



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

AUGUST 16, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 16, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Tim Stanton, Acting Chairman
Eduardo Mani
Angela Gatto
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Neal Hummitsch, Robert Hansen, Mary McBride, Mark Diedrich, David Sosin, Dan McMillan

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for August 16, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the August 2, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON, to approve the Minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 16, 2018 REGULAR MEETING

**Item #1 PUBLIC HEARING: SIP WINE BAR – 17424 OAK PARK AVENUE
SITE PLAN APPROVAL AND VARIATIONS**

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Variations from the Legacy Code to modify an existing building and construct an addition with commercial space and a 1,100 square apartment on the property located at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Eduardo Mani
Angela Gatto
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Neal Hummitsch

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to open the Public Hearing for SIP WINE BAR – 17424 Oak Park Avenue, Site Plan Approval with a Variation. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

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

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

Dan Ritter, Senior Planner noted this is a request for approval of a Site Plan with Variations from the Legacy Code that are required to permit a building addition to match the existing non-conforming and historic home. There are several Variations required to bring this project into conformance. The Petitioner's intent is to retain the historic and residential character of

the home and site. The Variations will allow the Petitioner to construct an addition for commercial space with a second-floor 1,100 square foot apartment.

The existing site is a single building along with a small parking area at the rear of the property. The original house was constructed in 1893 and is referred to as the Dini Home. The home was listed in the Legacy Plan as historically significant due to its age, architectural character and Victorian style. The Legacy Plan also calls for preserving, rehabbing and strengthening existing historic structures within the downtown. There is a 1,900 square foot addition that was put on in 1993 which is not considered historical. The addition has a similar roof style and similar material as the original home. The building was most recently occupied by the Attic Door. Recently the subject property was re-subdivided along with a number of adjacent properties to the south due to incorrect lot line surveys. The property is now a single parcel rather than two parcels.

The site is in the Legacy District and zoned DC (Downtown Core). The property to the south is Mickey's, to the east is Citi Bank and to the north is the Historic Vogt Building which is the future Banging Gavel Brewery. To the west is a drive aisle and parking lot currently owned by the Village that also allows access to residential garages that are part of the adjacent condo building, these sites are zoned R-4 (Single Family Residential) and not in the Legacy District.

The proposed use of the building will be for SIP, a self-service wine bar and restaurant that includes a full kitchen and food service. There will be indoor seating, a standing room only area and two outdoor patios, a small one in the front and a larger one in the back. There will be a 1,100 square foot apartment on the second floor which is over the minimum square footage of 800 square feet. The apartment will have a small private patio area at the rear of the unit. Access to the unit will be at the rear of the property by a private stairwell.

There will be a two-story addition to the south side of the existing building that will include a partial basement to be used by the kitchen of the restaurant for storage. The large patio in the back will have a metal roof and columns similar to the design of the front patio. The front patio will be enclosed with a three to four foot wrought iron fence and landscaping to separate the patio from the public sidewalk. The rear patio will be enclosed by a knee wall and landscaping. The proposed site plan creates more usable commercial space on the property without completely eliminating parking, landscaping or altering the historical and architectural character of the property.

The first Open Item which was addressed in the Workshop was to revise the plans to show the correct setback on the south side property line between Mickey's parking and the building. They have adjusted the site plan to show the appropriate parking lot and property line setbacks on the south side of the lot. The two parking spaces on the north side of the building were also altered to be a parallel space. The Plat of Easement to permit alley access was reviewed and has been attached to the plans.

Landscaping has been added to several locations on the property. Typically two (2) street trees are required, but staff has recommended only one (1) tree due to the drive aisles, a light, and visibility. It is likely the trees located on Mickey's site will likely die to the construction and the Petitioner has agreed to contact that owner and replace these trees if necessary.

The architecture is proposed to closely mirror the historical design and residential character of the original Dini Home. This is viewed as a Heritage Site in regards to simply modifying the site to come closer in conformance. Many of the Variations are a result of the Petitioner's and Staff's desire to maintain the integrity of the historical home.

The proposed building additions will utilize fiber cement Hardie Board siding as required by the Legacy Code. If there is a need for replacement of the vinyl siding in the future on the existing building, Hardie Board will be used. A condition requiring the use of identical color and style of fiber cement siding is recommended to ensure this is a clear requirement going forward. Mr. Ritter showed images of updated front, rear and side elevations of the building showing the removal of the previous fake windows.

A wall sign is proposed on two (2) elevations which are flat mounted or projecting signs. There is a single faced monument sign proposed at the north entrance. This will require a Variance due to the curb cut and not being able to place the sign a

full ten feet (10) from the property line and drive aisle. Staff has concerns about the front wall sign covering up an architectural detail on the building. The Plan Commission at the Workshop noted this was acceptable due to the character of the existing property. The lighting is in compliance with the Legacy Code.

No parking for street-level commercial is required. There is one parking space required for the residential apartment. The current plan proposes four (4) parking spaces on the site. If and when the alley is constructed, three (3) of the parking spaces will be removed. The property also has public parking surrounding it that will likely be shared by customers and employees to use. Proposed parking is sufficient based on the uses and location of the development in the Downtown Core. The Petitioner has met with the owner of the future Banging Gavel and the police department regarding some type of shuttle service to be offered.

List of Required Variations from the Legacy Code:

1. Section 2.A.7 to permit a minimum public frontage buffer width of three feet (3') instead of the minimum of six feet (6').
The public frontage is proposed as it exists today and is consistent with the existing frontage and alignment of public improvements throughout the block. Requiring an increase to the public frontage would require land dedication that could make outdoor dining and commercial use of the site less feasible.
2. Section 2.A.8 to permit a private frontage design other than the frontages permitted in Table 2.A.5.
The private frontage is proposed to tie into the existing setback and design of the site. Changes in the private site frontage would not preserve and would likely detract from the historical significance and residential character of the site based upon its age (ca. 1893) and Victorian architectural style.
3. Section 2.A.9 to permit an addition to be two (2) stories instead of the minimum three (3) stories.
The new addition will tie in with the existing homes height and architectural design. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
4. Section 2.A.9 to permit a front yard setback of fourteen feet two inches (14' 2") instead of the maximum five feet (5').
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
5. Section 2.A.9 to permit a north side yard setback of ten feet (10') instead of the maximum five feet (5').
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Placing an addition on the home to meet a setback would detract from its historical integrity.
6. Section 3.B.6.a to permit the transparency of a ground-level street facing façade of a commercial space to be less than 60%.
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
7. Section 3.B.6.b to permit the maximum height of the top of the window sills to be greater than 30" above the adjacent sidewalk.

The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.

8. Section 3.C.3.d to permit one (1) residential parking space to be open to the sky and not covered.
The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Building a garage or underground parking is not feasible on the existing site and would detract from its historical integrity.
9. Section 3.F.10.a to permit the waiver of a bufferyard requirement between a property Legacy District and property not in the Legacy District.
The property to the north is a parking lot and drive aisle owned by the village. While it is not technically in the Legacy District, it serves two (2) legacy district sites and is a very unique situation. The code requirement is typically more for developments that directly abut a residential property, not public parking/access. Planting landscaping between these properties would also hinder any potential future alley connection.
10. Section 4.E to permit a monument sign to be located three feet (3') instead of the required ten feet (10') from a property line or drive aisle.
The setbacks are difficult to meet due to the site layout already being set by a historically significant building. The proposed ground sign location was determined to be the best location that keeps with the intent of the code in regards to aesthetics and safety while also identifying the business for vehicles and pedestrians. A Variation was granted to a previous business for a ground mounted sign within the front yard setback.

ACTING CHAIRMAN STANTON asked the Petitioner for comments. Mr. Hummitsch had no further comments.

ACTING CHAIRMAN STANTON asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GATTO to close the Public Hearing on SIP WINE BAR – 17424 Oak Park Avenue, Site Plan Approval with a Variation. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

Mr. Ritter noted the Standards for Site Plan Approval as follows:

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
A food and drink establishment is a permitted use and outdoor dining opportunities are strongly encouraged in the Downtown Core (DC) zoning district.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
There is public parking available in close proximity to the proposed use. The property access, lighting, landscaping, and drainage have all been improved from the site's existing conditions and are designed to meet the intent of all Village codes, while retaining with the original historical and residential character of the site.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The proposed site layout provides access to the adjacent public parking lot and drive aisle. The on-site parking has been designed to work with the adjacent public parking lot and drive aisle where cross-access easements are in place.

- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The proposed site adds additional walkways that connect from the parking lot and public sidewalk. Bicycle parking has been added for use by the commercial space and the residential unit.
- 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.
Landscaping has been added to several locations on the property. The species selection of plantings has been selected with the site's historical character in mind where possible. The landscaping was also selected to be salt tolerant and low maintenance. Due to the limited space on the site, the majority of the proposed landscaping consists of shrubs or perennial plants with a few ornamental trees. The landscaping should create an attractive and inviting site for customers in the downtown.
- f. That all outdoor trash storage areas are adequately screened.
The existing outdoor trash area is screened and will remain at its existing location where it is shared with the condos to the west.

Additional Legacy Code Standards as follows:

- 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 specifically calls for preserving, rehabbing and strengthening existing historic structures and Tinley Park's historic heritage. The new addition is proposed to tie into the setbacks, character and design of the existing building. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential character. The proposed outdoor dining 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 wine bar and restaurant use 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 original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential character while respecting the intent and guiding principles of the Legacy Plan.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The proposed improvements will help to make the site a viable commercial space while still protecting the historical and residential character of the site. The business concept is not available elsewhere in the Village and is expected to enhance the economic vitality and attractiveness of the downtown area to visitors.

Standards for a Variation as follows:

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.
It is impractical to relocate the home and the building to meet Legacy Code setback requirements. The space requirements for the proposed use necessitate an addition to the existing structure. The site improvements have been designed to create a more viable and marketable commercial space while maintaining the integrity of the existing historic residential building.
2. The plight of the owner is due to unique circumstances.
The original structure was a residential home with historical significance due to its age (ca. 1893) with non-conforming setbacks. The proposed addition and site changes have been designed to be consistent with the original historical and residential character of the site as well as the existing setbacks.
3. The Variation, if granted, will not alter the essential character of the locality.
The addition and redevelopment of the historically significant home will continue to keep the existing historic character and integrity of the downtown. The propose improvements will also allow the structure to become more practical to be utilized for commercial development in the downtown.

ACTING CHARIMAN STANTON asked for a Motion.

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AITCHISON to grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Site Plan Approval for the property located at 17424 Oak Park Avenue in accordance with the plans submitted and listed herein, subject to the following conditions:

- a. All Public Works and Engineering comments must be addressed and an MWRD permit must be obtained prior to permitting.
- b. The access easement for an alley shall be formally recorded with the Cook County Recorder of Deeds prior to issuance of any permits.
- c. When the vinyl siding on the original home is replaced, fiber cement siding that matches the rest of the structure shall be utilized as the replacement material.

AYES: MANI, VICK, AITCHISON, GATTO AND ACTING CHAIRMAN STANTON.

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion unanimously approved.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to consider recommending that the Village Board grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Variations from the Legacy Code, as listed in the August 16, 2018 Staff Report, for the property located at 17424 Oak Park Avenue in the DC (Legacy District, Downtown Core) Zoning District in accordance with the plans submitted and listed herein and adopt Findings of Fact submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting.

AYES: MANI, VICK, AITCHISON, GATTO AND ACTING CHAIRMAN STANTON.

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion unanimously approved.
This will go before the Village Board on September 18, 2018 for adoption.

VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 16, 2018 REGULAR MEETING

**Item #2 WORKSHOP: THE BOULEVARD AT CENTRAL STATION-6701-55 SOUTH STREET
SITE PLAN APPROVAL, GRANTING A SPECIAL USE PERMIT, VARIATIONS AND
PRELIMINARY/FINAL PLAT APPROVAL**

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, David Sosin, on behalf of South Street Development, LLC, a Special Use Permit to allow residential accessory uses on the Street Level in a mixed-use building and Variations from the Zoning & Legacy Codes to construct a 296,419 square foot 4-story mixed-use development consisting of 165 residential apartments and 29,853 square feet of retail space on the first floor for the property located at 6701-55 South Street in the DC (Downtown Core) Zoning District. Consider granting preliminary and final plat approval for the subject property.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Eduardo Mani
Angela Gatto
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Robert Hansen, Mary McBride, Mark Diedrich, David Sosin, Dan McMillan

Kimberly Clarke, Planning Manager noted this is a Workshop on the Boulevard at Central Station for Site Plan Approve and Zoning approvals that will coincide with the Site Plan. The project is proposing a mixed-use development that will be approximately 4 stories in height and its total construction will be 296,419 square feet and comprise 165 apartments and 29,853 square feet of commercial use on the first floor. The existing site is approximately 3 acres in size consisting of 11 vacant parcels. There is a portion that is being used as a gravel parking lot being used by Metra riders. There are approximately ninety to one hundred vehicles parked there daily. The remainder of the site is vacant. Approximately one (1) acre is owned by the Village and the remaining is owned by the developer. The buildings that did exist on this property were demolished around 2008.

The first concept that was reviewed by the Plan Commission was back in November of 2007. Ms. Clarke showed images of the previously proposed building designs. This was prior to the Legacy Code and has always been a public/private partnership with Village-owned land that is involved in the partnership. This was approved and went to a preliminary hearing in 2009 and was recommended by the Plan Commission. In 2012, a formal Ordinance was adopted granting some Variations. This was a five to six-story building and it housed about 167 residential units. In 2012 there was a poor economy and the project went to the wayside and then came back to staff who discussed it with the architect. At that time a 4 story

building was proposed with a newer concept. In April of 2017, the developer came back with a similar building to what was approved back in 2012. The architecture then evolved to what is being presented now with the rounded feature at the intersection.

The Site Plan is 296,419 square feet that will be done in two (2) phases. The first floor will be approximately 30,000 square feet of retail. There will be 165 residential apartment units with 99 one-bedroom and 66 two-bedrooms. The building will be four (4) stories in height. There is a desire to allow pets and be dog-friendly, looking at the site plan, staff would like to know how they will accommodate that by having a small dog area for the pets to walk. Staff has asked for a construction schedule that will be presented prior to the Public Hearing.

Phase 1 will occupy the southeast corner of South Street and 67th Court. All public improvements will be done in Phase 1. This phase will include 66 residential rental units (39 one-bedroom and 27 two-bedroom apartments) ranging from 730 square feet to over 1,311 square feet. This is a Variation as the code requires a minimum of 800 square feet of usable floor space. A surface parking lot with 66 parking stalls will be constructed behind the building and will be designated for resident use only; this lot will be conveyed to the Village for public parking upon completion of Phase 2. The Legacy Code requires that all residential apartment parking be covered and may not be open to the sky, so that will be a Variation. The first floor will be 15,130 square feet will be used for commercial space. The Legacy Code restricts accessory uses on the first floor when it is required to be commercial so this will be part of the Special Use. The remaining part of the first floor 9,357 square feet will be dedicated to mechanical space and accessory residential uses which includes a fitness gym, bike storage, lobby lounge, mail room, and club room with kitchen, leasing office (future business center), conference room and property manager's office. The setbacks for Phase 1 range what is dictating the orientation of this site. They will have to follow the right of way line on the north side of South Street making it somewhat of a challenge. The code requires a maximum of five (5) feet, but the goal is to provide adequate sidewalks. There will be ample sidewalks with outdoor dining. In this Phase 1, they are holding the seven (7) foot public sidewalk with no encroachments of future public dining on this. There will be six (6) feet of buffer area that will be comprised of streetscape.

Phase 2 will start with the successful completion of Phase 1, the Applicant will construct an additional 99 rental housing units for an overall project total of 165 residential units. Phase 2 will include 60 one-bedroom units and 39 two-bedrooms ranging in size from the 730 square feet to over 1,311 square feet. There is a total of 14,723 square feet of first-floor commercial space as part of Phase 2. There is no other residential accessory uses proposed on this first-floor. A partial underground parking garage consisting of 177 parking stalls will be constructed behind the Phase 2 residential structure. Residential amenities in this phase include an in-ground pool on top of the parking garage. Once this phase is complete, the surface parking lot behind Phase 1 will become a public parking lot owned by the Village. The residents will have the private use of the parking garage.

The area in between the two buildings is a drive aisle. In this scenario, it will be a private access drive, one way in coming off of South Street. When Phase 2 is completed there will be a connector that will arch over this access drive. Ms. Clarke showed an image of what the project will look like at completion. The site improvements will be completed as part of Phase 1. The intersection of 67th Court and South Street will be reconfigured into a true T-intersection. This will allow for safer turning movements, improve the alignment of South Street and remove one entrance point to the Metra parking. This will improve this area for street flow. The developer will be doing the street improvements. The final streetscape plan is an open issue and will be presented in the future months. Ms. Clarke presented an image of the streetscape proposed by Staff.

The project will have two (2) access points. The fire department required a minimum width of twenty-one feet as a fire lane in between the buildings. There is a Variation for the width of this aisle. There is a full access drive proposed off of 174th Street closest to 67th Court that will allow for full access in and out of the surface parking lot. The Downtown Core does not require parking for commercial uses, but does require one (1) stall for each residential unit. In Phase 1 for the 66 units, there will be 66 spaces in the surface lot. When Phase 2 is developed there will be 177 stalls which are twelve (12) over what is required. The surface parking lot will become the Villages and there will be additional parallel on-street parking on South Street and 174th Street. Staff has concerns regarding the current gravel parking lot being used by up to 100 cars for

the Metra parking. Those cars will be displaced. Staff also has concerns if the one to one parking space requirement is sufficient for a site this size. This is also being echoed by some of the residents that are contacting staff.

There is a dedicated loading area off of 67th Court and 174th Street where the full access is. In Phase 2 there is not a dedicated loading area so it is assumed that businesses will be getting their product loaded off of South Street. Staff is not sure if the internal access drive would work sufficiently for this purpose.

There will be U shaped bike racks for bicycle parking provided which is part of the Legacy Code. There will be an internal bike storage room off the back of each building.

Ms. Clarke showed images of what the building will look like on South Street when it is fully developed. There is a halfway break that will separate the two buildings with an archway above it to join the two buildings. The archway takes them to the back of the building where they would enter the private parking garage. 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. The accent material can have a maximum of 25% of concrete panels and decorative block. The building will be constructed of a combination of brick, architectural precast block and Hardie Reveal Panel Siding. There may be some additional variations needed based on the accent materials shown on the plans presented. A material board was displayed to the Commission. There is a rounded feature on the corner which was requested by Staff in order to create a signature architectural feature at the prominent southeast corner of South Street and 67th Court that reflects the iconic architectural style of the Metra Station. The archway provides a unique access and breaks up the long block of approximately 621 linear feet. There will be metal and canvas awnings. Alcoves have been created to allow for a tenant to have an outdoor dining area. Staff has had some concerns about the use of red awnings due to potential fading. References have been provided to the Commission showing that red awnings are prone to fading. The lobby area will be in Phase 1 for all the residents in both phases. There will be two (2) overhead loading doors off of 174th Street to allow for garbage and any other loading needs. There are windows on Phase 1 that face east that will be eliminated when Phase 2 is constructed. Staff has concerns about this as it will have to be clearly articulated to the tenants. 174th Street does face some other businesses and is designed for the first floor retail to have access to the back of the surface parking lot which will allow customers to enter from the back. There will be some language in the covenants regarding what the businesses can do with the windows.

In Phase 2 the archway will be built. The parking garage will be built and above the parking garage the pool deck will start. There will be an overhead door to enter the parking garage. While Phase 2 is being built the surface parking lot may be paved. There are concerns regarding properties that surround this as the site gets redeveloped. The open items are to find out the materials to be used on the accent materials and more discussion on the red awnings. Staff recommends the recycling areas be in the trash rooms. The bricked in windows should be converted to glass windows.

The first floor of Phase 1 includes an accessory area for the residents which is approximately 9,000 square feet that includes a fitness gym, a kitchen, bike storage, the lounge, conference room, elevators and mailboxes. The remainder will be retail. Phase 2 will have an interior corridor. There will be a walkway between the parking garage and Phase 2. Staff is questioning the feel for this. Units in Phase 2 will be on the same grade as the pool and grilling station. There will be six different unit types. There will be additional storage and a trash area on each floor. There is a recycling area in a separate area. Staff is requesting this be incorporated with the trash area. There are two (2) elevators in Phase 2 and one in Phase 1 in the lobby. Staff is questioning the desirability of having a pool at grade level with apartments looking into it.

Staff has asked for a unified sign plan. The Legacy Code allows for a backlit or spotlights. They are asking for a reversed backlit sign which is more of a modern look. On the top there is a projecting sign on the corner of South Street and 67th Court which will need a Variation for size and the projection as signs cannot go beyond the second-floor. The sign is about twenty-five (25) feet in length and four (4) feet wide. Staff does not want to see this sign illuminated. Each tenant will be able to have their own signage above their unit.

A photometric plan has been submitted. The plan does not provide for any parking lot lights in the surface parking lot in Phase 1. Staff will request exploring that.

There will be a streetscape plan. They will be providing some buffering to adequately screen the properties that will be abutting some residential properties. The Village's landscaping architect has made several recommendations.

The subject property is in the DC (Downtown Core) and is within the Legacy District. Street level commercial is required on the first floor. The Metra is to the north which is civic. The Station Pub & Eatery to the East, single family homes to the south zoned DG (Downtown General). At the southwest corner of South Street and 67th Court there are future plans to construct a three-story mixed use building. There is a maximum of a five foot (5) front yard.

The Variations are as follows:

1. A 70 square foot Variation from Section V.C.2 of the Zoning Code to allow a 730 square foot one-bedroom apartment where the minimum useable floor area for a one bedroom apartment is 800 square feet. ***This Variation is requested by the developer based on what the average size of a one-bedroom apartment is being constructed in surrounding areas. More research should be provided to the Plan Commission to support this request.***
2. A residential parking Variation from Section 3.C.d. of the Legacy Code which requires parking for residential uses to not be open to the sky to allow for the development in Phase 1 to have an open to the sky parking lot for the residential uses. ***There is existing surface parking lots within the downtown and it may not be feasible in all cases to have covered parking however if Phase 2 is never constructed we will have created more surface parking when it may have been designed to be covered in phase 1.***
3. A four (4) foot wide Variation from Section 3.E.4.c of the Legacy Code to allow a 24-foot wide two- way driveway instead of the maximum 20 feet allowed for a two-lane driveway. ***This Variation is needed in order to make the geometry work for vehicles in the loading area in Phase 1.***
4. An eight (8) foot wide Variation from Section 3.E.4.c of the Legacy Code to allow a 20-foot wide one-lane driveway instead of the maximum 12 feet allowed for a one-lane driveway. ***This Variation is needed in order to accommodate the Fire Departments need for a wider access aisle into the development.***
5. A one (1) foot and a five (5) foot front yard Variations from Section 2.A.9 (Table 2.A.6) of the Legacy Code to allow a six (6) foot front yard setback on South Street and a ten (10) foot front yard setback on 67th Court where the maximum front yard setback is five (5) feet. ***This Variation is needed in order to maintain the required seven (7) foot wide public sidewalk free of any obstructions. This will allow for the development to have outdoor dining that will not encroach within the public sidewalk.***
6. A two (2) foot side yard Variation from Section 2.A.9 (Table 2.A.6) of the Legacy Code to allow a seven (7) foot interior side yard setback where the maximum interior side yard setback is five (5) feet. ***This Variation is requested to accommodate a five foot wide sidewalk on the east side of Phase 2. The sidewalk will provide access to the parking garage and rear of the building.***
7. A 68 square foot Variation from Section 4.E (Table 4.E.1) of the Legacy Code to allow a one-hundred square foot projecting sign where the maximum sign permitted is 32 square feet. ***This variation is requested in order to have a unique projection sign for their 4-story building. Staff is concerned that this size and type of sign is necessary.***
8. A Variation from Section 4.E (Table 4.E.1) of the Legacy Code to allow a projecting sign to extend past the 2nd floor. ***This variation is requested in order to have a sign that complements the scale of the 4-story building. Again staff questions if this truly desired for the downtown.***

Special Use Request:

Section 3. A. (Table 3.A.2) of the Legacy Code requires *Accessory Residential Uses* on the Street Level in a mixed-use building be granted a Special Use Permit. *Accessory Residential Uses* are defined as “A use that is subordinate to residential dwelling units which contribute to the comfort and convenience of the dwelling units. These uses may include, but not be limited to; recreational space, laundry facilities, sales/rental offices, and/or parking for the private use of those dwelling units”. There are several uses proposed in Phase 1 that are not commercial uses and are considered *Accessory Residential Uses*; therefore they require a Special Use Permit. These include the fitness gym, club room and future business center on the first floor of Phase 1.

Staff is concerned that these *Accessory Residential Uses* are occupying 25% of the prime first-floor commercial space. The uses will not be occupied all the time and therefore will look vacant from the street. Understanding that this development is being built in Phases, there is an opportunity to relocate the fitness gym and club room proposed in phase 1 to the Phase 2. This would open up more available commercial space on the first floor of phase 1 and keep the amenities in a centralized area.

Preliminary Plat Approval:

The Applicant proposes to subdivide the 3-acre subject site into three (3) lots. Lot 1 & 2 will be developed during Phase 1 of the project which includes the first mixed-use building the surface parking lot on Lot 2 and the main access drive between the buildings and all the common area. During Phase 1, Lot 3 will remain a vacant lot under the ownership of the Village. Phase 2 of the project will be the construction of the second mixed-use building and an underground parking garage on Lot 3. At that time, the Village will take ownership of the surface parking lot on Lot 2. The plat provides appropriate ingress/egress, utility, and drainage easements through the use of a blanket easement. The plat approval will be subject to final engineering.

The Plat proposed dedicating right-of-way to the Village along the frontage of Phase 1. This was requested in order to accommodate a minimum seven (7) foot wide public sidewalk. The area along 67th Court only provides for a total of 11 feet of public right-of-way where code requires a minimum of 13 feet. This item needs to be verified with the engineering department that an eleven (11) foot public right-of-way is adequate instead of the required 13. The goal is to provide enough room for the necessary street improvements and provide enough space for outdoor dining.

The Open Items are as follows:

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

1. *Developer is to submit a construction schedule for the development.*
2. *Final Streetscape plans for this area are in the process of being designed.*
3. *Staff has raised parking concerns with the loss of the existing gravel lot where 90-100 Metra commuters will be displaced.*
4. *Staff recommends the removal of 2 parking spaces at the southern end of the surface parking lot be placed as a condition of approval for the Site Plan.*
5. *Correct sheet A002 to reflect the correct bike parking counts.*
6. *Additional Variations on building material may need to be requested.*
7. *Staff questions the use of red awnings as a color choice.*
8. *Staff questions the desirability of the 2nd floor units and their balconies being at grade with the pool deck.*
9. *There should be a condition on the approval requiring the developer to disclaim to the tenants that will be occupying the end units of Phase 1 that when Phase 2 is constructed, they will lose their existing windows.*
10. *The architect should look at consolidating the recycling rooms into the main trash area.*
11. *The bricked in windows in the recycling rooms should be converted into glass windows.*
12. *The site needs to provide a designated outdoor area for dogs.*

13. *Staff questions the need for the internal service corridor proposed in Phase 2.*
14. *Provide for a unified sign plan.*
15. *Staff recommends that the main identification signs for the building are not illuminated.*
16. *A final photometric plan will need to be provided with final engineering.*
17. *Address the landscaping comments per the Village's landscape review.*
18. *Site Plan needs to include a zoning analysis table per the Site Plan requirements.*
19. *Further discuss relocating Phase 1 first floor amenities (fitness gym and club room) to Phase 2 when Phase 2 is constructed.*
20. *Further discuss with the engineer regarding the required right of way along 67th Court should be 11' vs 13'*

Ms. Clarke asked the Petitioner to give his comments.

Mr. David Sosin, Attorney for the Developer noted he has been working on this project for twelve (12) years. He stated they are ready to proceed with the project. The presentation that Ms. Clarke gave was very detailed. The whole project has changed over the years with the economy, desires of the Village and the realities of financing. He would like to be the catalyst of the whole downtown area, not just on this project, but whatever comes later. Some of the twenty (20) open items will be worked out prior to the Public Hearing and his thinking on what should be done.

Mr. Mark Diedrich, Architect noted there will be 165 one & two bedroom residential units above 30,000 square feet of commercial space with the intention of creating a vibrant downtown streetscape. He noted some of the amenities. The units will be equipped with modern technology to meet the needs of multi-generational residents. It will attract a broad demographic of residents from professional millennials to empty nesters. The project will be instrumental in order to allow the Village to grow as a "cradle to grave" community. The design of this building builds upon the architectural precedent of the downtown core. There will be masonry materials of cast stone and brick around storefront windows and awnings to continue the streetscape of the downtown core. The Legacy Code has been an important process for this project. He noted the building is located across from the Metra Station which will bring people to the site every day for the commercial spaces. Tenants living over a commercial space will allow them to live, eat, shop and socialize all within walking distance of their home. This project will create a walkable downtown. Streetscape has been incorporated in the project. One of the Variance items is the reduction of some of the one bedroom units. The argument for this is that the building will have many high-end amenities. The trend today is to share amenities instead of having large units. There is private secured storage space for all residents on each floor. The total shortfall of one bedroom units is 4,788 square feet with the total amount of indoor amenities is over 10,000 square feet, of which over 4,800 is dedicated to resident storage. The square footage has been taken from the units but storage on each floor has been added for each resident. This offsets one another.

Mary McBride, Engineer noted she joined the project in 2015. In 2014 the sanitary district passed a new ordinance called the Watershed Management Ordinance (WMO) which raised the bar in terms of stormwater management and has been incorporated into the site's stormwater design. The volume control component of the first inch will be kept on site under the surface parking field and the remainder of the stormwater runoff will be in new sewers down South Street to the Panduit Regional Detention Pond. That improvement is incorporated into this project. Beyond stormwater management, the other civil improvements will be utilities and streets as discussed. The overhead wires on South Street will be buried along with the road improvements.

Mr. Sosin noted he will work with Staff to address all the open items. The schedule is anticipated to be a maximum of two years with a companion agreement with the Village. He feels the units will rent out quickly. Regarding the parking, he needs Phase 2 to use for staging Phase 1. He will try to maintain as much parking as possible and parking for the workmen. There is parking to the west of Oak Park Avenue. Some people may take the choice of 108th Avenue temporarily until he finished the lot that will be there. He will try to minimize the inconvenience. Mr. Sosin went on to identify the Variances mentioned in the Staff Report. He noted that Mr. Hansen is an experienced developer who has previously built in Tinley Park. These unit rents will be market rate rents and the anticipated rent is approximately \$2.00 per square foot per month.

COMMISSIONER AITCHISON asked if there will be a percentage of units rented out prior to the start of Phase 2 and what if there is a lag in interest. Mr. Sosin replied he would be renting prior to Phase 2 and if there is a lag it may take a little longer to start Phase 2. In the downtown Orland Park project, the units were rented way ahead of expectations and are currently around 95% leased.

COMMISSIONER VICK asked about the red awnings. He also questioned the main sign on the corner of the building. He feels it looks out of place. Mr. Diedrich replied he was trying for a vibrant streetscape. He would consider looking at the tone of the color. Mr. Diedrich replied the sign he wanted is a feature sign on that corner. The lighting would be subtle due to it being next to the apartments. This is a design element and he is asking for permission for that sign. Mr. Sosin noted the sign would be most attractive to the retail tenants.

COMMISSIONER GATTO noted she agrees with COMMISSIONER VICK on the sign. She also noted that some residents do not want to live with or around dogs and she would recommend only one building being dog-friendly and have a pet area where they can walk the dogs. She noted the parking is an issue due to the traffic congestion in the area near the Metra train station. There will be more congestion added to the area. The people that park in that lot will have to be relocated. There are issues with people walking across the street and people waiting to get in the lot. Her recommendation would be a walkway to get across the street. She also noted there should be charging stations in the parking areas for electric cars. Mr. Hansen replied that is a good idea.

COMMISSIONER MANI noted the sign looks good, but would like to see other options on illuminating it. He also noted the awnings should be materials to reduce fading. He also has concerns regarding the parking. Specifically in regards to the two-bedroom units there is likely to be two cars and also asked where guests would park, particularly overnight. Mr. Diedrich replied there is a combination of red and black awnings. He replied there will be 177 deck spaces, 64 surface lot spaces in the proposed public lot and 30 on the street. Ms. Clarke noted there is no overnight parking on the street or the public lots.

ACTING CHAIRMAN STANTON asked if each unit will have their own heat and air conditioning in the units so they could be converted to condos in the future if necessary. He also asked if there would be security cameras in the lots. Mr. Diedrich noted the tenants will have their own HVAC units. There will also be security in the parking lot and common areas.

ACTING CHAIRMAN STANTON noted there will be a Public Hearing on September 6, 2018.

GOOD OF THE ORDER:

1. Interest in the North Street Project – having discussions at this time.
2. Plaza update – working with consultants and marketing at this time.
3. Streetscape study will be out soon.
4. APA State Conference coming up in Springfield.
5. Residence of Brookside Glen – Building Permits for foundations to be put in before the winter
6. Haitham, 159th and Oak Park Avenue – Working on parking lot improvements - IDOT has approved the two stalls on the north side of the parking lot.
7. Public Hearing on the Boulevard September 6.
8. Bremen Station working on revised plans and will come before the Plan Commission shortly.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER GATTO, seconded by PLAN COMMISSIONER VICK, to adjourn the Regular Meeting of the Plan Commission of August 16, 2018 at 9:10 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.