards implemented by the Village.
13. Please submit a general schedule or timeline of the construction work.
The following is our intended Project Schedule:
October: Zoning Approvals
October – March: Design Development/Construction Documents/Costing
December: Foundation Permit
March – April: Building Permitting
May – July '20: Construction Process
Summer '20: Completion

Required Variations and Special Use Requests based on 7-6-18 Plans

The Variations and Special Use Requests (below) are submitted as separate documents provided by the Owner.

1. The building is 5 stories instead of the maximum 4. In concept, staff does not see this request as a major concern. As described, this lot is actually a transitional parcel between Oak Park Avenue parcels (maximum 4-stories) and the South Street development area (maximum 7-stories).
2. Front yard setback of approximately 35-40 feet instead of the maximum 5 feet on stories 2-5. It is recommended you reduce this as much as possible while still creating an

aesthetically appealing façade. If it is decided to pursue this variance, the rooftop can be designed as rooftop dining, not solely as a residential deck.

3. 5-foot variation from the required minimum rear yard setback of 5 feet to allow balconies to extend to the property line. In concept, staff does not see this request as a major concern. It is unlikely the Vogt Fine arts building will be redeveloped in the future or that the balconies will interfere with any of the surrounding properties.
4. A Special Use is required for the residential entrance and lobby amenities of approximately 20 linear feet due to the street-level commercial requirement along the South Street frontage. Staff recommends the entrance to the apartments be designed off of 67th Court and attached to the nearby the leasing office. This would require rearranging internal layout but the result would leave the entire South Street frontage as restaurant/commercial space as required by the code. There would also be opportunities for package delivery and more security at the apartment entrance if needed. If you do decide to pursue the special use, explain exactly why the entrance cannot be designed off of 67th Court or another location on the site.

In addition to our answers to your Response Letter, the following are our descriptive responses to the highlighted Open Items that aren't graphically evident within the drawings. This set of items was received via email on 9/24 and discussed over the phone on 9/25.

- Open Item #1 - We would like to use the building's original oak columns as an interior element within the new restaurant space.*
- Open Item #7 - On 10/3, I had a phone conversation with the Park District about the proposed 5 parking spaces.*
- Open Item #8 - Along the South property line between the 5' sidewalk and 5 parallel parking spaces, there will be a raised edge condition at the sidewalk that creates a curb stop for parked cars. The final elevations will be determined during final grading design.*
- Open Item #10 - At the parking garage access location for the safety of passers-by, we'll position mirrors such that exiting cars/drivers can see pedestrians as they're about to walk across the garage opening.*
- Open Item #11 - All restaurant deliveries will be arranged for off-operational hours and carted via a hand-truck carted to the Eastside set of double doors. We expect deliveries to be made by box trucks without the need for a loading dock.*
- Open Item #12 - Trash removal will be privately contracted and picked up twice a week (or more, if deemed necessary) by a rear-loaded compactor truck that uploads wheeled carts parked inside the building's Trash Room. This Trash Room and vertical chute serves as an internal receptacle that is accessed from all floors above. No trash will be taken or stored outside of the building.*

Open Item #19 - There will be two establishments that will require signage: 1) the restaurant tenant; and 2) the apartment tenant. Both signage treatments will be consistent and within the Unified Sign Plan found within the Village's Legacy Code.

Thanks for your diligent assistance with this application and review process. Please feel welcome to contact me if anything needs clarification, or additional information is necessary.

Best regards,



JC Chi, Principal

