AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION

June 20, 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 June 06, 2019 Regular Meeting

Item #1 **WORKSHOP/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 recommending the Village Board grant Variations from the Zoning Code, Final Plat Approval and a Special Use Permit to allow Accessory Residential Uses where street-level commercial is required to the Petitioner, Vince Tessitore on behalf of VIN Properties LLC, to construct an approximately 60,300 square foot five-story mixed-use development consisting of 39 residential apartments and over 4,500 square feet of commercial space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

Item #2 **PUBLIC HEARING: LIGHTING STANDARDS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider a Text Amendment to amending Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements in residential, commercial and industrial zoning districts.

Item #3 **PUBLIC HEARING: MASONRY REQUIREMENTS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

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

June 6, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 6, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners:	Tim Stanton, Acting Chairman Lucas Engel Garrett Gray Angela Gatto Eduardo Mani – Arrived at 7:13 pm MaryAnn Aitchison Stephen Vick
Absent Plan Commissioner(s):	
Village Officials and Staff:	Kimberly Clarke, Dan Ritter, Senior Planner Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for June 6, 2019 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the May 2, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER ENGEL, to approve the minutes as presented. COMMISSIONER GATTO noted Chairman Shaw was referred to in error, he was not at the meeting. The revised minutes were approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved as revised.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 6, 2019 REGULAR MEETING

Item #1 **WORKSHOP: LIGHTING STANDARDS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT**

Consider a Text Amendment to amending Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements in residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners:	Tim Stanton, Acting Chairman Lucas Engel Garrett Gray Angela Gatto Eduardo Mani MaryAnn Aitchison Stephen Vick
Absent Plan Commissioner(s):	
Village Officials and Staff:	Kimberly Clarke, Community Development Director Dan Ritter, Senior Planner Barbara Bennett, Commission Secretary
Guests:	None

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff has proposed a draft Text Amendment to the Performance Standards that regulate glare for multi-family, commercial and industrial districts. The amendment would establish different lighting levels and lighting design elements for new or redeveloped properties.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

Over the past several years, the Village has experienced many of its older commercial and industrial properties redevelop. In addition to redevelopment, code enforcement deals with "nuisance" light complaints on a regular basis. Staff does not have anything within the code to support any requirements for different lighting levels or the incorporation of lighting design elements for new or redeveloped properties. Many communities regulate lighting within their nonresidential corridors because it can have an effect on the overall aesthetics of a corridor and impact the public comfort and general welfare. Staff has noted there is a very minimal lighting glare regulation which is just a footlight candle on the property line. There is no other standard to address how a light fixture is mounted and has an exposed bulb that creates glare. Staff has some suggested language to consider that would assist developers and businesses as they come into the Village to give them some concrete standards and meet the lighting standards of today.

Ms. Clarke displayed a photo of a shopping center showing examples of glare. The lights are sag lights that are now going away because of LED lighting. There are ways to have better sight lighting that will not create glare and a nuisance to the eyes. Ms. Clarke displayed an example of an exposed light and another light that is a fixed light above the door shining directly down for security and the light does not spill out causing glare. In the proposed text, these are things that will be articulated clearly and staff will be able to use this to regulate lighting for permits or new construction. The lighting should be more uniform with no glare spilling out. The light should be contained on the site. The proposed text will create some cohesiveness of lighting by requiring average light levels that will be established for the site. The intent is to reduce light pollution.

The recommendation is to establish zones, create low-intensity areas and recognize there are different lighting needs. Car dealerships are unique users, staff recognizes that it cannot be too restrictive as their product is out and needs to be highlighted. There will also be a pre-curfew light levels during regular business hours and a post-curfew light level after business are closed. This will be the new light standard with specific regulations further defining a photometric plan and what is required.

Staff has a proposed Text Amendment in the staff report for review. The items have been further defined and definitions have been included.

PLAN COMMISSION ACTING CHAIRMAN STANTON asked for comments from the Commissioners.

COMMISSIONER GRAY inquired about the height of the lighting and how this meets up with shopping centers in the area. Ms. Clarke replied staff wanted a standard for the code and would not force changes. This is not currently specified in the code. Staff recognizes that older shopping centers would have leeway and would not be required to change everything at once.

COMMISSIONER MANI inquired if staff would require the International Dark Sky Association requirements. Ms. Clarke replied this ordinance would not be as restrictive as the Association's rules. This would be a step towards it.

The Public Hearing is scheduled for June 20, 2019.

PUBLIC COMMENT

Mr. Zomparelli inquired if the Village would be monitoring the type of light bulbs that could be used. Ms. Clarke replied that any time there is a new development a light plan is required. The lighting has to be regulated so it does not affect adjacent properties or roadways. This will assist in providing the light plan.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 6, 2019 REGULAR MEETING

Item #2 WORKSHOP / APPROVAL: INNOVATIVE DECKS – 6926 183RD STREET
SITE PLAN APPROVAL

Consider granting Site Plan approval to the Petitioner, Ken Zomparelli on behalf of Innovative Decks, to permit a 1,224 square foot second detached garage and attached lumber rack to replace an existing residential shed on the property located at 6926 183rd Street in the NF (Neighborhood Flex) Zoning District.

Present were the following:

Plan Commissioners:	Tim Stanton, Acting Chairman Lucas Engel Garrett Gray Angela Gatto Eduardo Mani MaryAnn Aitchison Stephen Vick
Absent Plan Commissioner(s):	
Village Officials and Staff:	Kimberly Clarke, Community Development Director Dan Ritter, Senior Planner Barbara Bennett, Commission Secretary
Guests:	Ken Zomparelli, Petitioner

DAN RITTER, SENIOR PLANNER gave a presentation as noted in the Staff Report. This is a Site Plan approval to permit a second 1,224 square foot detached garage and attached lumber rack to replace an existing residential shed at Innovative Decks at 6926 183rd Street. This project complies with all Legacy Code setback and development requirements for commercial accessory structures. The Site Plan for the layout and design of commercial and mixed-use properties require approval from the Plan Commission. A final decision on the Petitioner's Site Plan is made at the Plan Commission if there are no associated zoning requests.

A replacement garage and a lumber rack extending from the existing garage were started without a permit and currently exist on the property. Inspectors caught this work being completed without a permit and stopped work in April 2019. As currently constructed, these structures do not comply with the Legacy Code's setback and exterior material requirements. The existing structures will be required to be removed by July 5, 2019 and a double permit fee assessed due to working without a permit. Staff notes that the property file for this location indicates a history of construction without permits or approvals.

The site is zoned NF (Neighborhood Flex) and is in the Legacy District. To the east and west are unincorporated properties. To the north is Central Middle School. To the south is Millennium Lakes, a townhome development that is R-5. Accessory structures on commercial and mixed-use properties are permitted within "Parking Zones". In the NF Zoning District the Parking Zone is the rear yard of the property and not closer than 5 feet to the property line. There are no limits to the number of or size of commercial accessory structures in the Legacy Code or Zoning Code.

The replacement structure will be considered a second garage for additional storage. The garage will be 24' X 36' and the lumber rack will be 10' X 36'. The proposed garage and lumber rack are being constructed entirely of masonry to avoid fire

sprinkler requirements. The exterior brick will match the existing detached garage in color and texture. Brick is a permitted material in the Legacy District for principal and accessory structures. The proposed garage will be behind the existing garage with a driveway leading to it.

No parking changes are proposed. No landscaping changes are proposed with the site plan. There are current deficiencies to the private property landscaping and buffer yards required by the Legacy Code that the Commission can address if they believe it is warranted based on the proposal.

PLAN COMMISSION ACTING CHAIRMAN STANTON asked for comments from the Commissioners.

COMMISSIONER MANI inquired about the landscaping deficiencies. Mr. Ritter replied there was additional landscaping is required in the bufferyard setbacks and the interior of the site, however this area is not visible to the public. The frontage visible to the public has a good amount of landscaping.

COMMISSIONER GATTO inquired if there were any complaints regarding this property. Mr. Ritter replied he is not aware of any.

COMMISSIONER GRAY inquired why Mr. Zomparelli would not obtain a permit to build the garage when he had already been through the same process of not getting a permit just a couple years ago. Mr. Zomparelli replied the building was already there and there was a rodent and snake infestation in the building that he was trying to get in control. After getting to the problem he realized the floor of the building was rotten and that was when he decided to take it down. He was trying to solve a problem quickly. At the time he did not know the extent of the problem. During this time the inspector rolled up and now he has to put in a trenched foundation and the brick exterior to the cost of $30,000.00. The previous garage that was built had to have a sprinkler system in it to the cost of $200,000.00. This was a storage building that was already there.

COMMISSIONER GATTO noted Mr. Zomparelli should be aware of the permit requirement as he is also in business and he is aware of the code requirements. Mr. Zomparelli replied he has done a lot for this Village. He is just trying to survive as a businessman.

COMMISSIONER GRAY noted he has owned the property since 1990 and there is a list of improvements done without permits.

Ms. Clarke noted that the applicant preferred the brick construction on the proposed garage because it will eliminate the code requirement for the structure to be sprinkled. Mr. Zomparelli showed photos of the current back yard landscaping.

Mr. Ritter noted there is also a recommendation to remove the unpermitted accessory structure no later than July 5, 2019. A permit was still required prior to construction.

A motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Ken Zomparelli of Innovative Decks, Site Plan Approval to construct a second detached garage with a lumber rack on the mixed-use property at 6926 183rd Street in the NF, Neighborhood Flex Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions …

1. All unpermitted accessory structures shall be removed by no later than July 5, 2019.
2. The accessory structure shall be entirely constructed with masonry and all exterior brick shall match the existing detached garage in color and texture.
3. All equipment and materials shall be stored in approved structures or locations only as indicated on the approved site plan.

AYES: MANI, GRAY, GATTO, VICK, AITCHISON, ENGEL AND ACTING CHAIRMAN STANTON

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion unanimously approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 6, 2019 REGULAR MEETING

Item #3 <u>WORKSHOP:</u> MASONRY REQUIREMENTS FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS – TEXT AMENDMENT

Consider Text Amendments amending Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial zoning districts.

Present were the following:

Plan Commissioners:	Tim Stanton, Acting Chairman Lucas Engel Garrett Gray Angela Gatto Eduardo Mani MaryAnn Aitchison Stephen Vick
Absent Plan Commissioner(s):	
Village Officials and Staff:	Kimberly Clarke, Community Development Director Dan Ritter, Senior Planner Barbara Bennett, Commission Secretary

KIMBERLY CLARKE, COMMUNITY DEVELOPMENT DIRECTOR gave a presentation as noted in the Staff Report. Staff is currently working with a consultant to update the Tinley Park Comprehensive Building Code. As part of the process, certain sections of the code have been identified that are not typically addressed in a building code. One of these is regulating certain building materials for aesthetic purposes. Municipalities have the authority to regulate aesthetics in order to protect the character and maintain the stability of residential, business, and industrial areas within its boundaries. Specifically, communities often adopt regulations requiring certain materials for new construction that require products such as face brick, glass or stone yet can prohibit materials such as cinder block, metal or vinyl. Historically, Tinley Park has required masonry construction on all building types to varying degrees. Residential properties require first floor masonry; non-residential properties require a certain percentage of masonry depending on its size.

The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Staff noted that the masonry requirements need to be removed out of the Comprehensive Building Code and into the Zoning Code to allow for improved efficiencies for granting Variations.

The Village adopted Ordinance 2001-O-028 which amended the Tinley Park Comprehensive Building Code to require the exterior wall of all commercial building to be constructed of face brick, decorative stone or other approved masonry products. It was later amended in 2007 and expanded upon the districts in that it created a chart based on the square footage. This put you in a category based on how much face brick was in place. This is the requirement as of today. The chart is noted in the Staff Report.

When this was first adopted in 2001 it was at a time that the Village did not mandate the buildings should be sprinkled so that masonry construction was the way to enhance the fire concerns, but not require the buildings to be sprinkled. It would

be a good time to consider alternative construction materials. In some of the large industrial buildings, it is not economical to require face brick.

Staff recognizes there are now many alternative materials being used that make more sense specifically with large industrial buildings. It is recommended that the regulations for masonry construction listed in the Comprehensive Building Code be removed and adopted within the Zoning Ordinance. In Addition, Staff is recommending the Plan Commission discuss additional building material requirements for industrial and office uses and guidelines. Stone could be considered an optional material rather than just face brick. Staff is recommending the Commission consider limiting masonry requirements for light industrial uses with a size threshold. Staff recommends maintaining the masonry requirement for commercial and office uses with consideration of including a size threshold.

Comparisons from other Villages are included in the packet for review. The Legacy Code gives some alternative materials.

Ms. Clarke displayed photos of some of the industrial buildings along 355 and I-80. Other features can be used to make the buildings more attractive and more economical. Landscaping can also be used to create the aesthetics the Village is looking to accomplish in these business parks. Staff would like to come back to the Plan Commission to further discuss potential design guidelines for industrial and office uses. Staff would also like to consider eliminating or reducing brick requirements on larger scaled industrial buildings.

The Public Hearing is scheduled for July 20, 2019.

GOOD OF THE ORDER:

Kimberly Clarke, Community Development Director noted:

1. Holiday Inn Application to build on the lot behind Hamada - to the Plan Commission in July with minor Variations.
2. South Street – tweaking incentive agreement on the TIF agreement. Getting Foundation Permit.
3. Bremen – To Plan Commission June 20 for Workshop/Public Hearing– Stalled with incentive, hoping Village Board will approve.
4. Dan is working on the new Fee Schedule – Workshop/Public Hearing June 20 – One central location in the municipal code.
5. Plaza – Infrastructure held up due to weather. Brick pavers down in a few weeks.
6. Banging Gavel – working thru plans. Village working on the streetscape plan.
7. SIP is under construction.
8. Short Term Rental on hold until after Public Safety Committee discussion on June 11th.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

Mr. Zomparelli thanked the Plan Commission for approving his building. Commended the Village for getting the sidewalk in on 183rd Street. It would be helpful to complete the sidewalk that goes to the school. It drops the kids in the ditch. Unfinished project for about 10 years. He will be in touch to get his permit within the next couple days.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER GRAY, seconded by PLAN COMMISSIONER VICK to adjourn the Regular Meeting of the Plan Commission of June 6, 2019 at 8:21 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

June 20, 2019

PUBLIC HEARING: Bremen Station

6775 South Street



Petitioner
Vince Tessitore, Manager
VIN Properties LLC

Property Location
6775 South Street

PIN
28-30-415-004-0000

Zoning
DC (Downtown Core)

Approvals Sought
Special Use Permit
Site Plan Approval
Variations
Final Plat Approval

Project Planner
Daniel Ritter, AICP
Senior Planner

EXECUTIVE SUMMARY

Consider granting Site Plan Approval and recommending that the Village Board grant the petitioner, Vince Tessitore on behalf of VIN Properties LLC, Final Plat approval, a Special Use Permit to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct an approximately 60,300 square foot five (5) story mixed-use development called Bremen Station. The proposal consists of 39 residential apartments (20 one-bedroom & 19 two-bedroom) and over 4,500 square feet of retail space for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

The project includes the vacation of approximately 2,157 square feet of right-of-way (ROW) that will be deeded to the developer and consolidated as a single lot with their property for this development. The mixed-use building will include interior covered parking, improvements to the sidewalks and streetscape and a private outdoor dining patio for the tenant space that is expected to be utilized for a restaurant. The mixed-use building is consistent with the vision of the Legacy Plan and Transit Oriented Development (TOD) principals by providing residential density near mass transportation. Through these principals, the Village will be able to attract stable commercial uses that will serve residents of the project and the community, thereby contributing to the economic health and vitality of the downtown area and Village as a whole.

The Petitioner has continued to work towards progressing on their plans since the Plan Commission meeting in October 2018. However, the public hearing for this project was delayed due to project financing and the TIF incentive. Since that time, the Village has completed work along South Street that included removing the awkward intersection, realigning the curb and moving utilities. Staff's primary concern at the workshop was with the building's proposed architectural design, which has been revised from previous proposals to incorporate a more attractive and traditional design.

Changes to the October 18, 2018 Plan Commission workshop staff report have been updated in red.

EXISTING SITE & HISTORY

The subject site, 6775 South Street, was previously the location of the Bremen Cash Store (circa 1887). In 2007, the building was approved to be redeveloped and repurposed for a Boston Blackie's restaurant. During the redevelopment, the building was deemed structurally unsafe and was demolished by the developer without Village approvals in 2008. Originally, the developer planned to construct a replica building for the restaurant. The plans for a replica building were never applied for due to the downturn in the economy and the site has been vacant since that time.



Above: Bremen Cash Store circa 2006

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



Above: Original Oak Columns Salvaged from Bremen Cash Store

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

Open Item #1: Discuss the reuse and incorporation of turned oak columns from the original Bremen Cash Store building. The developer has indicated they anticipate to use these on the interior of the commercial space but are waiting to have a specific tenant before deciding specific locations and uses. Staff recommends they also look at utilizing them in the apartment entrance and lobby areas, where they can remain and will not be based on a specific tenant's design preferences.

ZONING & NEARBY LAND USES

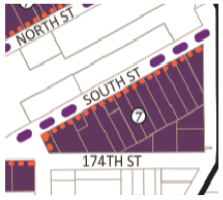
The subject property (outlined in red) is zoned DC (Downtown Core) within the Legacy District. The characteristics of this district are described in the Legacy Code as, "The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady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



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

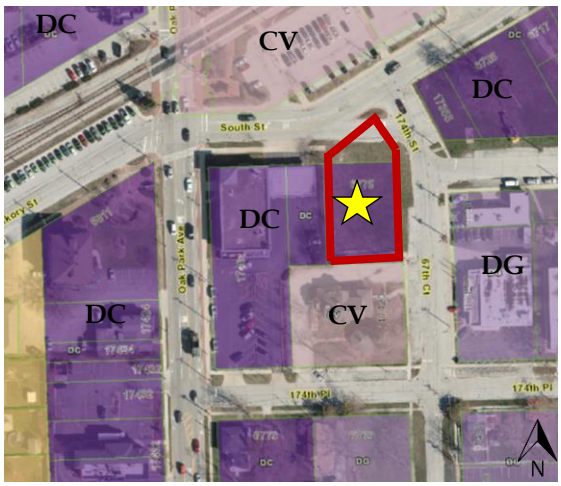
The Downtown Core District allows for varying building heights depending on the specific location. The maximum height ranges from four (4) stories along Oak Park Avenue to seven (7) stories in height for the properties directly to the south (The Boulevard) and north of the train station. South Street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

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



Key

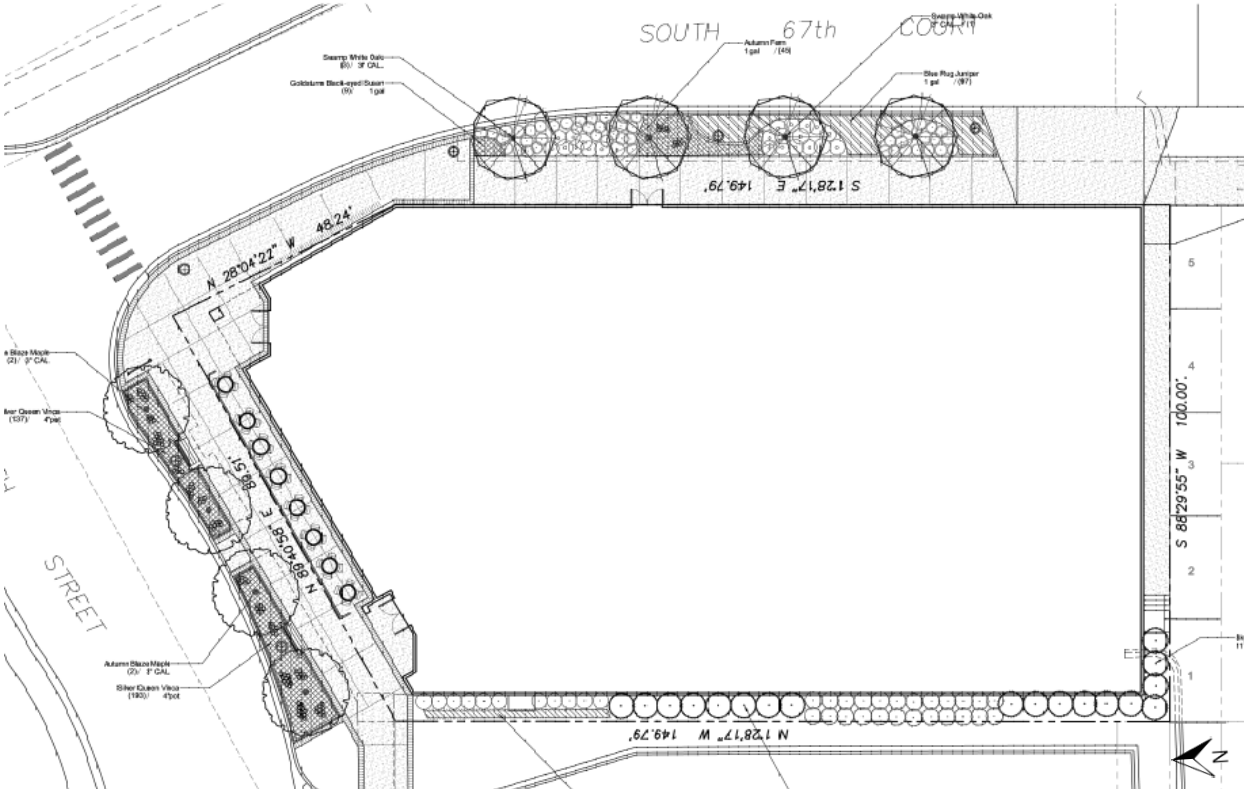
- *Legacy Code* Boundary
- Downtown Core (DC) District
- Corridor Type A
- Corridor Type D
- Proposed *Legacy Plan* Alley
- Street Level Commercial Required
- (#) Allowable Building Height



SITE PLAN

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

~~***Open Item #2: Discuss a Variation to permit one (1) two-bedroom apartment to be 945 square feet instead of the 1,000 square foot minimum required by code.***~~ Few concerns were expressed by the Commission with the apartment size Variation due to being only one (1) unit and a preference to have a slightly smaller two-bedroom unit instead of an additional one-bedroom.



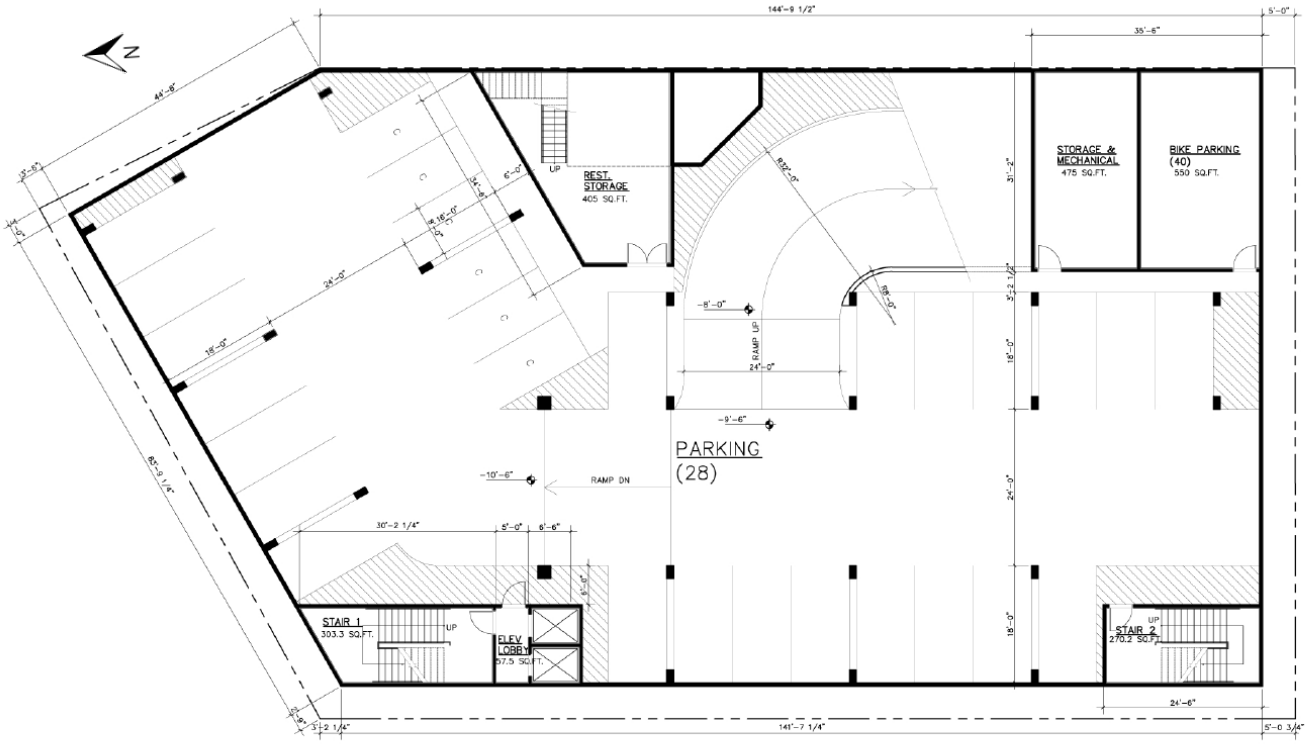
Above: Streetscape and Site Plan

The building will have an underground enclosed parking garage with a portion of the garage occupying 5,530 square feet of first-floor space south of the proposed restaurant space. The garage includes 41 resident parking spaces (33 standard, 6 compact, 2 ADA). For approval and comparison purposes, the plans include two (2) ADA spaces. However according to the state's accessibility coordinator, unlike a commercial parking lot, these tenant-only spaces do not follow typical Illinois Accessibility Code requirements and instead would fall under the Fair Housing Act. Thus these accessible spaces are only required to be installed if requested by a resident. The two (2) ADA spaces can be used as four (4) traditional parking spaces in the meantime and would increase the total parking to 43 spaces. For planning and parking requirement purposes, these are shown as ADA spaces to ensure that parking minimums are met if the spaces must be converted.

Other uses of the basement area include resident bike parking, building storage, restaurant storage, mechanical equipment, stairwells, and elevators. The first floor will include a trash area and receiving area for the restaurant and resident garbage chute area. The applicant's anticipated construction timeline has been revised to start construction in spring 2020 and completing the project by spring/summer 2021.

A seven foot (7') wide outdoor dining space has been included along the South Street frontage for use by the restaurant tenant. This dining area will be located entirely on private property. The outdoor dining area will be delineated from the right-of-way by a three-foot (3') high fence/railing matching in material and style to the residential balcony railings elsewhere on the building. The Legacy Code permits a private frontage to have a dining alcove extend up to 50% of the frontage width. This proposed dining alcove will extend the entire width of the South Street frontage and would require a setback Variation to extend the entire building frontage. The result is that the first floor of the building is set back as much as 7.8 feet (7.8') instead of the maximum of five feet (5') that is permitted by code. Staff supports the proposed outdoor dining design which allows the restaurant to have a larger and more practical outdoor dining area along South Street. It also avoids sharp façade changes that a dining alcove can cause on a relatively short building frontage.

~~Open Item #3: Discuss a Variation to permit the front yard building setback to be a maximum 7.8 feet to allow an outdoor dining area to be placed the entire length of the South Street frontage instead of a maximum of 50% of the frontage.~~ It was noted that the lot was relatively short in width and there was a preference to have a more usable outdoor dining space that spans the full length of the frontage.



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

Since the last meeting the Village has completed work along South Street by moving utilities and realigning the street and curb in preparation for a project on this site. The image below reflects the new site layout.



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

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

~~***Open Item #4: Discuss a Variation from the required public frontage buffer width of seven feet (7') for approximately 60 feet (60') in length along 67th Court, where no buffer area is proposed between the sidewalk and roadway***~~. The Plan Commission had few concerns about the Variation due to the unique shape and layout of the proposed lot and limited alternatives that did not include shrinking the proposed restaurant space.

~~***Open Item #5: Discuss a Variation for required on-street parking spaces along South Street as required in Corridor Type D.***~~ The Plan Commission did not indicate many concerns about the proposed on-street parking Variation. It was noted the proposed development was small in width and on a shorter block as well. The development is also relatively close to the intersection of South Street and Oak Park Avenue, which may not be the best location for on-street parking from a traffic-safety perspective. The on-street public parking proposed around The Boulevard at Central Station project can be used by customers and guests of this development, as well as the Metra lot directly adjacent to this property that is open to the public after 10:00 am. The premise behind Transit oriented Development (TOD) de-emphasizes dependency on automobile ownership in favor of mass transportation.

~~Open Item #6: Final streetscape plans are being designed and shall be incorporated into the proposed plans prior to permitting. Staff recommends this be a condition of approval.~~ The Plan Commission agreed this was an acceptable condition of approval to ensure all of the new developments had a cohesive streetscape design.

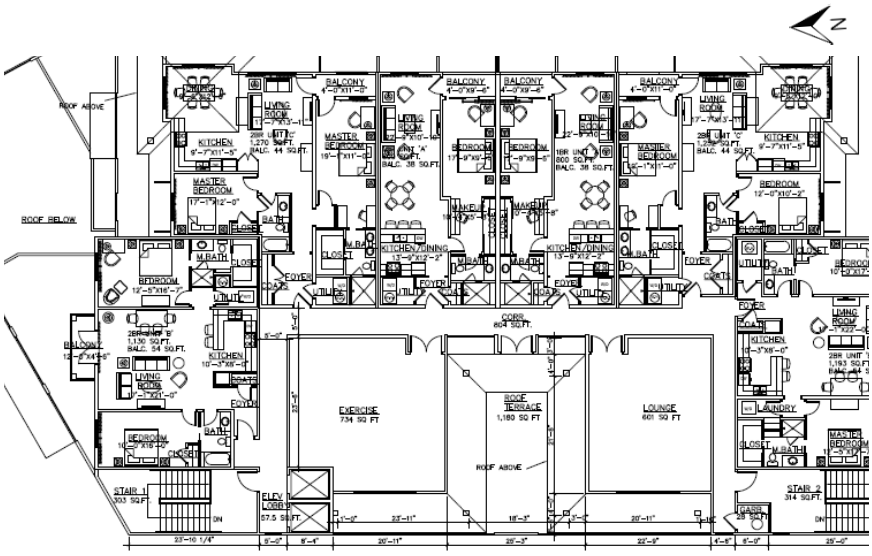
The proposed Bremen Station development will result in the removal of a fence and some parking spaces currently used by the Tinley Park – Park District's Vogt Visual Arts building. While this parking encroaches onto the subject property, Staff recommends that the Petitioner work with the Tinley Park – Park District and ensure that their site is repaired effectively and that it does not disrupt their operations. The petitioner has indicated they have talked with the Tinley Park – Park District and have a tentatively agreed upon plan to repair and stripe five (5) parallel parking spaces on the Vogt Visual Arts property. There will be a minimum 6" barrier curb between the Bremen Station sidewalk and the parallel parking spaces on the Vogt Visual Arts building to act as a curb stop and separation between pedestrians and vehicles. The petitioner has indicated they agree with this and will address it in their final grading plans. Staff has recommended a condition be placed on the site plan approval that a minimum six inch (6") grade difference is maintained between the Park District parking and the Bremen Station sidewalk.

~~Open Item #7: Formal correspondence and approval from the Tinley Park – Park District has not been submitted indicating they understand the proposal and agree with the proposed five (5) parallel spaces to be replaced on the Vogt Visual Arts property by the Petitioner.~~ The Petitioner has had correspondence with the Tinley Park – Park District and came to a tentative agreement and plan to repair their site and replace parking to be parallel. The final plans for this work will be required to be submitted with the building permit approval.

~~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.~~ A 6" barrier curb and grade difference will be used between the Bremen Station walkway and repaved parallel parking spaces on the Vogt Visual Arts Building. This will be addressed on the final grading plans.

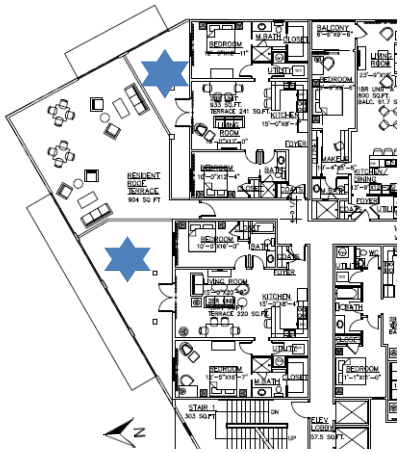
FLOOR PLANS

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



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

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

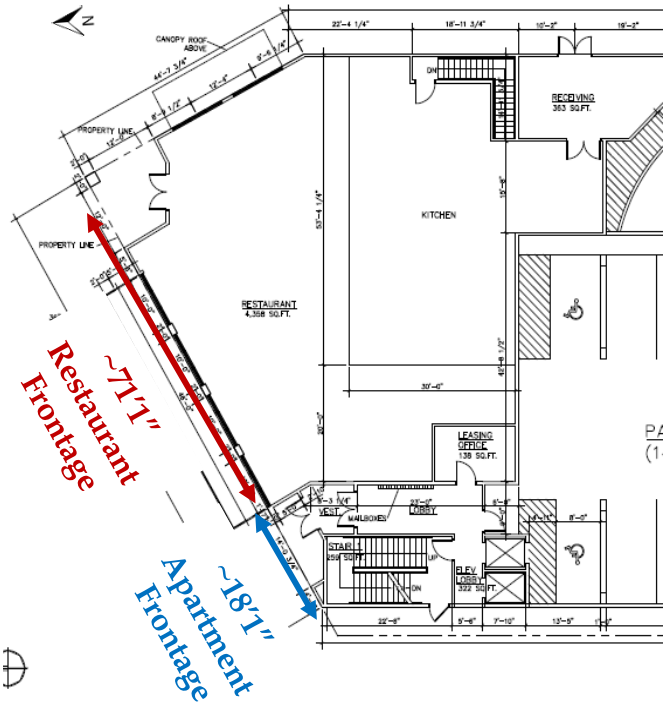


Above: Second floor, private fenced patio areas (blue stars) next to the shared rooftop terrace.

~~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.~~ The Commission did not have concerns about the balconies encroaching at the rear of this property towards the Vogt Visual Arts building due to no alley requirement or drive aisle access.

~~Open Item #10: Discuss Variation to allow floors 2-5 to be setback 44' instead of the permitted maximum of five feet (5').~~ The Variance only applies to the portion of the building that extends into what is currently right-of-way. The design helps create a visually appealing commercial space, while also preserving a consistent setback down South Street's frontage. The property is a unique shape and size and the proposal still seems to meet the intent of the codes by creating peak density in the Downtown Core and a "street wall that creates an intriguing urban environment".

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



~~Open Item #11: Consider the proposed location of the apartment entrance vestibule, lobby, and leasing office. Consider alternative location off of the 67th Court frontage~~. The Petitioner indicated they believed the small amount of frontage for the apartment entrance was useful for their branding. It is also the most logical point for a primary entrance and is affected by the stairwell locations for fire code ingress/egress requirements. The Commission noted this was a relatively small portion of the street frontage and was tastefully designed to tie into the restaurant's frontage.

The proposed on-site leasing office is a small 138 square foot space that is expected to be used as an appointment only office. However, if there is an on-site office regardless of how often it is used, a bathroom is required to meet the applicable plumbing codes. Sharing a restroom with the restaurant is not an acceptable solution as the spaces may

have different uses, hours of operation and can change ownership. If the office is to remain, a bathroom will need to be installed. While an on-site leasing office is preferred, due to the size of the development, it may not be needed. If it is determined the on-site office is not needed, the resulting space could be utilized as a package delivery/storage area for residents or incorporated into the restaurant space.

~~Open Item #12: Consider if an on-site leasing office is necessary for the proposed development. If the on-site office is maintained, a restroom will need to be added.~~ Through discussion at Plan Commission, it was agreed upon that this area was best used for package delivery and storage for residents due to the increased use of package and grocery delivery services. Due to the low number of rental units, the management company would be off-site and would meet on-site by appointment with existing or potential future tenants.

ACCESS

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

Staff has safety concerns with vehicles exiting the development and their potential conflict with pedestrians. There is decreased visibility and blocked sightlines due to decreased setbacks typical in downtown and transit-oriented developments (TOD). The chance for conflict is often mitigated with a combination of flashing lights, audible sounds, signage, and mirrors used by to warn both the vehicle and pedestrians.

~~Open Item #13: Clarify and submit information on how conflicts between vehicles exiting from the garage and pedestrians using the sidewalk will be limited.~~ The petitioner has added additional windows on the first floor, including by the garage door that would allow for increased visibility. The Petitioner also indicated at the meeting that a flashing light would be used by the sidewalk and included in final plans. It was agreed that any type of audible sounds would not be used.

LOADING & TRASH

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

Open Item #14: Clarification of the loading and receiving operations and truck locations for the restaurant and residents. Indicate truck locations and adequate right-of-way widths being maintained. The Petitioner has indicated that loading would primarily happen inside the building or along South Street during non-peak hours. They have indicated they are aware of the downtown events and morning/evening traffic that will need to be worked around. This will need to be further coordinated with the restaurant operator once one is identified. A condition has been required that requires loading and garbage operations to happen in a manner that will not cause safety concerns or align with adjacent street or parking lot entrance/exit.

Resident garbage collection will be funneled to an enclosed room on the first floor of the parking garage. Garbage trucks will have access through the main garage door but it is unlikely a garbage truck will be able to back in or maneuver the space. Garage ceiling heights may also not be adequate for a garbage truck to operate. A truck entering the garage may also cause issues with other vehicles trying to enter or leave the parking garage while a garbage truck is on-site. In addition, no separate trash area is indicated for the restaurant space and appears to be

sharing the resident garbage area. There is no access to the parking garage from the restaurant and based on the current plan, an employee will need to exit the building and walk down the 67th Court sidewalk, into the garage and then into the garbage area to empty the trash. This is further complicated by weather conditions and also presents security and littering possibilities. If the garbage area is utilized by both residents and the commercial space, staff also has concerns about the proposed size of the space which is unlikely to hold more than one (1) dumpster which can easily fill up between pickups and on weekends. Due to the lack of an alley or drive-aisle on the site, there are no alternative locations for dumpster storage and the use of a public sidewalk for trash pickup is not an acceptable solution.

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

~~***Open Item #15: Clarification of the on-site garbage pickup operations. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and clarification that a garbage truck can maneuver the space as proposed.***~~ The Petitioner spoke with the operations staff at Tinley Park/Homewood Waste Disposal Service. They indicated that the primary location for garbage pickup would be along 67th Court where there is a door to the garage and restaurant garbage area. Dumpsters and garbage cans would be stored inside at all times and then rolled out and back in by the waste disposal company. The requirement for roller dumpsters limits the size of the dumpsters and that may require more frequent pickups based on the amount of waste.

ARCHITECTURE

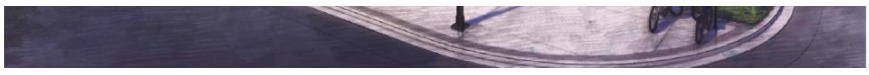
The Petitioner has used staff and Commission feedback to revise the plans to accomplish a balanced architectural design that incorporates a modern appeal but also some traditional aspects to the building that help to tie it to the downtown's existing urban design characteristics. The designs were adjusted based upon feedback from the Plan Commission workshop and additional staff review comments.

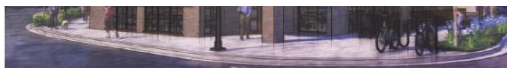
After/June 2019











The Legacy Code requires a minimum of 75% of all facades and roofs exclusive of glazing shall be comprised of brick, stone & fiber cement siding. Accent material can have a maximum of 25% of concrete panels and decorative block.

The proposed building will be constructed of a combination of face brick, Hardie cement panels, stucco, and synthetic molding/trim. The primary material used will be face brick and comprises of anywhere from 75% to 80% of the overall material, depending on the specific elevation, and is in compliance with Code requirements.

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

~~***Open Item #16: Revise plans so that the metal canopy along 67th Court only encroaches a maximum of five feet (5') into the right-of-way.***~~ The canopies have been revised to meet Legacy Code setback requirements.





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

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

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

~~***Open Item #17: Discuss concerns with the large expanses of brick along the first-floor west, south and east elevations.***~~ Per the Plan Commission workshop discussion, exterior elevations were revised to utilize a lighter-color large masonry veneer. This will create some alternative color and texture on the façade. Windows have been added where possible on the east and south facades. The west façade has been kept primarily masonry due to limited ability for windows. However, that west façade will be adequately screened by landscaping.

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

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



Above: East Elevation looking from 67th Court

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

~~***Open Item #18: Discuss window locations, sizes, and appearance.***~~ Window design and locations have been increased on all floors of the building.

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

Before/October 2018



Above: October 2018 West Elevation Looking from Oak Park Avenue/Citi Bank

After/June 2019



Above: June 2019 West Elevation Looking from Oak Park Avenue/Citi Bank



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

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

~~Open Item #19: Discuss any improvements to the overall architectural design of the building that could be made to make it more architecturally appealing. Staff suggests the architect look at different ways of creating a softer and more inviting design that ties into the downtown.~~ Following discussion at the Plan Commission workshop, a number of aspects were improved or changed based on the feedback received including additional window locations and using a different first-floor masonry material/color than the rest of the building. The Petitioner explored ideas for an architectural or design element at the corner of the rooftop but preferred the visual appearance without it.

BUILDING HEIGHT

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

~~Open Item #20: Discuss the Variation to permit the building to be five (5) stories instead of the maximum of four (4) stories.~~ The Plan Commission did not indicate any concerns with this Variation request during the workshop. It was understood that this parcel is a transition parcel from The Boulevard development to Oak Park Avenue and does not front Oak Park Avenue. The fifth story helps to accommodate the space needed for a restaurant, interior parking and allow for a minimum number of residential units to generate enough to pay for the project and apartment amenities. Additionally, the fifth story being stepped back creates a more attractive and less dominating design. Due to the roof and parapet design, the overall height will only be 4-5' taller than The Boulevard development.

LANDSCAPE

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

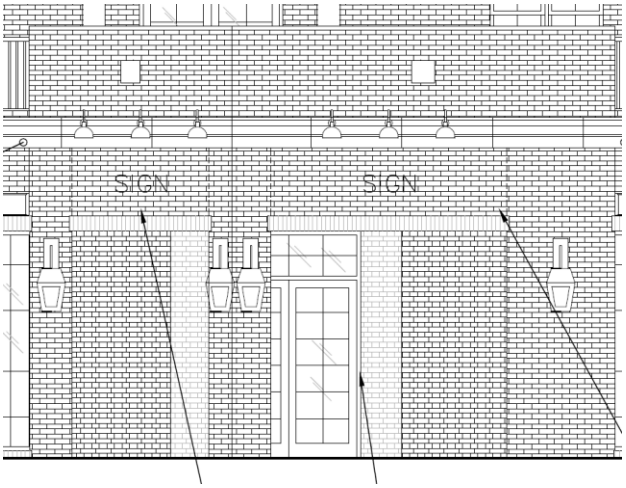
The proposed streetscape is an example of what the Village may like to see in regards to landscaping, trees, benches, and streetlights. However, streetscape plan details for the downtown are currently being designed by a Village consultant. Staff has recommended that the landscape and site plans be subject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

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

Open Item #21: Discuss plantings on west façade and maintenance concerns. Increased diversity of species and visual appearance is encouraged. These plantings will be visible from portions of Oak Park Avenue and are helping to buffer the parking garage wall. Staff still recommends that the petitioner propose a greater diversity of planting species and design along the west façade beyond Arborvitae and Wintercreeper. Changes to diversify the plant species has been added as a recommended condition.

SIGNAGE

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



~~Open Item #22: Discuss the need to provide a Unified Sign Plan and ensure signage styles and design is kept consistent within the development~~. The Plans were revised to add more specific language about the type and style (back-lit channel letters/logo) of all wall signs on the building. Other aspects of the signage such as size and lighting would be determined by the Legacy Code's requirements. A recommended condition was added to the approvals requiring that this proposed Sign Plan be complied with going forward.

PARKING

The Downtown Core District does not require parking for street-level commercial uses. However, it does require one (1) enclosed space (located within, or attached to, the building envelope) for each residential unit. The proposed project provides the required amount of residential parking spaces. The Site Plan proposes to create 41 parking spaces located within the building envelope. There are 33 standard size spaces (9'x18'), six (6) are proposed as compact spaces (8'x16') and two (2) spaces have been designed for accessible parking needs. Even though the developer is meeting the required minimum number of parking stalls, staff is concerned whether a near 1:1 ratio will be adequate for the residents who may need parking for more than one (1) car or for an overnight guest. No on-street parking adjacent to this development is being proposed as required by the public frontage requirements. This limits the ability for guests, customers, employees in the site to park proximate the site. It should be noted that the Village restricts street and public lot parking from 2-5 am which could further limit parking for guests.

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

~~***Open Item #23: A Variation will need to be granted to reduce the size of six (6) 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.***~~ With only six spaces being reduced, there were not many concerns with the compact spaces. Further, the spaces would be assigned and thus reduce concerns about vehicle damage or difficult parking situations.

Open Item #24: Discuss spaces to be easily converted to electrical vehicle charging locations. The petitioner did not address this in their updated plans but did state during the workshop, their willingness to put in the infrastructure and hardware to be able to make some parking stalls easily convertible to facilitate electric vehicle charging if requested by a resident.

~~***Open Item #25: If any parking concerns remain, the Developer should provide a parking study to support parking needs.***~~ While some concerns remained about the parking ratio, the Commission also noted that the proposal exceeded the required parking minimum and that this was a market choice that the developer was making. The developer noted that they believed this would be sufficient parking for them to rent all of the units. The convenience of the Metra train station as well as ride-sharing and grocery delivery have made car-ownership less of a necessity, especially for their target market.

BIKE PARKING

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

~~***Open Item #26: Staff recommends Site Plan approval be conditioned upon the final number of streetscape bike racks and locations be finalized once the final streetscape plan is completed.***~~ The Petitioner agreed to adjust their plans prior to permitting based upon the Village's streetscape plan that will be coordinated for the multiple developments in the downtown. Recommended conditions were added to the approvals to clarify this going forward.

LIGHTING

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

~~***Open Item #27: Supply all light fixture cut sheets and a final photometric plan needs to be provided.***~~ Specific building and street lighting was supplied and shown below. The final photometric plan will need to be submitted with the building plan.





PLAT OF VACATION AND SUBDIVISION/CONSOLIDATION

The project includes the vacation of a 2,157 square foot triangle shaped portion of the right-of-way and consolidation of that land with the existing private lot. The drafted plats are attached and have been approved by the Village Engineer and Village Attorney.

~~Open Item #28: Discuss Plat of Vacation and Plat of Subdivision/Consolidation.~~ No concerns existed on the proposed plats. It was noted that the Bremen Station property is the only immediately adjacent property. It makes the lot slightly larger and better able to accommodate the required commercial space.

VARIAITONS

1. A one (1) story Variation from Section 2.A.3. (Figure 2.A.2.) of the Legacy Code to permit a five (5) story building instead of the maximum allowable building height of four (4) stories.
2. A 39 foot (39') Variation from Section 2.A.9. (Table 2.A.6.) of the Legacy Code to permit a building setback of 44 feet (44') instead of the required five foot (5') maximum for the second through fifth floors.
3. A 2.8 foot (2.8') setback Variation from Section XII.2.A.9 (Table 2.A.6) of the Legacy Code to permit a 7.8 foot (7.8') front yard setback on South Street where the maximum front yard setback is five feet (5') to permit a dinging alcove to run the entire length of the frontage.
4. A five foot (5') Variation from Section 3.J.2 (Table 3.J.1) of the Legacy Code where a balcony is not permitted to encroach in a required rear yard to permit a setback of zero feet (0') instead of the required five feet (5').
5. A seven foot (7') Variation from public frontage requirements in Section 2.A.7 (Table 2.A.4.) of the Legacy Code along approximately 60 feet (60') of 67th Court to provide a buffer width of zero feet (0') instead of the required seven feet (7').
6. A Variation from the required Corridor Type D standards in Section 2.A.6 (Table 2.A.3) and as depicted in Figure Appendix A.5. of the Legacy Code to allow for the public right of way to exclude on-street parking spaces where they are required.
7. A two foot (2') Variation from Section XII.3.C.4 of the Legacy Code to permit six (6) required parking stalls in the parking garage to be 8' X 16' and designated for compact vehicles instead of the required 9'x18' standard space size.
8. A 55 (55) square foot Variation from Section V.C.2 of the Zoning Code to permit one (1) 945 square foot two-bedroom apartment where the minimum useable floor area for a two-bedroom apartment is 1000 square feet.

SUMMARY OF OPEN ITEMS

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

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

2. ***Open Item #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.***

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

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

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 Mixed-Use Development is permitted in the DC (Downtown Core) Zoning District. The incorporation of the residential entrance/amenities on the first floor requires a Special Use Permit to be granted.

b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The property has been vacant for over ten (10) years with little redevelopment in the immediate area. The project is consistent with the vision of the Legacy Plan and Transit Oriented Development (TOD) principals by providing residential density in close proximity to mass transportation. There will be private parking constructed as part of this development. The property access, lighting, and landscaping will improve the area and are designed to meet the intent of all Village codes.

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 proposed site layout provides access to the internal parking garage on 67th Court. The adjacent right-of-way will be reconstructed and provide for new sidewalks and streetscape improvement that currently do not exist today.

d. That the Site Plan provides for the safe movement of pedestrians within the site.
The proposed development maximizes the buildable footprint of the lot but provides pedestrian connections on the new public sidewalks, private walkway and internal building pedestrian paths.

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.
A Landscape Plan has been submitted that meets the Ordinance requirements. A Streetscape Master Plan has been commissioned by the Village and once approved will be incorporated into Bremen Station's Landscape Plan. The plan provides for landscaping were it is available along the west side. The plan is being revised to add additional diversity to the planting species and a more appealing design.

f. That all outdoor trash storage areas are adequately screened.
Trash locations are inside of the building for both the residents and commercial/restaurant space. Rolling dumpsters will be used so that they can be brought out to the garbage truck and placed back inside the building after being emptied.

ADDITIONAL LEGACY CODE STANDARDS

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

a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
The Legacy Plan calls for maximizing the number of people living within walking distance of the train station and maximizing the building footprints to create an inviting urban environment. The project will have the potential to bring at least 39 new residents to the downtown area. The proposed 4,500 square feet of new commercial storefront and overall site design are in conformance with the goal of having a walkable downtown with a strong economic center.

b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties.
The mixed-use building is permitted and is compatible with the retail and service uses existing and expected in the downtown.

c. Any improvement meets the architectural standards set forth in the Legacy Code.
The building provides for a high level of architecture that blends both modern style and connection to the existing design standards existing in the downtown. The first floor retail storefront provides for varying materials with the use of masonry veneer, metal awnings, gooseneck light fixtures, and recessed doorways. The upper floors utilize balconies and a mixture of brick and fiber cement panel siding to create visual interest. Windows and windows framing have been utilized on all floors to create a uniform and appealing look. Each of the residential units will have balconies; some are recessed into the unit while others extend out from the wall.

d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The proposed improvements will provide new retail space that better meets the needs of larger restaurants and retailers. The Village will be able to attract commercial uses that will serve residents of the project, the community, and guests; thereby contributing to the economic health of the downtown area and community as a whole.

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 uses are incorporated with the overall design of the first floor lobby area and will be built to meet all building codes. The entrance and amenities are limited and only a small portion of the South Street frontage.

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 inclusion of a residential entrance, lobby, and delivery area will not be injurious to the use of properties in the immediate vicinity. The area is a small portion of the building's frontage and a substantial commercial component will remain for the majority of the first floor frontage.

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;
While the residential use is not preferred along these required commercial corridors, due to lack of use by the public and provision of sales tax from such uses, having a small width dedicated to a residential entrance, lobby, and delivery area will not impede the normal development in the downtown or block.

d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
Adequate utilities, access, drainage and other facilities will be constructed as part of this development including public sidewalk and streetscape improvements.

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
Since these areas will only be utilized by the residents living in the apartments, there will not be any issues of increased traffic on the public streets to accommodate these uses on the first floor. Access can also be obtained from the rear of the property through the parking garage.

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 DC (Downtown Core) District for this frontage requires first floor commercial retail. The accessory residential uses such as a lobby, package area, and entrance are permitted with the granting of a Special Use Permit.

g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The DC (Downtown Core) Zoning District requires that commercial uses be on the first floor along South Street. This development will be reducing the available retail space on South Street by allowing residential amenities on the first floor. However, the frontage used is a relatively minor portion that will bring some notoriety to the name of the building and apartments.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff has prepared the following draft responses to the Findings of Fact for consideration. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing. Due to the number of Variation (8) staff have aggregated the Findings where possible and have provided reference to the individual Variations by indicating their number within parenthesis. The full list of Variations can be found in the Variations section above or Motion 3 below.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

The subject property is proposed for a Transit Oriented Development (TOD) with the basic tenent to provide housing density in close proximity to mass transportation. The Variations related to height (1), setbacks (2,3,4,5), and on-street parking (6) are required in order to yield a reasonable return on this in-fill lot with minimal frontage and adjacency to ROW of minimal width. The Variations related to size of parking spaces (7) and dwelling unit (8) are consistent with standards of the industry for TOD developments. This project in conjunction with The Boulevard and other downtown projects will be transformative in the image and vitality of the downtown.

2. The plight of the owner is due to unique circumstances.
The requested Variations are a result of unique circumstances related to the size and irregular shape of the parcel and surrounding land development. This is an in-fill development within the Downtown Core (DC) that has evolved with substantial input from the Plan Commission and Village Staff that make for an attractive mixed-use building. These variances are necessary to comply with the Village's requirement for indoor parking and to allow for a unique building with that maximizes the opportunity for development as a mixed use building. The Variations for height (1), setbacks (2,3,4,5), and on-street parking (6) are a result of the irregular shaped lot and the unique constraints of an in-fill development. The Variations related to size of parking spaces (7) and dwelling unit (8) are unique to TOD developments.

3. The Variation, if granted, will not alter the essential character of the locality.
The developer is bringing forth a design that blends both modern preferences and a traditional feel that meets the intent of the Legacy Plan. The developer is working on a constrained site to construct a unique structure that is comparable in size and price to existing mixed-used developments in the region including the Boulevard development. The project itself is going to help positively transform the image and viability of the downtown. The Variations for height (1), setbacks (2,3,4,5), and on-street parking (6) are consistent with the vision of the Legacy Plan and proposed development in the area. The Variations related to size of parking spaces (7) and dwelling unit (8) are unique to TOD developments are also consistent with standards of the industry for TOD developments.

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.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Site Plan Approval, Special Use Permit, Variations and Plat Approval, the appropriate wording of the motions are listed below.

Motion 1 (Site Plan): "…make a motion to grant the Petitioner, Vince Tessitore on behalf of VIN Properties LLC (owner), Site Plan Approval to construct an approximately 60,300 square foot five (5) story mixed-use development named Bremen Station consisting of 39 residential apartments (20 one-bedroom 19 two-bedroom) and over 4,500 square feet of retail space on the property located at 6775 South Street in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. *The final Landscape Plan and all public right-of-way improvements will be subject to the final Streetscape Plans approved by the Village.*
2. *The final number of bike racks and locations will be subject to the final Streetscape Plan approved by the Village.*
3. *The final Landscaping Plan shall be revised with increased diversity of species and design on the west façade based on staff direction.*
4. *Commercial tenant loading, resident loading, and garbage pickup shall not block right of ways or happen in a manner that is unsafe across from an intersection or existing parking lot entrance/exit. Further, loading and delivery operations for the restaurant/commercial shall be coordinated for off-peak hours with the traffic from the train station and downtown events.*
5. *All signage on the development shall be consistent in design and style and consistent with the approved Signage Plan.*
6. *Site Plan approval is subject to approval of the Plat of Vacation, Plat of Subdivision, Special Use, Variations and an agreement to transfer the required portion of the right-of-way.*

[any conditions that the Commissioners would like to add]

Motion 2 (Special Use): "…make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Vince Tessitore on behalf of VIN Properties LLC (owner), to permit residential amenities on the first floor of the building frontage where street-level commercial is required for a total length of eight feet one inch (18' 1") on the property located at 6775 South Street in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. *Commercial tenant loading, resident loading, and garbage pickup shall not block right of ways or happen in a manner that is unsafe across from an intersection or existing parking lot entrance/exit. Further, loading and delivery operations for the restaurant/commercial shall be coordinated for off-peak hours with the traffic from the train station and downtown events.*
2. *All signage on the development shall be consistent in design and style and consistent with the approved Signage Plan.*
3. *Architectural elevations shall not change without review and amendment to the Special Use approval.*

[any conditions that the Commissioners would like to add]

Motion 3 (Variations) "…make a motion to recommend that the Village Board the following Variations to the Petitioner, Vince Tessitore on behalf of VIN Properties LLC (owner), at the property located at 6775 South Street in the DC (Downtown Core) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report.

9. *A one (1) story Variation from Section 2.A.3. (Figure 2.A.2.) of the Legacy Code to permit a five (5) story building instead of the maximum allowable building height of four (4) stories.*
10. *A 39 foot (39') Variation from Section 2.A.9. (Table 2.A.6.) of the Legacy Code to permit a building setback of 44 feet (44') instead of the required five foot (5') maximum for the second through fifth floors.*
11. *A 2.8 foot (2.8') setback Variation from Section XII.2.A.9 (Table 2.A.6) of the Legacy Code to permit a 7.8 foot (7.8') front yard setback on South Street where the maximum front yard setback is five feet (5') to permit a dinging alcove to run the entire length of the frontage.*
12. *A five foot (5') Variation from Section 3.J.2 (Table 3.J.1) of the Legacy Code where a balcony is not permitted to encroach in a required rear yard to permit a setback of zero feet (0') instead of the required five feet (5').*
13. *A seven foot (7') Variation from public frontage requirements in Section 2.A.7 (Table 2.A.4.) of the Legacy Code along approximately 60 feet (60') of 67th Court to provide a buffer width of zero feet (0') instead of the required seven feet (7').*
14. *A Variation from the required Corridor Type D standards in Section 2.A.6 (Table 2.A.3) and as depicted in Figure Appendix A.5. of the Legacy Code to allow for the public right of way to exclude on-street parking spaces where they are required.*
15. *A two foot (2') Variation from Section XII.3.C.4 of the Legacy Code to permit six (6) required parking stalls in the parking garage to be 8' X 16' and designated for compact vehicles instead of the required 9'x18' standard space size.*
16. *A 55 (55) square foot Variation from Section V.C.2 of the Zoning Code to permit one (1) 945 square foot two-bedroom apartment where the minimum useable floor area for a two-bedroom apartment is 1000 square feet.*

[any conditions that the Commissioners would like to add]

Motion 4 (Plats): "…make a motion to recommend that the Village Board grant approval to the Petitioner, Vince Tessitore on behalf of VIN Properties LLC (owner), Final Plat Approval for a Plat of Vacation and Plat of Subdivision (Consolidation) at the property located at 6775 South Street in the DC (Downtown Core) Zoning District, in accordance with the plat submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. *Completion of a sale or other transfer rights of the vacated portion of the right-of-way.*
2. *The Final Plat approvals are subject to approval of the Final Engineering Plan by the Village Engineer.*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Cover Sheet – Bremen Station	KDC	6-20-19
	Additional Renderings	KDC	6-20-19
	Colored Elevations	KDC	6-20-19
	Existing Site Plan and Topography	KDC	6-20-19
C100	Preliminary Engineering Plan	EEA	9-4-18
LS-1	Streetscape Plan	KDC	10-1-18
LS-2	Streetscape Landscape Plan	KDC	10-1-18
LS-3	Schematic Details & Plant Schedule	KDC	10-1-18
	Building Area Tables	KDC	6-20-19
	Basement Plan	KDC	6-20-19
	First Floor Plan	KDC	6-20-19
	Second Floor Plan	KDC	6-20-19
	Third & Fourth Floor Plan	KDC	6-20-19
	Penthouse Floor Plan	KDC	6-20-19
	Roof Plan	KDC	6-20-19
	North Elevation (B&W)	KDC	6-20-19
	East Elevation (B&W)	KDC	6-20-19
	South Elevation (B&W)	KDC	6-20-19
	West Elevation (B&W)	KDC	6-20-19
	Signage	KDC	6-20-19
	Plat of Subdivision/Consolidation – Bremen Station	RHG	9-10-18
	Plat of Vacation	RHG	9-10-18
	Light Fixtures	KDC	9-7-18
	Trash Removal Strategy/Plan	KDC	6-20-19
	KDC = Kuo Diedrich Chi, Architect		
	RHG = R.H. Granath Surveying Service P.C.		
	EEA = Eriksson Engineering Associates, LTD.		

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Bremen Station **LOCATION:** 6775 South Street, Tinley Park, IL

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

APPLICANT INFORMATION

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

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

PROPERTY INFORMATION

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

APPLICATION INFORMATION

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

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

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

☐ No ☑ Yes: -see attached application

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

[redacted]

April 10, 2018
Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL
CONTACT INFORMATION

PROJECT NAME: Bremen Station **LOCATION:** 6775 South Street, Tinley Park, IL

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

CURRENT PROPERTY OWNER OF RECORD

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

PROJECT ARCHITECT

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

PROJECT ENGINEER

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

PROJECT LANDSCAPE ARCHITECT

Name: Mark Diedrich
Company: Kuo Diedrich
Address: 730 Peachtree Street, Suite 160
Phone: [redacted]
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: Bremen Station **LOCATION:** 6775 South Street, Tinley Park, IL

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

GENERAL BILLING

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

RESPONSIBLE FOR PLAN REVIEW FEES

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

RESPONSIBLE FOR BUILDING PERMIT FEES

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

RESPONSIBLE FOR ATTORNEY FEES

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

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

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

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

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

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINACE VARIANCE

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

PETITIONER INFORMATION

Name: VIN Properties LLC – Series South Street

Mailing Address: 1755 Park Street, Suite 200

City: Naperville State IL Zip 60563

Day Phone: [redacted] Evening Phone: _____

Cell Phone: [redacted] Fax Number: [redacted]

Email Address: [redacted]

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

Owner

PROPERTY INFORMATION

Street Address: 6775 South Street, Tinley Park, IL

Owners: VIN Properties LLC – Series South Street

SPECIFIC TYPE OF VARIANCE REQUESTED (see examples below):

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

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

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

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

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

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

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

Examples of Reasons that the Variance is needed:

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

AWe 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 [redacted] Date April 10, 2018

Printed Name [redacted]

****

OFFICE USE ONLY:

Current Zoning of Property _____ Present Use _____

Notes

Bremen Station

KUO DIEDRICH CHI

Project Narrative and Legacy Code Compatibility
April 9, 2018

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

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

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

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

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

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

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

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

1. Preserve Tinley Park's unique historic heritage.

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

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

   Same response as above.

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

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

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

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

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

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

6. Create a walkable downtown where pedestrians come first.

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

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

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

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

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

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

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

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

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

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

The design meets this goal

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

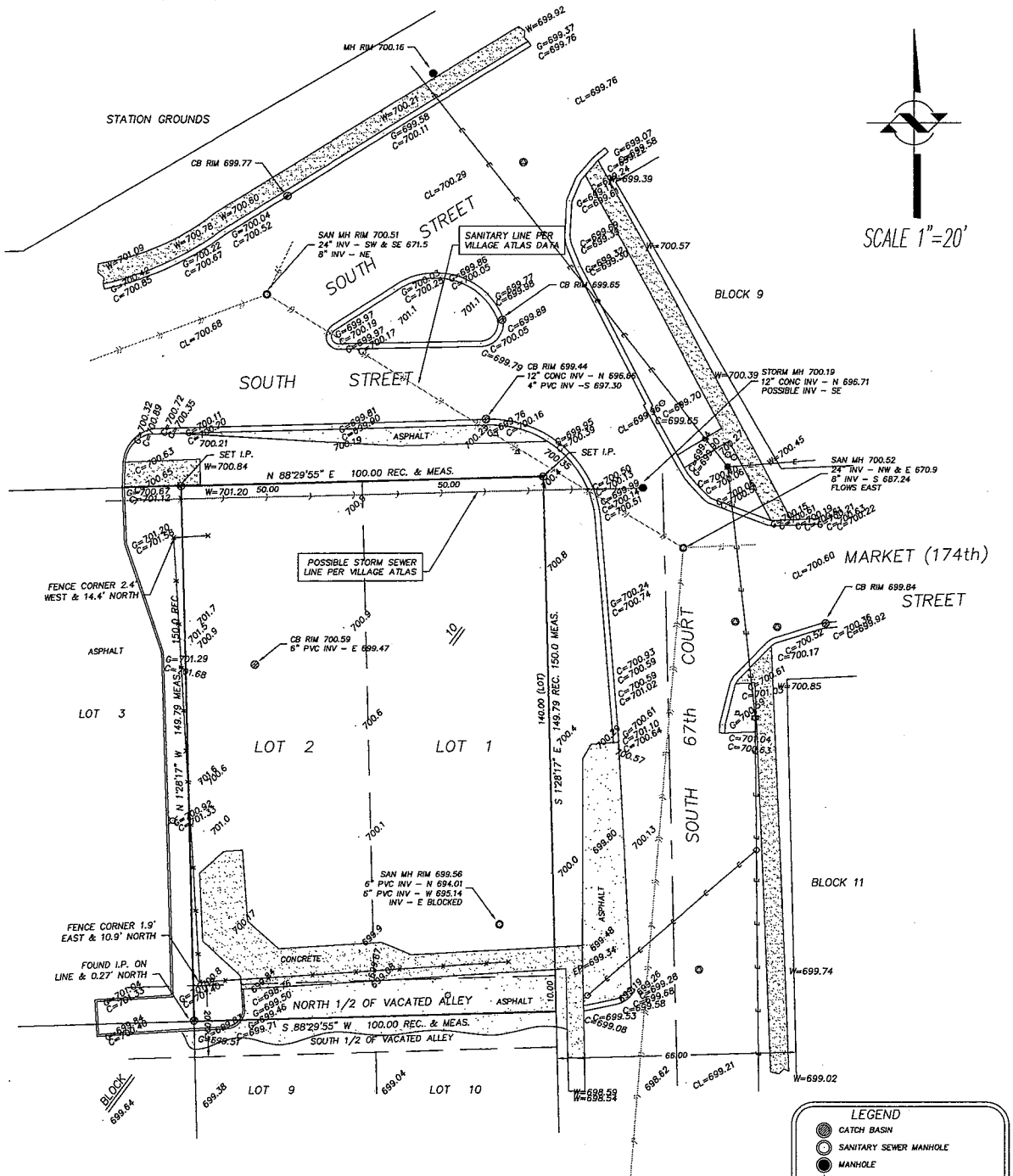
R.H. GRANATH
SURVEYING SERVICE,P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY AND TOPOGRAPHY

of

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

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



LEGEND

- CATCH BASIN
- SANITARY SEWER MANHOLE
- MANHOLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- SIGN
- WATER MANHOLE
- UTILITY POLE
- LAMP
- ELECTRIC METER
- TELECOM BOX
- UTILITY POLE W/TRANSFORMER
- OVERHEAD UTILITY LINE
- FENCE LINE

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

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

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

NOTE: NO BUILDINGS WERE FOUND ON THE SUBJECT PROPERTY.

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

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

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

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

R.H.GRANATH SURVEYING SERVICE	
DATE: MARCH 24, 2017	DRAWN BY:
DWG. NO. 0017-03-014	CAD/SRG
PROJECT LOCATION 6775 SOUTH STREET TINLEY PARK, ILLINOIS	
CLIENT: VIN PROPERTIES, LLC	

CT-AU

8888790

1226401052D

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

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

Mail Recorded Deed To:
Vincent Tessitore
Tessitore & Koppenhoefer, P.C.
394 Pheasant Hill Drive
North Aurora, IL 60542

Mail Tax Bills To:
VIN Properties LLC – Series South Street
394 Pheasant Hill Drive
North Aurora, IL 60542

SPECIAL WARRANTY DEED

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

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

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

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

S Y
P 2
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SC Y
INT

BOX 334 CTI

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

HCB DEVELOPMENT I, LLC,
an Illinois limited liability company

[redacted]

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

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

Commission expires 4.26.15

Ursula Stoklosa
NOTARY PUBLIC

[redacted]

OFFICIAL SEAL
URSULA STOKLOSA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/26/15

REAL ESTATE TRANSFER	09/13/2012
COOK	$47.50
ILLINOIS:	$95.00
TOTAL:	$142.50

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

VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION

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

A. Petitioner Information:

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

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

OWNER

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.
Property Owner(s): VIN PROPERTIES LLC - SERIES SOUTH STREET
Mailing Address: 1755 PARK STREET, SUITE 200
City, State, Zip: NAPERVILLE, IL 60563

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

C. Petition Information:

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

Is a Special Use Permit being requested (including Planned Developments):
Yes [✓] No [ ]
If yes, identify the proposed use: For the residential entrance and lobby amenities of approximately 20 linear feet on South Street, due to the street-level commercial requirement along the South Street frontage.

Will any variances be required from the terms of the Zoning Ordinance?
Yes [✓] No [ ].
If yes, please explain (note that Variation application will be required to be submitted):
~~Increase stories from 4 to 5, setback of 35-40' for stories 2-5, and allow balconies to extend to lot line on rear side.~~

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

[redacted]
Signature of Applicant

9-6-2018
Date

VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

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

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).

2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.

3. The $400 application fee, payable to the Village of Tinley Park.

4. A written project narrative describing the general nature and outlining specific aspects of the proposal.

5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.

6. Plans and any other information deemed necessary to support the application.

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

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

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

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

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

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

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

B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

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

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

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

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

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

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

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

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

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

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

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

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

PETITIONER INFORMATION

Name: VIN Properties LLC - Series South Street

Mailing Address: 1755 Park Street, Suite 200

City: Naperville State: IL Zip: 60563

Day Phone: [redacted] Evening Phone:

Cell Phone: [redacted]

Email Address: vince@ltlawoffice.com

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

PROPERTY INFORMATION

Street Address: 6775 South Street, Tinley Park, IL

Owners: VIN Properties LLC - Series South Street

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

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

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

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

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

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

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

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

Examples of Reasons that the Variance is needed:

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

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

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

Signature: [redacted] Date: September 6, 2018

Printed Name: Vincent Tessitore

OFFICE USE ONLY:

Current Zoning on Property _____ Present Use _____

Notes

FINDINGS OF FACT

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

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

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

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

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

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

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

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

FINDINGS OF FACT (CONTINUED)

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

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

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

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

F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

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

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

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

FINDINGS OF FACT (Continued)

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

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

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

2. Substantially increase the congestion of the public streets.

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

3. Increase the danger of fire.

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

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

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

5. Endanger the public safety.

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

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

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



BREMEN STATION

KUO DIEDRICH CHI









BREMEN STATION

KUO DIEDRICH CHI



NORTH ELEVATION



EAST ELEVATION

BREMEN STATION

KUO DIEDRICH CHI



SOUTH ELEVATION

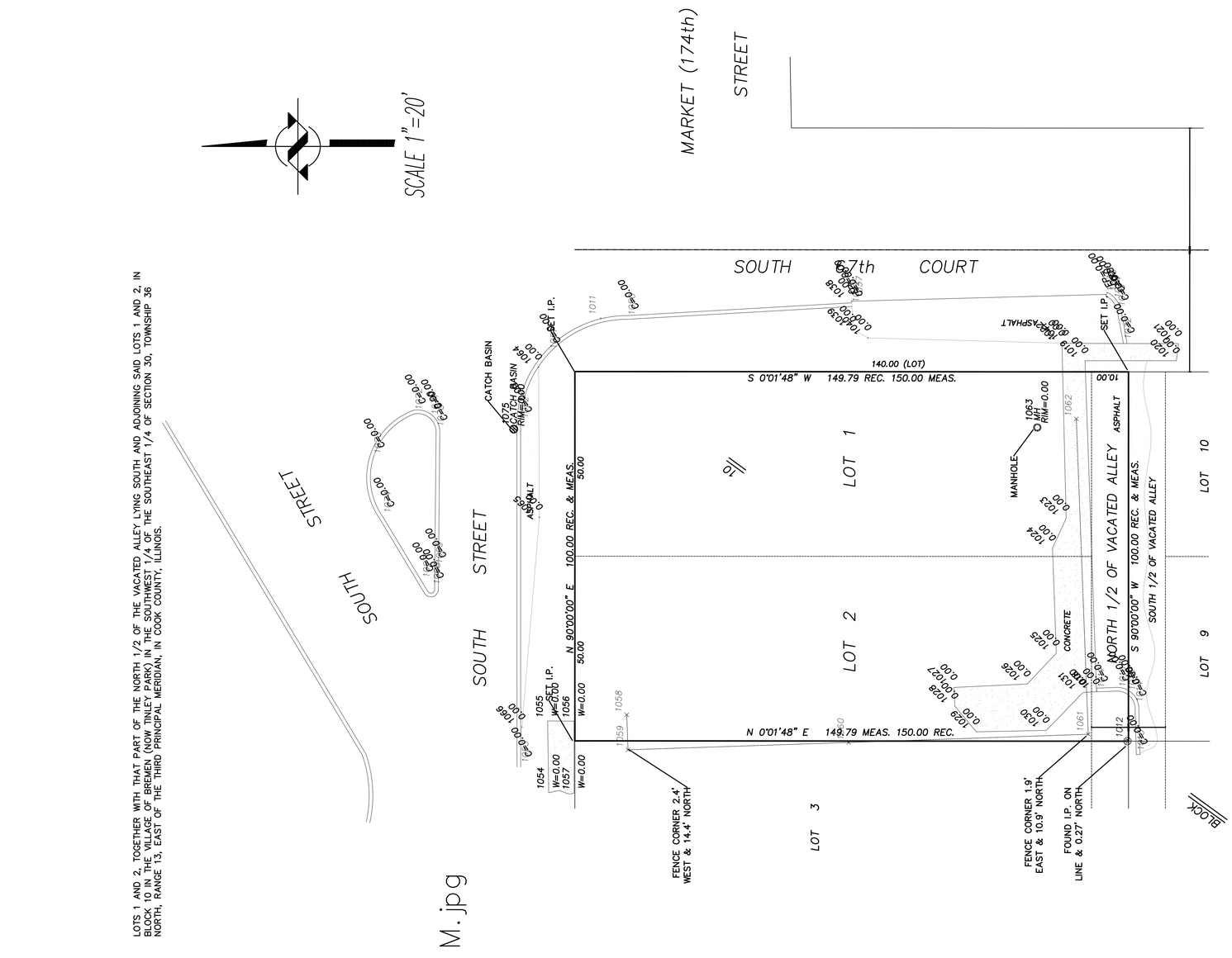


WEST ELEVATION

BREMEN STATION

KUO DIEDRICH CHI

0 8' 16' 32' 64'



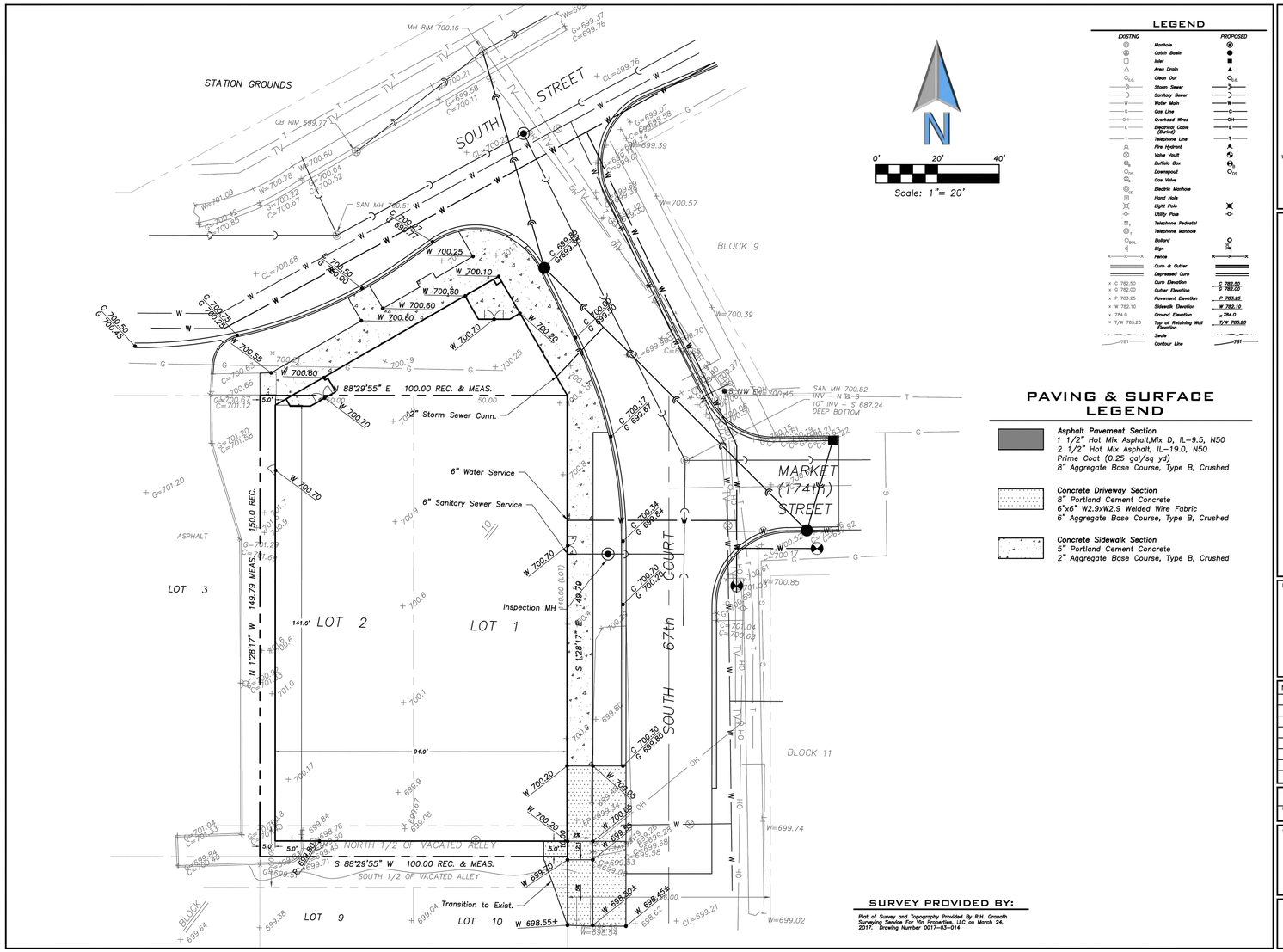
LOTS 1 AND 2, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2, IN BLOCK 10 IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN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

M.jpg

BREMEN STATION

EXISTING SITE PLAN

KUO DIEDRICH CHI



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
$O_{C.O.}$	Clean Out	$O_{C.O.}$
S	Storm Sewer	S
S	Sanitary Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B_B	Buffalo Box	B_B
D_{DS}	Downspout	D_{DS}
	Gas Valve	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
B_{BOL}	Bollard	
	Sign	
	Fence	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	+ 784.0
T/R 785.20	Top of Retaining Wall Elevation	T/R 785.20
	Swale	
781	Contour Line	781

PAVING & SURFACE LEGEND

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

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

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

SURVEY PROVIDED BY:

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

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

BREMEN STATION
6775 SOUTH STREET
TINLEY PARK ILLINOIS

Reserved for Seal:

No.	Date	Description
1	06/06/18	Per Village
2	06/04/18	Revise ROW, Building

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Design By:	Approved By:	Date:
RMS	TLH	07/05/18

Sheet Title:
PRELIMINARY ENGINEERING

Sheet No:
C100

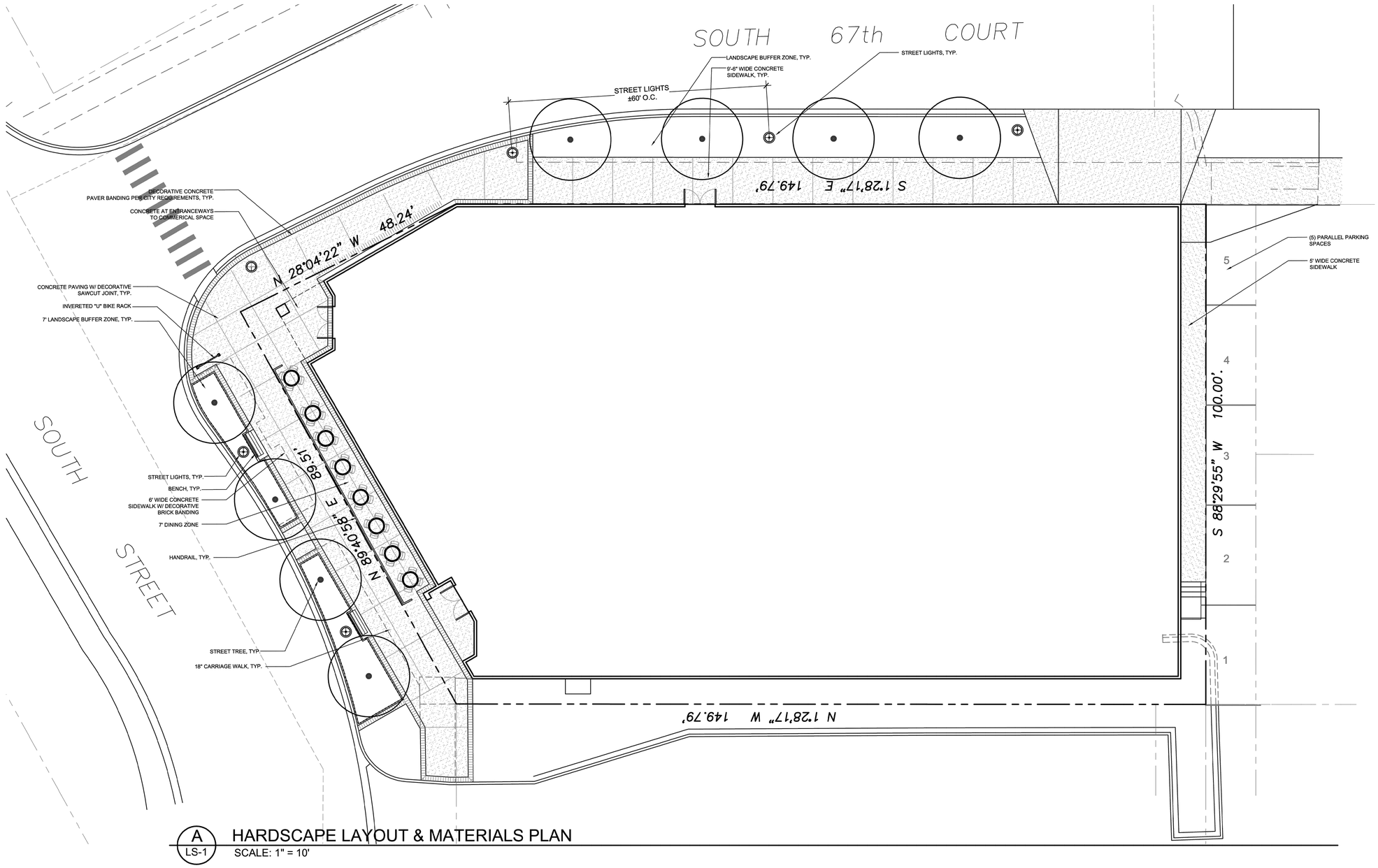
EEA — X:\Work\079 South Street LLC - 6775 South Street\Drawings\6775 South Street_PRO.DWG
Plotted: 7/05/18 @ 4:40pm By: tomas

BREMEN STATION

SITE PLAN

KUO DIEDRICH CHI

STREETSCAPE PLAN – LS-1



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

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

0 10 20 30 40 60

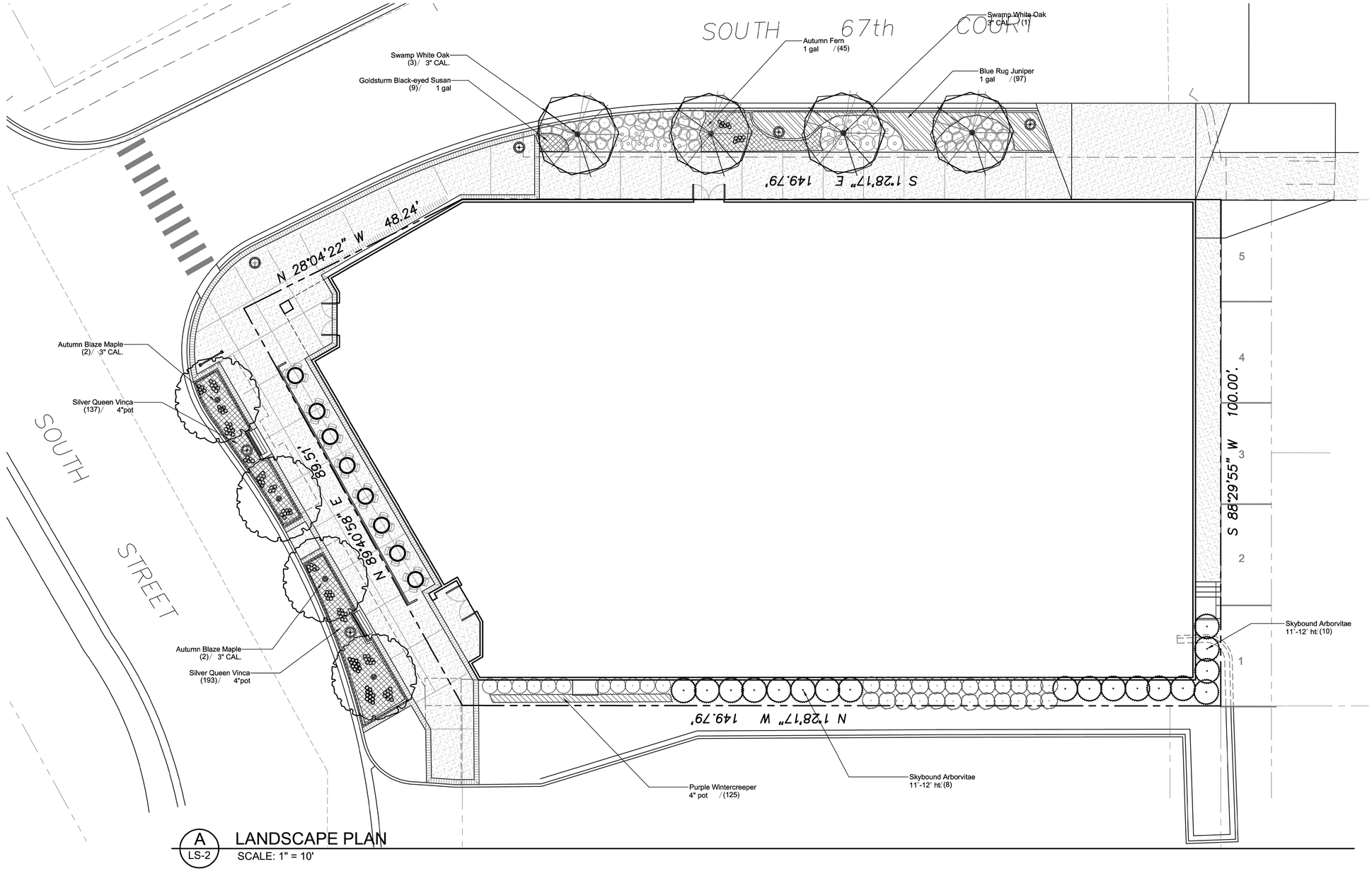
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BREMEN STATION

KUO DIEDRICH CHI

STREETSCAPE LANDSCAPE PLAN – LS–2

PLAN COMMISSION HEARING | 20 JUNE 2019



A LS-2 LANDSCAPE PLAN
SCALE: 1" = 10'

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

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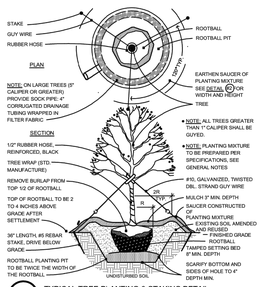
BREMEN STATION

KUO DIEDRICH CHI

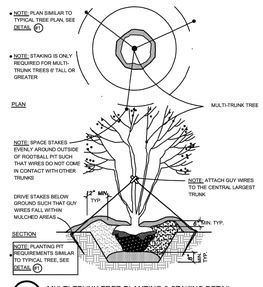
STREETSCAPE LANDSCAPE PLAN – LS-2

PLAN COMMISSION HEARING | 20 JUNE 2019

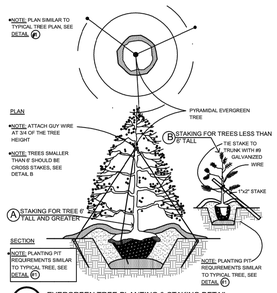
SCHEMATIC DETAILS & PLANT SCHEDULE – LS-3



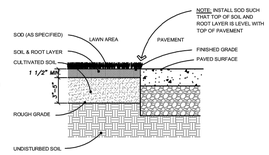
1 TYPICAL TREE PLANTING & STAKING DETAIL
NOT TO SCALE



2 MULTI-TRUNK TREE PLANTING & STAKING DETAIL
NOT TO SCALE



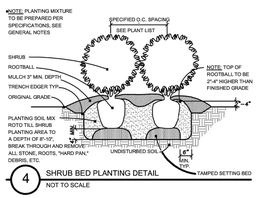
3 EVERGREEN TREE PLANTING & STAKING DETAIL
NOT TO SCALE



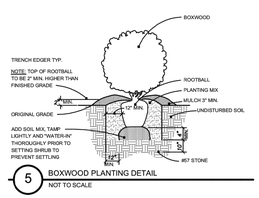
SODDING PROCEDURE:

1. CULTIVATE ENTIRE AREA TO 3"-4" DEPTH AND HAND RAKE SMOOTH.
2. APPLY SOIL AMENDMENTS TO ADJUST PH AS PER ANALYSIS.
3. APPLY FERTILIZER AT A RATE OF 3.75 LBS./100 S.F.
4. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
5. LAY & ROLL SOD AND WATER THOROUGHLY.

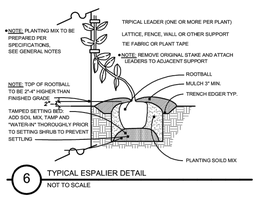
10 SOD INSTALLATION DETAIL
NOT TO SCALE



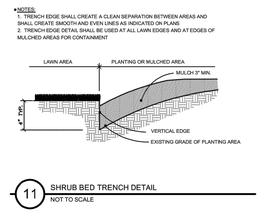
4 SHRUB BED PLANTING DETAIL
NOT TO SCALE



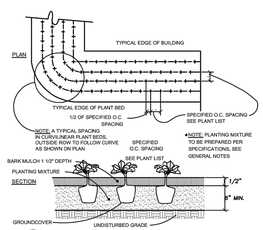
5 BOXWOOD PLANTING DETAIL
NOT TO SCALE



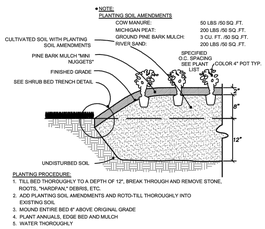
6 TYPICAL ESPALIER DETAIL
NOT TO SCALE



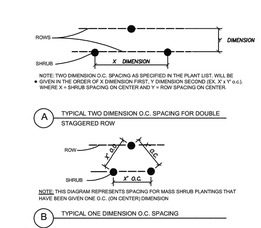
11 SHRUB BED TRENCH DETAIL
NOT TO SCALE



7 GROUNDCOVER PLANTING DETAILS
NOT TO SCALE



8 PERENNIAL/SEASONAL COLOR PLANTING DETAIL
NOT TO SCALE



9 TYPICAL SHRUB SPACING DETAIL
NOT TO SCALE

PLANT SCHEDULE

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

BREMEN STATION

OCTOBER 1ST, 2018

SCALE: 1"=10'

0 10 20 30 40 60

N

KUO DIEDRICH CHI

BASEMENT	NET SF
PARKING	10395
ELEVATOR LOBBY	57.5
STAIR 1	303.3
STAIR 2	270.2
BIKE PARKING	550
REST. STORAGE	405
STORAGE & MECHANICAL ROOM	475
BASEMENT SUBTOTAL	**12456**
1ST FLOOR	**NET SF**
RESTAURANT	4216
RECEIVING	363
LEASING OFFICE	138
PARKING	5530
ELEVATOR LOBBY	60
LOBBY	191
VEST.	66.5
STAIR 1	259
STAIR 2	276
TRASH	114
1ST FLOOR SUBTOTAL	**11213.5**
2ND FLOOR	
UNITS	10279
HALLWAY	983
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
ROOF TERRACE	785
TRASH	28
2ND FLOOR SUBTOTAL	**12,750**
3RD FLOOR	
UNITS	10396
CORRIDOR	848.5
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
TRASH	28
3RD FLOOR SUBTOTAL	**11,947**
4TH FLOOR	
UNITS	10396
CORRIDOR	848.5
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
TRASH	28
4TH FLOOR SUBTOTAL	**11,947**
5TH FLOOR	
UNITS	6426
CORRIDOR	794
ELEVATOR LOBBY	57.5
STAIR 1	303
STAIR 2	314
EXERCISE	734
LOUNGE	601
ROOF TERRACE	1184
TRASH	28
5TH FLOOR SUBTOTAL	**10441.5**
TOTAL	**60,313**

BREMEN STATION

BUILDING AREA TABLES

BREMEN STATION
ELEVATION ANALYSIS

DRAWING	MASONRY	GLAZING	TOTAL FAÇADE	% MASONRY
NORTH ELEVATION	**3784**	**1487**	**6206**	**80.20%**
SOUTH ELEVATION	**3674**	**761**	**5574**	**76.30%**
WEST ELEVATION	**5435**	**1333**	**8375**	**77.20%**
EAST ELEVATION	**5155**	**1546**	**8467**	**75.00%**
TOTAL	**18048**	**5127**	**28622**	**76.80%**

FLOOR AREA RATIO

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

FLOOR AREA RATIO = 4.7

GLAZING % AT COMMERCIAL GROUND LEVEL

USED 15' ABOVE FINISHED FLOOR TO CALCULATE

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

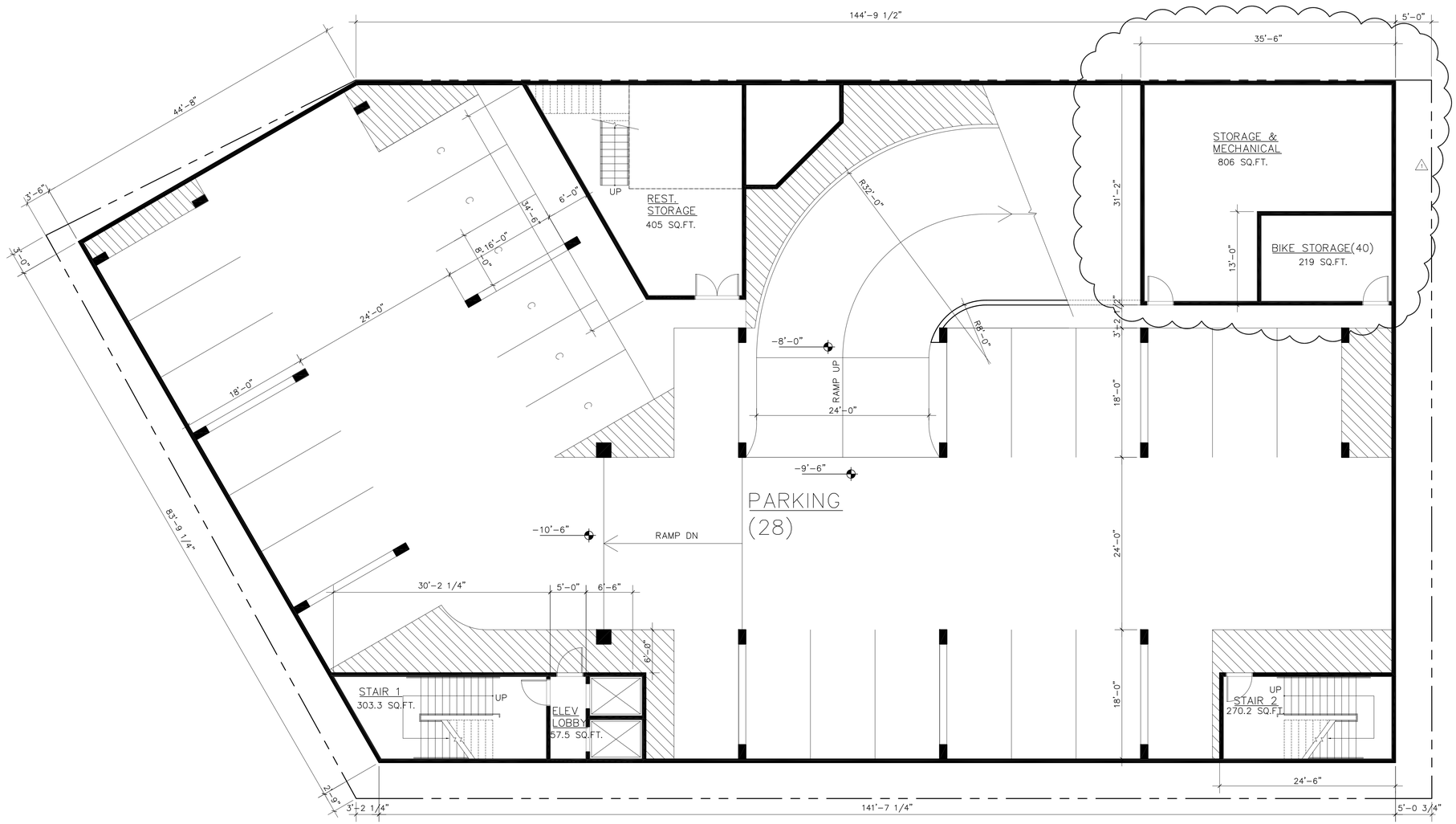
ZONING CONFORMANCE

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

UNIT COUNT				Minumum	*Shortfall*
UNIT TYPE	***QUANTITY***	***Useable Floor Area***	***Total Useable Floor Area***	**2400**	0
UNIT 1 BR	3	800	2400	**2400**	0
UNIT 1 BR-MIR	3	800	2400	**5600**	0
UNIT 1 BR-A	7	800	5600	**5600**	0
UNIT 1 BR-A MIR	7	800	5600		
Sub-Total One Bedroom	**20**	**3,200**	**16,000**		
UNIT 2 BR 2ND FLOOR	1	945	945		
UNIT 2BR 2ND FLOOR	1	1034	1034		
UNIT 2 BR	2	1093	2186		
UNIT 2 BR-MIR	3	1132	3396		
UNIT 2 BR	2	1003	2006		
UNIT 2 BR-MIR	3	1158	3474		
UNIT 2 BR-A	3	1210	3630		
UNIT 2 BR-B	1	1101	1101		
UNIT 2 BR-B-MIR	1	1163	1163		
UNIT 2 BR-C	1	1277	1277		
UNIT 2 BR-C-MIR	1	1286	1286		
Sub-Total Two Bedroom	**19**	**10,423**	**20,553**		
Total	**39**	**13,623**	**36,553**		

KUO DIEDRICH CHI

0 4' 8' 16' 32'

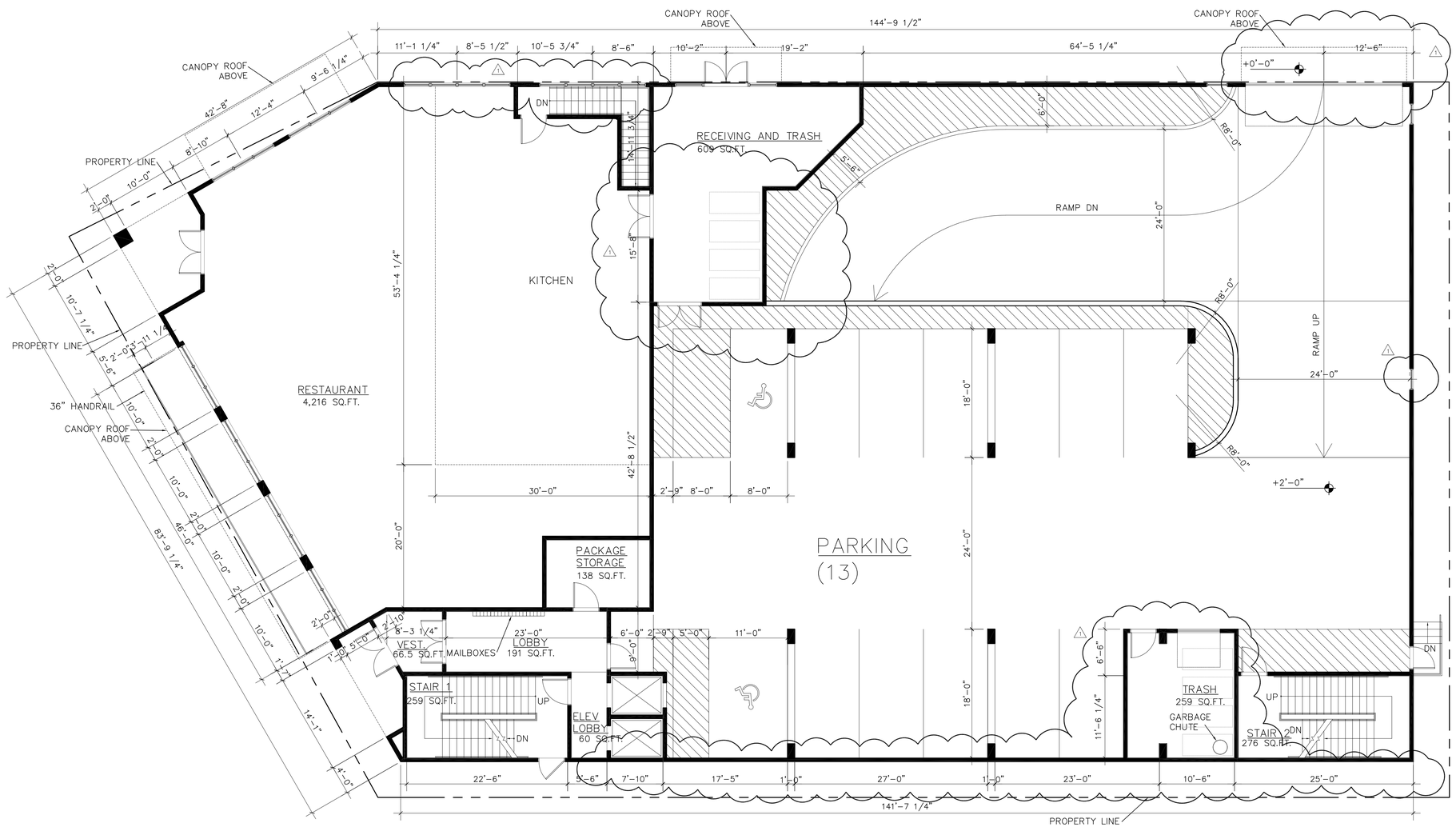


BREMEN STATION

BASEMENT PLAN

KUO DIEDRICH CHI

0 4' 8' 16' 32'

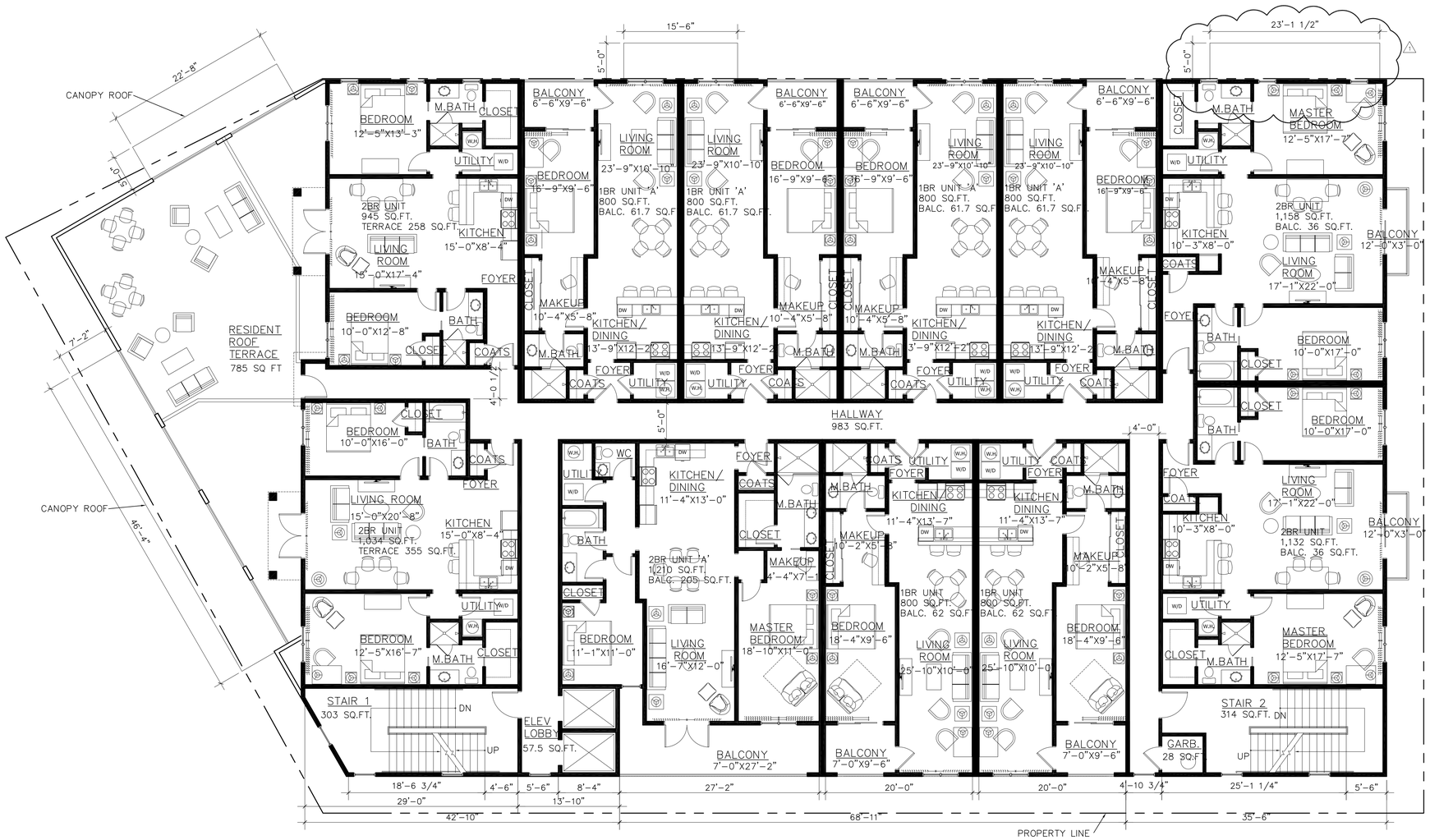


BREMEN STATION

FIRST FLOOR PLAN

KUO DIEDRICH CHI

0 4' 8' 16' 32'

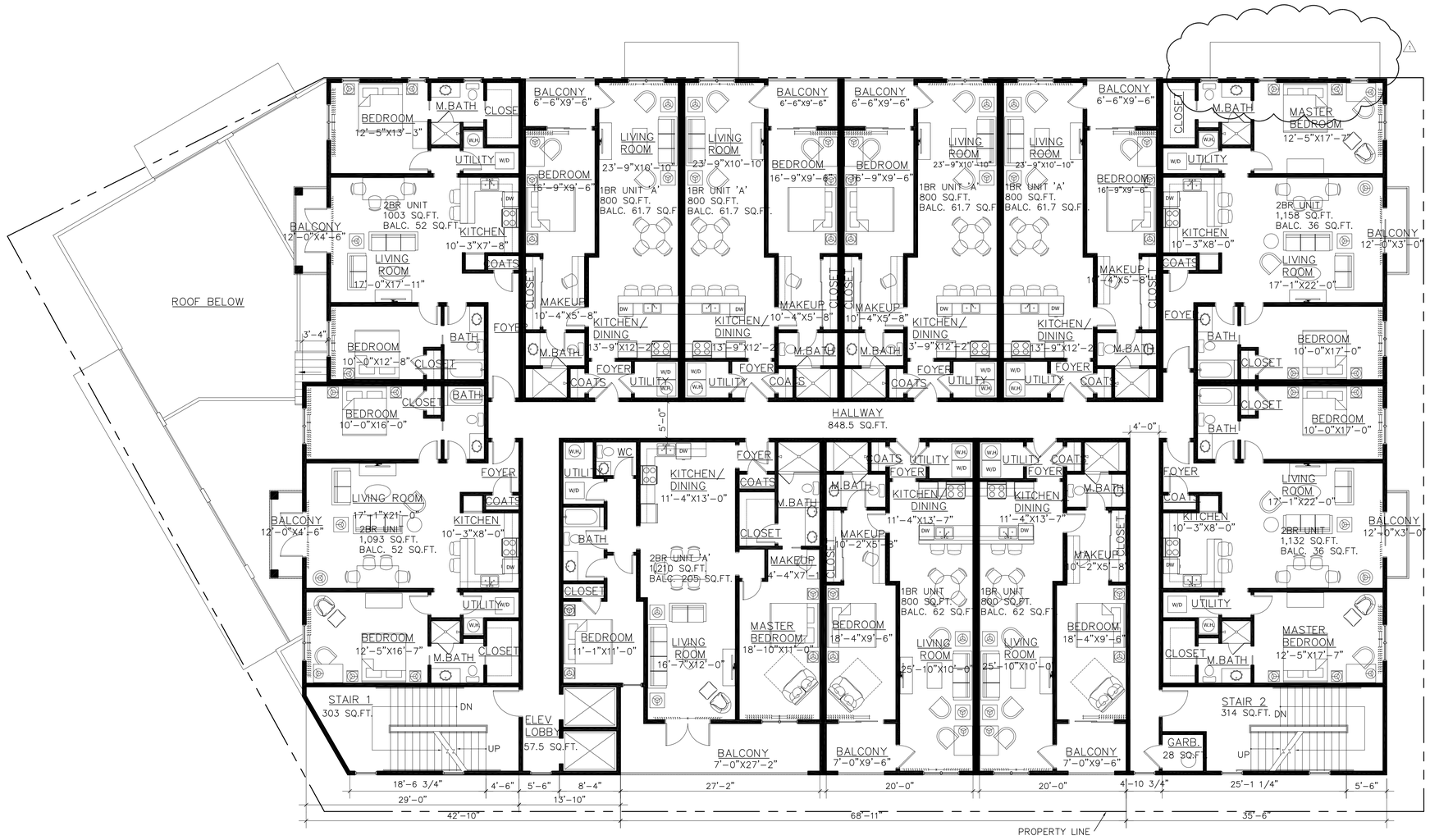


BREMEN STATION

SECOND FLOOR PLAN

KUO DIEDRICH CHI

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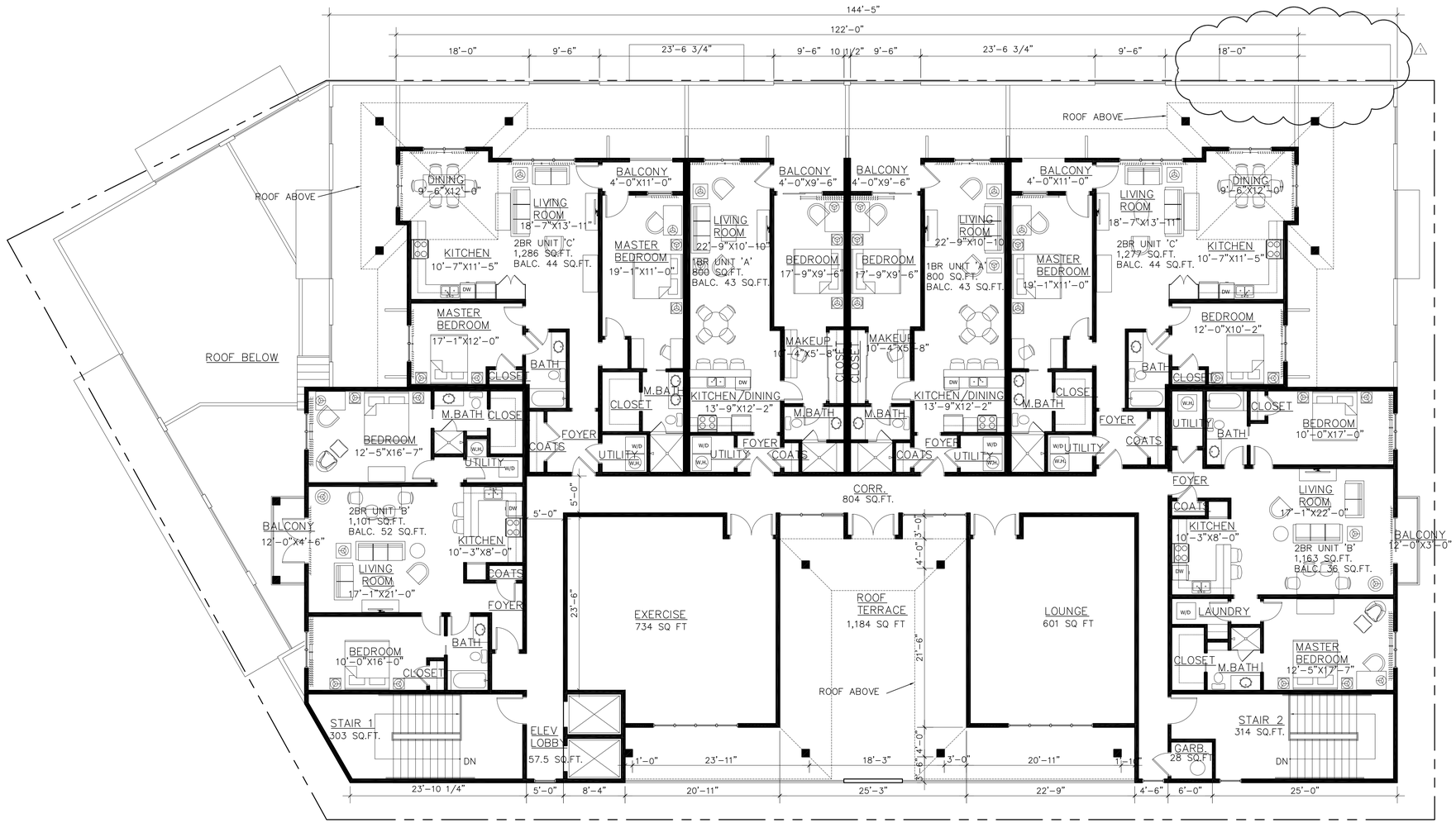


BREMEN STATION

THIRD & FOURTH FLOOR PLAN

KUO DIEDRICH CHI

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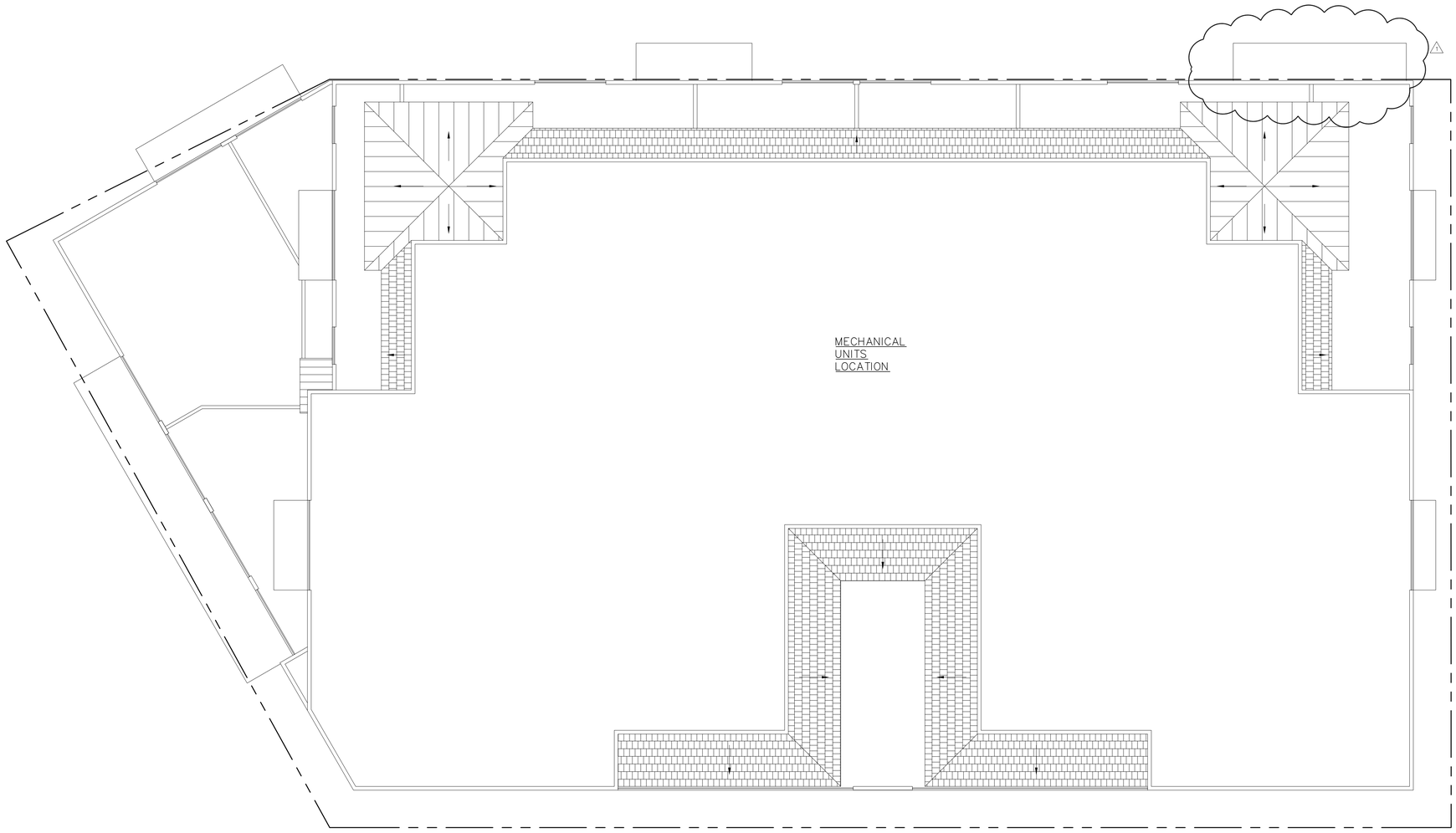


BREMEN STATION

PENTHOUSE FLOOR PLAN

KUO DIEDRICH CHI

0 4' 8' 16' 32'

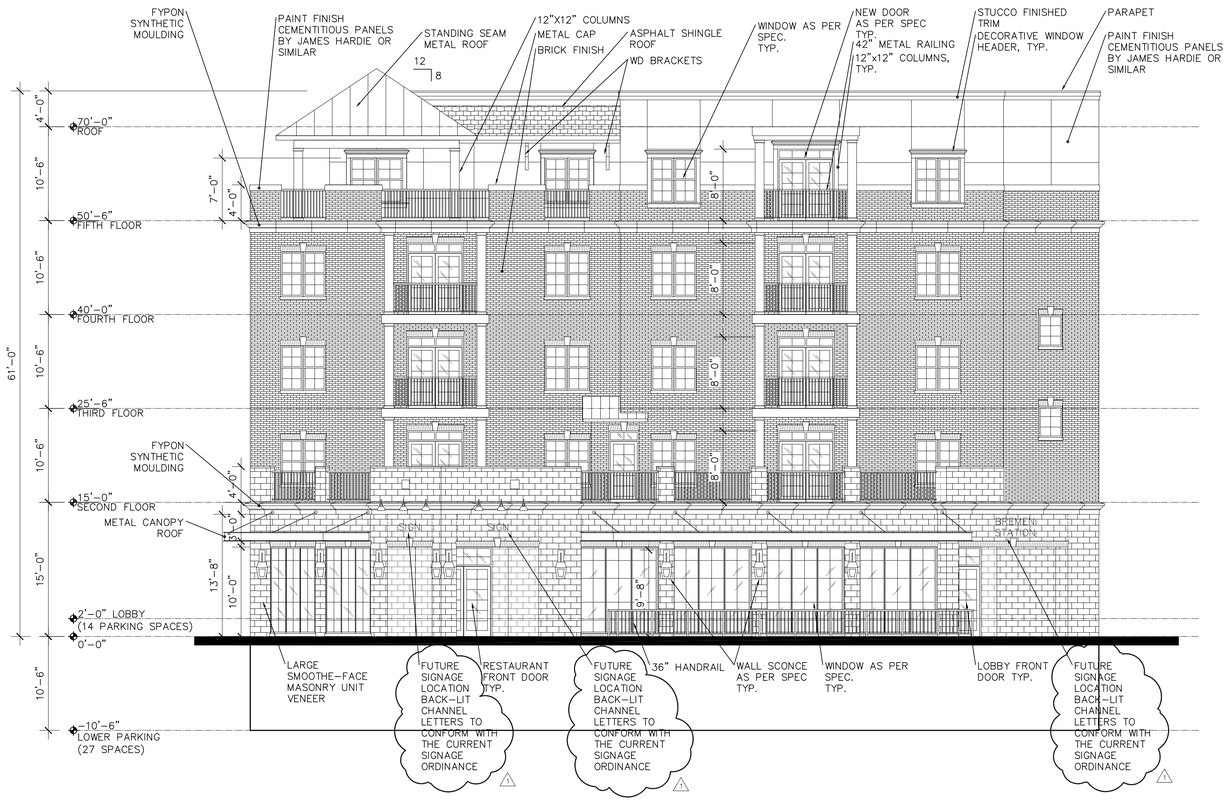


BREMEN STATION

ROOF PLAN

KUO DIEDRICH CHI

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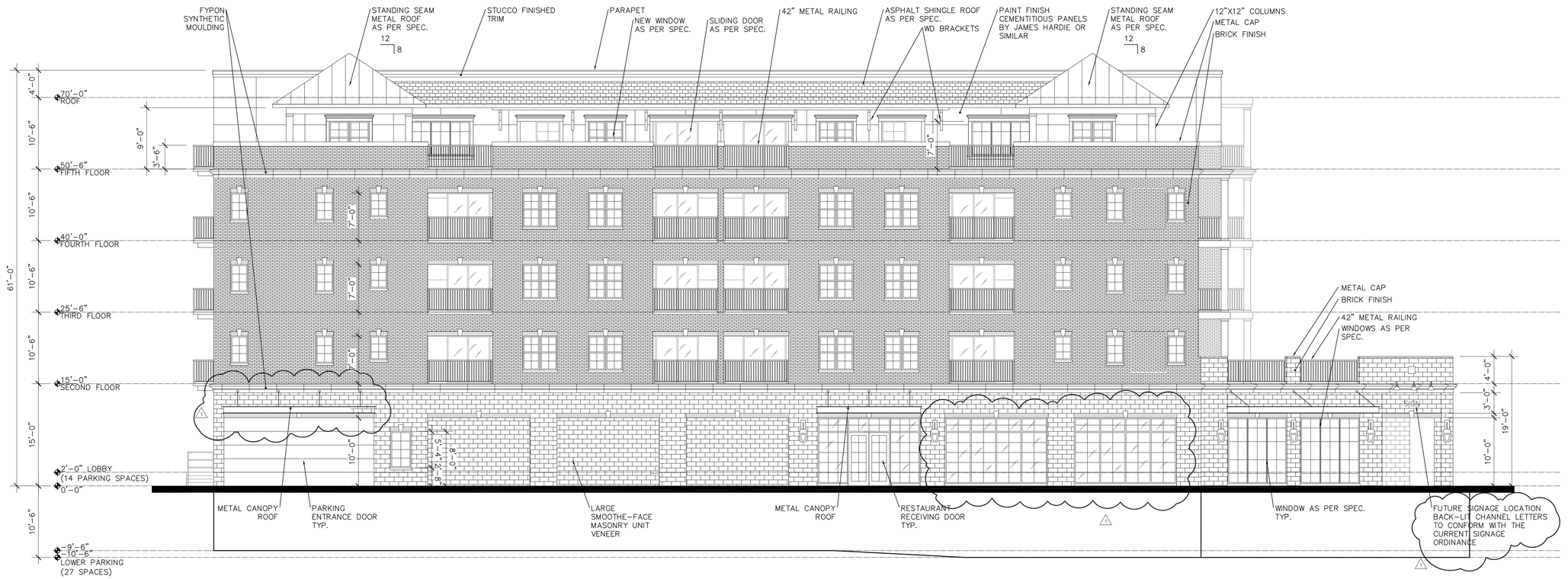


BREMEN STATION

NORTH ELEVATION

KUO DIEDRICH CHI

0 4' 8' 16' 32'

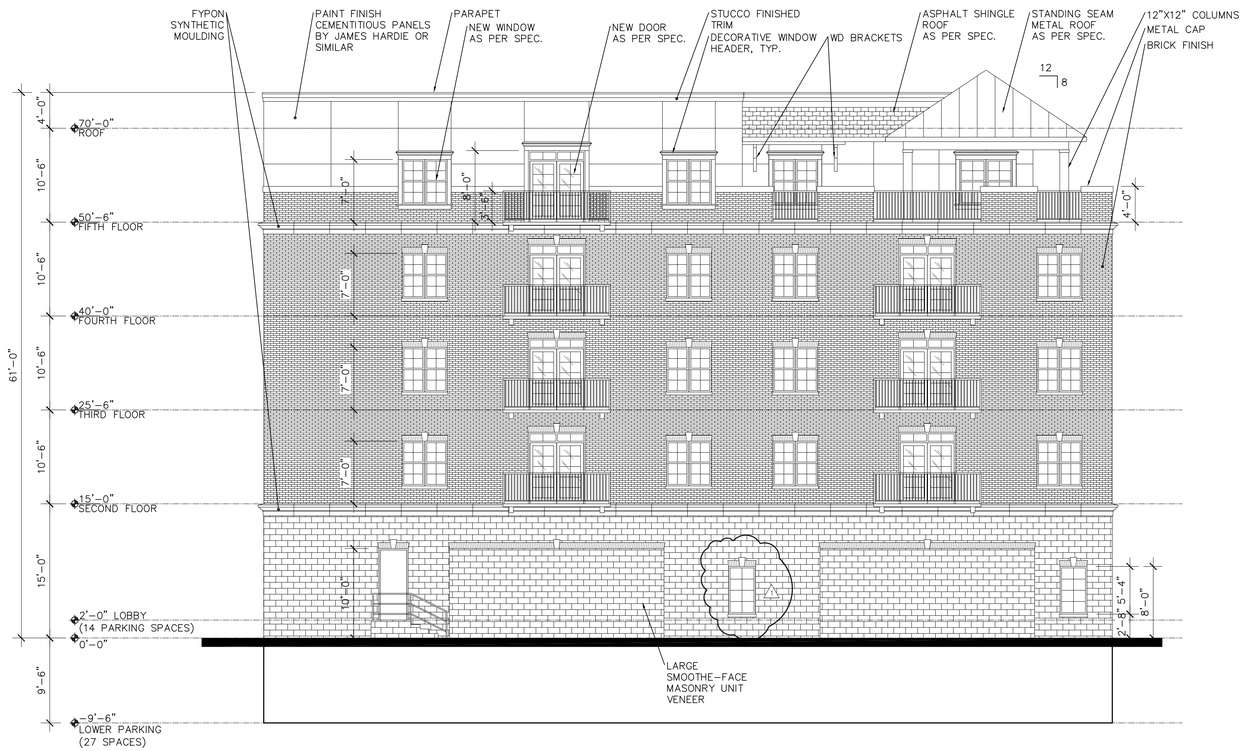


BREMEN STATION

EAST ELEVATION

KUO DIEDRICH CHI

0 4' 8' 16' 32'

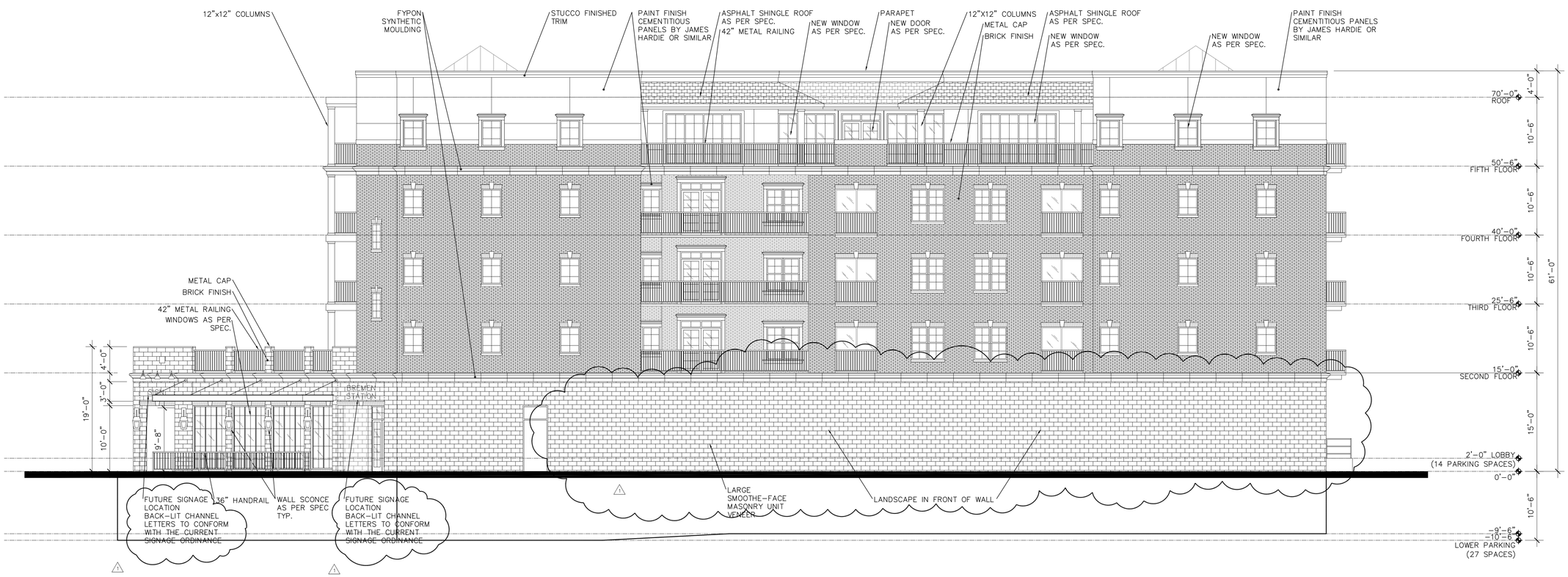


BREMEN STATION

SOUTH ELEVATION

KUO DIEDRICH CHI

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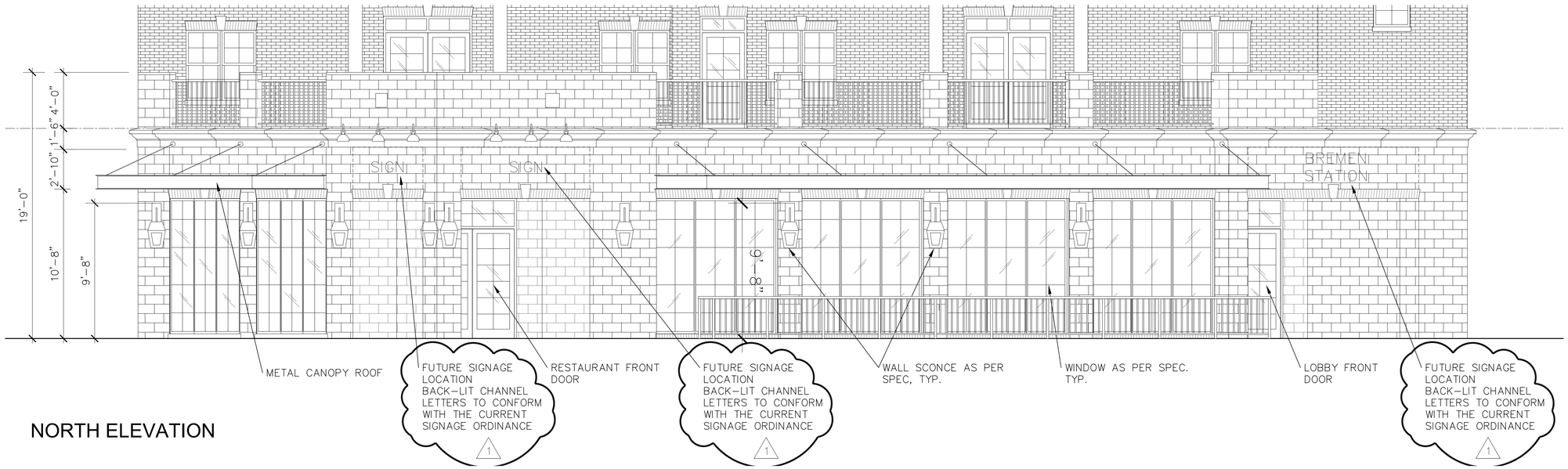


BREMEN STATION

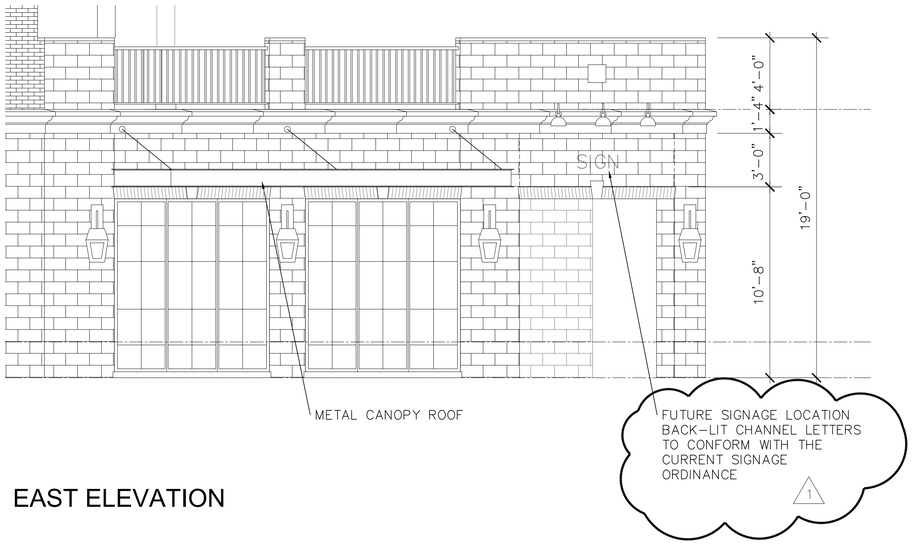
WEST ELEVATION

KUO DIEDRICH CHI

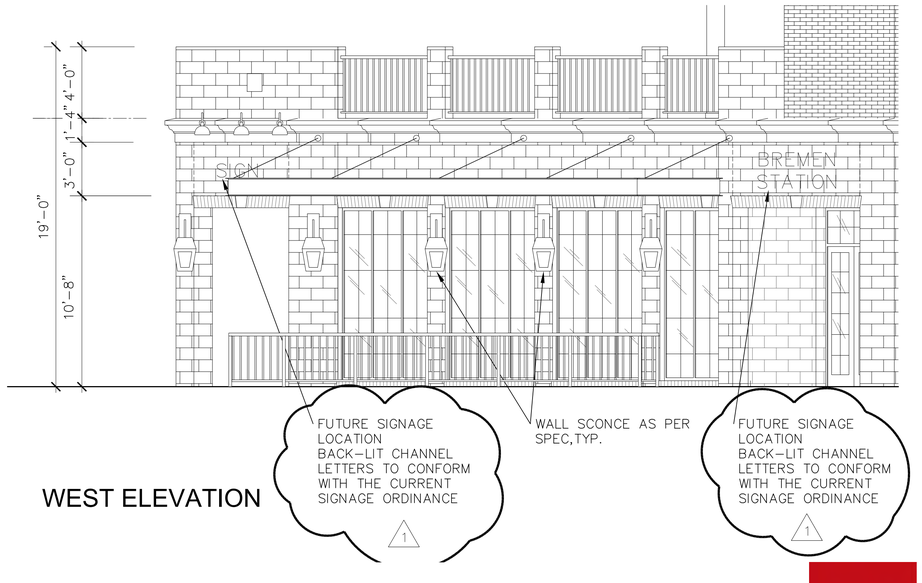
0 2' 4' 8' 16'



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BREMEN STATION

SIGNAGE

KUO DIEDRICH CHI

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

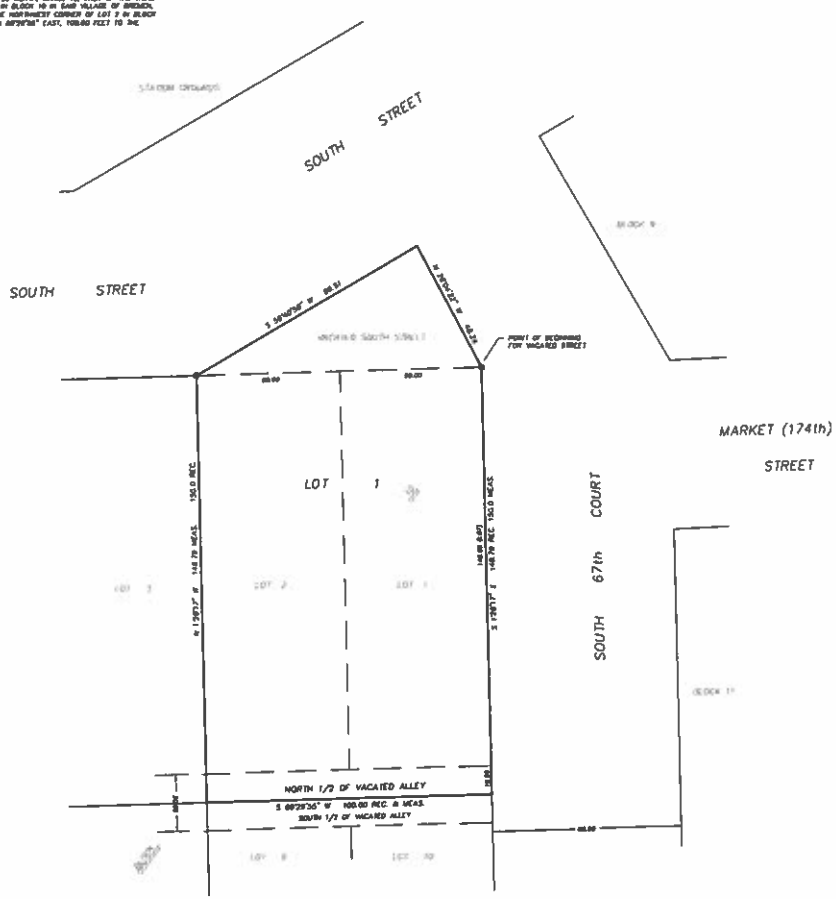
BREMEN STATION

of

LOTS 1 AND 2, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2 IN BLOCK 10 IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF SOUTH STREET AS PLATTED IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 IN SAID VILLAGE OF BREMEN; THENCE NORTH 33°04' 22" WEST, 48.34 FEET; THENCE SOUTH 89°40'56" WEST, 88.54 FEET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 10 IN SAID VILLAGE OF BREMEN; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, NORTH 89°39'56" EAST, 108.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCALE 1"=20'

REVISED
3:47 pm, Sep 10, 2018



CERTIFICATE OF APPROVAL
THE PLAT OF VACATION SHOWN HEREON HAS RECEIVED APPROVAL BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS

AT A MEETING HELD ON _____

_____
Chairman

CERTIFICATE OF APPROVAL
THE PLAT OF VACATION SHOWN HEREON HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS

AT A MEETING HELD ON _____

_____
MAYOR

_____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT I, STEVEN R. GRANATH, ILLINOIS REGISTERED LAND SURVEYOR NO. 3449 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 AND 2 IN BLOCK 10 IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF SOUTH STREET AS PLATTED IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 IN SAID VILLAGE OF BREMEN; THENCE NORTH 33°04' 22" WEST, 47.09 FEET; THENCE SOUTH 89°39'57" WEST, 88.47 FEET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 10 IN SAID VILLAGE OF BREMEN; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, NORTH 89°39'56" EAST, 108.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT THE PROPERTY FALLING WITHIN THE BOUNDARY OF THE SUBDIVISION AS SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (UNSHADED) AS PER Community number 170930 Panel number 17031C0190 J, EFFECTIVE DATE AUGUST 19, 2008.

THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON HAS BEEN SUBDIVIDED INTO LOTS AND STREETS, ALL OF WHICH IS CORRECTLY REPRESENTED ON THE HEREON DRAWN PLAT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT TO 0.2 DECIMALS FAHRENHEIT, AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

GIVEN UNDER MY HAND AND SEAL AT OAK FOREST , ILLINOIS,
THIS ____ DAY OF _____, 20 __

DRAFT

_____
STEVEN R. GRANATH I.P.L.S. No. 3449
VALID ONLY IF RED EMBOSSED SEAL IS AFFIXED

OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____, ON THIS ____ DAY OF _____, 20 __

_____ _____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGN THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES AND USES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS ____ DAY OF _____, 20 __

_____
NOTARY PUBLIC

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, TREASURER OF THE VILLAGE OF TINLEY PARK, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

GIVEN THIS _____ DAY OF _____, 20__

_____
VILLAGE TREASURER

UNDERLYING P.I.N. 28-30-419-004-0000 AND VACATED STREET

SEND TAX BILLS TO: VAN PROPERTIES, LLC - SERIES SOUTH STREET
364 PHEASANT HILL
NORTH AURORA, IL 60542

TOTAL AREA OF SUBDIVISION = 17,1384 SQ. FT.

NOTE: THE SIDES OF SEARCHES SHOWN IN ALMOST EASY-TO-USE ELECTRONIC FORM ARE IN HAND FREE SEARCH

SCHOOL DISTRICT STATEMENT

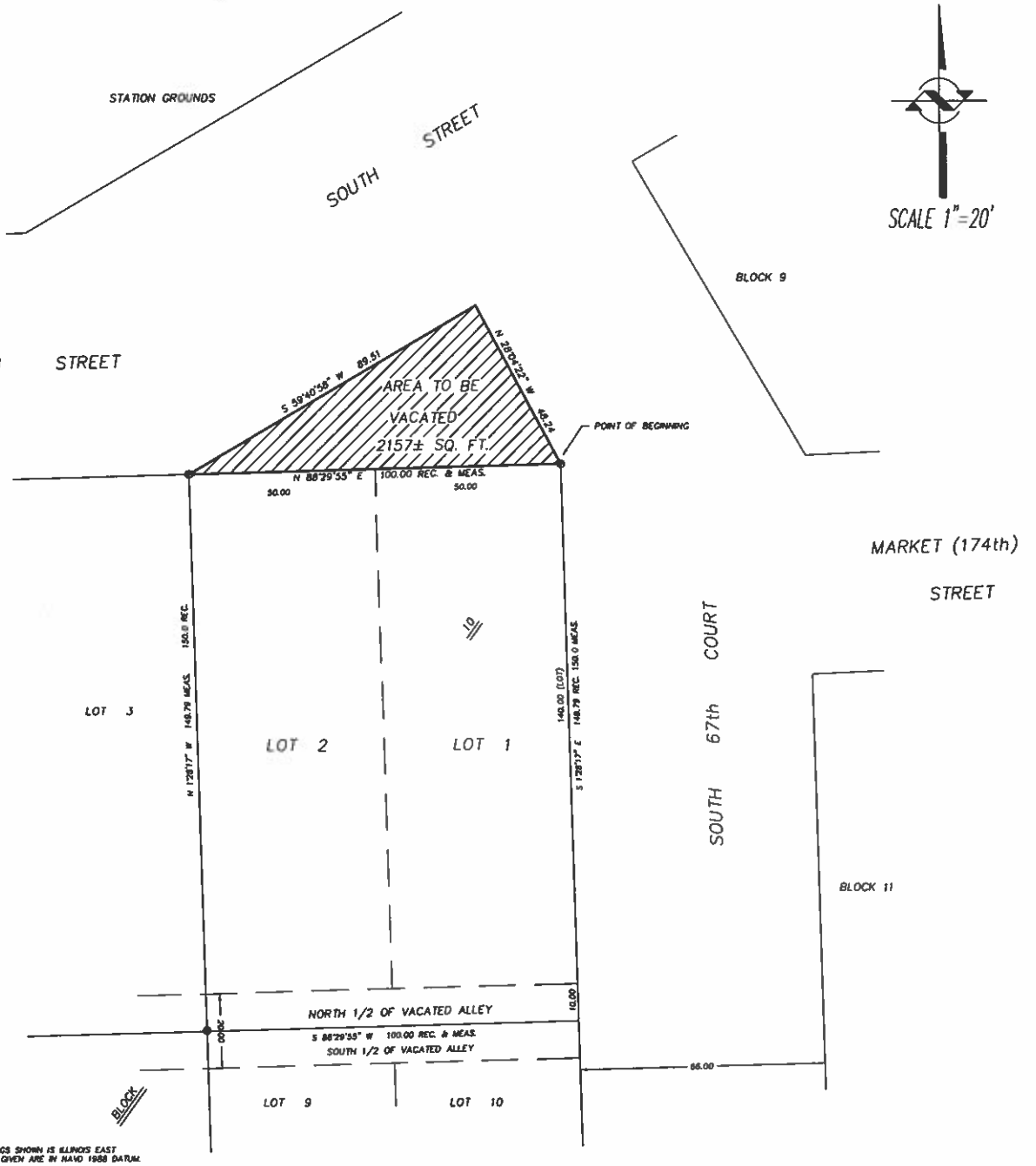
THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF ELEMENTARY SCHOOL DISTRICT #146, HIGH SCHOOL DISTRICT #228 AND COMMUNITY COLLEGE DISTRICT #510

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

PLAT OF VACATION

of

THAT PART OF SOUTH STREET AS PLATTED IN THE VILLAGE OF BREMEN (NOW TINLEY PARK) IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 IN SAID VILLAGE OF BREMEN, THENCE NORTH 22°04' 22" WEST, 48.24 FEET; THENCE SOUTH 59°40'58" WEST, 89.51 FEET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 10 IN SAID VILLAGE OF BREMEN; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, NORTH 88°29'55" EAST, 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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

STATE OF ILLINOIS
STEVEN R. GRANATH
No. 035-003169
OAK FOREST, IL.
EXP. 11/30/2018
PROFESSIONAL LAND SURVEYOR

REVISED
3:36 pm, Sep 10, 2018

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

DRAFT

STEVEN R. GRANATH I.P.L.S. No. 3169

VALID ONLY IF RED EMBOSSED SEAL IS AFFIXED

NOTICE OF APPROVAL OF FINAL PLAT

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

MAYOR _____ DATE _____

VILLAGE CLERK _____ DATE _____

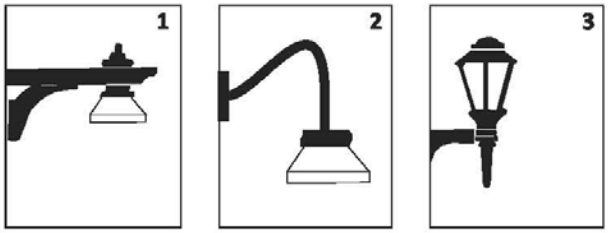
Light Type	*Permitted Location*				*Standards*
	Alley	*Parking Lot*	*Public Frontage*	*Building*	
Cobra Head 	●				Height: 20' max. Color: No restrictions
Pipe 	●	●			Height: 20' max. Color: Black or copper
Post 		●			Height: 15' max. Color: Black or copper
Column 		●	●		Height: 12' max. Color: Black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

Table 3.I.1

Section 3

Bremen Station

7 September 2018

Light Pole Selection

KUO DIEDRICH CHI

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



Product Specs

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

Bremen Station

Wall Sconce Selection

7 September 2018

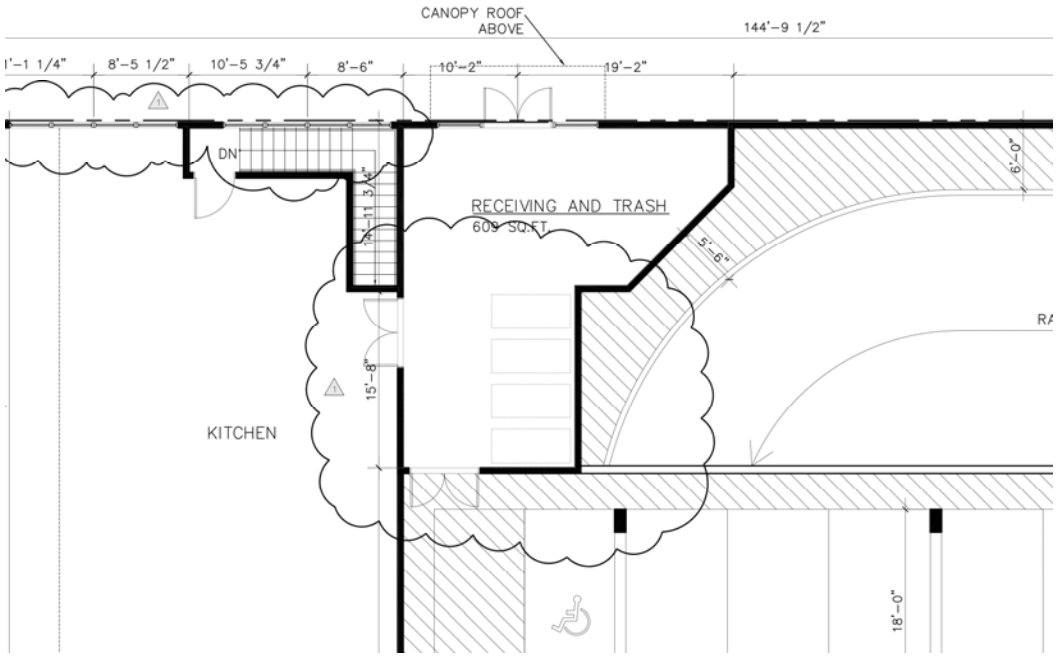
KUO DIEDRICH CHI



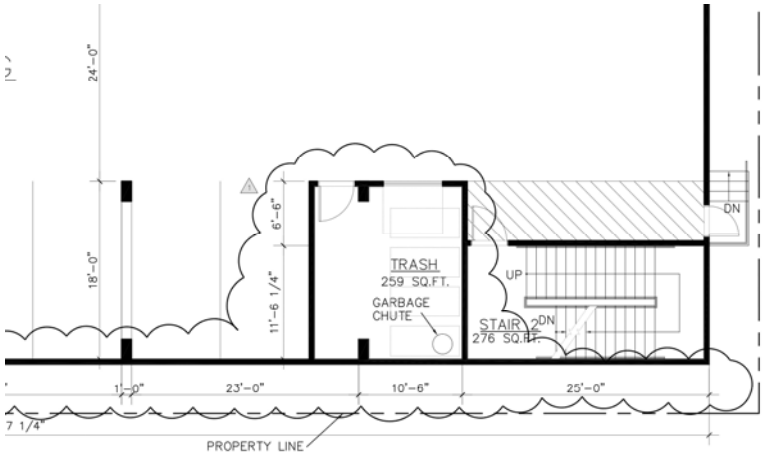
Depth: 2 ft, 8 in
Width: 6 ft
Height 4 ft, 2 in

HOMEWOOD DISPOSAL SERVICE

The 2 yard container is a popular size designed around the needs of the small business. It has twice the capacity of a 1 yard. This wheeled container can fit in small alleys or alongside other trash containers.



Commercial Trash Room



Residential Trash Room

Commercial Trash Room: (4) 2-yd. container to be emptied per required frequency

Residential Trash Room: (4) 2-yd. containers to be emptied per required frequency

Bremen Station

Trash Removal Strategy

20 June 2019

KUO DIEDRICH CHI

PLAN COMMISSION STAFF REPORT

June 20, 2019

Location
Village-wide

Approval Sought
Text Amendments to Section V.C.9.E of the Zoning Ordinance

Project Planner
Kimberly Clarke, AICP
Planning Manager

Public Hearing
Text Amendments: Lighting Regulations



EXECUTIVE SUMMARY

Consider recommending that the Village Board approve a Text Amendment to Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements for multi-family, commercial and industrial zoning districts.

Staff has proposed a draft Text Amendment to the Performance Standards that regulates glare for multi-family, commercial and industrial districts. The amendment would establish different lighting levels and lighting design elements for new or redeveloped properties.

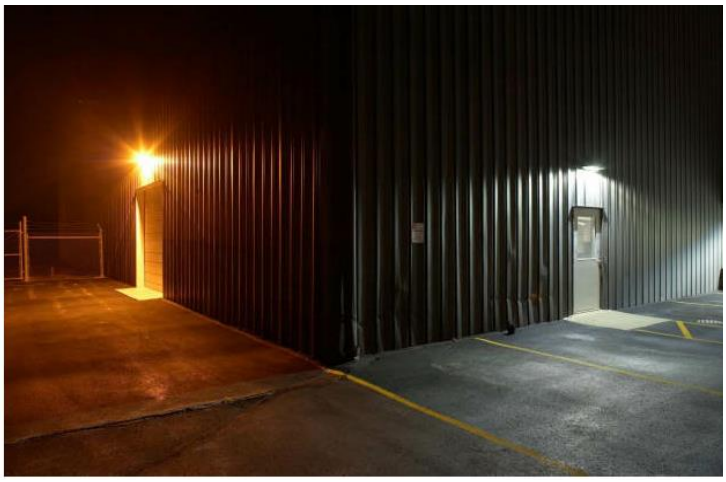
The timing of these code amendments will coincide with the overall Building Code update, which is expected to be adopted by the Village Board at the September 3, 2019 meeting. Moving forward, staff believes it makes sense to provide additional guidelines for regulating exterior lighting to promote attractive new development and aid developers in preparing their plans for review by the Village.

Updates from the 6.6/2019 Plan Commission Workshop Staff Report are indicated in red.

BACKGROUND

Over the past several years, the Village has experienced many of its older commercial and industrial properties redevelop. In addition to redevelopment, code enforcement deals with "nuisance" light complaints on a regular basis. Staff does not have anything within the code to support any requirements for different lighting levels or the incorporation of lighting design elements for new or redeveloped properties. Many communities regulate lighting within their nonresidential corridors because it can have an effect on the overall aesthetics of a corridor and impact the public comfort and general welfare. Therefore, staff would like to begin the discussion on how to regulate lighting and review a draft ordinance. This Ordinance was comprised after examining 30 different communities ordinances and speaking with associates in the lighting industry.

DISCUSSION



Design Factors: The proposed ordinance will regulate the style of fixtures. It will require them to include a full cutoff design (no light spillage to the sides with all light directed in a downward fashing) and discourage wallpack (lights affixed to wall that have excessive glare and spillage issues) and floodlighting. These types of lights are the main culprits for nuisance complaints from residents. The proposed ordinance will also limit the height of light poles in proximity to residential or commercial uses. Staff is recommending limiting light ploes to twenty-three (23) feet in a residential district, twenty-five (25) feet in commercial areas, (including automobile dealerships and office/business park areas) and thirty-two (32) feet in any industrial district. Commissioners inquired about the existing height of light poles within parking lots. The heights are not known; however, light poles can range from 12-20 feet and in some cases can reach 35 feet in height. The higher the fixture, the fewer poles are needed to light an equivalent area. Without a maximum height requirement for light poles, it is possible commercial centers may install vary tall lights in order to avoid having to add additional ones. Based on staff's research, twenty-three (23) feet is the typical height for commercial lots and therefore should not be an unreasonable requirement.

Standards and Requirements: This section establishes a chart for required foot light candles based on the use. There are three (3) categories of uses- high, medium, and low. High uses includes high-intensity business or industrial districts such as large shopping malls and major distribution centers with large amounts of nighttime traffic. Medium uses include commercial and mixed uses and/or manufacturing districts. Low uses include neighborhood business districts, churches, schools and light industrial zoning with modest nighttime uses or lighting requirements. Each category has a pre-curfew and post-curfew average allows for a higher light average during business hours.

Exceptions & Variances: Staff recognizes there are unique uses that require different nighttime visibility, such as playing fields and other outdoor recreational facilities. This section specifically exempts those uses from the general standards. It still requires the lights to be shielded to minimize glare and have a maximum one-half (1/2) foot-candle at adjoining residential property.

Nonconforming Luminaires: With any new ordinance you run the chance of creating nonconforming situations. It is not the intent to burden existing properties but to establish criteria on what they need to repair and when they need to come into conformance with the new code. A property will have to come into compliance if when the floor area of any building or structure, or parking area, or any combination of is increased by ten percent (10) or greater.

Photometric Plan: The purpose of this section is to further define the submittal requirements.

RECOMMENDATION

"..make a motion to recommend that the Village Board approve Text Amendment as presented to Section V.C.9.E (Glare) of the Zoning Ordinance to incorporate additional regulations for lighting requirements for multi-family, commercial and industrial zoning districts.

Exhibit A
CURRENT ZONING CODE

E. Glare:

Any operation or activity permitted within the commercial and industrial districts which produces glare at night shall be conducted so that direct and indirect illumination from the source of light on the lot shall not cause illumination in excess of one-half (1/2) foot candle when measured in a residential district. Flickering or intense sources of light shall be controlled or shielded so as not to cause a nuisance across lot lines.

Illumination levels shall be measured with a photoelectric photometer, having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

Uses in all business and commercial districts shall be governed by the Category B standards. Uses subject to Category A and Category B Performance Standards shall limit the use of light sources and illuminated surfaces within five hundred (500) feet of, and visible in, a residential district to comply with the light intensities indicated below.

Source	Maximum Intensity of Light Sources	
	Category A	Category B
Bare Incandescent Bulbs	15 watts	40 watts
Illuminated Buildings	15-foot candles	30-foot candles
Back-lighted or Luminous Background Signs	150-foot lamberts	250-foot lamberts
Outdoor Illuminated Signs and Poster Panels	25-foot candles	50-foot candles
Any Other Unshielded Sources/Intrinsic Brightness	50 candles per square centimeter	50 candles per square centimeter

Exhibit B
PROPOSED TEXT AMENDMENT

A. Applicability: All public and private outdoor lighting installed in the Village of Tinley Park shall be in conformance with the requirements set forth in this section.

B. Definitions:

Exterior Lighting: The illumination of an outside area or object by any manmade device that produces light by any means.

Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

Flat Lenses: A glass or plastic element used in luminaires that is flush or inside the bottom edge of the luminaire.

Foot-Candle (fc): A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

Foot-Candle Horizontal Measurement (hfc): The measurement of foot-candles utilizing a direct reading, portable light meter mounted on a horizontal position.

Glare: The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

Height Of Luminaire: The maximum height of a luminaire shall be measured from the ground directly below the centerline of the luminaire to the top of the pole or luminaire, whichever is higher.

Light Loss Factor (LLF): A factor applied to lamps which estimates the lumen output of a lamp sometime after installation. (For example, a lamp with an initial lumen rating of 10,000 which has a light loss factor of 0.8 is estimated to put out 8,000 lumens. A lamp with an initial lumen rating of 10,000, which has a light loss factor of 1.0, is estimated to put out 10,000 lumens.)

Luminaire: A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Pre-Curfew: The acceptable light levels during normal business hours.

Post-Curfew: The acceptable light levels during closed business hours.

Sag Lenses: A glass or plastic element used in luminaires that extends below the bottom edge of the luminaires.

Uniformity Ratio: Describes the average level of illumination in relation to the lowest level of illumination for a given area.

C. Luminaire Design Factors:

1. The style of the light and light standard shall be consistent with the architectural style of the principal building.

2. Pathways, sidewalks, and trails shall be lighted with low level fixtures not to exceed eight (8) feet in pole height.

3. All building lighting fixtures for security or aesthetics shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane. Floodlighting and wallpack lighting fixtures are discouraged, and if used, shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane to prevent disability glare for drivers or pedestrians and light trespass beyond the property line.

4. All parking area lighting fixtures shall be rated U0 per IES TM 15-11, with no light above a 90 degree plane.

5. Poles supporting lights shall be no taller than twenty-three (23) feet in a residential district, twenty-five (25) feet in a commercial district, including automobile dealerships, a commercial part of a residential planned unit development, including automobile dealerships, or in office/business park districts, and thirty-two (32) feet in any industrial district.

D. Standards and Requirements:

1. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for all uses, with the exception of automotive dealerships.

IESNA Parking Lot Levels Of Activity	Maintained Horizontal Illuminance Standards (Foot-Candles)	
	Pre-Curfew (Average)	Post-Curfew (Average)
High – Includes high intensity business or industrial districts	5.0	2.0
Medium - Includes business zone districts; commercial mixed use and heavy industrial and/or manufacturing zone districts	2.5	1.5
Low – Includes neighborhood business districts; churches, schools and neighborhood recreational facilities; and light industrial zoning with modest nighttime uses or lighting requirements	1.0	0.5

2. Lighting shall be provided in accordance with the standards of the Illuminating Engineering Society of North America (IESNA) as follows for automotive dealerships:

Areas Of Activity	Description	Maintained Horizontal Illuminance Standards (Foot-Candles)	
		Pre-Curfew (Average)	Post-Curfew (Average)
Feature display area	The first row of vehicles adjacent to a major/minor arterial, including the area in front of the vehicle up to the property	80	25

	line and behind the vehicle up to the merchandise area and/or the circulation area including drive aisles.		
Merchandise area	All other rows of vehicles on a lot used for general auto sales, including all areas surrounding the vehicle up to the defined circulation area including related drive aisles.	35	5
Circulation area	Includes all portions of the lot dedicated to customer parking, employee parking, site entrance areas and inventory areas including related drive aisles.	5	2
Security lighting, Monday—Sunday	The average amount of light found on site within each of the areas of activity, including the feature display area, merchandise area, and circulation area from 10:00 p.m. until sunrise.	5	N/A

3. In determining the average foot-candle standard, all foot-candle measurements shall be taken at a height of three and one-half (3.5) feet above the ground at ten-foot increments throughout the areas of activity.

4. Sag lenses are prohibited from use on all site lighting luminaries. All new fixtures shall have flat lenses.

5. Light shields used to control light and reduce glare shall be made of nonreflective material.

6. Exterior lighting shall be designed at or below the following average maintained foot-candles at the property line:

Location	Maximum Foot-Candles At Property Line - Horizontal Measurement
Residential to residential	Horizontal fc: 0.10
Nonresidential to nonresidential	Horizontal fc: 2.0
Nonresidential to residential	Horizontal fc: 0.10
Intensity at adjoining right-of-way	Horizontal fc: 2.0

7. The light loss factor (LLF) shall be a minimum of 0.75 to a maximum of 0.8 for metal halide and high pressure sodium fixtures, and a minimum of 0.90 to a maximum of 0.95 for L.E.D. fixtures.

E. Measuring Light Levels:

1. Metering Equipment: Light levels of both direct and indirect light shall be measured in foot-candles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to provide a constant reading.

2. Method of Measurement: Foot-candle horizontal measurements shall be taken at a height of three and one-half (3.5) feet above ground.

F. Exceptions and Variances:

1. Because of their unique requirement for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other outdoor recreational facilities shall be exempted from the general standards of this Section. Lighting for outdoor recreational facilities shall be shielded to minimize light and glare from spilling onto adjacent residential properties. The maximum permitted illumination at adjoining residential property lines shall be one-half (1/2) foot-candle. The maximum permitted illumination at adjoining nonresidential property lines shall be two (2) foot-candles.

2. Luminaires used for public roadway illumination by the City or any other public transportation agency shall be exempt from the requirements of this Section but may be subject to the regulations of federal or State agencies or by intergovernmental agreements.

3. Decorative seasonal lighting shall be limited to a power rating of less than or equal to seventy-five (75) watts.

4. Temporary emergency lighting used by police, firefighters, and other emergency services, as well as all vehicular luminaires shall be exempt.

5. Hazard warning lights that are required by local or federal regulatory agencies shall be exempt.

6. Transportation facilities shall be exempt.

7. Public walkways shall be exempt.

8. When site characteristics are unique and the requirements of this Section cannot be met, the Zoning Administrator has the authority to approve nonconforming lighting designs if the illumination levels and/or uniformity ratios are within twenty percent (20%) of the values set forth in this Section. All other nonconforming designs shall be subject to approval of the Plan Commission City Council through the variance procedure or by annexation agreement or development agreement.

G. Nonconforming Outdoor Lighting: Outdoor lighting in existence on the effective date of this Section that does not comply with this Section shall be exempt from the standards of this Section and shall be considered legally nonconforming. Such fixtures, luminaires and poles may be repaired and maintained. However, the following restrictions will apply:

1. If greater than 10% of existing luminaires are replaced during a 12-month period, they shall be replaced with new luminaires that comply photometrically to this Section.

2. If greater than 10% of existing fixtures utilizing sag lenses are replaced during a 12-month period, they shall be replaced with new flat lenses that comply photometrically to this Section.

3. If at any time after the adoption of this Section, lighting poles which do not comply with the height restrictions shown in this Section are replaced, the replacement pole heights shall comply with the height restrictions set forth.

H. Exterior Lighting Photometric Plan Required:

1. A lighting photometric plan shall be required any time exterior lighting is proposed, or modified, that is associated with a residential use of greater density than a one- or two-family dwelling or with any commercial, office, industrial or other use. The photometric lighting plan shall be submitted with the site plan information as required.

2. The lighting photometric plan shall include a site plan indicating location of light fixtures and intensity of foot-candles on 10' grid throughout the site, including across property lines, proposed luminaire schedule which indicates model numbers, an indication of which lights will be dimmed or turned off during post-curfew mode, light loss factors (LLF) for proposed fixtures and proposed mounting heights, and a summary table containing average foot-candles, minimum foot-candles, maximum foot-candles, uniformity ratio (average/minimum). The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan complies with the requirements of this Section. Once the plan is approved, the exterior lighting of the property shall conform to the plan.

I. Manufacturer Cut Sheets Required:

1. Manufacturer cut sheets for each proposed lighting fixture shall be required in conjunction with the photometric plan, as described above.

Date: 6.20.19

To: Plan Commission

From: Kimberly Clarke, AICP
Community Development Director

Subject: Text Amendment-Masonry Requirements

Staff is requesting to continue the public hearing on the proposed text amendment regulating masonry requirements. Staff is still working through proposed design guidelines and modifications to the required percentage of brick for nonresidential properties. This will be heard at the next Plan Commission on July 18th, 2019.