



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**January 03, 2019 – 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 18, 2018 Regular Meeting
Minutes of the December 6, 2018 Regular Meeting

Item #1 CONTINUED PUBLIC HEARING: JIMMY JOHNS - 7228 W. 191ST STREET, BLAKE PURNELL ON BEHALF OF C82 COMMERCIAL LLC, A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE MARKETPLACE PLANNED UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, a Special Use Permit for a Substantial Deviation from the Brookside Marketplace Planned Unit Development to allow for a 940 square foot building addition, façade changes and to permit a third drive-thru restaurant at 7228 W 191st Street within the B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a previous bank building to be converted to be a multi-tenant commercial building with a drive-thru restaurant (Jimmy Johns).

Item #2 WORKSHOP/PUBLIC HEARING: FIRE STATION #47-7825 W. 167TH STREET, VILLAGE OF TINLEY PARK ON BEHALF OF FIRE DEPARTMENT, A SPECIAL USE PERMIT TO PERMIT A FIRE STATION IN THE R-4 ZONING DISTRICT AND VARIATIONS TO CONSTRUCT A 1-STORY, FIRE STATION AT 7825 W. 167TH STREET.

Consider recommending that the Village Board grant the Petitioner, Village of Tinley Park on behalf the Fire Department, a Special Use Permit to permit a Fire Station in the R-4 Zoning District and Variations to construct a new 1-story, 10,000 square foot building at 7825 W. 167th Street. The proposed Special Use and Variations will allow the existing station be demolished and replaced with a new facility (Fire Station #47).

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 18, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 18, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Tim Stanton
Eduardo Mani
Garrett Gray
Angela Gatto
Stephen Vick

Absent Plan Commissioner(s): Chuck Augustyniak
Lucas Engel
MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): J.C. Chi, Dave Mitchell, Bob Gomalski, Vince Tessitore

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 18, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the October 4, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, 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 18, 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.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Tim Stanton
 Eduardo Mani
 Garrett Gray
 Angela Gatto
 Stephen Vick

Absent Plan Commissioner(s): Chuck Augustyniak
 Lucas Engel
 MaryAnn Aitchison

Village Officials and Staff: Kimberly Clarke, Planning Manager
 Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guest(s): J.C. Chi, Dave Mitchell, Bob Gomalski, Vince Tessitore

Dan Ritter, Senior Planner gave a presentation and displayed photos as noted in the Staff Report to 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 subject site is located on the southwest corner of 67th Ct. and South Street just west of the Boulevard project and east of Citi Bank, north of the Vogt Visual Arts Building which is run by the Tinley Park, Park District and south of the Metra commuter lot. This is currently a vacant site that is 15,000 square feet with a vacated public right-of-way portion that is 2,157 square feet that will be deeded to the developer and consolidated as a single lot for this development. Combined this site is just over 17,000 square feet. The site was previously the Bremen Cash Store which was built in 1887. The building was demolished in 2008 without the Village's approval. The current owner of this property has owned it since 2012 and began to develop plans. From the Bremen Cash Store, the Village has kept some of the original oak columns that were used

with the hope that something could be repurposed from that building. At this time the columns are not expected to be reused on the exterior but indicated the hope would try to use them either by the tenant or themselves on the interior. Staff has recommended using them on the entryway to the apartments and restaurant.

The Zoning is DC (Downtown Core) within the Legacy District. The petitioner will construct a 60,311 square foot mixed-use building. 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 apartments units. All one-bedroom units will be 800 square feet and the two-bedroom units will range in size from 945 square feet to 1270 square feet. There will be a single two-bedroom unit of 945 square feet that will require a variation as the minimum size for a two-bedroom unit is 1,000 square feet.

There will be a full basement and one-half of the first floor parking garage for residents only. There will be an underground enclosed parking garage with 28 parking spaces in the basement (22 standard and 6 compact). There will also be bike storage, restaurant storage, building storage and mechanical equipment, stairwells and elevators. There will be a second floor rooftop terrace that will be shared by the residents. On the fifth (5th) floor there will be an exercise room and lounge for the residents. The first floor will be a restaurant with 13 parking spaces (11 standard and 2 ADA). The first floor will also include a trash area and garbage chute. The apartment entrance will be along South Street and a seven (7) foot wide outdoor dining space all on private property. There will be the rooftop terrace and eleven (11) apartments on the second floor and the third and fourth floor will have eleven apartments on each of the two floors. The fifth floor will have the amenities and 6 apartments. The proposed dining alcove will extend the entire width of the South Street frontage and would require a setback Variation to be a maximum of 7.8 feet to extend the entire building frontage. A Variation will also be required for public frontage buffer width of seven feet along 67th Court where no landscape buffer area is proposed between the sidewalk and roadway. A Variation for on-street parking spaces on South Street will be required. Staff has also recommended working with the Park District to repair and stripe five (5) parallel parking spaces on their property.

Mr. Ritter showed an image of the floor plans. All 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) of the second floor apartments will have privately fenced patio space next to the shared resident roof terrace. A Variation will be requested to permit balconies on the rear of the building that encroaches five feet (5') into the rear yard setback where balconies are not permitted to encroach. A variation will be requested 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 of approximately 138 square feet 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 the Special Use Permit approval. In the leasing office, a bathroom would be required. It would not be acceptable to share a bathroom with the restaurant. Staff recommends deleting the leasing office and using the lobby for that purpose.

The parking garage will be accessed on the southeast corner along 67th Court by a private overhead door entrance. Staff has safety concerns with vehicles exiting the development and potential conflict with pedestrians due to decreased visibility. The Petitioner stated they would add mirrors, signage or audible warnings to this exit.

The restaurant will have a receiving door along 67th Court. Staff is looking for clarification of the loading and receiving operations and truck locations for the restaurant and residents.

The trash collection will be funneled to an enclosed room on the first floor of the parking garage. Staff has requested clarification of the on-site garbage pickup operations. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and the ability that a garbage truck can maneuver the space as proposed.

Mr. Ritter displayed images of the elevations. Staff has concerns regarding the large expanse of brick on the first floor on the west, south and east elevations. On the north elevation there are a lot of windows, but on the other sides there is a lack of detail. The other concern is the window locations, sizes and the appearance of the windows. There is no flow in the current design. The overall architecture has a harsh look.

A Variation to permit the building to be five (5) stories instead of the maximum of four (4) stories. The five (5) stories are required to fit all the amenities. The fifth floor is set back to allow for the roof terraces on the second floor. The Boulevard is adjacent to this building and there is only four feet (4') difference between the two buildings.

There is limited landscaping due to the buildout of the building. Streetscape plan details for the downtown are currently being designed by a Village consultant. Staff recommends dressing up the southwest corner and the rooftop to soften the architecture and buffer the private balconies.

The Petitioner will present a Unified Sign Plan to ensure signage styles and design is kept consistent with the development.

The Code requirements for parking is one (1) covered stall for each resident. There is no requirement for street-level commercial. The total proposed is 41 covered parking spaces for the 39 units located within the building. There are 33 standard size spaces, six compact spaces and two (2) additional spaces designed for ADA parking. A Variation is needed to grant reduced size for parking stalls in the garage allowing for compact parking stalls in order to maximize the stalls. Staff has also recommended that some of the spaces be available to be converted to charging spaces for electric vehicles. If there are other parking concerns, a parking study is recommended.

There is one (1) bike parking space for each unit located in the basement parking garage. There will also be a bike rack planned on the streetscape. The location will be finalized when the streetscape plan is completed.

A final photometric plan will be provided.

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. A Plat of Vacation and Plat of Subdivision/Consolidation will be presented after attorney review.

Mr. Ritter submitted a summary of the 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.*

CHAIRMAN SHAW asked the Petitioner to speak.

J.C. Chi, Architect displayed a presentation and noted he is familiar with all the open items and is continuing to work on them. He would like to come up with a design that Tinley Park will be happy with.

Regarding the Vogt Visual Arts Center, he had a conversation with them and they are working on the proposed five (5) parallel spaces. He plans an approval in writing as requested sometime early next week.

On the main level, the resident trash room is located under the residential trash chute. He has spoken to NuWay Trash and they have agreed they will not bring their trucks in. The maintenance crew or the trash driver will go into the trash room and roll out the trash bins to the trucks. The trash for the restaurant will be bagged and also carted out to the disposal service. This will be clarified at the Public Hearing.

Regarding the setback Variation of the one story terrace above the restaurant. He wanted to keep the footprint of the apartments as rectangular as possible. He also wanted the round rotunda of the Boulevard to be able to be seen from Oak Park Avenue. Staff recommends using the triangular roof terrace above the restaurant as an amenity for the residents.

Regarding the Special Use for the resident entrance of 18'. Locating the resident entrance alongside the windows of the restaurant was done to vitalize South Street to create energy. To consider an entrance on 67th Ct. it would interrupt the apartment's floor plan in that area.

Regarding the architecture, large brick walls are not attractive and more windows have been added on the 2nd, 3rd & 4th floors on an updated plan. Windows could also be added in the stairwell. He understands the aesthetic need to dress up the façade. On the updated plan a change in color on the first floor has been added to create visual interest. He will work with staff to update the architecture prior to the Public Hearing. He intends to have a lounge area, indoor recreation area, fitness center, bike storage, and a roof lounge.

Vince Tessitore, Petitioner noted he spoke to John Evenhouse from NuWay. Mr. Evenhouse would be willing to pull up the truck and his drivers will wheel out the bins from the Residential and Commercial trash areas to the truck. The truck would never enter the buildings.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

COMMISSIONER STANTON asked Mr. Tessitore if NuWay does this for any other locations. Mr. Tessitor replied he did not ask that question but has other locations where the trash company does this.

COMMISSIONER GRAY inquired where the trash vehicle would be parked. He also inquired how many times the trash would be picked up. Mr. Tessitore replied they have not seen the plans and does not know. He noted they would share specifics with the trash company and would then share it with staff as more information is gathered for the Public Hearing.

CHAIRMAN SHAW inquired how practical it is for a restaurant to carry trash through a double door. Mr. Chi replied there would be 3' x 6' bins in the receiving area of the restaurant. The restaurant will bag all the packaging products and any other garbage would go through the disposal.

COMMISSIONER MANI noted he would like to see the change in the building architecture on the east side to break up the expanse. He also noted he would like hall and doorway on the second floor to be ADA accessible. Mr. Chi and Mr. Tessitore agreed.

COMMISSIONER GATTO inquired about the parking. There are 39 units with 41 spaces. The majority of people in Tinley Park have two cars. There is no guest parking and no street parking after a certain time at night. Mr. Chi replied the goal was to meet the zoning minimum requirement. We also understand we have to answer to the operation side. Different jurisdictions have different requirements. He is hoping for encouraging different types of transportation, such as trains and walking. We are hoping there is enough shared parking. The restaurant is not required to have parking. Mr. Ritter replied the two ADA spaces can be converted to standard spaces until they are requested to be ADA. They would be required to put the ADA spaces in upon request. If they need more parking they can lease it from the Village.

COMMISSIONER GRAY concurs with COMMISSIONER GATTO and recommends a parking study. Is it realistic for every family having one car with no guests?

CHAIRMAN SHAW noted the developer is taking a gamble by having transit-oriented development. They are limiting their own development with only one space per unit. If they want to expand their market they could add additional parking. The new trend and market is going towards transit-oriented development. There should be some professional feedback on this issue. Mr. Chi noted he was able to get 2 extra spaces by making some of the spaces compact size. He convert 3 or 4 more standard spaces into compact spaces in order to get more total spaces. Mr. Ritter noted the spots for residents will be assigned spots and they will know what size the space is. He also noted by the code all the spaces would have to be standard size and that at some point all the spaces could not be compact size. CHAIRMAN SHAW he would be comfortable with more spaces and asked for thoughts from the Commissioners on the size of the spaces. Kimberly Clarke, Planning Manager noted the spaces could be changed as needed in the future as well.

COMMISSIONER GATTO inquired what the reasoning is for rental units rather than Condo units. Mr. Tessitore replied the market is gearing more towards the millennial or the empty nester that would like to not make a commitment. There is no condo market in Tinley Park at the moment that would allow for financing of a condo building. These units could be converted to condos at a later date, but there is no market for that now. Mr. Chi noted that this project and most of the buildings being designed by his firm are for rental rather than condo but are still designed to be high-quality so that they can be converted to condos as necessary. CHAIRMAN SHAW noted that the smaller size of this development made that condo conversion more likely because there is only 39 units.

COMMISSIONER VICK noted for safety sake the exit from the garage needs to have something visible like a flashing light as cars are exiting the building to warn other cars or pedestrians. There needs to be something more than mirrors although any audible sounds are not a good option near residences. Mr. Chi noted a window on either side of the garage door could be added for visibility and might also help the first floor appeal on that facade. They would look into a potential light to warn pedestrians. COMMISSIONER VICK noted he was pleased with the lighter colors being added on the lower section of the building. He also noted a trellis or landscaping should be added on the terrace area. Mr. Chi replied a vertical element and covered area could be added for more interest. COMMISSION VICK noted the special use to have the entrance to the apartments on South Street is okay and it is not necessary to move it to 67th Court in his opinion.

COMMISSIONER GRAY inquired about the signage and the location of the trucks for trash and unloading. Mr. Chi replied the signage would be for the apartment entrance and similar in style to the commercial space. He also noted the truck loading would be addressed at a later date with staff and presented prior to the public hearing. Mr. Ritter replied there would be a staging area for both garbage and loading determined.

COMMISSIONER STANTON inquired about security cameras. Mr. Chi replied it is part of the design for all his residential units.

CHAIRMAN SHAW inquired about the signs and if there is potential to use blade signs and would any of the signs be eligible for the Oak Park Avenue playbook funding. Ms. Clarke noted there is an incentive being worked on and is not finalized at this time. CHAIRMAN SHAW asked about the vacated lot as part of the incentive. Mr. Ritter replied this would be considered as part of the incentive. CHAIRMAN SHAW inquired about a vacated alley on the plat. Mr. Ritter replied this is an old alley and was part of the original Village of Bremen that went back to the 1800's. The Village did not have use for it and vacated it long ago and was given back to the two adjacent lots. It does not have any effect on the current project and no alley dedication is required. CHAIRMAN SHAW is comfortable with the 1 story (4 foot) height. On the east side the balconies are flush and asked if there was any potential for some or all being changed. Mr. Chi noted those are right up against the property line and abut the public sidewalk which is why they kept them flush. Functionally the apartments are large enough to be able to keep them flush. CHAIRMAN SHAW inquired if there was any way they could use the columns from the original Bremen Cash Store. Using some of the elements of the original design would be good. Adding windows or faux windows or doorways would also be good. Mr. Chi noted that has been used on the main floor around the garage. Using limestone on the building would also be good. The later renderings are far improved from the original ones. On the Citi Bank side of the building, the lighting needs to be addressed for a public safety concern. The dividing wall between the two resident patios on the terrace could possibly made higher for personal privacy. He inquired about adding an outdoor restaurant on the terrace. Mr. Chi noted that is not possible as there are concerns about food safety issues, ADA issues and an elevator would have to be installed to that area for ingress and egress. That area will be used for resident gatherings, events and parties. It is expected to be a draw and space that is used heavily during downtown events.

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

No concerns at this time.

CHAIRMAN SHAW asked for comments from the public.

Mr. Bernard Brady spoke and noted he is a resident of Tinley Park and owns the business to the east for 25 years. His business is right across 67th Court.

He has concerns about:

- How many customers the restaurant will have and where parking for restaurant customers would occur. Restaurant customers might use his property.
- Concerns about the loading/receiving areas and that the issues they could cause if stopped on the street.
- Site Plan showing where the restaurant trash area and delivery door would line up with 174th Street and create a dangerous area if trucks are stopped there.
- The staging for the construction for a 5-story building and the possibility of streets being shut down again on 67th Court or South Street. This could become a major issue with the amount of work proposed on South Street as well. This limits access to his property and causes customers' confusion and to walk far.
- Location of the access to the parking garage, his parking lot is directly across the street and could traffic conflicts.
- He understands there would be inconvenience, but does not want to have to shut down the roads completely like they are right now because it hurts his business.

CHAIRMAN SHAW inquired about the planned staging process.

Ms. Clarke noted she would consider having a workshop for the neighbors when both projects of The Boulevard and Bremen Station are close to starting. This could clarify concerns and coordination phasing.

GOOD OF THE ORDER:

1. Fair Housing Training being done – last class on 10/25 and everyone should have attended one by then.
2. The Boulevard going to 11/6/2018 Village Board for the adoption of the variances and incentive.
3. The Vet Clinic was approved this week.
4. The Residences of Brookside Glen have been doing site work and grading. Permits applied for.

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 STANTON, seconded by PLAN COMMISSIONER GRAY to adjourn the Regular Meeting of the Plan Commission of October 18, 2018 at 9:26 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.



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

December 6, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 6, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Chuck Augustyniak
MaryAnn Aitchison

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Garrett Gray
Angela Gatto
Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Emily Bleier, Project Manager, Oculus, INC.

CALL TO ORDER

CHAIRMAN SHAW noted there was no Call to Order as there was not a quorum. No votes will be taken, this meeting will only be for a discussion.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

No motion was made due to a lack of a quorum.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE OCTOBER 18, 2018 REGULAR MEETING

Item #1 PUBLIC HEARING: 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.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Chuck Augustyniak
MaryAnn Aitchison

Absent Plan Commissioner(s): Lucas Engel
Tim Stanton
Garrett Gray
Angela Gatto
Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): None

Dan Ritter, Senior Planner noted this Public Hearing will need to be republished and it is anticipated the petitioner will want to move forward to the January 3, 2019 meeting.

Item #2 WORKSHOP: JIMMY JOHNS - 7228 W. 191ST STREET, BLAKE PURNELL ON BEHALF OF C82 COMMERCIAL LLC, A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE MARKETPLACE PLANNED UNIT DEVELOPMENT

Consider recommending that the Village Board grant the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, a Special Use Permit for a Substantial Deviation from the Brookside Marketplace Planned Unit Development to allow for a 940 square foot building addition, façade changes and to permit a third drive-thru restaurant at 7228 W 191st Street within the B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a previous bank building to be converted to be a multi-tenant commercial building with a drive-thru restaurant (Jimmy Johns).

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
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Absent Plan Commissioner(s): Lucas Engel
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 Angela Gatto
 Stephen Vick

Village Officials and Staff: Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guest(s): Emily Bleier, Project Manager, Oculus, INC.

CHAIRMAN SHAW noted this Workshop will be rescheduled and combined with the Public Hearing on December 20, 2018. This meeting is only to hear an overview of the project and for discussion as there is no quorum.

Dan Ritter, Senior Planner gave a summary of the Staff Report and all open items identified by staff. A substantial deviation was required for a building addition, façade changes and to add a third drive-thru restaurant in the Brookside Marketplace Planned Unit Development. The proposed building will have a Jimmy John's with a drive-thru lane and a second commercial tenant that is not yet identified (currently envisioned as a personal fitness studio). The current maximum of two drive-thru restaurants already exists with Arby's and Taco Bell. Panera Bread meets the definition of a standalone sit-down restaurant and is permitted an "ancillary" drive-thru lane. It was noted the petitioner had submitted a parking and drive-thru demand analysis for the site completed by Kimley-Horn which used data from nearby comparable Jimmy John's locations with drive-thru lanes. The addition's new façade would match the existing building in look, material, and color. Awnings are proposed to differentiate the two spaces and create a more commercial look to the building. Discussion was held with concerns regarding traffic flow of the drive-thru area, parking and drive-thru lane staking.

COMMISSIONER AITCHISON noted concerns regarding directional signage in the drive-thru area and overall circulation with the two entrances on the west side of the property.

CHAIRMAN SHAW noted he also had concerns and the drive-thru area should be revised with a better traffic flow. It was suggested making parallel parking along the drive-thru area to reduce the width and make it more clearly a one-way access.

Additional changes were needed at the western entrances to make a more natural traffic flow and avoid traffic conflicts. Staff and the petitioner should work on that layout before the next meeting. Changes to the island could create a more consistent curb line along the ring road and help to extend the sidewalk through the site.

COMMISSIONER MANI and COMMISSIONER AUGUSTYNIAK both agreed with the need for a better traffic-flow and adjustment to the entrances on the west side of the property.

CHAIRMAN SHAW noted that alternative ideas for the drive-thru lane should be a considered and addressed as part of the condition to remove it. The drive-thru could be made into a patio area or the building expanded rather than tearing it out. Mr. Ritter agreed that the language could be softened to give the owner options in the future instead of being set on simply removal.

Ms. Emily Bleier, Project Manager from Oculus, INC Architecture noted the drive-thru and site circulation changes would be considered and she would discuss it with the owner, Blake Purnell. They would work with staff to have a new circulation pattern before the next meeting. She noted the Open Items in the Staff Report were acceptable and number 7 regarding the proposed signage would be the one item that may take some additional time. She also noted there is a Letter of Intent with Jimmy Johns and there are tenants interested in the additional tenant space. Mr. Ritter noted that the signage dimensions aren't necessarily required as part of the approval but they are preferred to confirm they will meet all requirements. This could go forward but the owner would need to be comfortable that all signage would be required to meet the current sign requirements in the Brookside Marketplace Planned Unit Development.

ADDITIONAL INFORMATION

Dan Ritter, Senior Planner noted:

- The Downtown Plaza is moving forward with budgeting. Staff has made visits to other similar active plazas in the area for ideas and best practices.
- The Bremen Station petitioners have received some feedback on their requested incentive. The Public Hearing will likely happen on January 3, 2019.
- Working on short-term rental (Air B&B) regulations which would likely have licensing and zoning aspects to it.
- Working on Small Cell design regulations for the Zoning Code.

CONCLUSION

CHAIRMAN SHAW thanked everyone for coming despite the lack of a quorum and noted the meeting was concluded.

PLAN COMMISSION STAFF REPORT

January 3, 2019

Petitioner

Blake Purnell, on behalf
of C82 Commercial LLC

Property Location

7228 W. 191st Street

PIN

19-09-01-401-017-0000

Zoning

B3 PD (General Business
& Commercial, Brookside
Marketplace PUD)

Urban Design Overlay
District

Approvals Sought

Special Use Permit for a
Substantial Deviation

Site Plan Approval

Jimmy John's Commercial Building (Previously Bank of America)

7228 W. 191st Street



EXECUTIVE SUMMARY

CHANGES FROM DECEMBER 6, 2018 STAFF REPORT ARE IN RED.

The petitioner, Blake Purnell on behalf of C82 Commercial LLC, is seeking a Special Use for a Substantial Deviation from the Brookside Marketplace Planned Unit Development (PUD) and Site Plan approval to allow a 940 square foot building addition, façade changes, **a reduction of three parking spaces** and to permit a third drive-thru restaurant at 7228 W 191st Street in the B3 PD (General Business and Commercial, Brookside Marketplace PUD) Zoning District. The proposed Substantial Deviation and Site Plan changes would allow the previous Bank of America building to be expanded and converted to be a multi-tenant commercial building that includes a drive-thru Jimmy John's restaurant.

The addition of a third drive-thru restaurant in Brookside Marketplace is not expected to decrease the overall quality of the restaurant and retail properties. The adaptive reuse of an existing vacant bank building is likely to create a more economically productive site than another bank. The petitioner has supplied a traffic analysis by Kimley-Horn that indicates Jimmy John's is not a typical fast food restaurant due to lighter drive-thru demand and a small menu that makes the service quicker. The proposed site changes create successful site circulation and drive-thru operations. The landscaping and the exterior appearance of the site are also expected to improve with the redevelopment.

Project Planner

Daniel Ritter, AICP
Senior Planner

EXISTING SITE & HISTORY

The subject property is located in the Brookside Marketplace shopping center. Brookside Marketplace has a large number of national commercial retail stores (Target, Best Buy, Dick's Sporting Goods and Kohl's among others). Additionally, there are a number of retail out lot type buildings throughout the center which house a mix of smaller retail and service uses. The majority of the shopping center was constructed between 2004 and 2010. The most recent buildings, Panera Bread restaurant and the Pier 1 Imports multi-tenant building, were completed in 2015. The subject property was originally designed for Bank of America, who occupied the building from 2006 until 2015 and has been vacant since that time. The bank site was designed to be easily converted to a restaurant or another commercial use, including requiring increased parking numbers and completion of a larger trash enclosure.



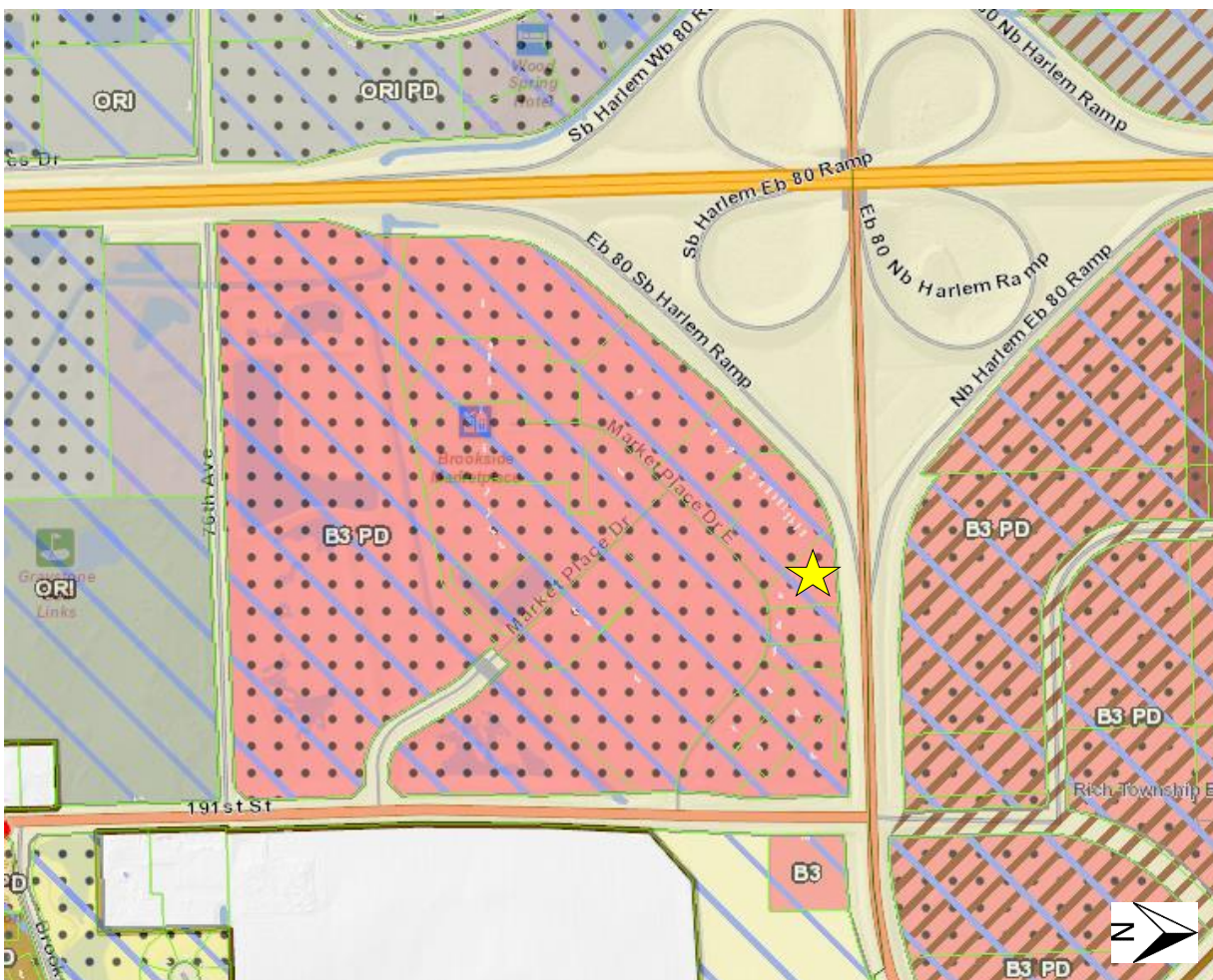
ZONING & NEARBY LAND USES

The subject property (see the yellow star on the graphic below) is zoned B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development). The Brookside Marketplace shopping center includes many notable businesses such as: Target, Best Buy, Kohl's, Dick's Sporting Goods, Michaels, TGI Fridays, Panera Bread, Taco Bell and Arby's. The property is also located in the Urban Design Overlay District which promotes, among other things, appropriately designed and scaled developments that are friendly to different types of transportation including walking and biking.

The land surrounding Brookside Marketplace is primarily undeveloped land. To the east it is zoned B3 (General Business and Commercial), to the west (former Graystone Golf Course) is zoned ORI (Office and Restricted Industrial) and to the south is a mix of unincorporated farmland zoned R1 (Single-Family Residential) and B3 (General Business and Commercial). The area is expected to develop with commercial and entertainment-type uses.

Brookside Marketplace shopping center has had new buildings, additions and façade changes since its original conception. However, changes have continued to stay true to keep the original vision of high-quality design and uniform building architecture with heavy use of masonry and natural color tones. The original vision of the shopping center included a heavy reliance on quality retail and for standalone sit-down restaurants with limited fast food and drive-thru restaurants. The original PUD limited the overall center to two drive-thru restaurants and only allowed additional drive-thru restaurants if the number of standalone sit-down restaurants exceeded a total of three. Currently, there are:

- Two fast food/drive-thru restaurants: Arby's and Taco Bell
- Three standalone sit-down dining restaurants: TGI Fridays, Hot n' Juicy Crab (previously Boston's) and Panera (standalone restaurants are permitted to have an "ancillary drive-thru").



ABOUT THE SPECIAL APPROVAL NEEDED (SPECIAL USE FOR A SUBSTANTIAL DEVIATION)

A Substantial Deviation (any significant changes to the approved Planned Unit Development) is required based upon the proposed building addition, façade changes, and the addition of a third drive-thru restaurant. The proposed 940 square foot addition will be added to the existing 4,600 square foot building for a total building size of approximately 5,540 square feet. The addition's façade will match the existing building facade in color and materials. Awnings are proposed on the front facade to differentiate the tenant spaces and give the building a more commercial presence.

Due to the revised layout and site circulation, a reduction of three parking spaces is required as part of the substantial deviation. Few safe alternatives exist that would allow for additional parking to be added without significant and costly changes to the existing site.

Due to the restrictions of the PUD in regards to fast food and drive-thru restaurants, a substantial deviation is required to permit a third drive-thru restaurant to the two existing (Arby's and Taco Bell). It is not expected that this change will alter the character of the overall development since it is a small tenant space and the drive-thru use of a sandwich shop is expected to be fairly minimal compared to typical fast food drive-thru restaurants.

Open Item #1: Discuss the request for a substantial deviation for a proposed building addition, façade changes, reduction of three parking spaces and the allowance of a third drive-thru restaurant in Brookside Marketplace.

No concerns with the substantial deviation request were previously expressed. The building addition and façade are expected to match the current building and fit in with surrounding building's architecture. It is believed this type of restaurant and use would be an economically beneficial reuse of an existing vacant property.

PROPOSED USE

The proposed building is expected to include a Jimmy John's sandwich shop with a drive-thru that would use approximately 1,600 square feet of floor space. Jimmy John's has a limited menu of sandwiches and focuses on fast service. They have a high reliance on delivery and carryout business but offer a limited amount of dine-in seating. The drive-thru concept is relatively new for Jimmy John's but has been successful in other locations due to the added convenience for customers. The remaining 3,900 square feet of the building is expected to be a single tenant space. There is not a contract on that tenant space but it is currently envisioned as a personal fitness studio. However, a number of different commercial tenants permitted in the B3 zoning district could occupy the space in the future.

The owner submitted a letter stating outdoor dining is not proposed on the site. However, because restaurants often add outdoor seating after their initial opening, staff recommends a condition of approval clarifying the requirements that any outdoor dining must receive a permit and approval prior to installation to ensure ADA and other code requirements are met.

Open Item #2: Include a condition of approval that any future outdoor dining must receive a permit and approval prior to installation.

A recommended condition was added to the site plan motion in regards to adding outdoor dining in the future.

SITE PLAN

With the goal of providing successful traffic flow through the site and avoiding traffic conflicts due to vehicle stacking in the drive-thru lane, two entrances/exits at the west of the site are proposed to be converted to one-way entrances. The drive aisle lane on the south side of the site is also proposed to be converted to one-way.

Staff recommends that only the entrance from the ring road is converted to a one-way entrance and that the entrance/exit on the northwest corner of the site remain two-way access or eliminated. This would allow vehicles to

back up from the three parking spaces (likely to be used for delivery vehicles) and exit the site immediately instead of looping all the way around the site or exiting the wrong way at a one-way entrance. It would also allow someone who turned into the site from the ring road to park in those three parking spaces or easily exit the site without driving around the entire building. The use of this two-way entrance/exit is expected to be minimal due to the south drive around the building remaining one-way.

However, the width of the aisle is indicated at 26' 8.75" and is wide enough for two-way traffic. While it will be striped as one-way, it is still possible vehicles may go the wrong way down the aisle due to the extra width. A "do not enter" sign is proposed on the building by the exit to the drive-thru. A second "do not enter" sign should be placed to the south of the drive aisle to further reinforce that traffic should not exit the site that direction. A "no right turn" or "no exit" sign should be placed at the end of the parking lane for additional clarification as well. Additional consideration to reducing this drive-aisle width to between 15–18 feet should be considered. Dimensions of the entrances are not listed on the plans and will need to be indicated on the revised plans.

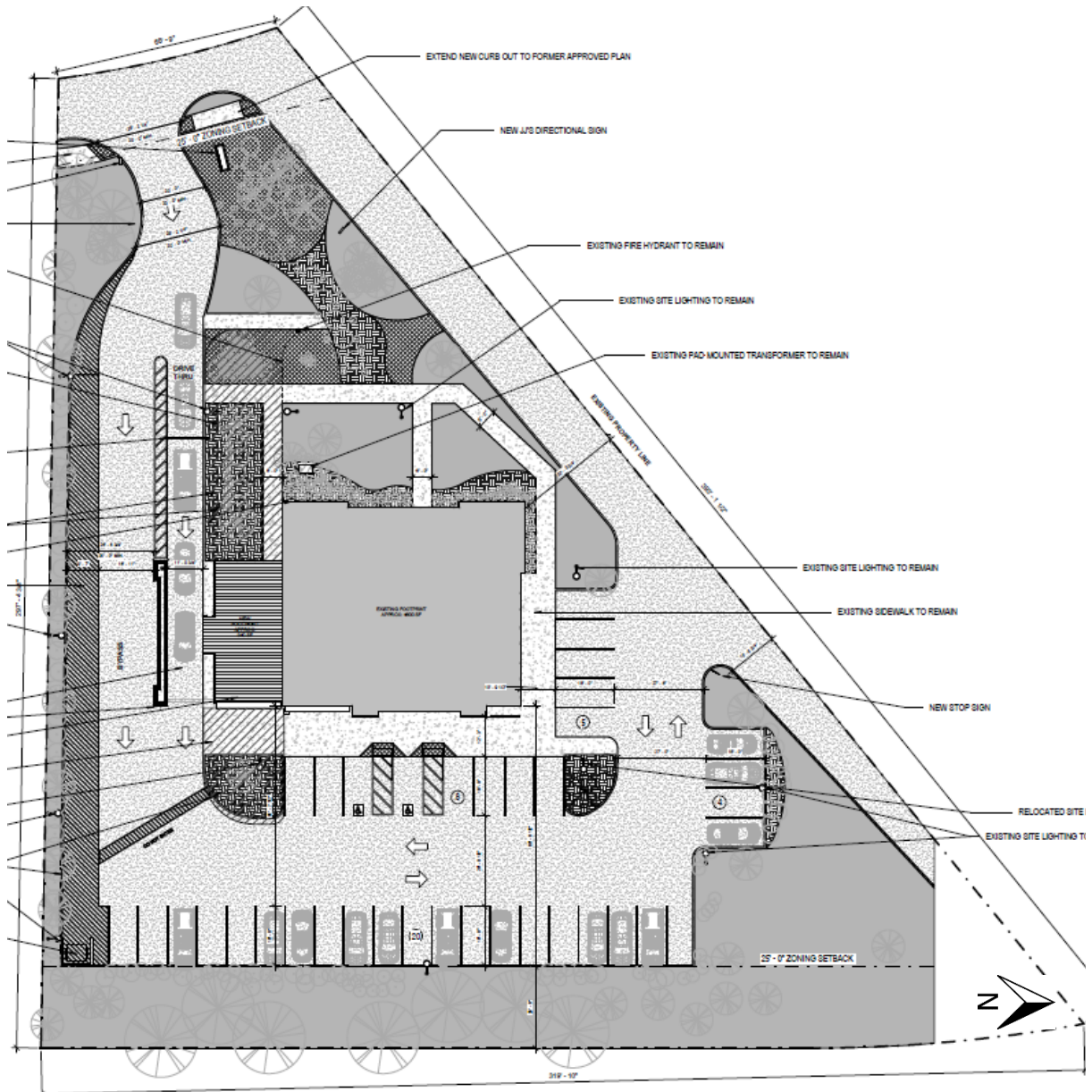
Concerns about site circulation and potential confusion and traffic conflicts were expressed. The revised plans completely remove one of the entrances on the west side of the property, adjust the entrance curb radius and realign the entrance drive aisle to be straighter. The removal of this entrance/exit also required the removal of three parking spaces. The area will have new curbing and landscaping installed in place of the pavement. The remaining entrance and the circulation around the building will remain one-way.

Five parallel parking spaces were originally going to be proposed along the south side drive aisle that was previously two-way. These parallel spaces would help make up for the lost parking in the rear of the building. However, due to fire code clearance requirements, the drive aisle is required to be a minimum of 20 feet and the parallel spaces could not be accomplished within the existing site layout. "Do Not Enter" and "No Exit" signs in addition to striping have been added to help clarify the one-way site circulation around the south side of the building.

Open Item #3: Revised plans are required prior to the Village Board meeting indicating a minimum entrance and drive aisle width of 20 feet around the site.



Above: Updated color landscape and site plan for January 3, 2018 meeting.



Above: Updated site plan for January 3, 2018 meeting. Plans will need to be revised prior to the Village Board meeting to remove note indicating the addition of five parallel parking spaces along the south side of the property.

One concern with the current proposal is that the drive-thru lane may cease being utilized in the future due to not being a typical drive-thru/fast-food restaurant tenant space. This could happen if Jimmy John's ceases drive-thru operations or if another tenant occupies the space in the future that does not utilize a drive-thru. The result of this unused covered drive-thru space could potentially create an unappealing site that would detract from the Brookside Marketplace development and potentially create traffic conflicts. Staff recommends a condition that would require complete removal of the covered drive-thru lane if the use of it ceases. This would likely require the installation of landscaping and repair of the building. This drive-thru lane removal would require site plan approval prior to completion of the work.

Open Item #4: Include a condition of approval requiring a new site plan approval if the drive-thru lane ceases operation or a future tenant will not utilize the drive-thru to ensure the visual appearance remain high and proper site circulation is maintained.

A condition was added that if the drive-aisle is not utilized in the future, a new site plan approval is required prior to occupancy of the space. This would allow the property owner and any future tenant a variety of options to allow the site to continue to operate effectively and to avoid an awkward or unappealing unused canopy area.

PARKING & DRIVE-THRU STACKING

Parking

The petitioner has completed a parking and drive-thru analysis from Kimley-Horn. Kimley-Horn is a professional engineering company with experience in parking and transportation analysis. The analysis utilizes three nearby Jimmy John's locations that are similar in size, located in a multi-tenant property and have a drive-thru lane (Wheaton, Bolingbrook, and Plainfield). The parking and drive-thru numbers were collected during mid-day lunch (11 am – 1 pm) weekday hours, when Jimmy John's has the highest percentage of sales. The average peak parking demand for these locations was twelve spaces with a maximum of thirteen spaces. These parking counts include both customers and employee (including delivery) vehicles associated with Jimmy John's. The remaining retail space in this development was viewed under the generic parking requirements for "retail store and personal service establishments" which would fit the majority of possible tenants of that space, including personal fitness classes. The Kimley-Horn analysis concludes there is expected to be enough parking (37 parking spaces) for expected demand and complies with the Village's Zoning Code minimum parking requirements.

Typically there could be some concerns that the existing parking supply is tight compared to demand and does not allow for much flexibility. However, due to the ability for different uses and parking demand to change over time in the shopping center and the desire to not overbuild parking on every site, there are existing cross-parking and cross-access easements placed over most of the shopping center. This is further promoted by the Urban Design Overlay District's design standards for large-scale developments like Brookside Marketplace which promotes cross-parking whenever possible to avoid excess asphalt and parking areas. If there is an occasional increase in parking demand, it is expected that the overall shopping center parking field would more than accommodate the increase. Additionally, Jimmy John's is expected to have an opposite peak demand time as many personal and retail services that would utilize the other tenant space, allowing for additional parking flexibility on-site.

Three parking spaces were removed in the rear of the property and no simple alternatives exist to make-up the parking. The shopping center has a plethora of parking and was designed with a shared parking field in mind. On-site parking should cover peak hours but if there is any additional parking needed, it is sufficiently covered by the shopping center's existing parking field.

Drive-Thru Lane

Drive-thru vehicle staking is expected to accommodate up to six average-sized vehicles with reasonable spacing. Based on counts at nearby comparable locations, a maximum of six vehicles are expected to be present at peak times (weekday lunch hours). While this is a lower number than is typical of drive-thru restaurants, staff believes the analysis and estimates presented by Kimley-Horn are reasonable due to the differences in Jimmy John's model and overall demand compared to many other drive-thru restaurants.

Staff does have some concerns that a future tenant of this space may have a higher demand or a different service model that does not work and that could cause parking or traffic concerns on the site (for example McDonalds or Starbucks may have higher wait times and stacking demand that could back up onto the internal ring road during peak times). To alleviate these concerns about future uses of the drive-thru, staff recommends adding a condition to the approval that clarifies that the drive-thru is only approved based on the current business proposal and proposed traffic demand. Any future increase in traffic demand or reuse of the drive-thru by a different tenant would require a new parking and drive-thru analysis and prior Village approval to ensure the site can successfully accommodate any changes.

Open Item #5: Include a condition of approval that any changes in demand or future tenants would require a new traffic/drive-thru analysis and prior approval to ensure the drive-thru stacking and on-site parking is sufficient.

A recommended condition requiring a new parking and drive-thru analysis prior to any change in occupancy or demand was added to the approvals.

LANDSCAPE, WALKWAYS AND LIGHTING

Landscaping will be maintained per the original 2006 landscape approval for Bank of America and any dead or missing landscaping from that plan will be replaced. Additional landscaping is being added where the landscape islands are being expanded and to better screen the “back of house” area that faces the interior ring road. The proposed landscaping will utilize the same species types that currently exist on the site and used elsewhere in the shopping center. The additional landscaping and curbing will help direct traffic through the site and create a more inviting site.

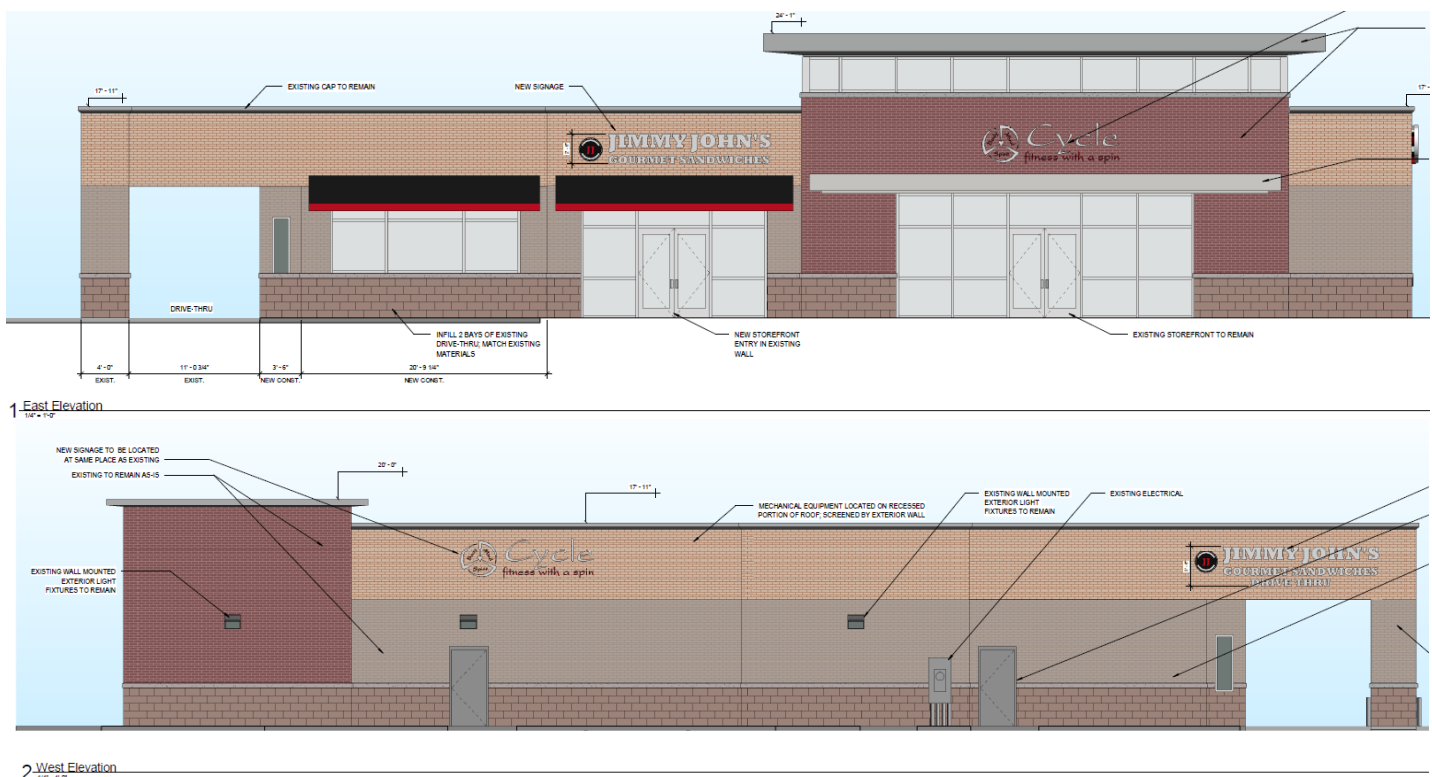
The ring road sidewalk will be completed to the drive aisle (currently ends at Taco Bell lot line). While this sidewalk does not connect to another interior sidewalk it will connect to the drive aisle and avoid the trip hazard created by the unfinished sidewalk. The sidewalk will allow a connection into the rest of the shopping center. Site lighting meets current lighting standards and will remain unchanged.

Additional landscaping was added where the second entrance was removed. The realigning of the entrance island's curb allows for the shopping center walkway to be continued all the way through the site.

ARCHITECTURE

The building addition will match the existing materials and colors. These are similar masonry materials and natural tone colors that are carried throughout the Brookside Marketplace shopping center. Unlike other buildings in the shopping center, the building is oriented towards Harlem Avenue and not the interior shopping center ring road. This was done by Bank of America to provide more visibility along Harlem Avenue but does provide a challenge for a commercial building and commercial tenants. Due to this orientation towards Harlem Avenue, the back of the building (west façade) is actually the most visible to customers already in the shopping center. The petitioner has proposed signage and increased landscaping on the back (west) façade to create a more appealing and inviting site. Directional signage is proposed at decision points to further avoid confusion on the site due to the building orientation. Black and red awnings are proposed over the front (east) façade Jimmy John's space to differentiate the two tenant spaces and give the building a more traditional commercial look.

There are no changes to the building architecture from the previous submittal.



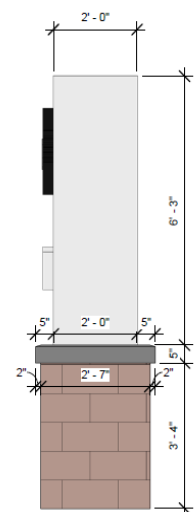
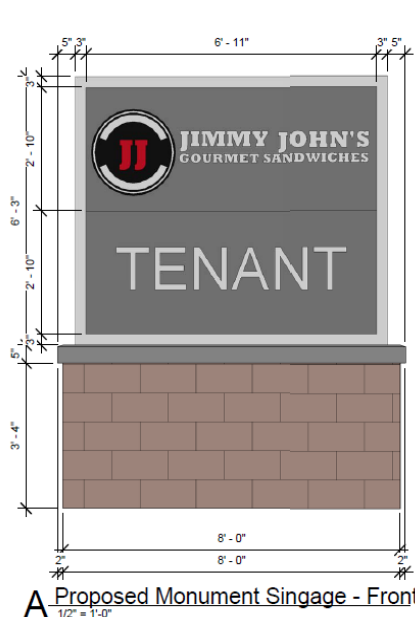


SIGNAGE

The proposed wall signage locations comply with the Brookside marketplace PUD standards. However, the full dimensions of the wall signs are not indicated on the plans. The proposed ground sign, directional and menu board details and dimensions have also not been provided to ensure they comply with the PUD standards. These should be provided for review with this approval. Without signage details provided, the approval can proceed, but all signage will need to be in compliance with the existing PUD regulations.

The petitioner submitted a revised ground sign (image on the right) with a brick base and cabinet. The design indicates raised lettering and logos. Flat tenant panels would be permitted, however, the two tenant panels would be required to have the same style. While simple in design, the ground sign is similar to the existing ground signs for the nearby Arby's, Taco Bell and TGI Fridays.

The Jimmy John's corporate sign information for wall and direction signs was submitted but was not site-specific and did not indicate which versions of the signs would be used. Additionally, no signage specifics were forwarded for the menu board. Additional information and review will be required for directional sign locations to ensure they are set far enough back from drive aisle and that they are necessary to provide direction and not just additional advertising signage. No signage variations or approvals are part of these requests and all signage will need to be in compliance with the PUD and Zoning Code signage requirements and will be reviewed at the time of permitting.



Open Item #6: No signage has been approved with this project and separate permits shall be submitted for review in compliance with the PUD's sign requirements.

SUMMARY OF OPEN ITEMS (REVISED FOR JAN. 3, 2019 MEETING)

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

- 1. Item #1: Discuss the request for a substantial deviation for a proposed building addition, façade changes and the allowance of a third drive-thru restaurant in Brookside Marketplace.**
- 2. Item #2: Include a condition of approval that any future outdoor dining must receive a permit and approval prior to installation.**
- 3. Item #3: Revised plans are required prior to the Village Board meeting indicating a minimum entrance and drive aisle width of 20 feet around the site.**
- 4. Item #4: Include a condition of approval requiring a new site plan if the drive-thru lane ceases operation or a future tenant will not utilize the drive-thru to ensure the visual appearance remain high and proper site circulation is maintained.**
- 5. Item #5: Include a condition of approval that any future changes in demand or tenants would require a new traffic/drive-thru analysis and prior approval to ensure the drive-thru stacking and on-site parking is sufficient.**
- 6. Open Item #6: No signage has been approved with this project and separate permits shall be submitted for review in compliance with the PUD's sign requirements.**

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. It is also important to recognize that a Special Use Permit does not typically run with the land but that Planned Unit Development approvals are the one form of a Special Use that does run with the land (similar to a Variation).

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposal will create safe traffic flow and more pedestrian opportunities that continue a similar design as the rest of Brookside Marketplace.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposal will not affect other adjacent properties within Brookside Marketplace and will continue to add to the commercial opportunities that attract customers to the center.*
- 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 site is an existing bank development that has remained vacant for a number of year. The redevelopment and reuse of the property for other commercial uses will not affect any new or future improvements within Brookside Marketplace.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site and Brookside Marketplace have adequate existing utilities, roads, drainage facilities.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site layout was designed specifically to accommodate safe vehicle and pedestrian movement through a site with a drive-thru window. The proposal will accommodate all parking and staking on-site and any future changes would require new reviews and approvals.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The proposal will conform to all other regulations.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The redevelopment and adaptive reuse of a vacant bank site for commercial/retail uses will be beneficial to Brookside Marketplace and the community.*

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.
 - *A Substantial Deviation for changes from the Brookside Marketplace PUD is being requested simultaneously. The proposed commercial uses are permitted uses in the underlying Zoning District.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - *The buildings architecture, landscaping, and overall improvements will be similar and compatible with the existing Brookside Marketplace development.*
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - *The site layout was designed specifically to accommodate safe vehicle and pedestrian movement through a site with a drive-thru window. The proposal will accommodate all parking and staking on-site and any future changes would require new reviews and approvals.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - *Pedestrian facilities are being added internal to the site and through the site to connect the rest of the shopping center that will improve pedestrian connectivity.*
- 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 site has sufficient plantings from the original 2006 approval but will add more. Additional landscaping is being added to the front (west) of the building where an asphalt entrance is being removed.*
- f. That all outdoor trash storage areas are adequately screened.
 - *There is an existing brick trash enclosure on the site.*

MOTION TO CONSIDER

If the Plan Commission wishes to make a motion, the following draft motions are written in the affirmative for the Commission's consideration:

Motion #1

"...make a motion to grant the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, Site Plan Approval for the property located at 7228 W. 191st Street in accordance with the plans submitted and listed herein, subject to the following conditions:

1. Any future outdoor dining shall receive a permit and approval prior to installation.
2. If the drive-aisle is not utilized in the future, a new site plan approval is required prior to occupancy of the space or immediately upon the decommissioning of the drive-thru operations.
3. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient."

[any other conditions the Plan Commission would like to add]

Motion #2 "...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, for a Substantial Deviation from the Brookside Marketplace Planned Unit Development for a building addition, façade changes, a reduction of three parking spaces and to allow a third drive-thru restaurant on the property located at 7228 W 191st Street within the B-3 (General Business and Commercial) Zoning District in accordance with the plans submitted and listed herein, and adopt Findings of Fact submitted as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting, subject to the following conditions:

1. If the drive-aisle is not utilized in the future, a new site plan approval is required prior to occupancy of the space or immediately upon the decommissioning of the drive-thru operations.
2. Any changes in drive-thru or parking demand from what was presented would require a new traffic/drive-thru analysis and prior approval to ensure the on-site drive-thru stacking and parking is sufficient."

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Proposed Site Plan (Revised)	Oculus	1/3/19
Landscape Site Plan (Revised)	Oculus	1/3/19
Proposed Floor Plan	Oculus	1/3/19
Proposed Elevations (East & South)	Oculus	1/3/19
Proposed Elevation (West & North)	Oculus	1/3/19
Rendering - From Northeast Corner (Revised)	Oculus	1/3/19
Rendering - From Southeast Corner (Revised)	Oculus	1/3/19
Bank of America 2006 Landscape Plan Approval	Oculus	2006
Bank of America 2006 Lighting/Photometric Plan Approval	Oculus	2006
Parking Summary for Bank of America Redevelopment	KH	10/8/18

Oculus = Oculus Inc. (Architect)

KH = Kimley-Horn and Associates, Inc. (Civil Engineer and Traffic Analysis)

**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: Blake Purnell (C82 Commercial LLC)
Mailing Address: 7015 Snider Plaza, Suite 203
City, State, Zip: Dallas, TX 75205
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]
[REDACTED] (Evening)
[REDACTED] (Cell)
Email Address: bpurnell@c82commercial.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):

B. Property Information:

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

Property Owner(s): C82 Commercial LLC
Mailing Address: 7015 Snider Plaza, Suite 203
City, State, Zip: Dallas, TX 75205

Property Address: 7228 W. 181st Street, Tinley Park, IL
Permanent Index No. (PINs) 19-09-01-401-017-0000
Existing land use: Former Retail Bank (Bank of America)
Lot dimensions and area: 297.46' x 236.38' x 393.09' x 68.79'

C. Petition Information:

Present Zoning District: B3 PD (General Business and Commercial Planned Development)
Requested Zoning District: B3 PD (General Business and Commercial Planned Development)

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

Yes ☒ No ☐

If yes, identify the proposed use Deviation and change from the original Planned Development,
we propose retail bank use to change to retail use

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):

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.

Signature of Applicant

10-8-18
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 proposed use is changing to a retail/fast food restaurant use. Prospective tenants are Jimmy John's and an unknown retail tenant. The proposed use should not 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.**

The proposed use is changing to a retail/fast food restaurant use. Prospective tenants are Jimmy John's and an unknown retail tenant. The proposed use should not be injurious to other property in the immediate vicinity.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed use is changing to a retail/fast food restaurant use. Prospective tenants are Jimmy John's and an unknown retail tenant. The proposed use should not impeded on the Planned Development.

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

The former bank and parking lot was previously approved. The proposed modifications are minor including adding to the building footprint and adding greenspace area.

- 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.**

We have hired a consultant to provide a traffic analysis of nearby Jimmy John's to help provide evidence that this new use will not impede on nearby traffic circulation.

- 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.**

Understood and believe that we comply.

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

The proposed retail/restaurant spaces will be taxable income to the Landlord/Tenants and Village.

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Former Bank of America (Renov. Retail)

LOCATION: 7228 W. 191st 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: Blake Purnell
Company: C82 Commercial LLC
Mailing Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone (Office): [REDACTED]
Phone (Cell): [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

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: 7228 W. 191st Street, Tinley Park, IL
PIN(s): 19-09-01-401-017-0000
Existing Land Use: Former Retail Bank (Bank of America)
Zoning District: B3 PD (General Business and Commercial Planned Development)
Lot Dimensions: 297.48' x 236.38' x 393.08' x 68.79'
Property Owner(s): C82 Commercial LLC
Mailing Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205

APPLICATION INFORMATION

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

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: _____

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.

Signature [REDACTED]

Date 10-8-18

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Former Bank of America (Renov. Retail)

LOCATION: 7228 W. 191st 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: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

PROJECT ARCHITECT

Name: Emily Bleler
Company: Oculus Inc
Address: One South Memorial Drive, Suite 1500
Phone: [REDACTED]
Fax: [REDACTED]
Email: emilyb@oculusinc.com

PROJECT ENGINEER

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

PROJECT LANDSCAPE ARCHITECT

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

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: Former Bank of America (Renov. Retail)

LOCATION: 7228 W. 191st 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: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR ATTORNEY FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com



November 14, 2018

Emily Ann Bleier, Project Manager
Oculus Inc.
1 South Memorial Dr. Ste 1500
St. Louis, MO 63102
emilyb@oculusinc.com

Re: Staff Review for The Village of Tinley Park – Jimmy John's Retail Building (Previously Bank of America) – 7228 W. 191st Street, Brookside Marketplace.

Dear Emily,

On behalf of the owner, C82 Tinley Park LLC, I wanted to address "Item #5 under Planning" in the Staff Review letter to you from the Village.

There is **not** a proposed outdoor dining area in the re-designed building. We are in lease negotiations with Jimmy John's for the endcap space, but do not have a signed lease. Their plans do not include an outdoor dining area.

Please let me know any questions for the ownership or the proposed tenant (Jimmy Johns) and I will get a response.

Sincerely,

Blake M. Purnell
C82 Commercial

MEMORANDUM

To: Blake Purnell – C82 Commercial

From: Emma Albers, P.E., PTOE – Kimley-Horn
Peter Lemmon, P.E., PTOE – Kimley-Horn

Date: October 8, 2018

RE: Parking Summary for Bank of America Redevelopment
191st Street / Harlem Avenue
Tinley Park, Illinois

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by C82 Commercial to perform a parking analysis for the proposed redevelopment of a vacant Bank of America building located on the northwest quadrant of 191st Street and Harlem Avenue in Tinley Park, Illinois. The redevelopment would include an approximately 1,600 square-foot fast-food establishment and a 3,900 square-foot fitness studio. A total of 37 parking spaces would be shared between the two uses. The following analysis was completed in order to evaluate future parking and drive-through window vehicle stacking conditions with redevelopment of the existing building.

Executive Summary

Located within Brookside Marketplace, the vacant Bank of America building currently provides a total of 37 parking spaces. With the proposed redevelopment, no site plan changes are planned; the existing parking supply would remain. Based on a review of the Village of Tinley Park Zoning Ordinance (Section VIII: Off-Street Parking and Loading), the existing parking supply complies with requirements for a 1,600 square-foot fast-food restaurant and a 3,900 square-foot fitness studio. As the proposed food establishment (Jimmy John's) is not a typical fast-food restaurant, an analysis of empirical parking demand was completed in order to verify the Village-required parking meets anticipated demand. Furthermore, a review of drive-through window operations at three existing Jimmy John's locations was completed in order to verify the vehicle stacking proposed for the drive-through window would support anticipated demand.

Based on the planned redevelopment, the overall parking supply is expected to accommodate the proposed multi-tenant uses. The analysis suggests that up to 12 spaces (32 percent) would be used by Jimmy John's employees and customers during the peak midday period when Jimmy John's experiences its highest levels of parking demand (i.e., lunch hours). The Village of Tinley Park requires a total of 25 spaces for the proposed fitness studio. Therefore, the 37-space parking supply is expected to accommodate the fitness studio's parking requirement (25) and the peak demand for Jimmy John's (12) at the same time. Lastly, the proposed drive-through lane would accommodate stacking for up to seven vehicles. Observations of drive-through operations at three existing Jimmy John's indicate an average queue of two vehicles in the drive-through lane with a maximum observed queue of six vehicles. Therefore, the drive-through configuration shown on the site plan is anticipated to accommodate projected drive-through activity.



Existing and Proposed Site Development

The existing site includes a 4,648-square foot building that previously operated as a Bank of America. A total of 37 parking spaces are provided on the site. An aerial of the site location is provided in **Exhibit 1**.

C82 Commercial proposes to redevelop the now vacant Bank of America building as an approximately 1,600 square-foot (gross floor area) Jimmy John's with a drive-through window and a 3,900 square-foot (gross floor area) fitness studio. The proposed site plan is provided as **Attachment 1**.

Table 1 summarizes the parking required for the proposed uses per Village of Tinley Park Zoning Ordinance (Section VIII: Off-Street Parking and Loading). As shown in the table, a total of 12 spaces are required for Jimmy John's and 25 spaces are required for the proposed fitness studio (Cycle Fitness). Per Village ordinance, two or more buildings may collectively provide the required off-street parking, but the number of parking spaces shall not be less than the sum of the requirements for the various individual uses computed separately. Therefore, a total of 37 parking spaces is required for the overall site.

Table 1. Village of Tinley Park Required Parking

Land Use	Size (Gross Floor Area, GFA)	Parking Class	Parking Ratio	Required Spaces
Jimmy John's	1,600 GFA	Fast Food, Carry-Out	Minimum 5 plus 1 per employee ¹	12
Cycle Fitness	3,900 GFA	Personal Service Establishment	6.5 / 1,000 GFA	25
Future Code-Required Parking				37

¹ Jimmy John's is assumed to have a total of seven (7) employees (including delivery drivers) per the range of employees (4 to 7) observed at three existing Jimmy John's locations; therefore, seven employees is a conservative assumption.

A total of 37 spaces would be provided; thus, the proposed development meets the minimum parking requirements established by the Village of Tinley Park Zoning Ordinance.

Future Parking Demand

In order to address potential concerns that the proposed Jimmy John's restaurant may generate parking demand at different rates than a typical Fast Food/Carry-Out restaurant, parking counts were conducted during a typical weekday from 11:00AM to 1:00PM at the following Jimmy John's locations:

- 500 S County Farm Road, Wheaton, IL
- 1077 Weber Road, Bolingbrook, IL
- 15420 Route 59, Plainfield, IL

Each of the existing Jimmy John's listed was selected based on the following considerations:

- Existing drive-through window
- Located within a multi-tenant site
- Similar building size (Wheaton: 1,650 square feet; Bolingbrook: 2,000 square feet; Plainfield: 2,000 square feet)

A summary of the observed parking occupancy, collected in 15-minute increments throughout the study period, for each Jimmy John's location is provided in **Table 2**. The occupancy count reflects customer and employee vehicles (including delivery drivers). As shown in the table, the peak occurred at 11:30AM at the Wheaton location and at 12:45PM at the Bolingbrook and Plainfield locations. Based on the peak occupancy observed for each site, the average peak parking occupancy for the existing Jimmy John's locations is 12 spaces.

Table 2. Observed Parking Occupancy – Existing Jimmy John's Locations

Time of Day	Wheaton			Bolingbrook			Plainfield		
	Customers	Employees	Total	Customers	Employees	Total	Customers	Employees	Total
11:00AM	--	4	4	--	7	7	2	4	6
11:15AM	3	6	9	4	7	11	2	4	6
11:30AM	4	6	10	2	6	8	2	5	7
11:45AM	2	4	6	1	4	5	4	6	10
12:00PM	3	5	8	2	5	7	3	6	9
12:15PM	--	4	4	1	4	5	3	5	8
12:30PM	2	4	6	2	6	8	5	6	11
12:45PM	3	5	8	5	7	12	6	7	13
Average	2	5	7	2	6	8	4	5	9
Average Peak Demand	12 spaces								

The Bolingbrook and Plainfield locations include approximately 2,000 square feet of gross floor area and the Wheaton location includes approximately 1,650 square feet of gross floor area. The proposed Tinley Park Jimmy John's would be similar, with a total of approximately 1,600 square feet of gross floor area; and therefore, the average peak demand observed at the three locations was assumed for the proposed Tinley Park location. Based on the observed average peak parking demand, the proposed parking supply (37 spaces) is expected to meet the average peak parking demand for Jimmy John's (12 spaces) while providing the Village-required parking for the fitness center (25 spaces).

Drive-Through Observations

Observations of drive-through operations were performed at each Jimmy John's location concurrent with the parking counts. A summary of the drive-through observations is provided in **Table 3**.

Table 3. Drive-Through Observations – Existing Jimmy John’s Locations

Observed Number of Vehicles in Drive-Through Lane	Wheaton	Bolingbrook	Plainfield
Average	2	2	1
Maximum	6	4	4

As shown above, an average queue of one to two vehicles was observed at each location. Generally, there was not more than a combination of one vehicle at the drive-through window and one vehicle at the order board at a given time. During the observation period, a maximum of six vehicles was observed at the Wheaton location; the other two locations experienced a maximum queue of four vehicles. As shown in the site plan, the proposed drive-through at the Tinley Park Jimmy John’s would accommodate up to seven vehicles between the drive-through window and the nearest drive aisle. Therefore, the proposed drive-through configuration is reasonably expected to accommodate the anticipated drive-through activity without queues extending off site.

Conclusion

The existing site currently provides 37 parking spaces which would remain with the proposed redevelopment. This parking supply satisfies the Village of Tinley Park’s off-street parking requirements for the proposed Jimmy John’s and fitness studio.

Based on the observed peak parking demand for three comparable Jimmy John’s locations, the proposed parking supply is also expected to adequately serve the peak parking needs the proposed Jimmy John’s while providing the Village-required parking for the fitness center.

Additionally, the maximum drive-through queues observed at the three comparable locations, ranging between four and six vehicles, are expected to be accommodated within the proposed drive-through configuration shown on the proposed site plan without extending off site.

Please do not hesitate to contact us with any questions related to the information in this memorandum.



PLANT LEGEND

QUANTITY	PLANT TYPE		
SYMBOL	PLANT TYPE	QTY. EX/NEW	TOTAL
TREES			
CA	FLOWERING CRABAPPLE	15/8	23
LL	LITTLELEAF LINDEN	4/0	4
RM	RED MAPLE 'SUNSET'	14/0	14
HL	'SKYLINE' HONEY LOCUST	14/0	14
SHRUBS/GROUNDCOVER			
BAR	CRIMSON PIGMY BARBERRY	40/26	66
CGH	CHINA GIRL HOLLY	49/0	49
DY	DENSIFORMIS YEW	39/0	39
GFS	GOLD FLAME SPIRAEA	77/13	90
LIR	LIRIOPE 'BIG BLUE'	83/5	88
MIS	MISCANTHUS	47/0	47
WC	WINTERCREEPER	93/0	93

NOTE: SIZES TO MATCH EXISTING PLANT MATERIALS

NOTE: NEW PLANTING TO MATCH EXISTING APPROVED PLANTING

NOTE: EXISTING APPROVED PLANTINGS TO REMAIN, APPLICANT TO REPLACE DEAD VEGETATION WITH NEW PER FORMER APPROVED PLAN

LANDSCAPE NOTES

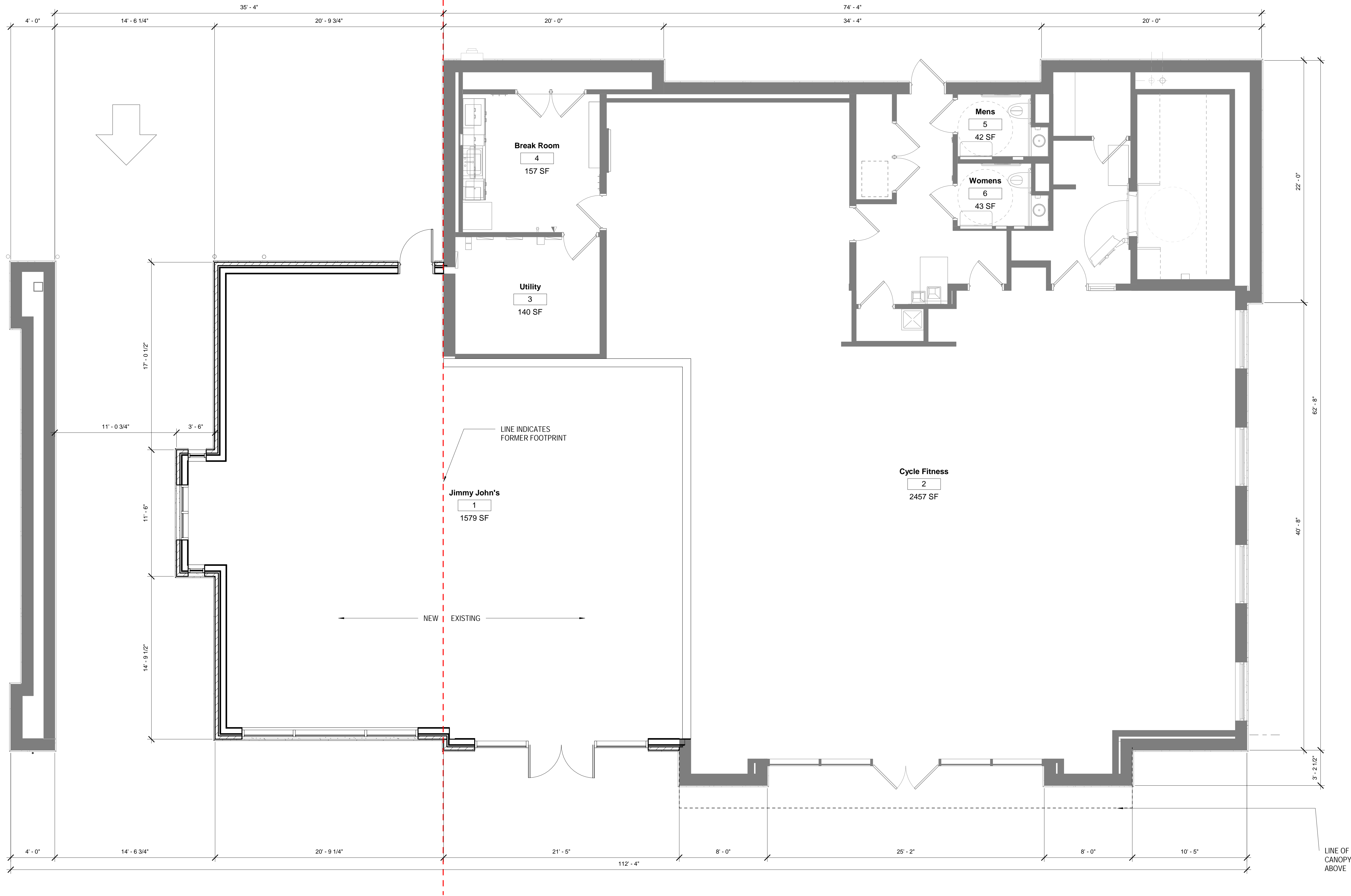
1. ALL EXISTING SITE CONDITIONS TO BE VERIFIED. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
2. ALL UNDERGROUND UTILITIES SHALL BE LOCATED. ARCHITECT TO BE NOTIFIED OF ANY CONFLICTS OF THE DESIGN.
3. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. MINIMUM SLOPE OF 2% AT PERIMETER OF ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED USING AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD FESCUE UNLESS NOTED OTHERWISE.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING AND WEEDING.
3. ALL LANDSCAPE SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS NOT INDICATED ON THIS PLAN.
4. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH A PLANT MATERIAL OF EQUAL OR BETTER VALUE.

GENERAL LAWN NOTES

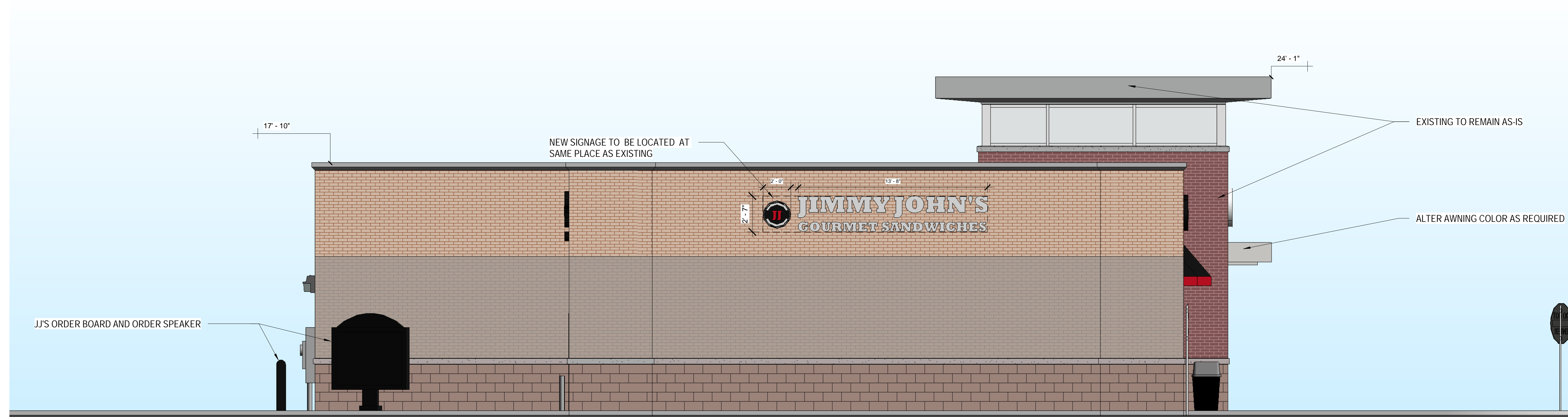
1. CONTOURS SHALL ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDING. UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS SHALL BE PROVIDED. ADJUST CONTOURS TO PREVENT STANDING WATER.
2. 2 INCHES OF TOPSOIL SHALL BE PROVIDED AT AREAS TO RECEIVE LAWN.
3. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE OF LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, AND CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
4. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILTS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.





1 East Elevation

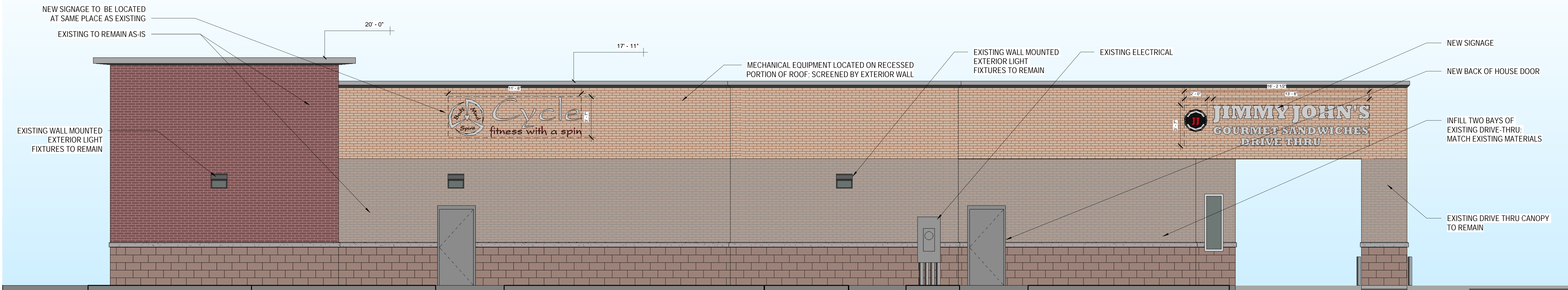
1/4" = 1'-0"



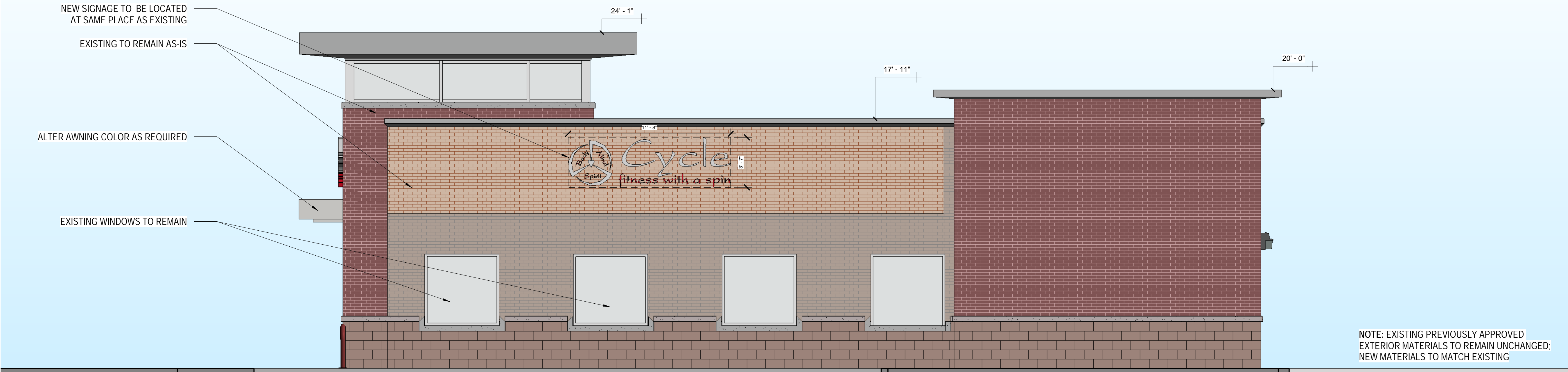
2 South Elevation

1/4" = 1'-0"

EXTERIOR MATERIALS		
MATERIAL	AREA	PERCENTAGE
SPLIT FACED CMU	961 S.F.	14.8
BRICK VENEER	4403 S.F.	67.9
GLAZING	1004 S.F.	16.5
CAST STONE	115 S.F.	0.8



2 West Elevation
1/4" = 1'-0"



1 North Elevation
1/4" = 1'-0"

EXTERIOR MATERIALS		
MATERIAL	AREA	PERCENTAGE
SPLIT FACED CMU	961 S.F.	14.8
BRICK VENEER	4403 S.F.	67.9
GLAZING	1004 S.F.	16.5
CAST STONE	115 S.F.	0.8





2006 Approval
Bank of America
Landscape

Bank of America
Project Location

Harlem Ave. and 191st Street
Tulley Park, IL

SERIAL NUMBER: MW-C-019
NRSF VERSION: 2.13M
BULLETIN: 13

ARCHITECT:

Oculus Inc.

ONE S. HENRIETTA, SUITE 1100
ST. LOUIS, MO 63102
USA

TEL 314.287.8100
FAX 314.287.1488
WWW.OCCUPANCY.COM

SITE
191st Street
Tulley Park, IL

DATE: 07/13/06
BY: [Signature]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: 07/13/06

BY: [Signature]

DATE: 07/13/06

BY: [Signature]

DATE: 07/13/06

BY: [Signature]

DATE: 07/13/06

BY: [Signature]

DATE: 07/13/06

BY: [Signature]

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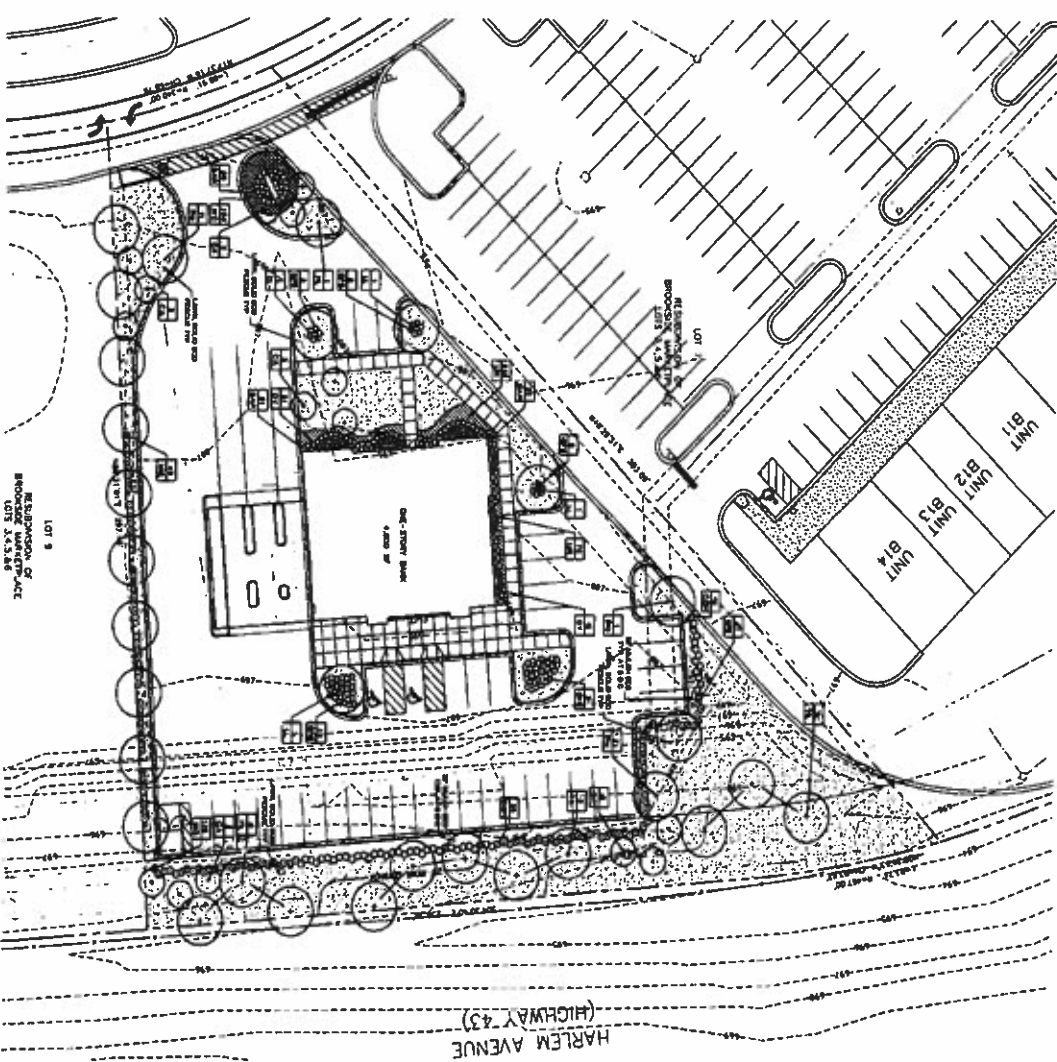
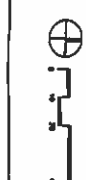
DATE: 07/13/06

BY: [Signature]

DATE: 07/13/06

BY: [Signature]

DATE: 07/13/06



GENERAL NOTES

1. The site is located within the City of St. Louis, Missouri, and is subject to all applicable city, state, and federal regulations.
2. The site is currently zoned for commercial use, and the proposed development is consistent with the zoning requirements.
3. The site is adjacent to Harlem Avenue (Highway 43) and is accessible via a dedicated driveway.
4. The site is bounded by Lot 1 to the north, Lot 2 to the south, and Lot 3 to the east.
5. The site is currently vacant and contains no existing structures or utilities.
6. The proposed development consists of a four-story office building with a total area of approximately 100,000 square feet.
7. The building will be constructed of concrete and steel, with a flat roof and large windows.
8. The building will be surrounded by a landscaped area with trees and shrubs.
9. The site will be paved with asphalt and will include a parking area for approximately 50 vehicles.
10. The site will be accessible via a dedicated driveway from Harlem Avenue.

PLANT LIST

Plant Name	Quantity	Notes
Tree	10	Plant in rows of 5 on each side of driveway.
Shrub	20	Plant in rows of 10 on each side of driveway.
Grass	100	Plant in rows of 10 on each side of driveway.

LANDSCAPE MATERIALS

Material	Quantity	Notes
Grass	100	Plant in rows of 10 on each side of driveway.
Shrub	20	Plant in rows of 10 on each side of driveway.
Tree	10	Plant in rows of 5 on each side of driveway.

Brookside Market Place
Tunley Park, WY10 3AA























Brookside Market Place:
Trolley Park, 100
Serial Number:
NSRP Version:
Bulletin:
Architect:

Medicine

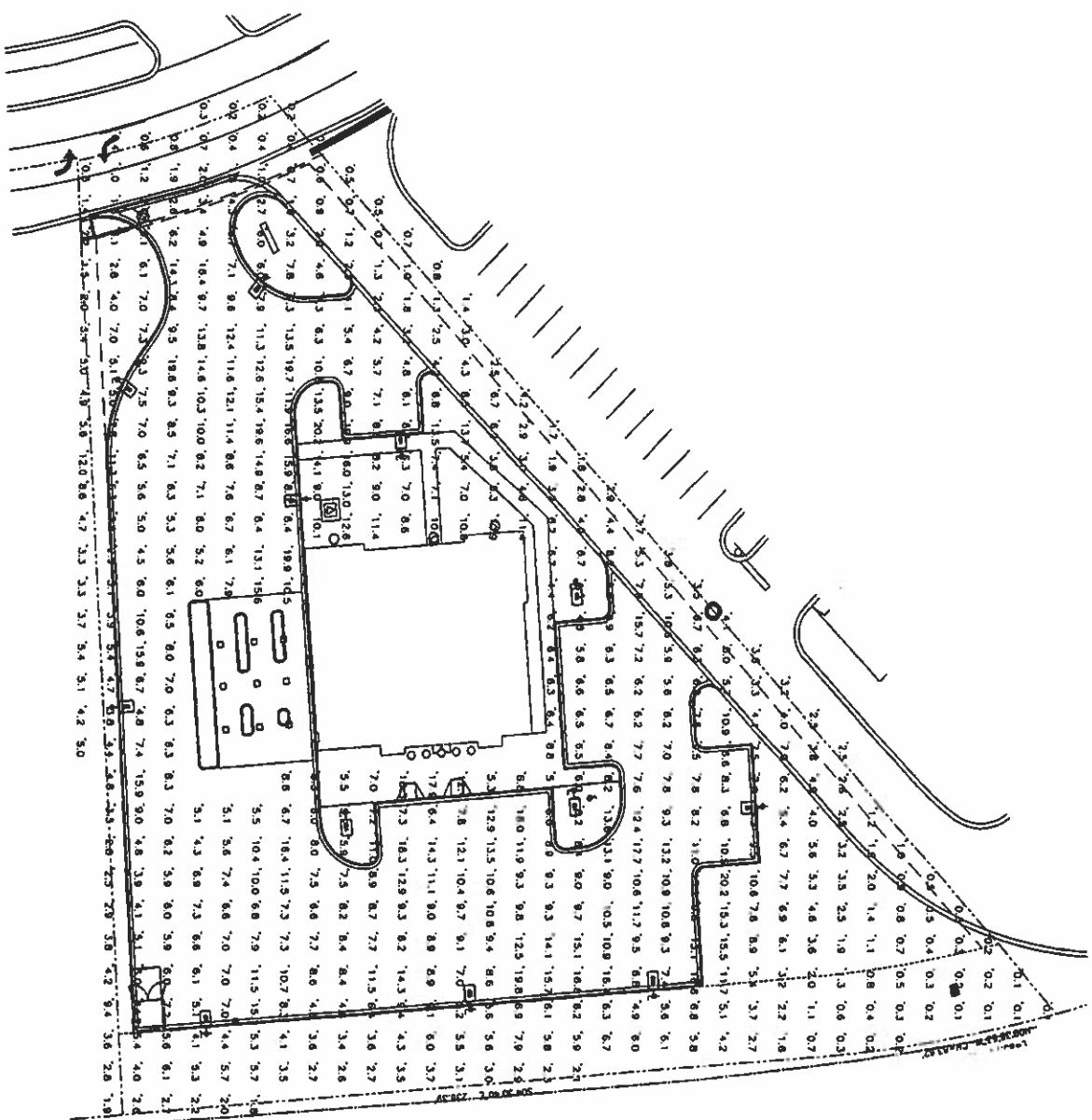
Cases

[illegible]

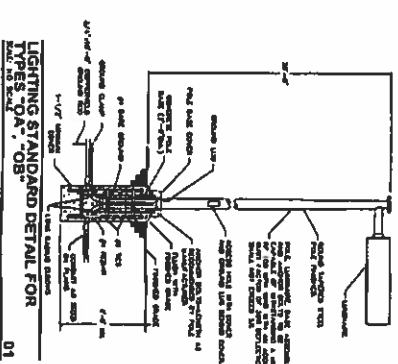
Product name:
TALLET 7000
COULTE INC, 601 E 100th ST
Lawrence, KS 66044
800-541-5555
www.coulte.com

Symbol	Unit	Designation	Dimensions	Notes	Qty	Material	Wt
	in	Hex. Nut - 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	100	100	0.05
	in	Hex. Bolt - 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	100	100	0.05
	in	Hex. Head - 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	100	100	0.05
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ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
SCALE 1/16" = 1'-0"



**LIGHTING STANDARD DETAIL FOR
TYPES "OA", "OB"**
SCALE: NO SCALE





PLAN COMMISSION STAFF REPORT

JANUARY 03, 2019

Petitioner

Village of Tinley Park

Property Location

7825 W. 167th Street

PIN

27-24-319-024-0000;
27-24-319-002-0000;
27-24-319-003-0000;
27-24-319-004-0000;
27-24-319-001-0000;
27-24-319-026-0000;
27-24-319-027-0000;
27-24-319-025-0000

Zoning

R-4, Single-Family
Residential

Approvals Sought

Site Plan Approval
Special Use Permit
Variations

Project Planner

Kimberly Clarke,
Planning Manager

Fire Station #47

7825 W. 167th Street



EXECUTIVE SUMMARY

Consider granting Site Plan Approval and recommending that the Village Board grant a Special Use Permit to allow a Fire Station in the R-4 Zoning District and Variations from the Zoning Code to construct a 10,000 square foot 1-story Fire Station located at 7825 W. 167th Street.

Due to the timing of this project, the Village is requesting that the workshop be combined with the Public Hearing.

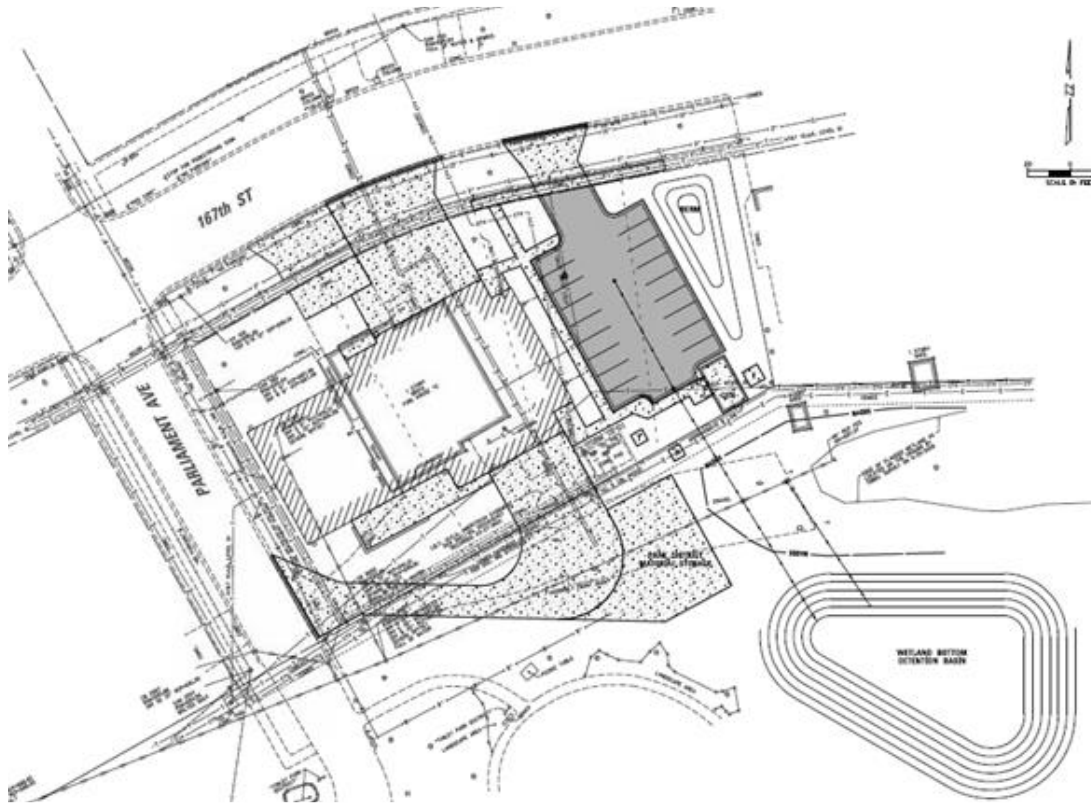
EXISTING SITE & HISTORY

The existing site consists of a 4,260 square foot single story fire station along with a small parking area along Parliament Avenue. The original fire station was constructed circa 1974 and was referred to as Station #2. In April of 2018, the station number was changed to #47.

The property is approximately .80 acres in size consisting of four parcels. The property directly to the south is also owned by the Village however there is a 1977 intergovernmental agreement (IGA) between the Village and the Park District giving permission to the Park District to use the property. The Park District is required to maintain anything they construct on the Village's property.



SITE PLAN



The Village desires to demolish the existing fire station and construct a new one-story, 10,000 square foot fire station. The proposal includes on-site improvements such as a new parking lot and landscape berm along the eastern boundary and a wet bottom detention pond south of the new building and just east of the existing exercise equipment maintained by the Park District. When leaving the station the firetrucks will exist onto 167th Street. The driveway apron along 167th street is approximately ninety-three feet wide at the R.O.W. The width and radius of that apron are similar to the width of the three overhead doors and set up to allow the firetruck enough room to maneuver and back into the station. The parking lot is for passenger vehicles however, the apron width is forty-feet wide. The parking lot apron was originally designed this wide when there were plans to have a temporary living quarters on the site. That idea is not proposed at this point and it is possible that the parking lot apron width can be reduced to the maximum thirty feet width required. The third access point is existing off Parliament Avenue and it is only expected to be used by firetrucks entering the property so that they are positioned for an easy exit from the site. This apron width is expanded to forty-feet to accommodate the radius needed for a firetruck to turn into the garages.

There is a proposed combined enclosure for the generator and trash area located at the southeast corner of the parking lot. The garbage bins will be rolled out during pick up days and rolled back in the enclosure after pickup.

It should be noted there is an existing 1-story residential shed installed on the Village's property. This shed does not belong to the Village and should be removed or an agreement entered with the owner to remove the shed in the near future.

The Village is working with the Park District to provide them space for storage of materials needed to maintain the park. The Village is exempt from open storage requirements and therefore can allow an area for open storage on their property. Initially, the plans were to have the open storage area behind the new station and accessed off the drive from Parliament Avenue. The Fire Department voiced concerns about the maintenance and the ability to keep the driveway clear of debris. Therefore, there are two alternatives being discussed as shown on the map below. Wherever it goes, the goal will be to properly screen it from the view of the residential properties and R.O.W.



Alternate Storage Bin Locations
Centennial Park, Tinley Park

Open Item #1: Discuss the ability to reduce the parking lot apron along 167th Street from 40 feet to 30 feet.

Open Item #2: The Village should coordinate with the owner of the shed that is on the Village's property and create a plan to have it removed in the near future or part of this project.

Open Item #3: Further discuss the location of the open storage area to be used by the Park District.

LANDSCAPE

A preliminary landscaping plan has been provided but it does not identify the species nor does it show landscaping on the proposed berm in between the parking lot and the residential home. In addition to the berm, there are plans to construct a six-foot high privacy fence to screen the residential property to the east. A wet bottom retention pond is proposed south of the parking lot and east of the existing exercise equipment in the park. Specific landscaping plans have not been finalized for the pond at this time. There are several waivers being requested from the Landscape Code due to the layout of the plan as well as for some safety concerns from the Fire Department's perspective. For instance, the code requires six parkway trees along 167th Avenue where three are proposed. The reason to not install the three additional trees is that there are significant site line issues for firetrucks entering and exiting off of 167th Street that could cause safety concerns for vehicles and pedestrians. As much as possible, landscaping around the perimeter is provided as well as planting beds around the foundation of the building. A final landscape plan needs to be submitted to the Planning Department to review. Additional screening from the park will be encouraged.

Open Item #4: A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.

ARCHITECTURE

The building's main façade is constructed with red face brick. The foundation and accents on the building will be constructed with a beige/gray tone stone. The roofline has more of a residential feel to it with the inclusion of peaked roofs compared to the current flat roof on the existing building. There is a patio in the rear of the building enclosed with a brick wall for privacy. The proposed combined generator and trash enclosure area will be screened with a brick wall that matches the main façade of the building.

SIGNAGE

There are two (2) wall signs proposed. One will be on the front of the building facing 167th Street and the other on the corner side of the building facing Parliament Avenue. The number and size are in compliance with the Zoning Code's signage requirements for non-residential uses in a residential zoning district.

PARKING

The existing parking lot has fourteen parking stalls on the west side of the building along Parliament Avenue. The new parking lot will consist of seventeen parking stalls and is constructed on the east side of the building accessed off 167th Street. The Zoning Code does not specify the required number of parking stalls for a fire station. For uses not specifically mentioned in the zoning code, the requirement for off-street parking shall be in accordance with requirements designated by the Plan Commission. At a minimum, there are five personnel at the station who change shifts twice during the day. As the Fire Department grows into the station, it is expected three more people will be added to the staff.

LIGHTING

A photometric plan has not been submitted however the plan below proposes a total of five light poles be installed on the property. Two poles will be within the parking lot; two poles will be provided along the rear access drive off of Parliament Avenue and one light pole in the front driveway off of 167th Street. For those light poles in the parking lot, staff recommended that shields be placed to ensure that there is no glare or light spillage towards the residential property to the east. A final photometric plan needs to be submitted and reviewed by staff to ensure conformance with the Village's lighting requirements.

Open Item #5: A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.

ZONING & NEARBY LAND USES

The subject property (outlined in red) is zoned R-4 (Single-Family Residential District). Nearby land uses include Centennial Park to the south; Single Family homes to the north and east zoned R-4 and single family homes and apartments zoned R-6 to the west.

The R-4 Single Family District's intent is to stabilize, preserve, and protect the older areas of the community developed principally for single-family uses, and to provide new areas in which exclusively single-family detached dwellings may be constructed.

The Village's first Zoning Code was adopted in 1947. Staff does not have a copy of that Code but we do have a copy of the 1956 Zoning Code which at that time, a Fire Station was a permitted use in the R-4 Zoning District. This Fire Station, then known as Fire Station #2, was constructed around 1974 when it was a permitted use. The Village modified the Zoning Code in 1978 which made a Fire Station a Special Use in the R-4 District.



PROPOSED USE

The new building will replace the existing fire station with a larger fire station. Fire stations are occupied 24 hours a day, seven days a week by personnel in continuous 24-hour shifts. A fire station supports the needs of the fire department and the community in which it is located. While it will usually only be occupied by trained personnel, the facility may also accommodate the general public for community education or outreach programs in the future. The decision to locate a fire station is largely driven by the need to minimize response time.

SPECIAL USE REQUEST

A Special Use Permit is required to bring the existing site into conformance with the Village's Zoning Code. At the time the Fire Station was constructed (circa 1974), the zoning code listed a Fire Station as a permitted use in the R-4 Zoning District. In 1978 there was an amendment to the zoning code which made a fire station a special use permit in the R-4. Since the existing building will be demolished and replaced with a new one, it is recommended to bring the property into compliance by requesting a special use permit to continue the operations of a fire station at this location.

Open Item #6: Discuss the request for a Special Use Permit for a Fire Station in the R-4 Residential Zoning District.

VARIATION REQUESTS

1. **A fourteen-foot front yard Variation from Section VIII.A.7 of the Zoning Code to allow an eleven-foot front yard setback for a parking lot instead of the required twenty-five feet.** *The location of the parking lot cannot be setback any further due to existing floodplain and utilities above and underground in the rear yard.*
2. **A sixty-three foot wide Variation from Section VIII.A.6 of the Zoning Code to allow a ninety-three foot wide driveway apron along 167th Street instead of the maximum thirty foot width allowed across public property.** *Due to the nature of the use, Fire Station, the driveway apron needs to be larger in order to accommodate the turning movements of the fire trucks.*

3. **A ten-foot wide Variation from Section VIII. A.6 of the Zoning Code to allow a second driveway apron along 167th Street forty feet wide instead of the maximum thirty foot width allowed across the public property.** *Due to the nature of the use, a second curb cut is needed to access the parking lot on the property.*
4. **A ten-foot wide Variation from Section VIII.A.6 of the Zoning Code to allow a third driveway apron along Parliament Avenue forty feet wide instead of the maximum thirty foot width allowed across the public property.** *The fire trucks will be entering the rear of the building off of Parliament Avenue and in order to make that turn, it is necessary to have a larger apron width.*
5. **A half a foot (.5') Variations from Section VIII.A.5 of the Zoning Code to allow an eighteen foot long parking stall instead of the minimum 18.5 feet required.** *An eighteen-foot is still an acceptable length for a parking stall. The site does not generate a lot of traffic and therefore there are no concerns about the ability for cars to maneuver within the parking lot.*
6. **A two-foot Variation from Section VIII.B.Table 2 of the Zoning Code to allow a twenty-four foot parking lot aisle width instead of the minimum twenty-six feet required.** *A twenty-four foot aisle is an acceptable width for two way drive aisles within a parking lot. The site does not generate a lot of traffic and therefore there are no concerns about the ability for cars to maneuver within the parking lot.*
7. **A twenty-three foot corner side yard Variation from Section V.B.Schedule 1 of Permitted Uses (By District) to allow a two (2) foot corner side yard setback on Parliament Avenue where the minimum corner side yard setback is twenty-five feet.** *The Variation is needed to accommodate the new footprint of the building and slightly larger parking lot. Parliament Avenue is a driveway leading to the parking lot for the Centennial Park. There is not a lot of traffic concerns and therefore having a reduced corner side yard setback will not be detrimental to traffic at this corner.*
8. **A waiver from Section 158.18, interior lot landscaping, to allow a two foot wide area of plantings along the west side of the building instead of the required ten feet wide of planting area.** *This waiver is needed because there is of the building footprint. There is physically not enough space to provide ten feet of landscaping.*
9. **A waiver from Section 159.19, Parkway Standards, to reduce the required number of parkway trees along Parliament Avenue to zero instead of the four required and three instead of the six required along 167th Street.** *This is mainly due to safety. Fire emergency vehicles sit higher than standard vehicles. Trees that would not pose a sight line risk from emergency vehicles to standard vehicles and pedestrians.*
10. **A waiver from section 158.20, Parking lot landscaping, to allow zero landscaping within the parking lot where a minimum of 15% of the lot is required to be landscaped.** *Due to the small size of the parking lot, no landscape islands, trees or shrubs are proposed within it. Instead, landscaping is focused along the perimeter of the parking lot to screen it from adjacent properties. A fence and a berm will be installed along the eastern property line and a row of evergreen shrubs is proposed along the front and rear of the parking lot.*

Open Item #7: Discuss the requests for Variations.

SUMMARY OF OPEN ITEMS

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

- 1. Discuss the ability to reduce the parking lot apron along 167th Street from 40 feet to 30 feet.*
- 2. The Village should coordinate with the owner of the shed that is on the Village's property and create a plan to have it removed in the near future or part of this project.*
- 3. Further discuss the location of the open storage area to be used by the Park District.*
- 4. A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.*
- 5. A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.*
- 6. Discuss the request for a Special Use Permit for a Fire Station in the R-4 Residential Zoning District.*
- 7. Discuss the requests for Variations.*

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.
 - *A Fire Station is a Special Use Permit in the R-4 Zoning District.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - *The buildings architecture, landscaping, and overall improvements will be an improvement to what is currently there today.*
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - *The site has been designed to meet the specific turning radius for a fire truck.*
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - *There are sidewalks that will lead pedestrians safely from the parking lot to the building.*
- 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 site plan meets the intent of the landscape ordinance with a few waivers from perimeter landscaping requirements due to the site constraints. Specifically, there is a waiver for the required number of parkway trees so that there are no site line issues with the fire trucks and vehicles or pedestrians.*
- f. That all outdoor trash storage areas are adequately screened.
 - *A combined trash and generator enclosure is proposed at the southeast corner of the parking lot.*

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposal will continue the same use, fire station, on the property as it has since 1974. The site plan has taken into consideration the adjacent properties and has been designed to ensure their safety, morals, comfort and 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;
 - *The proposal will not affect other adjacent properties within the Brementowne Estates Subdivision and will continue to add to the safety of the community. Additional landscaping and screening are proposed that is currently not present today in order for the adjacent properties to continue to enjoy the use of their homes.*
- 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 site is an existing fire station that has been occupied since 1974. The redevelopment and reuse of the property for a new fire station will not affect any new or future improvements within the subdivision.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site and Brementowne Estates Subdivision have adequate existing utilities, roads, drainage facilities. With the expansion of the fire station, a wet bottom pond will be created in order to comply with current MWRD regulations.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site layout was designed to utilize the existing curb cuts and to accommodate safe vehicle and pedestrian movement through the site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The proposal will conform to all other regulations.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The redevelopment of the fire station site for a larger fire station will be beneficial to the community because it will be able to accommodate additional staff and provide a new facility that meets the needs of today's modern fire stations.*

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.

All of the Variations requested is due to the unique nature of the use and design of a Fire Station. The property is located within a residential zoning district, however the site plan does its best to reduce any potential impact to the adjacent properties.

2. The plight of the owner is due to unique circumstances.

The Variations requested are needed to accommodate the specific and unique needs of a fire station. The expansion is necessary to provide improved fire service to the community.

3. The Variation, if granted, will not alter the essential character of the locality.

The new building blends in better with the existing homes and the site will provide for more landscaping and buffering than what is currently there. The site has been used as a fire station since 1974 and the expansion 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.

MOTION TO CONSIDER

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

Motion 1: “...make a motion to grant the Petitioner, Village of Tinley Park, Site Plan Approval at the property located at 7825 W. 167th Street in accordance with the plans submitted and listed herein subject to the following conditions:

1. Investigate the ability to reduce the parking lot driveway width off 167th Street from 40 feet wide to 30 feet wide.
2. The Village should coordinate with the owner of the shed that is on the Village's property and create a plan to have it removed in the near future or part of this project.
3. Further discuss the location of the open storage area to be used by the Park District.
4. A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.
5. A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.

[any conditions that the Commissioners would like to add]

Motion 2: “...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Village of Tinley Park, the following Special Use Permit at the property located at 7825 W. 167th Street in accordance with the plans submitted and listed herein and adopt Findings of Facts submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting

1. A Special Use Permit from Section V.B. of the Zoning Code to permit a Fire Station in the R-4 Zoning District subject to the following conditions:
 - a. A final landscape plan should be submitted for staff to review which identifies the species and includes landscaping on the proposed berm and wet retention pond.
 - b. A formal photometric plan will need to be submitted to ensure conformance with the Village's lighting standards.

[any conditions that the Commissioners would like to add]

Motion 3: “...make a motion to recommend that the Village Board grant Variations to the Petitioner, Village of Tinley Park, at the property located at 7825 W. 167th Street in accordance with the plans submitted and listed herein and adopt Findings of Facts submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting.

1. A fourteen-foot front yard Variation from Section VIII.A.7 of the Zoning Code to allow an eleven-foot front yard setback for a parking lot instead of the required twenty-five feet.
2. A sixty-three foot wide Variation from Section VIII.A.6 of the Zoning Code to allow a ninety-three foot wide driveway apron along 167th Street instead of the maximum thirty foot width allowed across public property..
3. A ten-foot wide Variation from Section VIII. A.6 of the Zoning Code to allow a second driveway apron along 167th Street forty feet wide instead of the maximum thirty foot width allowed across the public property.
4. A ten-foot wide Variation from Section VIII.A.6 of the Zoning Code to allow a third driveway apron along Parliament Avenue forty feet wide instead of the maximum thirty foot width allowed across the public property.
5. A half a foot (.5') Variations from Section VIII.A.5 of the Zoning Code to allow an eighteen foot long parking stall instead of the minimum 18.5 feet required
6. A two-foot Variation from Section VIII.B.Table 2 of the Zoning Code to allow a twenty-four foot parking lot aisle width instead of the minimum twenty-six feet required.

7. A twenty-three foot corner side yard Variation from Section V.B.Schedule 1 of Permitted Uses (By District) to allow a two (2) foot corner side yard setback on Parliament Avenue where the minimum corner side yard setback is twenty-five feet.
8. A waiver from Section 158.18, interior lot landscaping, to allow a two foot wide area of plantings along the west side of the building instead of the required ten feet wide of planting area.
9. A waiver from Section 159.19, Parkway Standards, to reduce the required number of parkway trees along Parliament Avenue to zero instead of the four required and three instead of the six required along 167th Street.
10. A waiver from section 158.20, Parking lot landscaping, to allow zero landscaping within the parking lot where a minimum of 15% of the lot is required to be landscaped.

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

[illegible]

**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: Village of Tinley Park Fire Department-Chief Forest Reeder
Mailing Address: 16250 S. Oak Park Avenue
City, State, Zip: Tinley Park IL 60477
Phone Numbers: _____ (Day) Fax Number: _____
_____ (Evening)
_____ (Cell)
Email Address freeder@tinleypark.org JURBANSKI@TINLEYPARK.ORG

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):

~~The Fire Department desires to demolish the existing building and construct a new 1-story brick fire station with a surface parking lot.~~

B. Property Information:

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

Property Owner(s): Village of Tinley Park
Mailing Address: 16250 S. Oak Park Avenue
City, State, Zip: Tinley Park, IL 60477

Property Address: 7825 167th Street
Permanent Index No. (PINs) 27-24-319-024;002;003;004,001,026,027
Existing land use: R-4 Fire Station with surface parking lot
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District : R-4
Requested Zoning District: R-4 with Special Use to permit a fire station

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

Yes ☐ No ☒

If yes, identify the proposed use: Construct a 1-story brick fire station

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):

~~Reduction in building setbacks~~

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]

Signature of Applicant

12/13/18
Date

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: Village of Tinley Park-Fire Department

Mailing Address: 16250 S. Oak Park Avenue

City: Tinley Park State: IL Zip: 60477

Day Phone: [REDACTED] Evening Phone: _____

Cell Phone: _____ Fax Number: _____

Email Address: _____

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).

Site Variations and landscape waivers to construct a new 1-story 10,000 square foot fire station with a parking lot

PROPERTY INFORMATION

Street Address: 7825 W. 167th Street

Owners: Village of Tinley Park

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

Front and corner side yard setback variations; landscape waivers from required buffer yards; drive aisle width and parking stall length variations

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)

The site has some physical constraints such as flood plain and existing structures surrounding it that do not give us flexibility to meet all code requirements.

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: 12-28-18

Printed Name: Kimberly Clarke

OFFICE USE ONLY:

Current Zoning on Property R-4 Present Use Fire Station

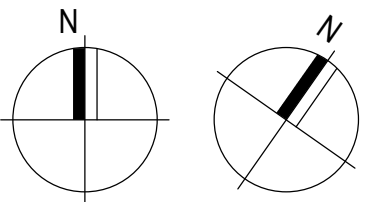
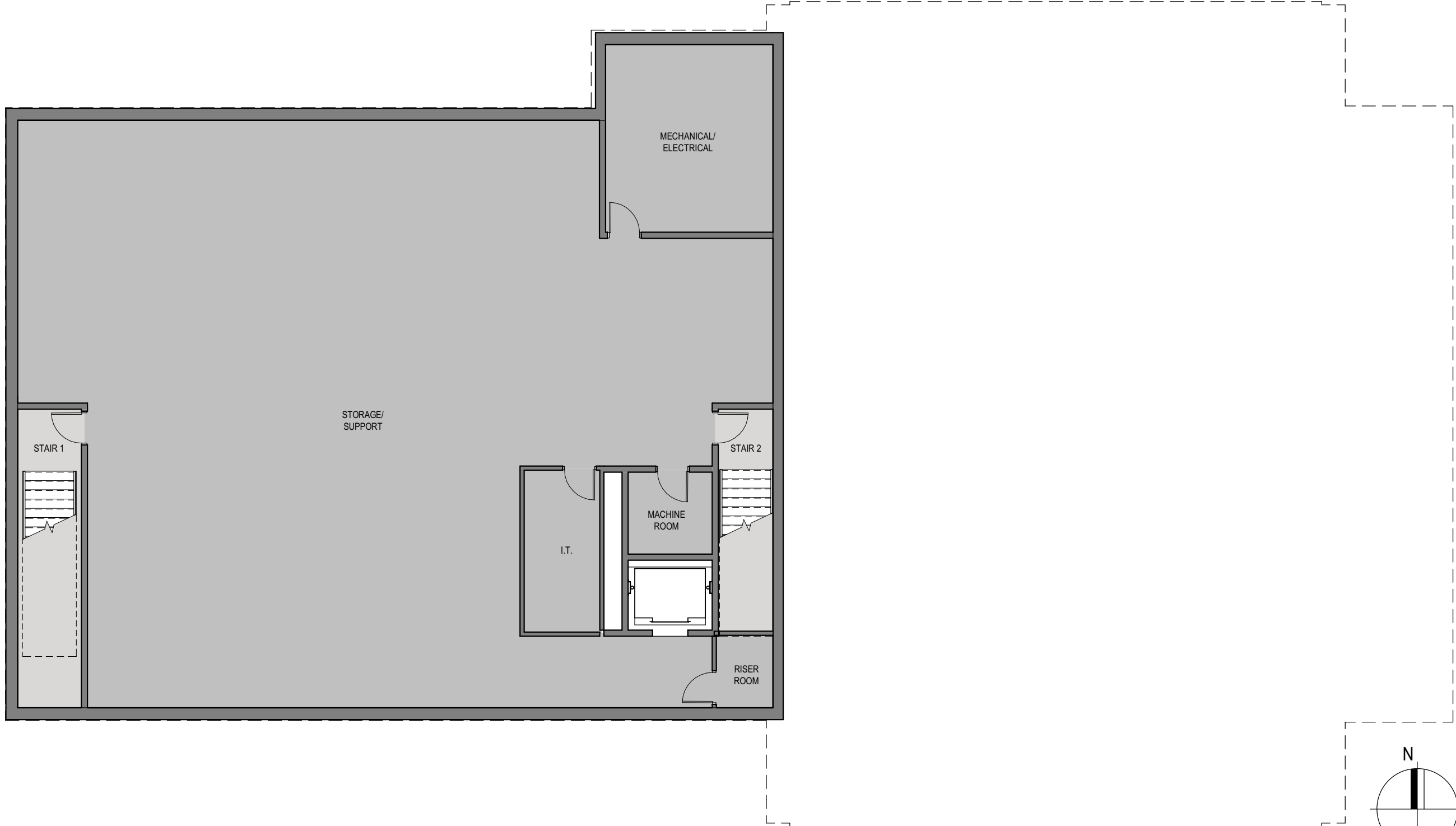
Notes

VILLAGE OF TINLEY PARK



	PROJECT NORTH	TRUE NORTH
FIRST FLOOR:	10,000 SF	11/29/18
BASEMENT:	4,800 SF	18-2533.01
MEZZANINE:	480 SF	SCALE: 3/32" = 1'-0"
TOTAL:	15,280 SF	

VILLAGE OF TINLEY PARK



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FIRST FLOOR:	10,000 SF	11/29/18
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VILLAGE OF TINLEY PARK



11/29/18

18-2533.01

VILLAGE OF TINLEY PARK



