NOTICE OF SPECIAL MEETING

OF THE COMMUNITY DEVELOPMENT COMMITTEE

A Special Meeting of the Community Development Committee is scheduled for Tuesday, November 14, 2017, beginning at 6:45 p.m. in the

Council Chambers located at the
Village Hall of Tinley Park
16260 South Oak Park Avenue
Tinley Park, Illinois

A copy of the agenda for this meeting is attached hereto.

Kristin A. Thirion
Clerk
Village of Tinley Park

NOTICE OF A SPECIAL MEETING
OF THE COMMUNITY DEVELOPMENT COMMITTEE

Notice is hereby given that a special meeting of the Community Development Committee of the Village of Tinley Park, Cook and Will Counties, Illinois, will begin at 6:45 p.m. on Tuesday, November 14, 2017, in the Council Chambers at the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, Illinois.

1. OPEN THE MEETING.

2. CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD ON SEPTEMBER 19, 2017.

3. DISCUSS PUBLIC HEARING SIGNS POSTED ON SUBJECT SITE.

4. DISCUSS FOREST GLEN BUILDING MATERIAL WAIVER.

5. DISCUSS MOWING CODE FOR VACANT PARCELS.

6. DISCUSS WAIVING OF FIRST READING POLICY.

7. RECEIVE COMMENTS FROM THE PUBLIC.

ADJOURNMENT

KRISTIN A. THIRION
VILLAGE CLERK

MINUTES
Special Meeting of the Community Development Committee
September 19, 2017 – 6:30 p.m.
Council Chambers at
Tinley Park Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Members Present:	C. Berg, Chair M. Pannitto, Village Trustee M. Mangin, Village Trustee
Members Absent:	None
Other Board Members Present:	B. Younker, Trustee M. Glotz, Trustee W. Brady, Trustee
Staff Present:	D. Niemeyer, Village Manager S. Neubauer, Police Chief F. Reeder, Fire Chief E. Weber, Interim Planner S. Malmborg, Planner P. Connelly, Village Attorney R. Zimmer, Executive Assistance to the Mayor L. Godette, Deputy Village Clerk

Item #1 - The meeting of the Special Meeting of the Community Development Committee was called to order at 6:45 p.m.

Item #2 – CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL COMMUNITY DEVELOPMENT COMMITTEE MEETING

Motion was made by Trustee Glotz, seconded by Trustee Younker, to approve the minutes of the Special Community Development Committee Meeting held on August 8, 2017. Vote by voice call. Chairman Berg declared the motion carried.

Item #3 – DISCUSS ANIMAL ORDINANCE - POULTRY –

Ellen Weber stated that Staff was directed to draft an ordinance that incorporated resident concerns regarding the keeping of chickens which would create a licensing structure to allow poultry on single family detached residences with a minimum lot size of 7,500 square feet located in the R1, R2, R3, R4, R5, and R6 Zoning Districts. The required setback for the chicken coops and chicken runs from a neighboring home has been reduced from 100' to 75'. Staff has discussed the keeping of poultry with representatives from "Hens for Tinley" and their concerns continue to be the minimum separation between the chicken coop and their home. They feel that the 75' requirement is prohibitive. Staff has provided opportunity for administrative staff to review that will allow for a reduction of the minimum separation by an additional 15' provided certain conditions are met. It is Staff's opinion that the amended ordinance provides for the keeping of poultry without negatively impacting adjacent property owners. The amendments specifically address the need to screen the chicken coop. While I may not be possible to completely eliminate the noise

DRAFT

made from hens laying eggs, it is possible to eliminate the views and the possible negative impact if the chickens are not kept in a sanitary manner.

Trustee Brady asked who will enforce this code. Ms. Weber stated the permit would come through the Community Development Department and either Code Enforcement or Animal Control would do the inspection.

Trustee Mangin asked how many chicken coops are in the Village now. He would like to know the amount of staff time it would take for the Village to take this procedure on. Ms. Weber was not sure, she only knows of seven (7) cases reported to the Village.

Motion was made by Chairman Glotz, seconded by Trustee Brady, to recommend the adoption of an Ordinance amending Title IX, Chapters 91.01 Definitions, Chapter 91.14 Keeping Certain Animals Prohibited, and Adding Chapter 91.40 Poultry Licensing. Vote by voice. Chairman Glotz declared the motion carried.

Item #4 – DISCUSS PREVAILING WAGE POLICY FOR CELL PHONE TOWER LEASES -

Attorney Connelly provided an overview of this proposed ordinance for any work that may be done on or at Village owned property being leased by wireless communication providers. The only exception to this requirement is for any work being done by Tenant's own employees which will take less than one business day.

Motion was made by Chairman Glotz, seconded by Trustee Younker, to recommend adopting a policy regarding the payment of prevailing wages for all work done on or at Village owned property being leased by wireless communications providers. Vote by voice. Chairman Glotz declared the motion carried.

Item #5 – RECEIVE COMMENTS FROM THE PUBLIC.

A concerned citizen asked if poultry owners will need to take a class on raising chickens. Attorney Connelly stated no in the ordinance as it stands.

Trustee Younker noted that the amended poultry ordinance will be going before the board before it is adopted.

Several concerned citizens stated concerns about residents raising chickens in their back yards. They are against the proposed amended poultry ordinance. They stated concerns with waste, mice and noise. Ms. Weber spoke with these citizens following the Committee meeting.

One citizen came before the Board to ask that they adopt the amended poultry ordinance.

Birget Blees believes that chickens can be kept with no problems and would be no more nuisance than other pets.

ADJOURNMENT SPECIAL COMMUNITY DEVELOPMENT COMMITTEE MEETING

Motion was made by Trustee Glotz, seconded by Trustee Younker, to adjourn the Special Community Development Committee Meeting. Vote by voice call. Chairman Glotz declared motion carried at 7:13 p.m.

DRAFT

Interoffice Memo

Date: November 10, 2017

To: Mayor Vandenberg
Board of Trustees

From: Paula J. Wallrich, Interim Community Development Director
Ellen Weber, Interim Planner

Subject: Public Hearing Notification Signs

The Tinley Park Municipal Code establishes procedures for all Public Hearings held by the Tinley Park Plan Commission, Zoning Board of Appeals and Village Board. In an effort to increase transparency of the entitlement process Staff is recommending the posting of informational signs on those properties subject to a public hearing process.

Currently the Village is statutorily required to publish notice of a public hearing "*not more than thirty (30) days nor less than fifteen (15) days before the hearing date*" in a local newspaper. As a courtesy, the Village also mails a notice of the hearing to properties located within 250 feet of the subject property. The notice includes project details along with the date, time and place of the Public Hearing.

Many communities require posting of a Public Notice sign upon the subject property as an additional means of notification. During discussions with the ad hoc Citizen Advisory Committee (CAC), it was recommended that Tinley Park adopt a similar policy.

Staff recommends the Village purchase ten (10) aluminum signs that will reference a link to the Village website providing all pertinent information regarding the subject property's Public Hearing. A deposit will be taken at the time the planning application is received to ensure its return.

Petitioners will be required to post Public Notice Signage on the property at least 15 days ahead of the public hearing and must be removed within 7 days of the hearing. The cost of the signs (10) is estimated to be less than $2,000 which can be absorbed in the current budget. Staff is seeking approval of this new policy and direction to prepare the appropriate ordinance for Village Board approval.

Interoffice Memo

Date: November 14, 2017

To: Mayor Vandenberg
Board of Trustees

From: Paula J. Wallrich, Interim Community Development Director

Subject: 16972 Forest Glen Building Material Waiver

Mr. Dan Walsh is requesting a waiver of the masonry requirement for the construction of his new home located at 16972 Forest Glen Dr. The Tinley Park Comprehensive Building Code Section 305 B.1.(Exterior Masonry Requirements) requires:

> *In all single-family detached, single-family attached and in all single-family semidetached dwellings, exterior walls shall be constructed of face brick, decorative stone or other approved masonry products. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.*

Tinley Park ILLINOIS
Life Amplified

Mr. Walsh is requesting a waiver of this requirement to install masonry to a height of approximately 3' along the front façade instead of the required top of the first floor. The sides and rear façade will follow the same elevation but due to the significant grade drop (this is a look-out model) a brick façade will extend approximately 8'tall along the rear of the home.

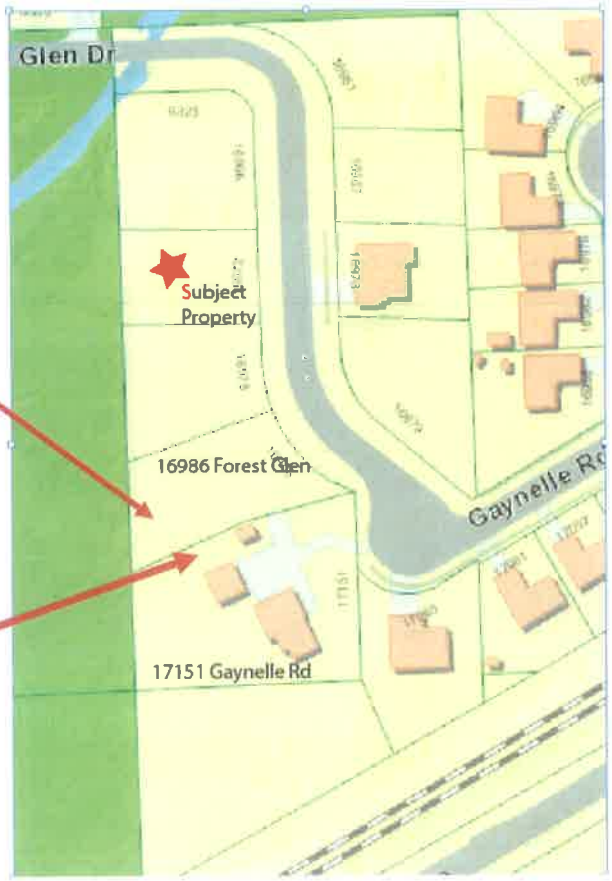
The granting of masonry waivers has been inconsistent in the past. The majority of homes that deviate from the masonry requirement can be found in the Parkside Subdivision—one of the Village's oldest subdivisions. In this area there are many older homes without masonry because they predate the masonry ordinance. There are also several new homes that do not meet the masonry requirement but they have a 'historic' architecture consistent with the character of the neighborhood. (see below)

17056 Forest View

17068 Forest View

The property in question is unique in that it is a relatively small area (Forest Glen 8 lot subdivision) that transitions from the Parkside Development, which has older historic homes or new homes without masonry, to Lancaster Highlands to the east that also has older homes with a mix of building materials. Within the Forest Glen subdivision all existing 3 residences meet the masonry requirement. There is one home that has similar architecture as Walsh's proposal but it meets code. See below.

16986 Forest Glen



The nearest home to the south (17151 Gaynelle Rd.- Landscaster Highland Subdivision) is an older home and has similar aspects to the proposed architecture but <u>does not</u> meet the masonry requirements.

17151 Gaynelle

Tinley Park ILLINOIS
Life Amplified

There are also homes in ithe community that were given waivers due to the general character of the neighborhood and the lack of masonry in surrounding homes. One example is 6929 170th Street. This is an older neighborhood with many homes predating the masonry requirement. It was granted a waiver of masonry.

There are obviously many factors to consider with this waiver, including general policy direction on how to consider infill development. New subdivisions, such as Brookside Glen, have conformed to the masonry requriement. If this continues to be the vision for the Village it is easy to administrate with new development. In smaller subdivisions such as Forest Glen which may be viewed as an infill development (similar to teardowns or vacant lots in existing subdivisions) the Committee may wish to review it in the context of the neighborhood. Similar to the 6929 170th Street home where there was a predominance of non-masonry construction in the neighborhood the Committee may wish to consider the building materials in adjacent residences. In Mr. Walsh's situation the area is mixed and includes vacant parcels which may present precedence. The decision for this parcel will necessarily impact the building materials for the remaining vacant parcels. It is also important to consider impacts on adjacent masonry structures.

There may be an opportunity to provide a compromise similar to the building material used on 16986 Forest Glen, by meeting the masonry requriement on the front façade, yet leave the rear and side facades as proposed. The rear faces a wooded area that will not be developed therefore the need to meet code may be less in that it is less visible. Staff presents the elevation below where the tan shaded areas indicate masonry. These would represent an extension of the stone veneer proposed for the lower portion of the front façade.

The Committee may wish to consider the variance standards typically used with zoning requests in their deliberation of the requested waiver:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
2. The plight of the owner is due to unique circumstances; or
3. The variation, if granted, will not alter the essential character of the locality

October 24, 2017.

Jean Bruno
Building and Planning
Village of Tinley Park

Hi Jean,
Thank you for speaking with me earlier today and explaining the home building permit process to me.

I believe I need the building department or a committee to review my home plans to determine if I will be allowed to build my home with face brick and or stone per plan. As I understand it the code calls for face brick to extend up to the top of the 1st story of the home.

Please pass my request on to the person(s) who can review my request.

I have attached the following items:

- Copy of home plans.
- Color Renditions of the home.
- Topo survey.

Color pictures of homes near the home I wish to build with similar brick/stone height levels.

Thank you,

Dan Walsh

DAN WALSH
708 912-4150

Below are photos of homes near the home I wish to build in Tinley Park at 16972 Forest Glen. These homes have face brick at the foundation line not extending up to the top of the first story.

16962 Gaynell

17151 Willow Lane

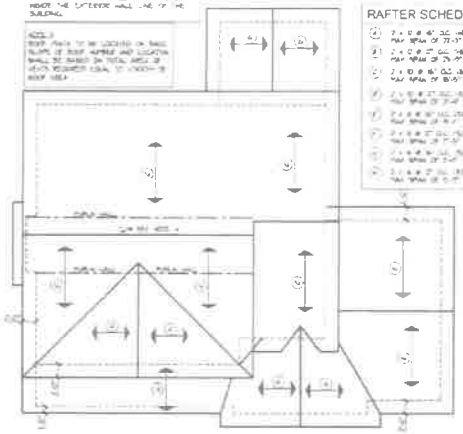
17056 Forest View

17068 Forest View

170?? Forest View

16938 Forest View

WALSH, DAN & NORA
16972 FOREST GLEN TP



ROOF PLAN

RAFTER SCHEDULE

BRACKET DTL

GENERAL ROOF NOTES

FRONT ELEVATION

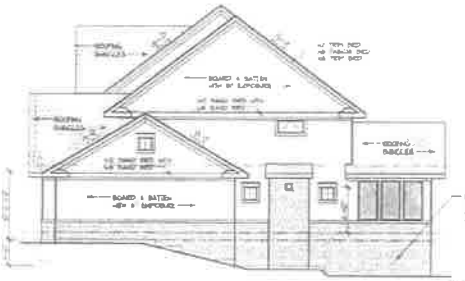
9'-0" FIRST FLOOR HEIGHT
2413.0 SQFT

EAVE DETAIL-1

ALL BRICK TO BE PAINTED WITH EXTERIOR PASTEL PAINT TO MATCH STONE COLOR

INDEX

A-1	ELEVATIONS & ROOF PLAN
A-2	FOUNDATION PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	WALL SECTIONS AND DETAILS
A-6	DETAILS
A-7	SPECIFICATIONS
E-1	1ST FLOOR ELECTRICAL PLAN
E-2	2ND FLOOR ELECTRICAL PLAN



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

Bulin Custom Designs, Inc.
Making Dreams become Reality
5703 Arbor Gate Drive, Plainfield, Illinois
Phone 815 861 1757 Fax 815 577 9039
www.BulinCustomDesigns.com

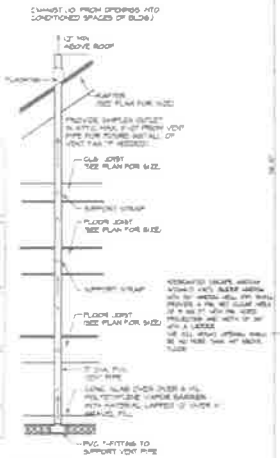
Gander Builders
Walsh Residence
Lot 3
Forest Glen Subdivision
Tinley Park, Illinois

05.03.17
2017.015

A-1

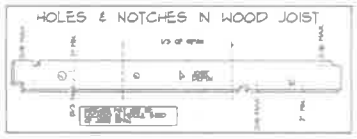
FRAMING NOTES

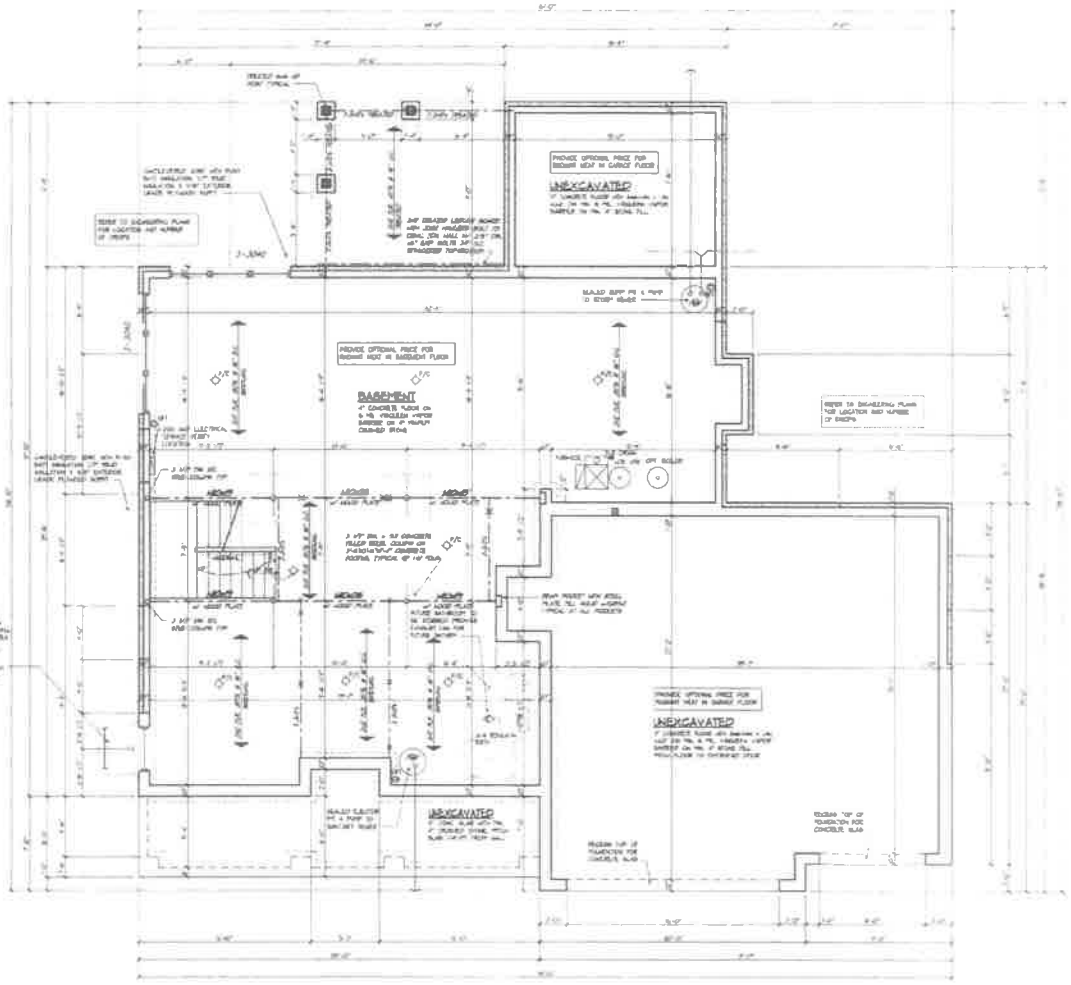
LUMBER BASE VALUES



RADON MITIGATION DTL.

NO SCALE





FOUNDATION PLAN

7'-0" HIGH FOUNDATION WALLS

Bulin Custom Designs, Inc.
Making Dreams become Reality
5708 Arbor Gate Drive, Plainfield, Illinois
Phone 815 861 1757 Fax: 815.577 9039
www.BulinCustomDesigns.com

Gander Builders
Walsh Residence
Lot 3
Forest Glen Subdivision
Tinley Park, Illinois

05.03.17

2017 015

A-2

FRAMING NOTES

LUMBER BASE VALUES

HOLES & NOTCHES IN WOOD JOIST

STEEL LINTELS FOR MASONRY

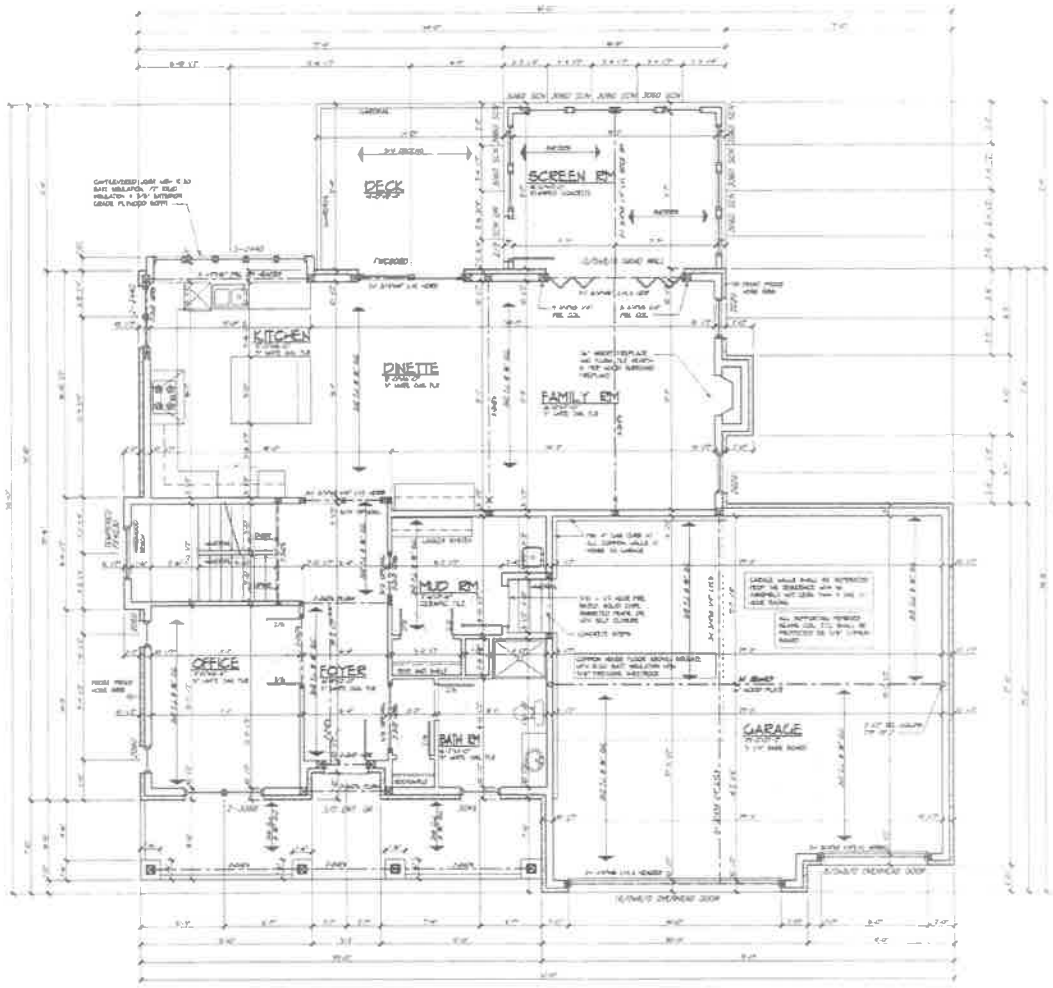
LIGHT AND VENTILATION SCHEDULE

ROOMS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]					[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
[illegible]	[illegible]					[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		

DOORS AND TRIM

COUNTER TOPS

ENERGY NOTES:



FIRST FLOOR PLAN

1/4" FIRST FLOOR CEILING
1460.0 SQ.FT.
190.0 SQ.FT. SCREEN PORCH

Bulin Custom Designs, Inc.
Making Dreams become Reality
5703 Arbor Gate Drive, Plainfield, Illinois
Phone: 815.861.1757 Fax: 815.577.9039
www.BulinCustomDesigns.com

Gander Builders
Walsh Residence
Lot 3
Forest Glen Subdivision
Tinley Park, Illinois

05.03.17

2017.015

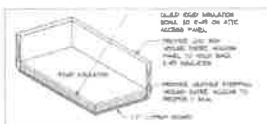
A-3

FRAMING NOTES

LUMBER BASE VALUES

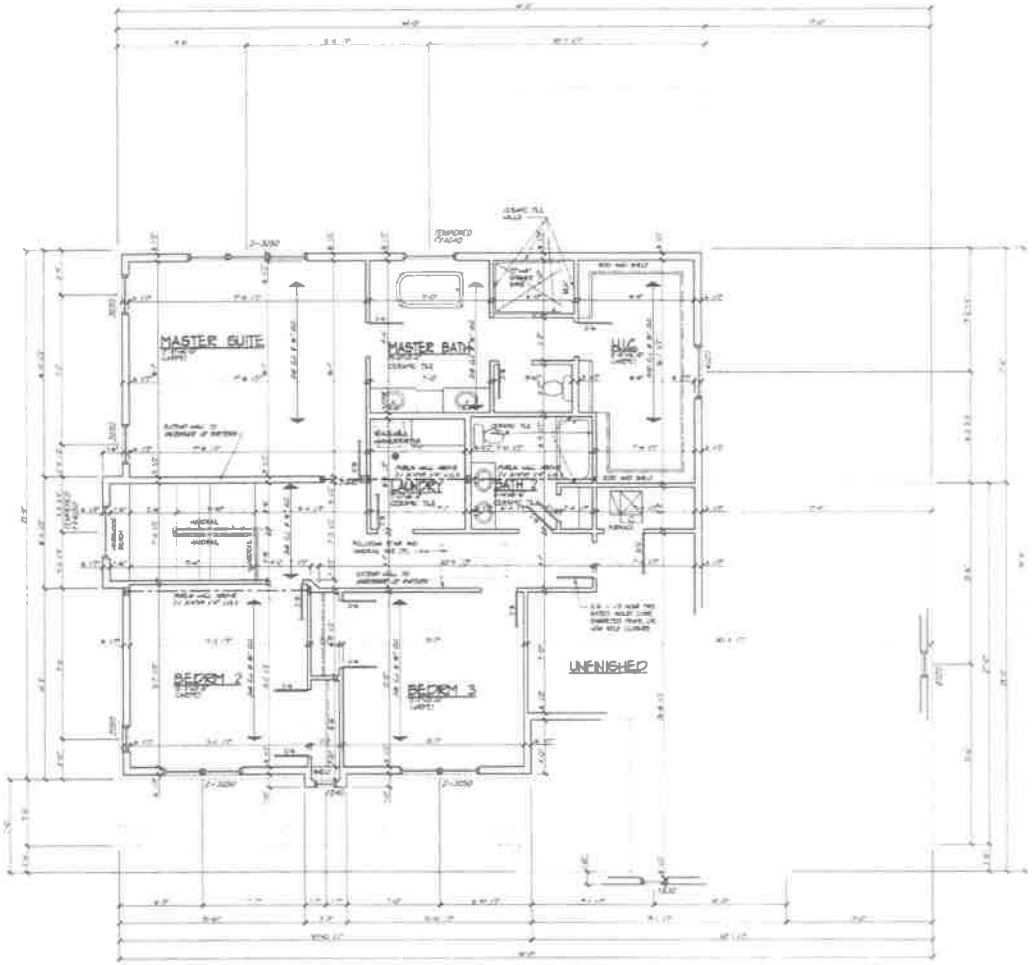
DOORS AND TRIM

COUNTER TOPS



ATTIC INSUL. DTL.

N.T.S.



SECOND FLOOR PLAN

4'-0" SECOND FLOOR CEILING
1373.0 SQ FT

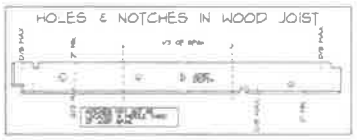
Gander Builders
Walsh Residence
Lot 3
Forest Glen Subdivision
Tinley Park, Illinois

Bulin Custom Designs, Inc.
Making Dreams become Reality
5703 Arbor Gate Drive, Plainfield, Illinois
Phone 815 861 1757 Fax 815 577 9039
www.BulinCustomDesigns.com

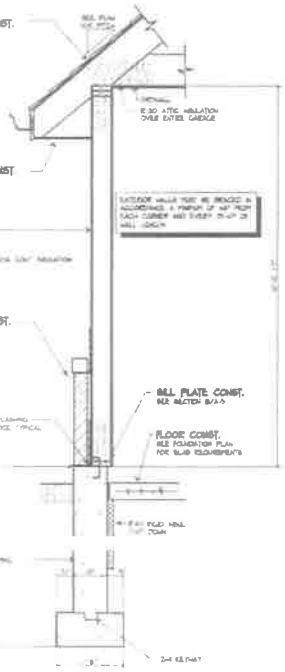
05 03 17
2017 015

A-4

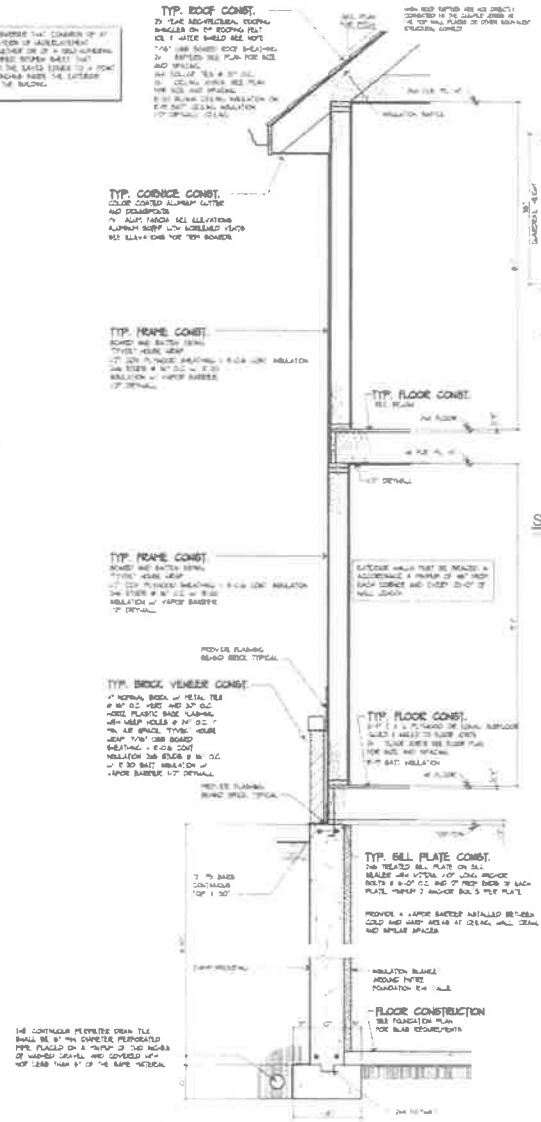
GARAGE BRACING DETAIL (1 / A-5)



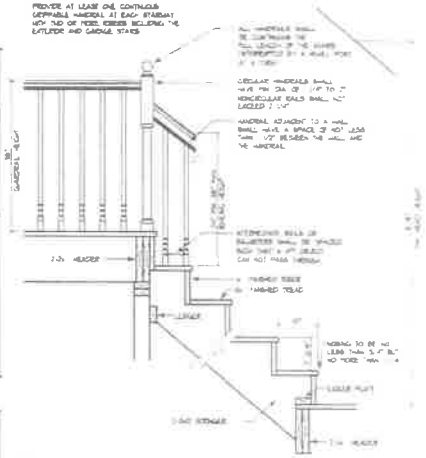
STEEL & FOOTING DETAIL (2 / A-5)



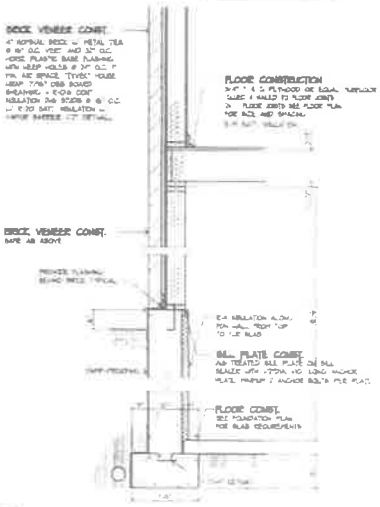
A / A-5 WALL SECTION



B / A-5 WALL SECTION



STAIR AND RAILING DETAIL (3 / A-5)



C / A-5 LOOKOUT FOUNDATION DETAIL

Bulin Custom Designs, Inc.
Making Dreams become Reality
5703 Arbor Gate Drive, Plainfield, Illinois
Phone: 815 861 1757 Fax. 815.577 9039
www.BulinCustomDesigns.com

Gander Builders
Walsh Residence
Lot 3
Forest Glen Subdivision
Tinley Park, Illinois

05.03 17
2017 015

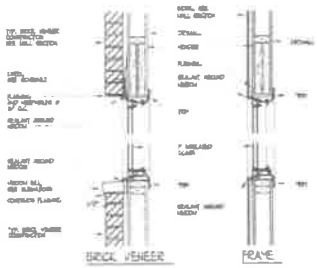
A-5

GENERAL SPECIFICATIONS

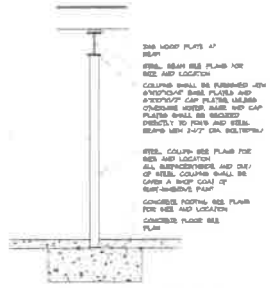
1) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS
2) ALL WORK SHALL CONFORM TO ALL GOVERNING BUILDING CODES.
3) CONTRACTOR SHALL FOLLOW ALL MANUFACTURER STANDARDS AND RECOMMENDATIONS
4) CONTRACTOR SHALL VERIFY ALL DIMENSIONS SQUARE FOOTAGE'S AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
5) ANY DISCREPANCY IN PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THE ARCHITECT PRIOR TO PROCEEDING WITH PROJECT. INSTALLED WORK SHALL BECOME THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
6) ALL PARTITION DIMENSIONS ON PLANS ARE NOMINAL DIMENSIONS, BOUNDARY PARTITIONS AND WALLS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, WALLS, CLOSETS, BATHTUBS, ETC. MUST BE VERIFIED
7) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTORS WITH THE WORK OF OTHERS. WORK OF EACH TRADE SHALL BE SCHEDULED SO AS TO PROVIDE CLEARANCE FOR OTHER TRADES.
8) DO NOT SCALE DRAWINGS. CABINET, PLUMBING, HVAC, & ELECTRICAL DRAWINGS ARE SHOWN AS GRAPHIC LAYOUTS ONLY. EACH CONTRACTOR SHALL LOCATE HIS WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
9) THESE DOCUMENTS CONTAIN SCHEMATICS OF SUGGESTED CONSTRUCTION. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS NOT REVIEWED AND APPROVED BY ARCHITECT AND OWNER IN WRITING.
10) ANY CHANGE ORDERED TO BE REPORTED TO ARCHITECT AND OWNER IN WRITING PER AIA SPECIFICATIONS FOR ARCHITECT'S REVIEW AND OWNER'S APPROVAL. IF A CHANGE OF COST IS REQUIRED GENERAL CONTRACTOR MUST OBTAIN OWNER'S APPROVAL PRIOR TO PROCEEDING WITH WORK.
11) THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY
12) THERE ARE NO JOB SITE OBSERVATIONS IN THIS CONTRACT UNLESS SPECIFIED BY ARCHITECT
13) THE ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONDITIONS
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS

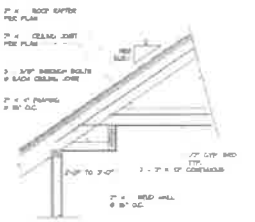
MATERIALS AND WORKMANSHIP

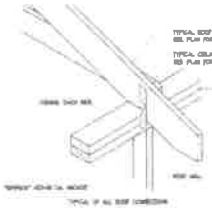
1) ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER.
2) EACH CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. INCLUDING MATERIAL AND LABOR NOT SPECIFICALLY LISTED TO COMPLETE THE CONSTRUCTION OF THE PROJECT AS INDICATED AND REFERRED BY THE DRAWINGS, SPECIFICATIONS, AND OWNER'S WRITTEN REQUEST
3) MATERIALS AS SPECIFIED ON THE DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND OWNER.
4) EACH SUBCONTRACTOR SHALL REPAIR AND MAKE GOOD AT HIS OWN COST AND DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR MATERIALS.
5) EACH CONTRACTOR OR SUBCONTRACTOR SHALL LEAVE THE WORK HE'S CLEAN IN A BROOM SWEPT CONDITION AND READY FOR TRADES TO FOLLOW EACH DAY. EACH CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN COST FOR REMOVAL OF HIS DEBRIS AND RUBBISH FROM SITE. COST OF CLEANUP AND REMOVAL OF DEBRIS OR RUBBISH WHICH MUST BE DONE BY THE OWNER DUE TO FAILURE TO DO SO BY CONTRACTOR OR SUBCONTRACTOR SHALL BE BILLED TO EACH RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR ON A PRORATED BASIS.
6) EACH CONTRACTOR OR SUBCONTRACTOR SHALL REPAIR ALL DAMAGE TO BUILDING AND WORK OF OTHER TRADES ON A DAILY BASIS.
7) GENERAL CONTRACTOR SHALL BE FULLY INSURED AND PROVIDE OWNER WITH PERFORMANCE AND MATERIAL AND LABOR BONDS.
8) EACH CONTRACTOR SHALL GUARANTEE ALL MATERIALS OR REPAIR WITHOUT COST TO THE OWNER, ALL SUCH DEFECTS MEANS ONE YEAR TO DATE AFTER FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER UNLESS OTHERWISE NOTED. HE SHALL ALSO GUARANTEE THAT HIS WORKMANSHIP IS OF HIGH QUALITY AND THAT ALL MATERIALS FURNISHED WHERE THIS CONTRACT FULFILLS THE REQUIREMENTS OF THE SPECIFICATIONS.

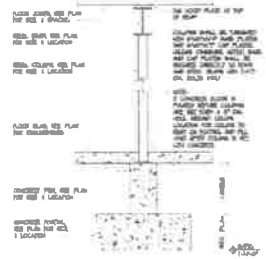


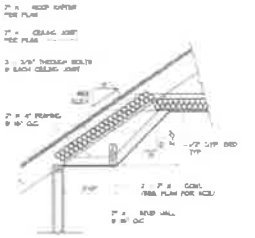
WINDOW DETAIL

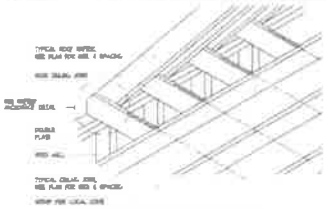

COLUMN DETAIL


BOXED CEILING DETAIL


RAFTER ANCHORAGE DETAIL

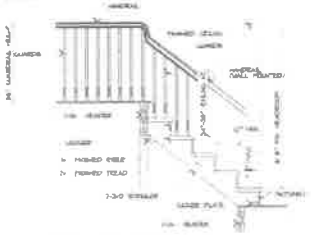

GARAGE COLUMN DETAIL

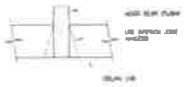

TRAY CEILING DETAIL


CEILING JOIST ANCHORAGE DETAIL

RAFTER FRAMING DETAIL

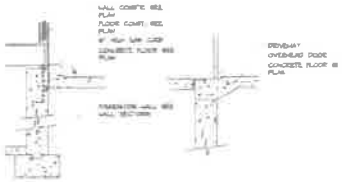
RAFTER FRAMING DETAIL


STAIR DETAIL


'IN CONSTRUCTION'

'BELOW CONSTRUCTION'

HEADER LEGEND


CURB DETAIL

DUST SILL

Bulin Custom Designs, Inc.
Making Dreams become Reality
5703 Alton Gale Drive, Plainfield, Illinois
Phone 815 861 1757 Fax: 815 577 9039
www.BulinCustomDesigns.com

Gander Builders
Walsh Residence
Lot 3
Forest Glen Subdivision
Tinley Park, Illinois

05 03 17
2017 015

A-6

EXCAVATION AND SITE WORK

[illegible]

CONCRETE

[illegible]

THERMAL AND MOISTURE

[illegible]

THERMAL AND MOISTURE (CONT.)

[illegible]

STRUCTURAL STEEL

[illegible]

FRAMING AND CARPENTRY

[illegible]

FRAMING AND CARPENTRY (CONT.)

[illegible]

DESIGN LOADS

ROOF	30 PSF	LIVE LOAD
WIND LOAD	15 PSF	
OVER 30' 10 PSF	10 PSF	
BALCONIES AND DECKS	60 PSF	
GARAGES	50 PSF	
ATTIC	20 PSF	
ATTIC (NO) STORAGE WITH ROOF SLOPE NOT STEEPER THAN [illegible]	10 PSF	
FLOOR	40 PSF	LIVE LOAD
CEILING	10 PSF	LIVE LOAD
FLOOR (SLEEPING)	30 PSF	LIVE LOAD
STAIRS	40 PSF	LIVE LOAD

STAIRWAYS

[illegible]

DRYWALL

[illegible]

WARRANTY

[illegible]

MISCELLANEOUS

[illegible]

VENTILATION

[illegible]

WINDOWS AND DOORS

[illegible]

MASONRY, FIREPLACE AND CHIMNEY

[illegible]

PLUMBING

[illegible]

ELECTRICAL

[illegible]

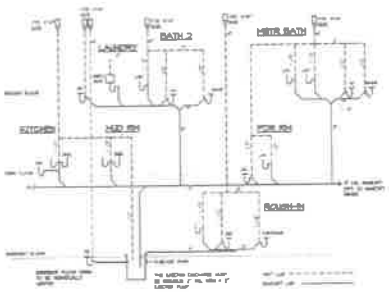
[illegible]

Bulin Custom Designs, Inc.
Making Dreams become Reality
5703 Arbor Gate Drive, Plainfield, Illinois
Phone 815 861 1757 Fax 815 577 9039
www.BulinCustomDesigns.com

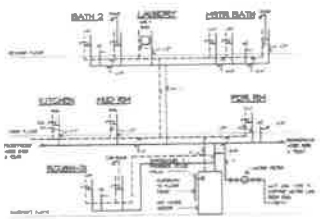
Gander Builders
Walsh Residence
Lot 66
Forest Glen Subdivision
Tinley Park, Illinois

05 03 17
2017 015

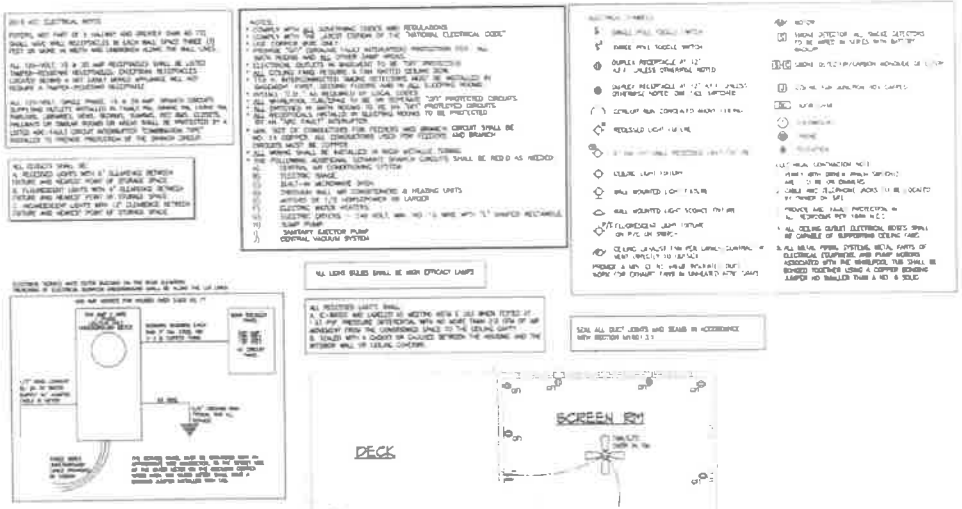
A-7

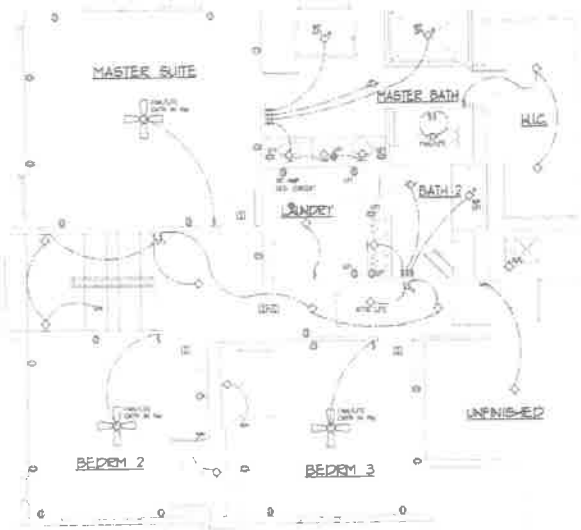


WASTE & VENT DIAGRAM

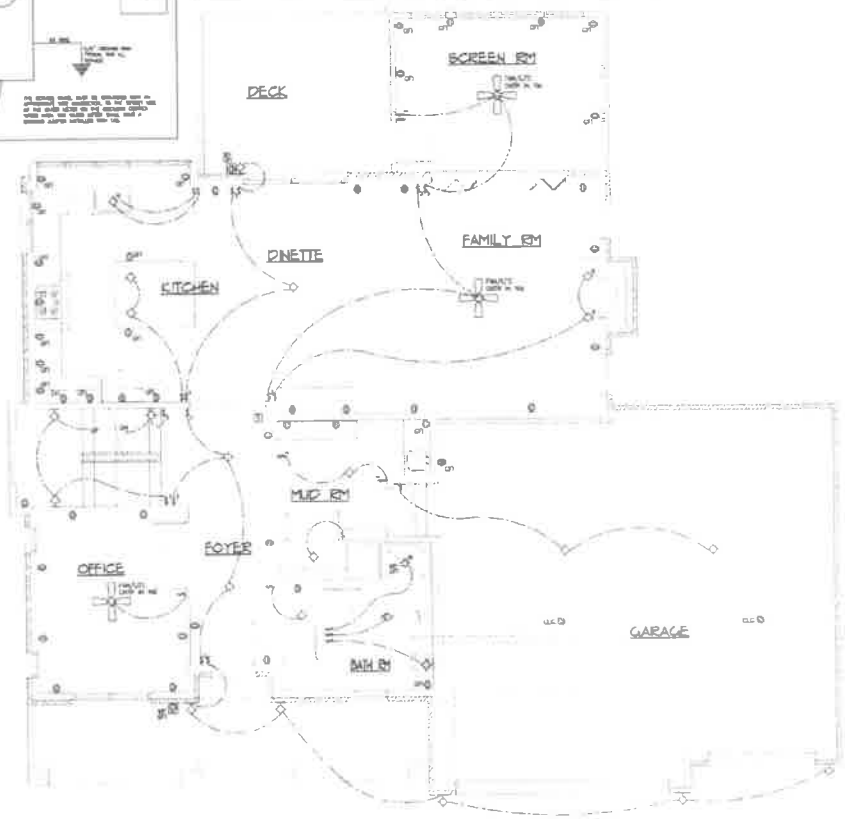


WATER SUPPLY DIAGRAM





SECOND FLOOR ELECTRICAL PLAN



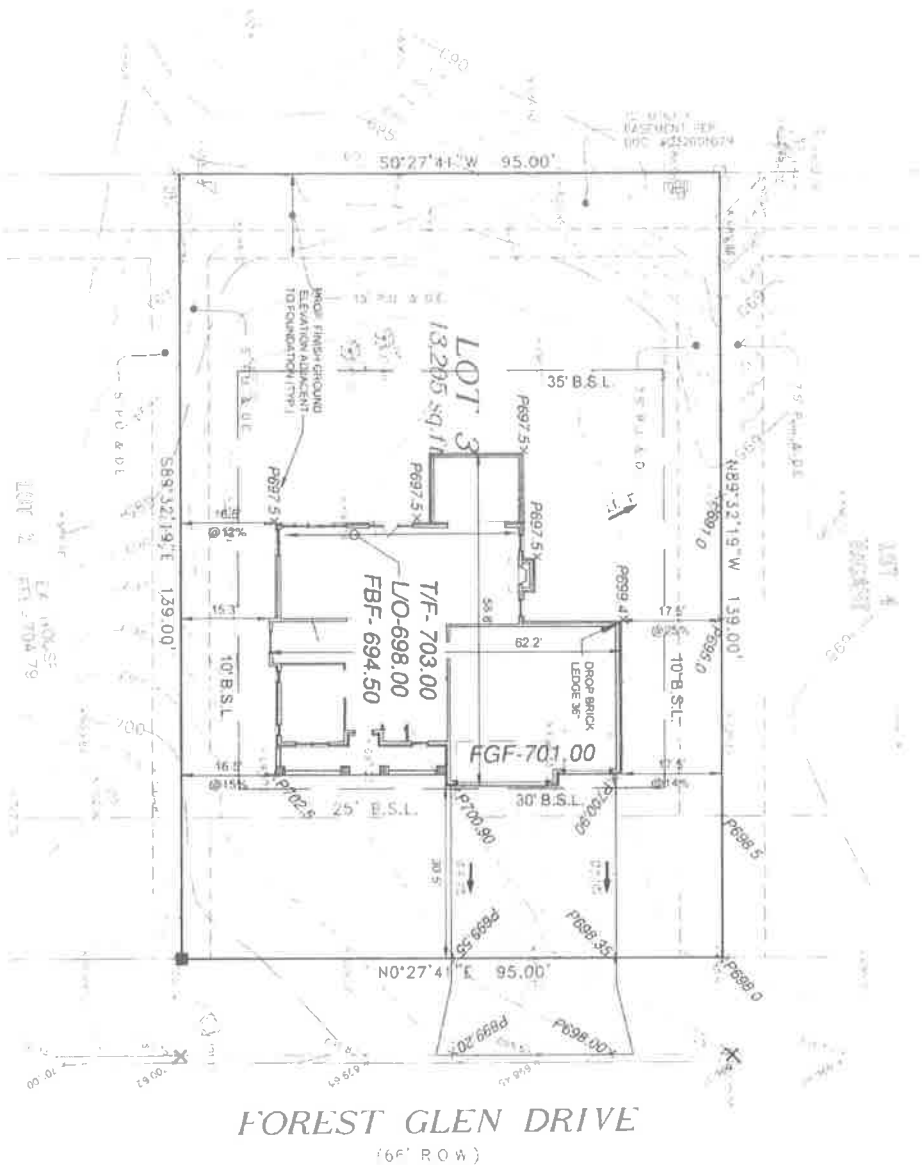
FIRST FLOOR ELECTRICAL PLAN

Bulin Custom Designs, Inc.
Making Dreams Become Reality
3703 Arbor Gate Drive, Plainfield, Illinois
Phone 815 861 1757 Fax 815 577 9039
www.BulinCustomDesigns.com

Gander Builders
Walsh Residence
Lot
Forest Glen Subdivision
Tinley Park, Illinois

05.03.17
2017.015

E-1



JOB NO. 16-559	SHEET NO. 1 of 1	LOT 3 FOREST GLEN SUBDIVISION TINLEY PARK, ILLINOIS SITE PLAN	DESIGN: BPH DRAWN: RB CHECKED: BPH APPROVED: BPH PROFESSIONAL DESIGN FIRM # 184.005003		M. GINGERICH, GEREAUX & ASSOCIATES | MANHATTAN

Interoffice Memo

Date: November 14, 2017

To: Mayor Vandenberg
Board of Trustees

From: Paula J. Wallrich, Interim Community Development Director

Subject: Mowing policy

Attached please find a memo from Ken Karczewski, Code Enforcement Officer, recommending a new mowing policy for vacant land. This has been a chronic area of complaint that currently is not adequately addressed by Village Code. Staff is seeking approval of Staff's recommendation and direction to prepare the necessary text amendments for Board approval.

Village of Tinley Park ILLINOIS

www.TinleyPark.org

Village President
Jacob C. Vandenberg

Village Clerk
Kristin A. Thirion

Village Trustees
Brian H. Younker
Michael J. Pannitto
Cynthia A. Berg
William P. Brady
Michael W. Glotz
Michael J. Mangin

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5199

Community Development
(708) 444-5099
Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn Public Safety Building
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department & Prevention
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

Senior Community Center
(708) 444-5150

To: Paula Wallrich
From: Ken Karczewski
Re: Grass and weed maintenance of undeveloped parcels
Date: November 7th, 2017

Paula,

As Code Compliance Officers for the Village of Tinley Park, Jim Calomino and I are continuously questioned by Village residents about the maintenance of undeveloped property. The primary complaint is the mowing of the grass and weeds. Understandably this becomes an issue when a vacant lot or substantial vacant acreage abuts residential property.

Attempting to be reasonable with both the residents and property owners of the undeveloped land has proven to be difficult with no good answer that appeases both parties. The remedy to high grass and weeds in the past was to have the property owners of large undeveloped parcels cut a buffer strip along the first 10 feet of land abutting the sidewalk, street, or lot lines of the property. Although this may seem reasonable, we are repeatedly informed by residents if the grass is in excess of 8 inches, and technically the owner is still in violation of the grass/weeds ordinance for the rest of the property. While by code this is true, Staff feels this is somewhat unreasonable to have an owner maintain a large acreage of undeveloped land at the required 8".We also have owners of smaller undeveloped lots complain about the larger lots not being held to the same standard.

The Village has a grass/weed ordinance, but it does not address standards that have to be met on large undeveloped properties such as the 56 acres located at 191st & Magnuson Dr., and the 30 acres of farm land located at 191st & Greenway, or smaller lots below 4 acres such as 169th and 170th & Harlem, or heavily wooded parcels located along 180th & Sayre Ave which all abut residential areas.

If the ordinance is to be changed, Staff recommends the following be considered:

1. What is the area threshold for which the entire parcel must be maintained at 8 inches?
2. What is the threshold where only a buffer strip must be maintained?
3. What is a reasonable width for a buffer strip?
4. How will this ordinance apply to cultivated farm land.
5. Any revision should also address wooded lots on undeveloped property. **A wooded lot being an uncleared parcel covered with bushes and trees.**

Recommendations:

- Any lot below 4 acres must be maintained to the current Village ordinance (8"). Similar sized areas such as 169th and 170th & Harlem Ave, 183rd & West Creek, and 183rd & Convention Center Drive have been successful in maintaining their properties in the past.
- Parcels in excess of 4 acres must maintain a 20 foot mowed buffer strip from streets, sidewalks, or neighboring lot lines. This will provide an acceptable amount of maintained land as well as eliminate any obstructed views for pedestrian or motor vehicle traffic.
- Cultivated farmland must maintain a mowed area between the cultivated area and public ROW .
- Wooded lots will have to be maintained consistent with the size thresholds listed in 1 & 2 above. Although removing the trees in the buffer strip will not be necessary, all branches within 10 feet above ground must be removed if the tree is located within 20 feet of a street, sidewalk, or lot line.

Respectfully submitted,

Ken Karczewski

Ken Karczewski
CodeCompliance Officer.

Interoffice Memo

Date: November 10, 2017

To: Community Development Committee

From: Paula J. Wallrich, AICP, Interim Community Development Director

Subject: Policy for Waiving of First Reading

In an effort to streamline the entitlement process for our residential and commercial proposals Staff recommends establishing a policy for waiving First Reading so that less complex/controversial projects can be approved quickly by the Village Board. Traditionally, waiving of First Reading was decided on a case-by-case basis which is difficult to administer and difficult to ensure consistent treatment to our Petitioners.

There are a variety of recommendations that are routinely made by the Plan Commission (PC) and Zoning Board of Appeals (ZBA). The recommendations vary from fairly simple decisions (Plat of Subdivision, Easement, Dedication, or Vacation) to more complex decisions (Variances, Rezoning, Text Amendments, Planned Unit Developments, and Special Use Permits). There are also some decisions that fall in the middle of the spectrum from simple to complex, such as variance requests for signage, fences, or required setbacks.

As a 'Business Friendly' community, Staff recommends the following policy as a way to keep projects moving forward yet still ensure transparency for the Village. Regardless of Staff's policy recommendation below, a Village Board member will still have an option to request a Second Reading on any issue.

The following approvals would automatically have First Reading waived (these are typically Resolutions rather than Ordinances):

- Plat of Easement
- Plat of Subdivision
- Right-of-Way Vacation, Dedication or Abrogation
- Letter of Credit Establishment or Reduction
- Adoption of Official Zoning Map

The following approvals <u>may</u> be considered for waiving of First Reading (with Staff support and unanimous PC/ZBA recommendation):

- Variance (i.e.,sign, fence, bulk regulations, parking) with unanimous PC/ZBA recommendation
- Special Use Permit- with unanimous PC/ZBA recommendation
- Any of the above may be considered for waiving of First Reading for Economic Development reasons

Approvals requiring two readings:

- Variance without unanimous recommendation
- Special Use Permit (including Substantial Deviations, Cell Towers) without unanimous recommendation
- Rezoning
- Text Amendment
- Planned Unit Development
- Any of the above may be considered for waiving of First Reading for Economic Development reasons

Staff is requesting the Committee consider these recommendations and direct Staff to prepare a policy for Village Board consideration.

COMMENTS FROM THE PUBLIC

ADJOURNMENT