



MINUTES OF THE PLAN COMMISSION
VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS
APRIL 6, 2017

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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

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

CALL TO ORDER

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

COMMUNICATIONS

There were none.

APPROVAL OF MINUTES

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

Suggested Amendments:

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 6, 2017 REGULAR MEETING

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

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

Present were the following

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

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

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

Guest (s): Rebecca O'Connor
Kyle O'Connor
Jim Richert
Ed Richert
Joe Bandza

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

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

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

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

The proposed hours of the business are:

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

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

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

The proposed conditions include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Present were the following

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

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

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

Guest (s): Fred Owens
Lawrence Dick
Brent Porfilio
David Torelli

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

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

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

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

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

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

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

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

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

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

COMMISSIONER JANOWSKI stated it looks great.

COMMISSIONER STANTON stated it looks great.

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

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 6, 2017 REGULAR MEETING

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

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

Present were the following

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

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

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

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

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

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

Specific concerns were discussed at follows:

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

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

RECEIVE COMMENTS FROM THE PUBLIC

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

GOOD OF THE ORDER

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

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

ADJOURNMENT

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