

NOTICE OF THE PLAN COMMISSION MEETING

The meeting of the Plan Commission is scheduled for
November 18, 2021 beginning at **7:00** p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person wear a face-covering to cover their nose and mouth.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on November 18, 2021. Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures. Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person wear a face-covering to cover their nose and mouth.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wish to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wish to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

November 18, 2021 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the October 21, 2021 Regular Meeting

ITEM #1 PUBLIC HEARING – THE RESIDENCE AT BROOKSIDE GLEN/ MAGNUSON APARTMENTS – SPECIAL USE FOR A PUD SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane, LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (a.k.a. The Residence at Brookside Glen) to modify the elevations of the residential structures at the properties 19248-88 Magnuson Lane in the R-6 PD (Medium Density Residential) Zoning District.

ITEM #2 PUBLIC HEARING – TOBACCO AND NICOTINE-RELATED RETAIL USES – ZONING ORDINANCE TEXT AMENDMENT

Consider recommending that the Village Board adopt a proposed text amendment to the Tinley Park Zoning Ordinance amending Section II.B. (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses – By Use Type) regulating tobacco and nicotine-related retail uses.

Receive Comments from the Public

Good of the Order

Adjourn Meeting



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

October 21, 2021

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on October 21, 2021.

CALL TO ORDER – CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for October 21, 2021 at 7:01 p.m.

Chairman Gray stated that pursuant to Governor Pritzker’s disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic, this meeting is being held remotely. As Chairman of this public body, I find that conducting this meeting in-person is not practical or prudent due to certain preexisting conditions among the members of this Commission that place them at a heightened risk associated with COVID-19. All remotely attending members have checked-in to ensure their audio is working. For any remotely attending members or public, please ensure to state your name prior to speaking so that all comments can be accurately reflected in the public record. Meeting an public comment protocols were reviewed.

Lori Kosmatka called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Ken Shaw
Kehla West (remote)

Absent Plan Commissioners:

Frank Loscuito

Village Officials and Staff:

Kimberly Clarke, Community Development Director
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners:

Mark Kurensky, HKM Architects and Planners, on behalf of Crana Homes (remote)
Ted Virgilio, Civil Engineer for Crana Homes
Seth Konkey, on behalf of Loyola Medicine

Members of the Public:

Michael Stocklose
Ava Brescia
Karin Finn

COMMUNICATIONS – There were no communications from Village Staff.

APPROVAL OF MINUTES - Minutes of the October 7, 2021 Regular Meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER GASKILL. COMMISSIONER SHAW requested a correction of a typographical error be corrected on Page 1 “Call to Order” that it should read “ACTING CHAIRMAN SHAW” not “CHAIRMAN GRAY”. The motion was seconded by COMMISSIONER SHAW to approve the October 7, 2021 minutes with the correction. CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 21, 2021 REGULAR MEETING

ITEM #1 PUBLIC HEARING – BROOKSIDE GLEN VILLAS (CRANA HOMES) RESIDENTIAL SUBDIVISION AND CONCEPT COMMERCIAL, 80TH AVE AND 191ST ST REZONING, SPECIAL USE FOR A SUBSTANTIAL DEVIATION, PRELIMINARY/FINAL PLAT OF RESUBDIVISION

Consider recommending that the Village Board grant Frank Bradley, on behalf of Crana Homes, a special use for Preliminary Approval of a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) and Rezoning of a portion of the lot from B-3 (General Business and Commercial) to R-5 (Low-Density Residential) for property located at the southwest corner of 80th Avenue and 191st Street (8001 191st St.), in the Brookside Glen PUD. Preliminary Plat, Final Plat, and Preliminary Site Plan approvals are also being requested.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Ken Shaw
Kehla West (remote)

Absent Plan Commissioners: Frank Loscuito

Village Officials and Staff: Kimberly Clarke, Community Development Director
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Mark Kurensky, HKM Architects and Planners, on behalf of Crana Homes (remote)
Ted Virgilio, Civil Engineer for Crana Homes

Members of the Public: Michael Stocklose, 19303 Enclave Lane

CHAIRMAN GRAY asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER GASKILL. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

CHAIRMAN GRAY stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item.

Dan Ritter, Planning Manager, summarized the Staff Report for the Commission. He noted this item came before the Commission last November for its Conceptual phase. He noted the location is the southwest corner of 191st and 80th Avenue, and east of the Magnuson apartments currently under construction. He provided an overview of the PUD process as three steps. The proposal is currently in the Preliminary/second phase. Final approvals will be in substantial conformance with what is being seen today. He reviewed the surrounding zoning including R-5 and R-6 to the south and west, and unincorporated county zoning to the north, B-3 to the east and ORI to the northeast. It is within the Urban Design Overlay District, but not applicable to residential developments. The commercial proposal is still in the Conceptual phase. The Brookside Glen PUD has been amended a few times in response to market demand and future expectations. The area was originally larger commercial vision with big box, but market demands have now changed. Big box retailers have a large radius, and this area is between Orland Park, Tinley Park, Mokena, and New

Lenox corridors. Brookside Marketplace also serves as competition. The development now has 98 duplex units but has same layout as previously proposed. The commercial area is L shaped around the corner and would be ideally walkable from the Brookside Glen homes. The commercial percentage would be about 23%. He noted Preliminary approvals try to identify Exceptions (similar to variations but with respect to the PUD's vision and goals). Landscaping includes a perimeter buffer with the layout being internal. None of the units front the major roads. The proposed landscaping appears to generally meet the intent of the code. Additional landscaping will be provided around the signage. The main shortage is for shrubs but there are additional understory trees substituted which are easier to maintain and provide a more vibrant look. Aluminum black fencing surrounds the development. Staff proposed the north side of the duplexes abutting the commercial area have a privacy style fence. The development is geared in mind toward empty nesters and younger families so a tot lot park will be ideal for young children and grandchildren. In the Final review the tot lot park will have a more finalized design per what the park district wants to see. Eventually it will go to the park district. There will be three overall types of design and models. The duplexes will be similar but not the same in order to achieve a varied streetscape. The proposal will meet the Village masonry requirements and will have a traditional design with high quality materials like Hardieboard. There will be two signs at Greenway and 80th Avenue. There will be two plats, one to rezone and a preliminary plat which lays out the basic framework. This currently does not include easements or drainage. More details will be provided on the Final review. The CC & Rs will be drafted now and forthcoming. It will be part of the PUD documents. Limitations on accessory structures will be identified. The CC & Rs cannot be less restrictive in the future unless the HOA comes for a deviation.

Dan Ritter stated Michael Stocklose had submitted his list of comments/questions he had previously supplied in 2020 during the conceptual phase. Those were supplied to the Commission and part of the record. Many of the concerns were addressed but Mr. Stocklose is in the audience and can speak to those comments or any concerns he may have as part of public comment.

CHAIRMAN GRAY asked if the applicant had anything to add.

The Petitioners, Mark Kurensky (architect/planner) and Ted Virgilio (civil engineer) both stated they had nothing to add but available for questions.

CHAIRMAN GRAY stated he would invite the Commissioners for comments.

COMMISSIONERS GATTO, GASKILL, and MANI had no comment.

COMMISSIONER SHAW noted they went into detail on this at the workshop and his questions had been resolved at that meeting.

COMMISSIONER WEST had no comment.

CHAIRMAN GRAY observed that there was a difference in fence types, open versus closed, among submitted drawings at the north near the parking lot.

Dan Ritter responded that the fencing was supposed to wrap, and asked the Petitioner to confirm.

Mark Kurensky stated that was the intent to have a solid fence where ever it was adjacent to commercial and that would be corrected on the final plans.

CHAIRMAN GRAY stated that the record would note it does get changed.

Dan Ritter said a condition would not be necessary if that is on the record, and would ensure it's corrected for Final plans to wrap the corner by the 80th Avenue access. He noted that the "daycare" proposed use may not be a daycare in the future as the uses are only conceptual, so a solid fence is still needed to separate the commercial and residential developments.

CHAIRMAN GRAY asked if anyone from the public wished to comment.

Michael Stocklose, 19303 Enclave Lane, was sworn in. He commented that some of the issues from the Conceptual plans were already addressed in the current submittal, such as variety of materials and color, adding personality to the architecture. He raised concerns about traffic overall in the area. He noted that the PUD was initiated over 30 years ago, and said at that time most families only had one vehicle. He believes there will be more now and that a new traffic study should be done to correlate with the times and this development. He lives in the neighborhood and said it is already hard for him to get out on 80th Avenue in rush hour. He felt that had a commercial project went forward it would have had different needs. He believes the current submittal will add an extra 200 to 500 additional cars to the road. He commented that the 191st Street and 80th Avenue construction will affect the number of lanes, and that there should be a dedicated right turn lane on 80th avenue into the development. People trying to turn left won't be paying attention. He suggested a stop sign at along Greenway at the south entrance to the residential development. Regarding landscaping, based on the 20-year history of Brookside Glen, he suggested that trees not be placed 6 feet from buildings, that it is too close. He also suggested using single stem and not multi-stem trees between units. He said he's spent up to \$20,000 replacing pine trim boards which have rotted out from facing the sun. He suggested that composite materials would be longer lasting. He also noted that the brick columns off Greenway have major defects and need repair. It would be a good gesture to repair those signs originally completed by Crana Homes instead of the residents.

CHAIRMAN GRAY asked if anyone else from the public wished to comment. Hearing none, he asked if the Petitioner had any further comments.

Mark Kurensky (architect) was sworn in. He clarified that the traffic study did not consider the 80th Avenue reconstruction and widening. He has had conversations with Cook County and the Village Engineer on making it work and providing access to the B-3 commercial. The overall expansion and reconstruction is taking this development into account. He noted that the access point on 80th Avenue was intentionally moved south to the mid-block point per direction from the Village Engineer. The site across 80th avenue will have a similar access point location. He noted access was part of the reason but also noted that retail is challenging now and needs that full access for any chance of development success.

CHAIRMAN GRAY asked if they put a stop sign at the divided highway off Greenway (entry to villas).

Dan Ritter said in talks with the Village Engineer a four-way stop was determined to not be warranted if there's not a true intersection. Vehicles will need to stop before entering Greenway. Greenway is more like a collector or through street. It may cause some drivers to think other vehicles will stop when they do not, which can create a more dangerous situation.

Mark Kurensky responded that all streets will be dedicated to the Village as right-of-way and that the Village can add it later if they believe it becomes necessary.

CHAIRMAN GRAY asked if there were further public comments. Hearing none, he entertained a motion to close the Public Hearing.

Dan Ritter reviewed the draft Standards of Approval on these requests, summarizing the Rezoning, Special Use for Substantial Deviation, and PUD standards as indicated in the Staff Report.

CHAIRMAN GRAY asked if anyone from the public wished to speak. Hearing none, he entertained a motion to close the Public Hearing.

Motion made by COMMISSIONER MANI, seconded by COMMISSIONER SHAW. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

There were four motions for this item.

Motion 1-Map Amendment (Rezoning):

COMMISSIONER SHAW made a motion to recommend that the Village Board grant the Petitioner, Frank Bradley on behalf of Crana Homes, a Map Amendment (rezoning) of the Lot 1 of the Brookside Glen Villas

Subdivision at 8001 191st Street (on the southwest corner of 191st St and 80th Ave) from the existing B-3 (General Business & Commercial) zoning district to the R-5 (Low-Density Residential) zoning district in the Brookside Glen Planned Unit Development, and adopt the Findings of Fact as proposed in the October 21, 2021 Staff Report.

Motion seconded by COMMISSIONER GASKILL. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 2-Special Use for Preliminary Substantial Deviation:

COMMISSIONER GATTO made a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Frank Bradley on behalf of Crana Homes, for Preliminary Approval of a Substantial Deviation to the Brookside Glen Planned Unit Development for the property located at 8001 191st Street (on the southwest corner of 191st St and 80th Ave), to be zoned R-5 (Low-Density Residential) and developed with 98 single-family semi-detached duplex units, in accordance with all plans and documents submitted and listed herein, and adopt the Findings of Fact as proposed by in the October 21, 2021 Staff Report.

Motion seconded by COMMISSIONER SHAW. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 3-Preliminary PUD Plat:

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval to the Petitioner, Frank Bradley on behalf of Crana Homes, Preliminary PUD Plat Approval for Brookside Glen Villas Resubdivision (dated July 21, 2021) in accordance with the Preliminary Plat submitted and listed herein, subject to the condition that the Plat approval is subject to approval by the Village Engineer and Village Attorney.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

Motion 4-Final Plat of Subdivision:

COMMISSIONER MANI made a motion to recommend that the Village Board grant approval to the Petitioner, Frank Bradley on behalf of Crana Homes, Final Plat of Subdivision Approval for Brookside Glen Villas Subdivision in accordance with the Final Plat (dated September 30, 2021) submitted and listed herein, subject to the condition that the Final Plat approval is subject to Final approval by the Village Engineer and Village Attorney.

Motion seconded by COMMISSIONER SHAW. Vote taken by Roll Call; all in favor. CHAIRMAN GRAY declared the motion carried.

CHAIRMAN GRAY noted the request will be reviewed for First reading by the Village Board on November 2, 2021.

Dan Ritter noted he will be in touch with the Petitioner about the Village Board meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 21, 2021 REGULAR MEETING

ITEM #2 PUBLIC HEARING – LOYOLA MEDICINE CLINIC, 17901 LA GRANGE ROAD REZONING, VARIATIONS, PRELIMINARY PLAT, AND SITE PLAN/ ARCHITECTURAL APPROVAL

Consider recommending that the Village Board grant Shawn Vincent on behalf of Loyola Medicine (Property Owner) a Map Amendment (rezoning) and Variations from the Zoning Code for two parcels that total approximately 26.6 acres at 17901 LaGrange Road (off of Chopin Drive and south of 179th Street). The parcels are proposed to be zoned ORI (Office & Restricted Industrial).

Present Plan Commissioners: Chairman Garrett Gray (recused)
James Gaskill
Angela Gatto
Eduardo Mani
Ken Shaw
Kehla West (remote)

Absent Plan Commissioners: Frank Loscuito

Village Officials and Staff: Kimberly Clarke, Community Development Director
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: Seth Konkey, on behalf of Loyola Medicine

Members of the Public: Ava Brescia, 18146 Bramlett Drive
Karin Finn, 18125 94th Ave

CHAIRMAN GRAY recused himself from the public hearing, stating that his employer has been doing soil testing work for this project. He relinquished his position to COMMISSIONER/ACTING CHAIRMAN SHAW for this item and stepped down from the dais.

ACTING CHAIRMAN SHAW asked for a motion to open the Public Hearing. Motion made by COMMISSIONER GASKILL, seconded by COMMISSIONER MANI. ACTING CHAIRMAN SHAW requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

ACTING CHAIRMAN SHAW stated he received proof of the Notice of Publication for this Public Hearing. He invited staff to start with the presentation of this item. He also noted that the if the Petitioner wishes to speak, he can swear them in at that time.

Dan Ritter, Planning Manager summarized the Staff Report for the Commission. This included background information, existing conditions, regulations, the development proposal, and the relief sought. It is located in an area with existing medical facilities nearby on LaGrange Road and I-80 access. The site contains two parcels and has a vacant right-of-way on the former 96th Avenue to the west, which previously underwent a jurisdictional transfer to the Village but remains owned by IDOT. He noted the site and surrounding area currently lack utilities, and would include future utility extensions as part of Loyola's agreements. The area is zoned a mix of B-3 and ORI. The proposed use is for a 72,000 sq. ft. outpatient medical facility comprised of an ambulatory medical clinic for primary care and a cancer care center with infusion rooms. The facility will include exam rooms, CT and linear accelerator suites. The use will expand Loyola Medicine to the larger southwest suburban area and will complement the existing medical uses along the La Grange corridor. He presented the site plan. He noted several aspects including the building

orientation, landscaping, parking, access points and walkways. A crosswalk could potentially be added to cross 179th Street. It was recommended to remove the stub to La Grange Road unless access is approved by IDOT and that change had been made on the resubmitted plans.

The proposal provides stormwater detention and wetland mitigation. The site requires MWRD approval and is just for the Loyola Medicine development. Additional land could be available for detention if needed, at the southeast part of the site. He noted that the property is subject to the Urban Design Overlay District regulations. The site would require a variation to the UDOT's curb cuts and setbacks. Landscaping includes the existing wetland in the area. They have a significant bufferyard and a berm on La Grange that they are planning to plant on. This will make it attractive for those travelling on La Grange Road as well as for the patients receiving treatment. There is some minor waivers of shrubs but the number of understory tree plantings exceed the minimum and offset the shrubs. Overall the intent of the code requirements appears to be met. The architecture is subject to Village masonry standards of 60% on a commercial building of this size. The proposal originally began with predominantly precast concrete and now has added face brick for a more balanced look. The Petitioner worked with staff to increase the appearance and material quality. A variance would still be required but the amount of glass on the structure is an attractive alternative to brick. Signage will include three ground signs and three wall signs thus requiring a variation on quantity and size. Details were given and Variations are requested for wall, ground, and directional signs. The site is unique with 3 frontages and a need for patients to have clear direction to through the site. A parking variation is also requested and supported by a parking and traffic analysis. Lighting information was also received since the workshop and complies with the lighting requirements. He reviewed the approvals needed for the project. He noted the project requires Rezoning, Variations, Plat Approval, Site Plan and Architectural approvals.

ACTING CHAIRMAN SHAW asked if the Petitioner was present and wishes to speak.

The Petitioner, Seth Konkey, was sworn in. He expressed sentiments on the willingness to partner on this project, and thanked staff for being able to review this project so expediently. He was available for questions.

ACTING CHAIRMAN SHAW noted he was glad to see that many of the open items from the last meeting have already since been hammered out.

COMMISSIONERS WEST, MANI, GATTO, AND GASKILL had no comments.

ACTING CHAIRMAN SHAW commented that it was a good workshop session and he had no questions at this time. He asked if anyone from the public had any questions or comments.

Ava Brescia, 18146 Bramlett Drive, a resident of the Chestnut Ridge townhome development off of 94th Avenue, was sworn in. She asked for clarification on what would be developed at the southeast portion of the "L" shaped property, immediately south of Moraine Valley Community College. Dan Ritter responded that there are no immediate plans for this land and it will remain vacant and be farmed for the time being. It could eventually sell in the future, but there are no plans for now. Ms. Brescia stated she was glad to see no access or development on 94th Avenue because of added traffic.

ACTING CHAIRMAN SHAW believed that if it does get developed it goes through the same public process. Dan Ritter noted that it is ORI zoning district now and could be developed under those regulations, but would need to be subdivided and site plan approval in the future to develop it.

Karen Finn, 18125 94th Avenue, a resident of the Chestnut Ridge townhome development, was sworn in. She asked for clarification if the area of 94th Avenue to south of Moraine Valley would be open space. Dan Ritter provided an image from the slide presentation showing a colored breakdown of the parcels. He pointed out the blue area (to the southeast) would not be developed at this time or with this project. The pink and orange (to the north) would be consolidated and developed for the Loyola Medicine Clinic. He noted that the development ends at the same place Chopin Drive ends. He indicated that staff may like to see something developed on the open space eventually, but there is nothing currently proposed.

Karen Finn said her concern is about the traffic impact on 94th Avenue, which has gotten worse than when she moved there with recent developments in the area. Kimberly Clarke, Community Development Director, clarified the access points at Chopin Drive.

Karen Finn expressed other concerns not directly relating to the Loyola project. Her concerns were related to that of her townhome development and the development restarting. She felt her development is densely populated and poorly planned. She was upset that her home will be 26 feet from her neighbors building. She noted she had spoken with the Village previously, and asked if anyone else would speak with her. Dan Ritter noted it was directly related to this project but agreed he would speak with her after the meeting in more detail about her concerns.

ACTING CHAIRMAN SHAW entertained a motion to close the Public Hearing.

Motion made by COMMISSIONER GATTO, seconded by COMMISSIONER MANI. CHAIRMAN GRAY requested a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

Dan Ritter reviewed the draft Standards of Approval on these requests, summarizing the Rezoning, Variations, Preliminary PUD Plat, and Final Plat of Subdivision as indicated in the Staff Report.

There were four motions for this item.

Motion 1-Map Amendment/Rezoning:

COMMISSIONER GATTO made a motion to recommend that the Village Board grant the Petitioner, Shawn Vincent on behalf of Loyola Medicine, a Map Amendment (rezoning) of the lot at the southeast corner of 179th Street and LaGrange Rd, commonly referred to as 17901 LaGrange Road (96th Ave/ Rt.45) from the existing B-3 (General Business & Commercial) zoning district to the ORI (Office and Restricted Industrial) zoning district, and adopt the Findings of Fact as proposed in the October 21, 2021 Staff Report.

Motion seconded by COMMISSIONER Gaskill. Vote taken by Roll Call; all in favor. ACTING CHAIRMAN SHAW declared the motion carried.

Motion 2- Variations:

COMMISSIONER MANI made a motion to recommend that the Village Board grant Variations from the Zoning Ordinance to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, as listed in the October 21, 2021 Staff Report for parking requirements, exterior masonry requirements, signage, and Urban Design Overlay District requirements at the property located at 17901 LaGrange Road in the ORI (Office and Restricted Industrial) zoning district, in accordance with the plans submitted and adopt Findings of Fact proposed in the October 21, 2021 Staff Report.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. C ACTING CHAIRMAN SHAW declared the motion carried.

Motion 3- Site Plan / Architectural Approval:

COMMISSIONER GATTO made a motion to grant the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Site Plan and Architectural Approval for a new medical clinic at 17901 LaGrange Road in the ORI (Office and Restricted Industrial) zoning district, in accordance with the submitted plans and subject to the following conditions:

1. Site Plan Approval is subject to approval of the required Variations and development agreement by the Village Board.
2. Site Plan Approval is subject to other jurisdictional reviews and approval including IDOT, Cook County DOT, MWRD, IEPA, and any others. Any substantial changes to the plans required by other jurisdictional requirements may require additional approvals.

3. Site Plan Approval is subject to Engineering and Building Department permit review and approval of final plans including any grading or drainage changes.

Motion seconded by COMMISSIONER MANI. Vote taken by Roll Call; all in favor. ACTING CHAIRMAN SHAW declared the motion carried.

Motion 4- Final Plat:

COMMISSIONER GASKILL made a motion to recommend that the Village Board grant approval to the Petitioner, Shawn Vincent on behalf of Loyola Medicine, Final Plat of Consolidation Approval for Loyola Medicine in accordance with the Final Plat (dated October 12, 2021) submitted and listed herein, subject to the condition that the Final Plat approval is subject to the following conditions:

1. Final approval by the Village Engineer and Village Attorney.
2. A separate Plat of Easement shall be approved by the Village Board and recorded for all required public easements prior to building occupancy.

Motion seconded by COMMISSIONER GATTO. Vote taken by Roll Call; all in favor. ACTING CHAIRMAN SHAW declared the motion carried.

ACTING CHAIRMAN SHAW noted the request will be reviewed by the Village Board at the November 2nd meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 21, 2021 REGULAR MEETING

ITEM #2 WORKSHOP – TOBACCO AND NICOTINE-RELATED RETAIL USES – ZONING ORDINANCE TEXT AMENDMENT

Consider recommending that the Village Board adopt a proposed text amendment to the Tinley Park Zoning Ordinance amending Section II.B. (Definitions) and Section V.B. Schedule I (Schedule of Permitted Uses – By Use Type) regulating tobacco and nicotine-related uses.

Present Plan Commissioners: Chairman Garrett Gray
James Gaskill
Angela Gatto
Eduardo Mani
Ken Shaw
Kehla West (remote)

Absent Plan Commissioners: Frank Loscuito

Village Officials and Staff: Kimberly Clarke, Community Development Director
Dan Ritter, Planning Manager
Lori Kosmatka, Associate Planner

Petitioners: None

Members of the Public: None

CHAIRMAN GRAY invited staff to start with the presentation of this item.

Lori Kosmatka, Associate Planner, summarized the Staff Report for the Commission. She provided background on the proposed text amendment to the Zoning Ordinance. She stated planning staff periodically reviews appropriateness of zoning regulations to current planning needs in the community. Staff notes that the zoning ordinance definition most closely aligning to tobacco is a general retail use definition dating back to 1978. This retail use is currently permitted by right in the B-2 and B-3 zoning districts. In addition to not having a specific definition for this particular type of use, tobacco and nicotine related retail uses have grown and evolved over the years with new product types. Accordingly, some municipalities have responded in various types of licensing and zoning regulations. She also noted recent consideration on September 7th Committee of the Whole, where they recommended staff propose a specific definition and Special Use in primary business districts. She also quantified the number of locations currently paying an annual licensing fee to the Village, freestanding smoke lounges, and Change of Use applications currently in process. She provided the existing Chapter 120's regulations of a tobacco shop definition and the minimum proximity to certain institutions. She reviewed the existing use charts for zoning and Legacy District. She described the existing clustering at the southwest corner of 80th and 183rd as well as multiple smoke lounges on the 159th Corridor. She clarified that staff recommendations are to amend the zoning code only with new definitions and adjustments to zoning allowances with additional regulations. She noted that Special Use Permits are reviewed on a case by case situation and may include conditions to mitigate perceived negative impact on adjacent properties. She proposed new definitions, drawing upon the existing Chapter 120 definition for the uses, and upon state statutes for the products. Village of Orland Park adopted these product definitions in an update to licensing regulations earlier this year. The product definitions are all encompassing of specific devices and methods of use. Electronic smoking devices and paraphernalia are part of tobacco products, while marijuana and marketed cessation products are not. Alternative nicotine products also exclude marketed cessation products. Proposed uses are Tobacco Store and Accessory Tobacco Sales. Tobacco Stores are proposed as Special Use in the B-2 and B-3 with a maximum of one per zoning lot. Accessory Tobacco Sales are proposed as Permitted in all Business districts. The proposed Legacy Code update will

have the new Tobacco Store use definition. She also provided other additional regulations that may be considered, and identified some specific regulations in other communities. She noted one concern of tobacco clusters raised in other communities is that a clustering may impact competition, lowering prices, increasing availability, and thus impacting community health and safety. Open Items involved definitions for use and products, use allowances, maximum number per zoning lot vs. minimum distances to other Tobacco Store, and methods of measurement. She provided Special Use standards.

CHAIRMAN GRAY noted that open items #1 and #2 involve definitions and #3, #4, and #5 involve restrictions. He commented that marijuana was originally restrictive, but recent regulations have opened up. This amendment is the reverse.

COMMISSIONER WEST had no comment and is satisfied with what we have.

COMMISSIONER MANI noted the proposal seems good. He asked what “accessory” is, and if certain items like lighters and rolling papers would be classified as that. He asked how they could be split apart.

Lori Kosmatka responded that rolling papers fall under the Tobacco Product definition, and if it is within a Tobacco Store, it would be regulated accordingly. Paraphernalia is not automatically considered Accessory Tobacco Sales. Accessory Tobacco Sales is based on the use, not the product. She clarified the 65% threshold between Tobacco Store and Accessory Tobacco Sales.

COMMISSIONER SHAW clarified that Jewel supermarket would be Accessory.

CHAIRMAN GRAY felt the definitions look clear and have logical exclusions like marijuana and cessation products.

COMMISSIONER SHAW asked why are we addressing the tobacco issue. He agreed there clearly is clustering. He noted entertainment districts may encourage clustering, and asked why are we now looking at tobacco. He asked what the rationale is for this consideration and what is the public good being advanced and/or protected for that. These questions underlie why we would be talking about this in the first place.

CHAIRMAN GRAY concurred with COMMISSIONER SHAW in that there are restaurant rows. He is unfamiliar with how smokers shop. He asked what came first: the five primary and three secondary tobacco places or the child care facility.

COMMISSIONER GATTO noted that the child care facility came first. She did not realize how many tobacco places there were at that area until being shown the slide presentation images.

Kimberly Clarke noted before Happy Bites existed, she believes it was previously a tobacco place.

COMMISSIONER SHAW noted that the perspective of this issue may depend on if you are a smoker or not. A smoker might find the variety of choices preferable, but otherwise it might be a negative. He noted that it is up to the community and the Board to decide. We may encourage a restaurant row or auto mall. At one point Duvan Drive was primarily automobile-related businesses. Whereas in this case, it is not encouraged but is something that is being proposed to be regulated. He asked to understand the rationale for that.

Kimberly Clarke responded that this was brought up by the Village Board for discussion. She commented this is the first community that she’s been at where tobacco is not called out as a zoning use. She also noted limiting the use helps address it from a public health concern. She further noted there has been some business feedback questioning why so many tobacco shops can be in one area.

COMMISSIONER GATTO noted she was baffled how there can be so many in one building at 183rd and 80th. She was not sure how many owners were in the building. She is in marketing, and said she would not place a vape business next to similar business.

COMMISSIONER GASKILL noted he heard it is all owned by the same person.

Lori Kosmatka responded that she believes there might be two owners.

COMMISSIONER SHAW noted when people shop around towns to open a business, or looking to move residentially in. Sometimes it's desirable among towns to have consistency in regulations. Some communities may want to be even (same) as elsewhere or they may want to intentionally be different to "hook" business in. Village Board may have directions to go based on consistency or for a public health statement.

He noted he is coming from the government's overwhelming need to step in and do something based on seeing a cluster. If a tobacco business is otherwise conforming to the Village Ordinances, licensing, and being clean and is clustering and they find that is profitable, then he does not see an overwhelming need to step in and overregulate. He commented it seemed like procedurally there was direction from the COW for staff to propose the amendment, and are now before the Commission.

CHAIRMAN GRAY concurred with COMMISSIONER SHAW as to why we are looking at this.

COMMISSIONER GATTO asked how many surrounding towns have ordinances for tobacco.

Lori Kosmatka responded that many towns have specific licensing regulations and in some cases may also have both, as in the case with Village of Frankfort. Village of Orland Park regulates via licensing and has caps. The way communities choose to regulate varies. Our Village doesn't have any specific regulations for either licensing or zoning.

CHAIRMAN GRAY asked for clarification on existing business conformity if 1,000 feet minimum distance or a minimum of 1 per zoning lot comes in effect. He noted the proposal states it would allow existing businesses to continue in operation as they exist and they are further permitted to seek a special use and not grandfathered in. He asked if the existing businesses would have to apply for the Special Use.

Lori Kosmatka responded they would be conforming while under the same ownership. If they transfer ownership they would not be conforming and would need to seek the Special Use.

CHAIRMAN GRAY asked if this is only if the business is transferring to another owner.

Lori Kosmatka responded yes.

CHAIRMAN GRAY wanted to make sure they don't get penalized where they get permitting after the fact. He agreed with COMMISSIONER SHAW that if it's a one stop shop and business is good, and there's no empty units, then that is a good thing.

COMMISSIONERS GASKILL and GATTO had no comment.

CHAIRMAN GRAY asked if there's anything further needed from Staff.

COMMISSIONER SHAW noted the definitions are well-stated and logical. He likes the alignment with Chapter 120's percentages and the basis in state statute. In terms of the restrictions, he does not object nor have much comment on these open items. Based on the direction from Village Board, this seems reasonable. His only question is if there is a fundamental need to do this amendment at all. Accepting there is an interest in doing it, he agrees with the items as presented.

CHAIRMAN GRAY further commented per Open Item #4 he is not sure about the maximum of one per zoning lot as he doesn't have the insight being a tobacco user. It may be reasonable going forward to not have that clustered established. He noted the 1,000 feet mentioned was from Orland Park. He noted that the recreational marijuana use was recently opened up. If someone is willing to be a landlord or sell the property outright and they make decent business, you might lose somebody. If they are similar in standards in Orland, it might work well here. He is not exactly sure with tobacco use.

CHAIRMAN GRAY asked if there's anything further needed from Staff.

Lori Kosmatka clarified the proposal divides the definitions into primary and secondary. The primary would be special use as one per zoning lot, not 1,000 feet. The distance could be considered case by case as part of the Special Use process.

COMMISSIONER SHAW asked for confirmation that the Special Use is in B-2 and B-3.

Lori Kosmatka confirmed it is B-2 and B-3.

COMMISSIONER SHAW asked in terms of Open Item #4, if there was already an existing special use in a zoning lot, and someone wanted to come in, if that was an administrative denial.

Dan Ritter, Planning Manager, responded yes. This is the way it is written. You would not be able to apply for the Special Use if there were already one in a zoning lot. Staff looked at specific distance requirements, but this is an easier way to enforce it. The distance is an opportunity to consider in the Special Use process depending on the context. There may be other tobacco stores scattered around or churches or schools. The Special Use standards help analyze what's around it and how it affects other uses. A proposed tobacco store would be prohibited to open a tobacco store in a lot that already has one.

CHAIRMAN GRAY asked staff to confirm that this is coming back to the Commission as a Public Hearing at the next meeting in two weeks.

Lori Kosmatka responded yes.

GOOD OF THE ORDER –

Dan Ritter and Kimberly Clarke provided an update. Avocado theory is now open in downtown and has an inviting outdoor patio with rollup doors. The 7-Eleven gas station is anticipated to open within the next two weeks. They are stocking and training staff now. The McDonalds on 159th Street is finishing up exterior and interior remodeling work now. The Zoning Code is updated with previous text amendments over the last year and available online. Staff has been printing copies and will provide them at the next meeting.

COMMENTS FROM THE PUBLIC – CHAIRMAN GRAY asked if there were comments from the public. Hearing none, he asked to adjourn the meeting.

CLOSE MEETING -

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER SHAW to adjourn the October 21, 2021 Plan Commission meeting.

CHAIRMAN GRAY asked for a voice vote; all were in favor. He declared the motion carried and adjourned the meeting at 9:31 P.M.

PLAN COMMISSION STAFF REPORT

November 18, 2021 – PUBLIC HEARING

Petitioner

Karli Mayer, on behalf of
One Magnuson Lane LLC

Property Location

SW Corner of 191st Street
and Magnuson Lane

PINs

19-09-11-200-015-0000
19-09-11-200-013-0000

Zoning

R-6 PD

Approvals Sought

Special Use Permit for a
Substantial Deviation
from the Brookside Glen
Planned Unit
Development

Project Planners

Kimberly Clarke, AICP
Community Development
Director

Lori Kosmatka
Associate Planner

The Residence of Brookside Glen

Southwest corner of 191st Street and Magnuson Lane



EXECUTIVE SUMMARY

The Petitioner, Karli Mayer, on behalf of One Magnuson Lane LLC, seeks a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development (PUD) to permit design changes to the previously approved Residences at Magnuson multifamily residential development.

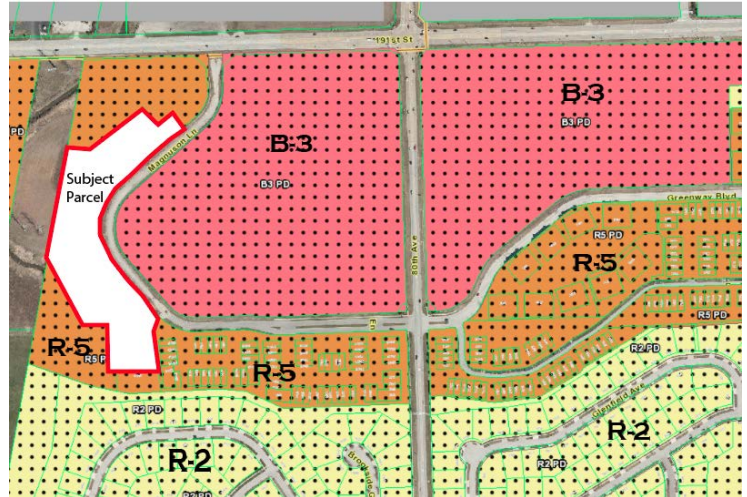
The Petitioner previously received approval in December 2017 to construct the Residences at Magnuson, which includes four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. This proposal also includes a 5,320± square foot club house, landscaping, and various amenities throughout the development. The Petitioner now proposes changes to the exterior architecture of the buildings which differ from the appearance of the previously approved plans.

EXISTING SITE & HISTORY

The subject site is a 7.65-acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. The subject property was originally planned for a mixture of commercial, office/restricted industrial, and residential uses (single-family detached, townhomes, and condo/apartments).

In February, 2016, the Village was approached by the Petitioner to develop the 7.65-acre parcel. Multiple meetings were held between July and October 2017 which included Staff, elected officials, the Petitioner, and representatives from the Brookside Glen subdivision.

The participants discussed plans that would address concerns about the scale of the buildings while maintaining valuable amenities and high-quality aesthetics.



Zoning Map

The site is bordered by the ComEd transmission lines to the west, B-3 PD (General Business and Commercial District) to the east, R-5 PD to the south and southeast and R-2 PD (Single-Family Residential) to the far south. The site is located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to “accommodate the automobile, but are primarily designed to promote non-motorized and public transportation movements to, within, and among properties”. UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots. Although this is a residential building, it has some “commercial character” due to its scale, surface parking, and recreational component (club house). Additionally, there will eventually be commercial development to the east which will need to comply with the regulations for the UD-1 Overlay District.

Surrounding land uses include vacant property to the east that is planned and zoned for commercial uses. A municipal pumping station is located immediately to the south and a townhome development exists to the southeast with two-story structures housing 4-6 units per structure.

East of 80th Avenue there are other planned commercial uses that are vacant in addition to townhomes and 4-story multi-family condominium buildings of 16 units each. These multi-family structures are designed similarly to the proposed project in that they are effectively 5-story buildings due to the semi-underground parking garage. A detention pond is located to the north of the subject site and functions as a buffer to 191st Street. The Wolverine Pipeline traverses the site (east to west) just north of the pumping station.

As a Planned Unit Development, deviations from these requirements are considered ‘exceptions’ and are not reviewed as a ‘true’ variation from the Zoning Ordinance; instead, they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for a PUD (Sections VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance. Any exceptions that Staff has noted during the review are identified throughout this report.

The Petitioner's request is to deviate from Ordinance 2017-O-072 (Substantial Deviation from the Brookside Glen PUD). The approved PUD included four (4) structures of thirty-six (36) dwelling units each for this property (total of 144 units) and a club house with a pool and other various residential amenities. The approved PUD contained Exceptions for building setback and building height. **The proposed Substantial Deviation will allow for design changes to the project. The current proposal will reduce the overall heights by 2'-0", increase the building lengths from 174'-10" to 188'-2", reconfigurations to the façade and materials, change the construction of the exterior wall and balconies, and allow for two sheds on the terraces.**

EXCEPTIONS

1. Building Height

Architectural elevation drawing of a five-story building. The drawing includes vertical dimension lines and labels for various levels and heights. The roof height is 57'-0". The bearing (roof lower) is 52'-0". The bearing (roof ends) is 46'-0". The 5th floor is 41'-0". The 4th floor is 35'-0". The 3rd floor is 29'-0". The 2nd floor is 23'-0". The 1st floor is 15'-0". The parking level is 0'-0". The drawing also shows a section of the building with a central entrance and multiple windows.



Renderings of Building from The Residence of Brookside Glen and Building at Brookside Place

2. Building Setbacks

An exception to the Village requirement for the front yard setback allowed the residential structures to be set back about 18' to 27'. The Petitioner noted that the currently proposed setbacks will now be 17.1' to 27', which is a reduction of 0.9 feet.

3. Building Floor Area Ratio

Page 3 of 10

ARCHITECTURE

2017 Previously Approved PUD Plans

The previously approved plans consisted of four (4) architecturally identical proposed residential precast structures with precast balconies and a centrally located club house. The structures include a semi-underground parking garage and four (4) stories of residential dwellings. Terraces above the parking level were included to connect the structures. Access was provided to both the east and west sides of the residential buildings and club house. The approved building height was noted as approximately 65' as defined by "Building Height" in Section II of the Zoning Ordinance. The overall building height was noted as 72'-2 5/8" as measured from the parking level. The approved construction type was exterior walls constructed with precast concrete and thin embedded bricks, and standard brick and block construction.

Building Materials

The previously approved exterior cladding included a thin brick veneer precast into a panel with horizontal seams. The ground/parking level included a precast stained and stamped stone foundation material. The precast balconies were approved with steel railings and wire mesh infill panels

Architecture

The architecture included some aspects of a Prairie style with the slope of the roof and transom windows. The floor to ceiling windows added distinction reflective of loft type architecture. The roof line was varied to provide enhanced architectural interest helping to break up the expanse of the roof. Articulation was provided along all building facades to create visual interest and shadow lines. Landscaped berms were also shown at the base of the structures at varied heights to minimize exposure of the parking level. The approval also indicated the roof terraces would have green roofs with landscaping screening from Magnuson Lane. The club house's architecture also encompassed some aspects of Prairie architecture consistent with the residential buildings. The club house also included an expansive arrangement of windows with a canopy on the east side and an extension of cabanas and restrooms on the west side.

Proposed Plans

The Petitioner is currently proposing a new construction type with revised dwelling unit layouts, resulting in exterior design changes. The Petitioner has provided a letter itemizing these changes along with updated drawings. The drawings include line drawings for each façade of a typical residential building and the clubhouse, as well as a color elevation comparing the previously approved and currently proposed east façade facing Magnuson Lane. The Village consulted architectural firm Farnsworth Group to do an architectural design review comparing the previously approved and currently proposed east elevations. Farnsworth Group has provided a statement of findings which included opinions made upon their professional judgement based on their experience in the field of architecture (see *attached*).

Construction Type of Exterior Walls & Balconies:

The construction type of the exterior walls is proposed to be noncombustible with brick/stone veneer with steel stud backup. The Petitioner proposes this change due to this construction type becoming an allowable option per a recent revision of the Tinley Park Building Code change.

Heights:

The overall heights will be reduced by approximately 2'-0", due to lowering the height of the semi-underground garage (ground/parking level). The Petitioner states the reason for this was to address concerns by the neighbors. The overall structure height is now proposed shorter at 70'-4 7/8" as measured from the parking level. The floor heights of the remaining stories are substantially similar (current 10'-1 3/4" versus approved 10'-0"). Note the description of the floor heights differ between the current elevations and the previously approved (the current "2nd floor" was previously referred to as "1st floor", etc.).

Lengths:

The building lengths will be increased from 174'-10" to 188'-2". However, the Petitioner notes the connector sections were modified to reduce the impact of the overall length. The diagonal dimension from the inside corners on the street side is currently proposed as 766'-7 5/8" versus the approved plan was 753'-5 5/8". The existing foundation reflects the current proposal. The Petitioner also notes the building lengths were increased to accommodate the increased foundation wall thickness, size of columns in garage, and maintaining the interior parking count, which are all a result of the new construction type.

Building Setbacks & Floor Area Ratio:

The Petitioner has noted the currently proposed building setbacks will change from a range of 18 to 27 feet to a range of 17.1' to 27 feet. The currently proposed floor area ratio will reduce from 0.656 to 0.655.

Façade Reconfiguration of Windows, Doors, Balconies, Bays, Canopies, and PTEC Units:

The façade will slightly be reconfigured. The Petitioner notes the currently proposed window arrangement is based on the refinement of unit layouts which included the coordination with the mechanical plans. Due to a modification in the building footprint, the proposed façade projections will somewhat change the layout of the windows, doors, balconies, and PTEC wall units. The balconies are proposed to be steel frame in lieu of precast due to the weight consideration of the new construction type. Stone piers have been provided as needed to support the balconies. The club house will have somewhat less window glazing on the two major facades, and will also have reduction of one doorway on the east, and a change of several windows to doors on the west. Additionally, the previously approved east facing canopy and restroom cabana structures have been removed from the current proposal. The Petitioner's architect noted a different type of cabana structure is being considered.

Green Roofs:

The Petitioner's architect noted that the size of green roofs on the terraces will be slightly increased, and will retain the heavy landscape screening from Magnuson Lane.

Cabanas:

The Petitioner's architect noted that the originally proposed cabanas will now be two tent-style cabanas to be located north of the pool along the retaining wall on the west (rear) side of the property. The architect noted that the proposed construction will include marine grade fabric and an aluminum frame and nine feet tall. The Petitioner has yet to determine what the size will be, as there are two options of either 8'x8' or 12'x12.

Exterior Facade Materials:

The currently proposed exterior facade materials include natural thin stone veneer along the ground/parking level and brick veneer on the upper levels, separated a continuous cut stone sill. The brick veneer will consist of Endicott Utility size bricks with a natural color mortar. The residential buildings will now also include a 13.35% architectural accent of Hardie Board siding on the side elevations to the north and south.

The two entries at the east elevation will each have a single door (previously approved as double doors) as part of a prefinished aluminum storefront glazing system (previous approval was double doors with a transom). The surrounding natural stone piers will be accented by a lower stone cap (previously shown as brick veneer).

Staff has requested that the Petitioner provide material samples with clarification on proposed colors for the residential buildings and club house.

Addition of Sheds on the Terrace:

Two brick sheds are proposed on the terraces in order to accommodate garage exhaust fans. The sheds will be placed between Buildings 1 and 2, and between Buildings 3 and 4. The sheds will be nine feet tall and 13.9' x 5'. The Petitioner notes that the mechanical code requires exhaust discharge to be ten feet above the adjoining grade.

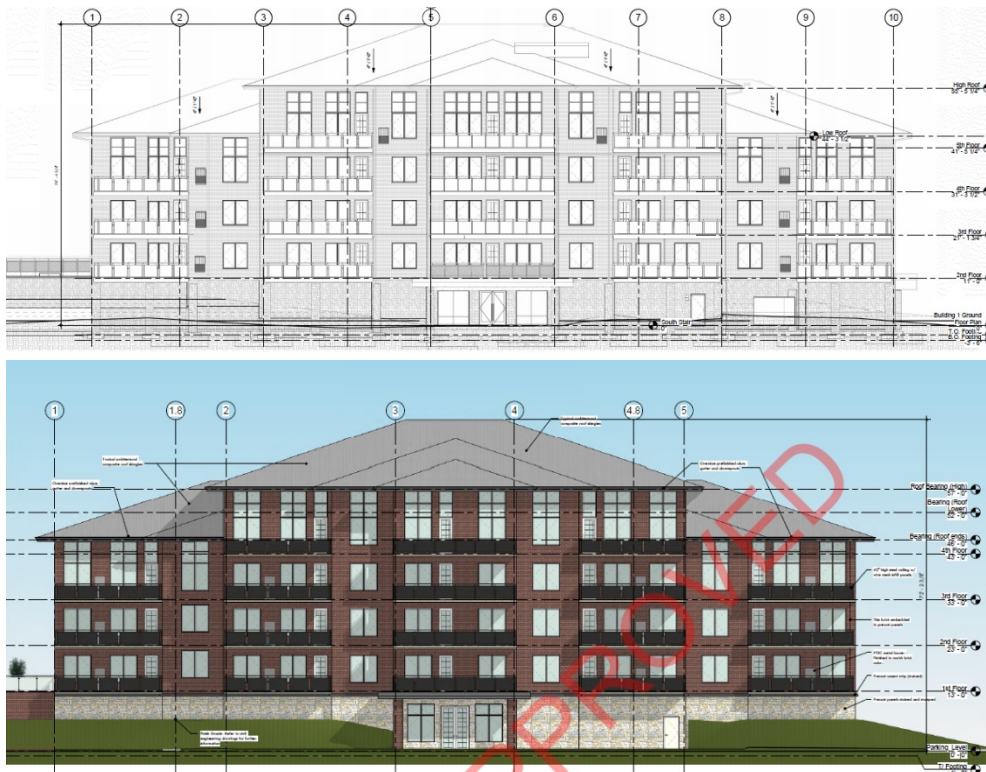
Key Design Elements Remaining:

Some key design elements will remain as previously approved. The roof slope and the Prairie-style four (4) foot deep eaves will remain consistent. Also, the club house will remain centrally located, and each building entry shown as a focal point with the center of the structure being the tallest. The windows on the top floor will still have a double transom which will provide a verticality to break up and accent the horizontal nature of the buildings.

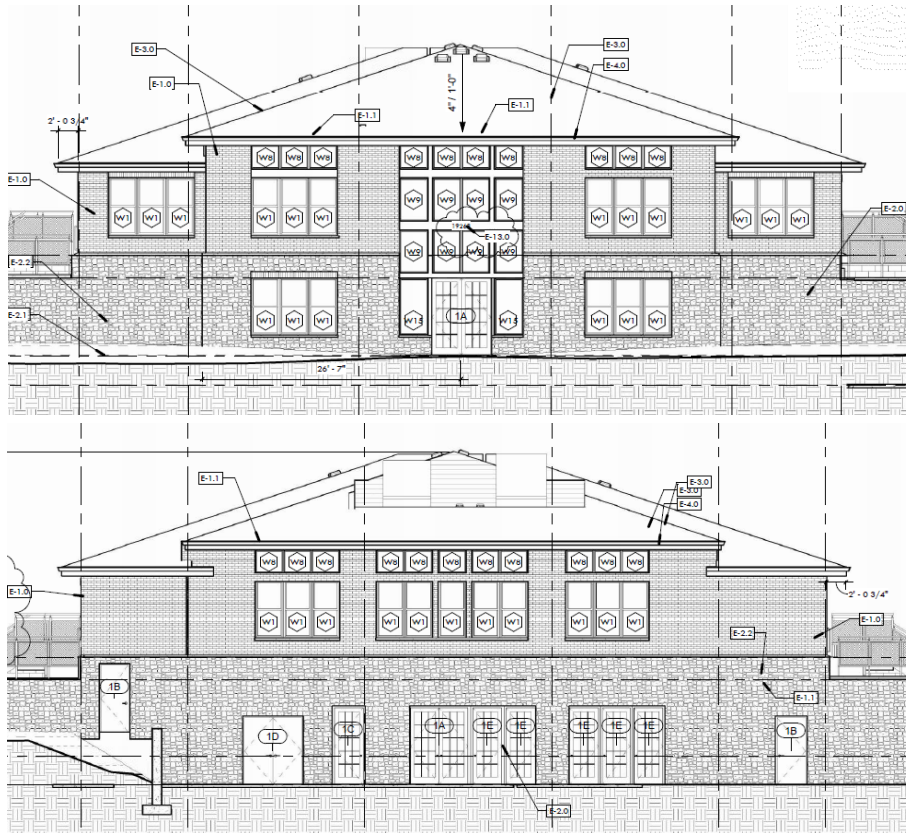
East Facade Comparison: Currently Proposed (top), Previously Approved (bottom) – Not to scale:



West Facade Comparison: Currently Proposed (top linework), Previously Approved (bottom color) – Not to scale:



Currently Proposed Club House: East (top), West (bottom):



Previously Approved Club House: East (above), West (below)



Analysis

In consideration of the Petitioner's letter dated November 1, 2021, east façade color elevation drawing comparison (*received by the Village October 28, 2021*), and line elevation drawings (*dated May 7, 2019 and received by the Village November 10, 2021*), Village Planning staff considers the exterior appearance of the proposed design changes to the project to be similar to the previously approved plans. The current proposal indicates a consistency in height, width, and massing, and similarity in material appearance, aside from the addition of the HardiBoard siding. Staff feels the window and door configurations, including a noticeable reduction of glazing on the club house facades, do vary from the previously approved plans, but not to an extensive degree. The only other salient difference of the club house is the removal of the east canopy and the permanent cabana and restroom structures, and that further clarification is needed on what the construction of the cabanas will now be. As the Petitioner's line elevation drawings are dated May 7, 2019, Staff requests the Petitioner confirm that the content of the line elevation drawings and all other associated drawings reflect the most recently proposed color façade elevation drawing comparison received by the Village October 28, 2021.

Architectural consultant Farnsworth Group has provided a statement of findings analyzing the two design schemes of the east residential façade only. They found that the elevations on this portion of the development were essentially identical with only a few minor differences. The overall proportions were very similar (3% height decrease, 7% width increase) and the roof slopes and eaves remained consistent. The massing components (central area under high roof, flanked area under low roof, and bands of stone veneer and grade at the base appeared nearly identical, and considered a visual difference would be marginal once constructed. The vertical dimensions of floor-to-floor heights were observed as essentially identical with exception that the currently lowest level is two feet less. The window sizes, mullions, and pattern were also noted essentially identical, with exception that there is a different horizontal rhythm of windows under the high roof. They noted this is likely caused by the plan changes in the unit layouts. The exterior materials appeared to be the same.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed design changes are largely aesthetic with no major changes to the site plan, thus will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Additional factors were considered in the previous PUD approval.*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - *The proposed design changes include a proposed architectural façade primarily of brick and stone veneer with double transom windows. These architectural features, along with the reduction in two feet of building height will not be injurious to the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values in the neighborhood.*

- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The proposed design changes are largely aesthetic with no major changes in the site plan, thus will not impede the normal and orderly development and improvement of surrounding property.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The proposed design changes do not affect changes to utilities, access roads, drainage and/or other necessary facilities.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The proposal will not change the previously approved ingress and egress. The density has not changed from the previous approval within Ordinance 2017-O-072.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The proposal will increase the currently approved exception of 18-27 foot building setbacks to allow 17.1' to 27' building setbacks, a 0.9' reduction. Other previously approved exceptions which will remain are building height and floor area ratio.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposed design changes are largely aesthetic. The scale of the project remains the same from the previous approval per Ordinance 2017-O-072, which contributes to the economic development of the community as a whole.*

MOTION TO CONSIDER

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

"... make a motion to recommend that the Village Board grant the Petitioner, Karli Mayer on behalf of One Magnuson Lane LLC, a Special Use Permit for a Substantial Deviation from the Brookside Glen Planned Unit Development with Exceptions from the Zoning Ordinance to permit exterior design changes in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the November 18, 2021 Staff Report."

[any conditions that the Commissioners would like to add]

ATTACHMENTS

1. Previously Approved PUD Plan Set Ordinance 2017-O-072
2. Architectural Line Elevation Drawings of Current Proposal, dated May 7, 2019
3. Color Façade Elevations Comparing Current Proposal to Previously Approved, received by the Village October 28, 2021
4. Letter from Architectural Studio, Ltd. (Petitioner's Architect) Noting Proposed Changes to the PUD, dated November 1, 2021

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Previously Approved PUD Plan Set – Ordinance 2017-O-072	ASL	12/5/2017
	Architectural Line Elevation Drawings of Current Proposal	ASL	5/7/2019
	Color Façade Elevations Comparing Current Proposal to Previously Approved	ASL	Received by Village 10/28/2021
	Letter from Petitioner's Architect Noting Proposed Changes to the PUD	ASL	11/1/2021
	Statement of Findings from Architectural Design Review (<i>East Façade Elevation Only</i>)	Farnsworth	11/11/2021

ASL – Architectural Studio, Ltd.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. 2017-O-072

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL
DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO
ALLOW FOR FOUR (4) MULTI-FAMILY STRUCTURES WITH THIRTY-SIX (36)
DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR
SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH
EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO**

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park
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VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2017-O-072

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO ALLOW FOR FOUR (4) MULTI-FAMILY STRUCTURES WITH THIRTY-SIX (36) DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, a petition for the granting of a Special Use Permit to allow for a substantial deviation from the Brookside Glen Planned Unit Development, and more specifically an earlier grant of a substantial deviation set forth in Village Ordinance 2000-O-006, to allow for four (4) multi-family structures with thirty-six (36) dwelling units per structure, a clubhouse with outdoor swimming pool and associated residential amenities with exceptions related to bulk regulations and floor area ratio, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance; and

WHEREAS, said Plan Commission held a public hearing on the question of whether the Special Use should be granted on November 2, 2017 at the Village Hall of this Village, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Daily Southtown, a newspaper of general circulation within the Village of Tinley Park; and

WHEREAS, said Plan Commission has filed its report of findings and recommendations regarding the Special Use with this Village President and Board of Trustees, and this Board of Trustees has duly considered said report, findings, and recommendations.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL

COUNTIES, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

Section 1: That the report and findings and recommendations of the Plan Commission are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully set forth herein at length. This Board finds that the Petitioner has provided evidence establishing that they have met the standards for granting of a Special Use set forth in Section X.J.5 of the Zoning Ordinance and that the proposed granting of the Special Use as set forth herein is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance.

Section 2: The Special Use Permit set forth herein below shall be applicable to the following described property:

LEGAL DESCRIPTION: THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER AFORESAID; THENCE NORTH 05°49' 00" WEST 101.08 FEET ALONG THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE NORTH 41°45' 47" WEST 293.11 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG AN ARC OF A CIRCLE CONVEX WESTERLY AND HAVING A RADIUS OF 283.00 FEET OF A DISTANCE OF 446.38 FEET TO A POINT OF TANGENCY (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 03°25' 26" EAST AND A DISTANCE OF 401.53 FEET); THENCE NORTH 48°36' 38" EAST TANGENT TO THE LAST DESCRIBED ARC 398.12 FEET; THENCE NORTH 41°23' 22" WEST 85.00 FEET; THENCE SOUTH 48°36' 38" WEST 85.00 FEET; THENCE NORTH 41°23'22" WEST 115.00 FEET; THENCE SOUTH 48°36' 38" WEST 320.00 FEET; THENCE NORTH 79°18' 50" WEST 102.08 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY; THENCE SOUTH 10°53' 33" WEST ALONG SAID RIGHT OF WAY LINE 529.13 FEET; THENCE SOUTH 27°33' 20" EAST 358.30 FEET; THENCE NORTH 89°22' 42" EAST 117.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A" IN BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1, BEING A SUBDIVISION IN THE NORTHEAST QUARTER AFORESAID; THENCE NORTH 05°49' 00" WEST 101.08 FEET ALONG THE

WEST LINE OF SAID LOT "A"; TO THE POINT OF BEGINNING; THENCE SOUTH 89°22' 42" WEST 228.92 FEET; THENCE NORTH 00°37' 18" WEST 220.00 FEET; THENCE NORTH 89°22' 42" EAST 172.42 FEET TO A LINE 15.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE MOST NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; THENCE NORTH 46°56' 29" EAST ALONG SAID PARALLEL LINE 73.62 FEET; THENCE SOUTH 41°45' 47" EAST 15.00 FEET TO THE NORTHWESTERLY LINE OF BROOKSIDE GLEN P.U.D. TOWNHOMES PHASE 1 AFORESAID; BEING THE MOST NORTHERLY CORNER OF LOT "A" IN SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "A" BEING AN ARC OF A CIRCLE CONVEX SOUTHERLY AND HAVING A RADIUS OF 233.01 FEET FOR A DISTANCE OF 20.00 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF SOUTH 45°31' 06" EAST AND A DISTANCE OF 19.99 FEET); THENCE SOUTH 46°56' 29" WEST 31.33 FEET TO THE NORTHWESTERLY LINE OF LOT "A" AFORESAID; THENCE SOUTH 13°41' 28" WEST ALONG SAID NORTHWESTERLY LINE 56.61 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 05° 49' 00" EAST ALONG THE WEST LINE OF SAID LOT "A" A DISTANCE OF 168.92 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF TINLEY PARK, WILL COUNTY, ILLINOIS.

PIN # 19-09-11-200-015-0000 & 19-09-11-200-013-0000

Section 3: That the Special Use Permit for the property described above is hereby granted to allow a substantial deviation from the Brookside Glen Planned Unit Development allow for four (4) multi-family structures with thirty-six (36) dwelling units per structure, a clubhouse with outdoor swimming pool and associated residential amenities with exceptions related to bulk regulations and floor area ratio, subject to the following exceptions and conditions:

The Special Use Permit includes the following exceptions:

1. An exception to the Village requirement for the front yard setback to allow the residential structures to be set back about 18' to 27'
2. A nine foot (9') exception to the maximum building height requirement within Ordinance 2000-O-006 to allow the structures at a building height of 65' where 56' is the maximum height allowed; and
3. An exception of 0.056 to the Village requirement for floor area ratio (FAR) to allow a FAR of 0.656 where 0.6 is the maximum FAR allowed.

The Special Use Permit includes the following conditions:

4. That the Final Landscape Plan must be approved by the Village's Landscape Architect and Village Staff prior to release of the building permit;
5. That the Petitioner provides amenities in accordance with the plans;
6. All proposed residential amenities must be completed prior to issuance of final Certificate of Occupancy
7. The public improvements (sidewalk, lighting, street trees, and intersection improvements) along Magnuson Lane toward 191st Street must be completed prior to issuance of the final Certificate of Occupancy.

Section 4: That the President and Board of Trustees hereby approve the following Site Plans to be those plans as attached hereto to develop a one hundred forty-four (144) unit multi-family residential project within four (4) structures connected by semi-underground parking, subject to the following conditions that the Site Plan shall be constructed, operated, and maintained in accordance with the following regulations, plans, and diagrams:

1. The Cover Sheet (A100), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit A.
2. The Schematic Site Plan (A101), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit B.
3. The Land Banked Parking Plan (A102), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit C.
4. The Schematic Site Plan – Distance Study (A103), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit D.
5. The Ground Signage (A104), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit E.
6. The Refuse Enclosure Details (A105), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit F.
7. The Turn Radius (A106), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit G.
8. The Building Elevation (A107), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit H.
9. The Building Elevations (A108), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit I.
10. The Building Elevation (A109), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit J.
11. The Typical Garage Level (A110), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit K.
12. The Typical Residential Floor (A111), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit L.
13. The Top Floor Plan (A112), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit M.
14. The Club House Rendering (A113), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit N.
15. The Club House Elevations (A114), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit O.
16. The Club House Elevations (A115), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit P.
17. The Club House Lower Level (A116), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Q.
18. The 2nd Floor Club House (A117), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit R.
19. The Photometrics (A118), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit S.
20. The Lighting Cut Sheets (A119 & 119A), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit T.

21. The Images of Amenities (A120), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit U.
22. The Railing Detail Precast Detail (A121), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit V.
23. The Rendering (A122 & 122A), prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit W.
24. The Comparison (A123), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit X.
25. The Overall Garage Plan (A124), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Y.
26. The Prelim Grading (A125), prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit Z.
27. The Landscape Plan (L-1), prepared by Eriksson Engineering Associated, LTD, dated September 28, 2017, attached hereto and made a part hereof as Exhibit AA.
28. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit BB.
29. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit CC.
30. Rendering, prepared by Architectural Studio, Ltd., dated October 13, 2017, attached hereto and made a part hereof as Exhibit DD.
31. Rendering, prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit EE.
32. Rendering, prepared by Architectural Studio, Ltd., dated September 26, 2017, attached hereto and made a part hereof as Exhibit FF.

Section 5: That the Village Clerk is hereby ordered and directed to from view publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED THIS 5th day of December, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 5th day of December, 2017.


VILLAGE PRESIDENT

ATTEST:


VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 2017-O-072, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION OF THE BROOKSIDE GLEN PLANNED UNIT DEVELOPMENT TO ALLOW FOR FOUR (4) RESIDENTIAL STRUCTURES WITH THIRTY-SIX (36) DWELLING UNITS PER STRUCTURE, A CLUBHOUSE WITH OUTDOOR SWIMMING POOL AND ASSOCIATED RESIDENTIAL AMENITIES WITH EXCEPTIONS RELATED TO BULK REGULATIONS AND FLOOR AREA RATIO ," which was adopted by the President and Board of Trustees of the Village of Tinley Park on December 5, 2017.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of

the Village of Tinley Park this day of , 2017.

VILLAGE CLERK

Residence of Brookside Glen

KJM Development

Developer:

Architectural Studio, Ltd

14421 Oakley Ave
Orland Park, IL 60462
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Email:
scott.s@archstudioltd.net
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Eriksson Engineering Associates, Ltd.

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KDC

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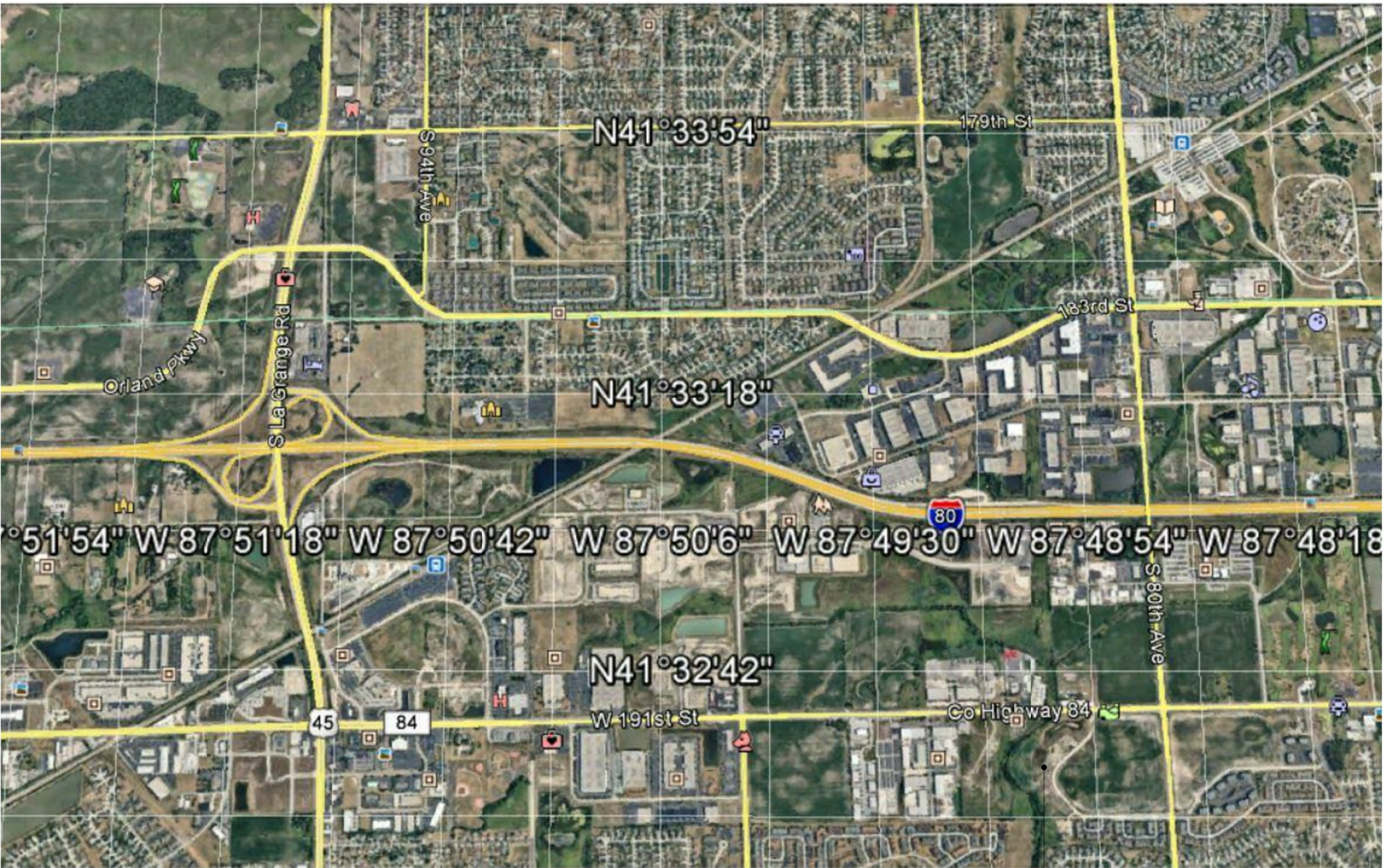
Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
A100	Coversheet	10/01/17
A101	Schematic Site Plan	10/01/17
A102	Land Banked Parking Plan	10/01/17
A103	Schematic Site Plan Distance Study	10/02/17
A104	Ground Sigange	10/02/17
A105	Refuse Enclosure Details	10/02/17
A106	Turn Radius	10/02/17
A107	Building Elevation	10/01/17
A108	Building Elevations	10/01/17
A109	Building Elevaiton	10/01/17
A110	Typical Garage Level	10/01/17
A111	Typical Residential Floor	10/01/17
A112	Top Floor Plan	10/01/17
A113	Rendering Club House	10/05/17
A114	Club House Elevations	10/05/17
A115	Club House Elevations	10/05/17
A116	First Floor Club House	10/02/17
A117	Second Floor Club House	10/02/17
A118	Photometrics	10/02/17
A119	Lighting Cut Sheets	10/02/17
A120	Images of Amenties	10/02/17
A121	Railing Detail Precast Detail	10/02/17
A122	Rendering	10/03/17
A123	Comparison	10/03/17
A124	Overall Garage Plan	10/05/17
A125	Prelim Grading	10/03/17



1 3D View 5



② 3D View 11



Location Map

Subject Site



**Architectural Studio,
Ltd.**

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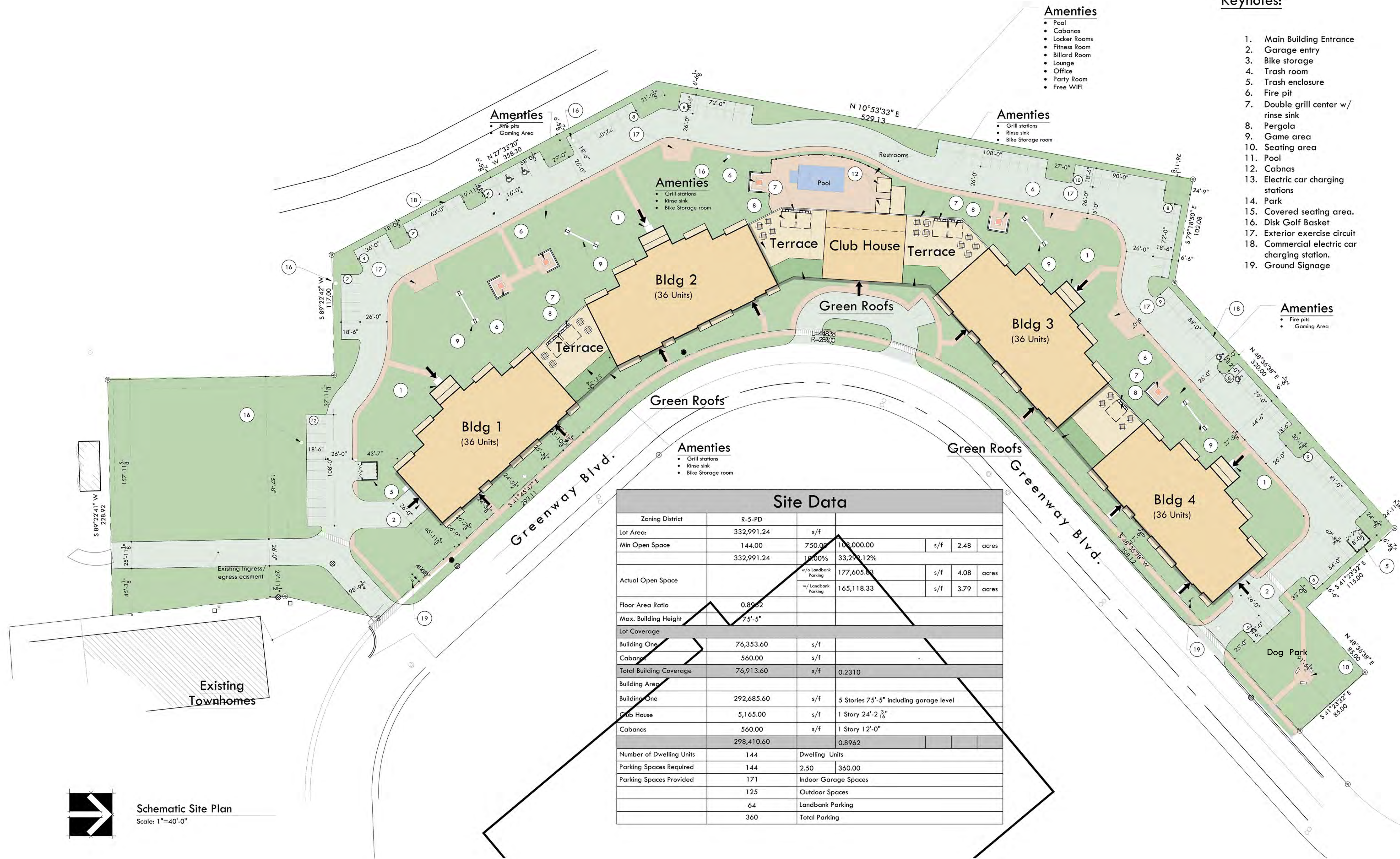
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KJM Development/
Residence of Brookside Glen
Coversheet

Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

A100

Scale



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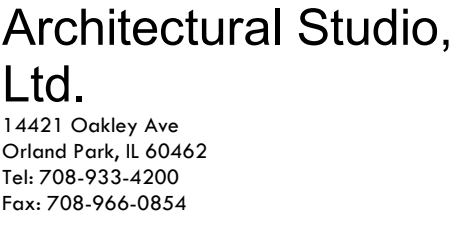
No.	Description	Date
1	Permit	6/12/2016
2	Revisions: Review comments	08/30/2016
3	Revised layout with indoor garages	09/13/2016
4	Revised layout for typical floor plan	10/24/2016
5	Revised layout for typical floor plan	11/18/2016
6	Sidewalks/ landscape revisions	12/1/2016
7	Resubmittal	12/06/2016
8	Revised site plan	1/25/2017
9	Revised layout: revised elevations and floor plans and site plan	4/4/2017
10	Revised layout: revised elevations, floor plans and site plan	4/20/2017
11	Revised based on meeting	5/18/2017
12	Revised site plan based on Village meeting comments	6/8/2017
13	Flipped dog park	7/3/2017
14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017

KJM Development/
Residence of Brookside Glen
Schematic Site Plan

Project number 2016-005
Date 9-26-2017
Drawn by Author
Checked by Checker

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No.	Description	Date
Permit		6/12/2016
Revisions-Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised floor plan typical floor plan		11/18/2016
Side-walks/hardscape revisions		12/7/2016
Resubmittal		12/08/2016
Revised the plan		1/25/2017
Resubmittal-revised elevations and floor plans and site plan		4/4/2017
Resubmittal-revise elevations, floor plans and the site plan		4/20/2017
Revised based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Flipped dog park		7/2/2017
Redesign for a 4 lb dog design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017
Revisions for resubmittal		10/13/2017

KJM Development/

Residence of Brookside Glen

Site Plan

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

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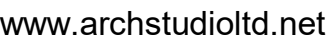
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Schematic Site Plan

Scale: 1"=40'-0"

Site Data						
Zoning District	R-5-PD					
Lot Area:	332,991.24	s/f				
Min Open Space	144.00	750.00	100,000.00	s/f	2.48	acres
	332,991.24	1,000%	33,299.12%			
Actual Open Space		≈ 1% Landbank Parking	177,605.68	s/f	4.08	acres
		≈ 1% Landbank Parking	165,118.33	s/f	3.79	acres
Floor Area Ratio	0.8962					
Max. Building Height	75'-5"					
Lot Coverage						
Building One	76,353.60	s/f				
Cabanas	560.00	s/f		-		
Total Building Coverage	76,913.60	s/f	0.2310			
Building Area						
Building One	292,685.60	s/f	5 Stories 75'-5" including garage level			
Club House	5,165.00	s/f	1 Story 24'-2 3/16"			
Cabanas	560.00	s/f	1 Story 12'-0"			
	298,410.60		0.8962			
Number of Dwelling Units	144	Dwelling Units				
Parking Spaces Required	144	2.50	360.00			
Parking Spaces Provided	171	Indoor Garage Spaces				
	125	Outdoor Spaces				
	64	Landbank Parking				
	360	Total Parking				



Consultant
Address
Address
Phone
Fax
e-mail

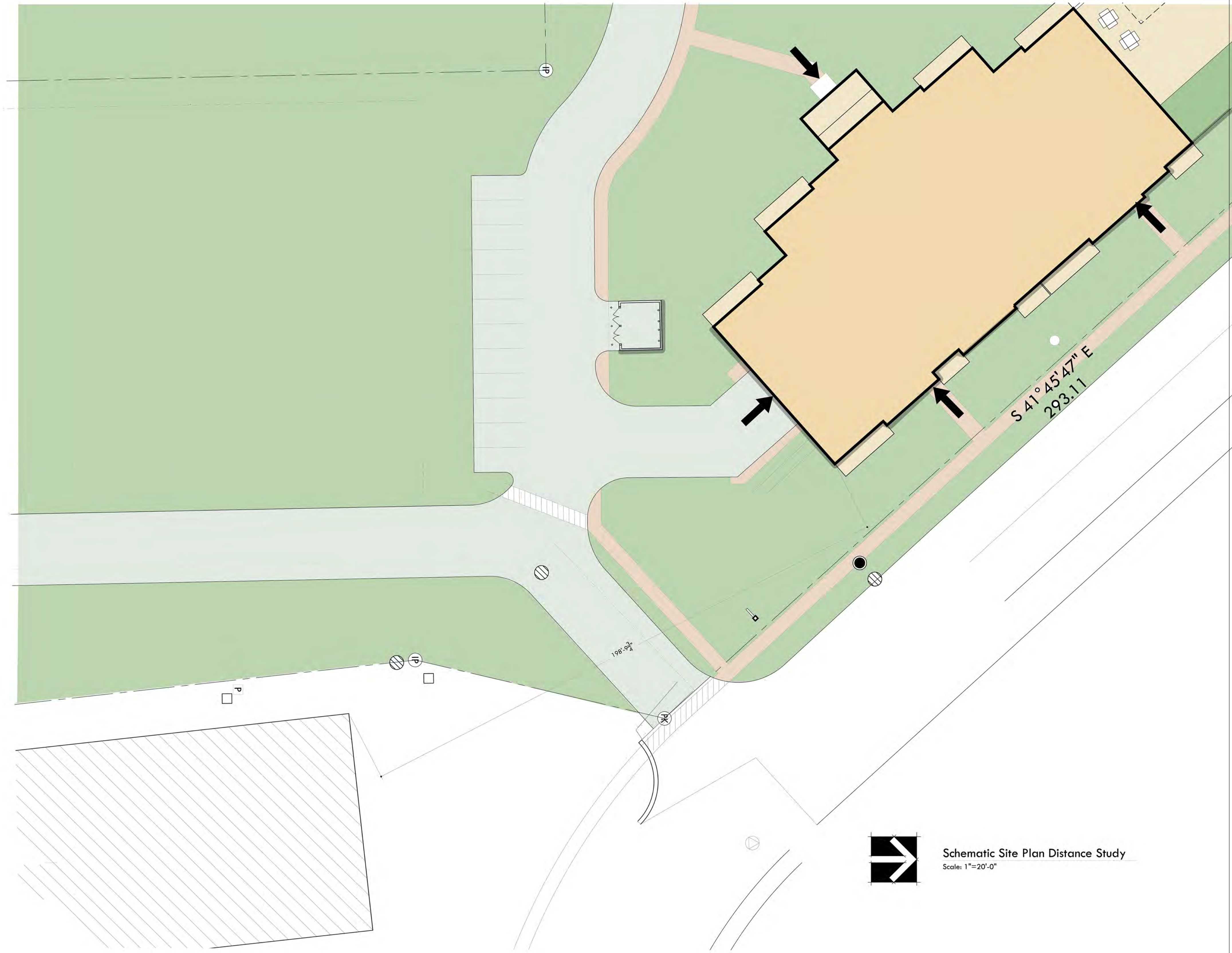
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Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Side-walks/ hard scape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Resubmittal-revised elevations and floor plans and the plan		4/17/2017
Revised site elevations, floor plans and site plan		4/20/2017
Revised based on meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for a Bldg design		8/29/2017
Site Plan Revisions		8/8/2017
Revisions for resubmittal		9/26/2017

No.	Description	Date
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Revisions for resubmittal		9/26/2017

A102

Scale





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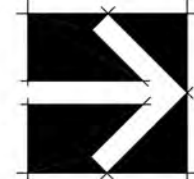
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No.	Description	Date
Permit		6/12/2016
Revisions-Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks / hard scape revisions		12/1 / 2016
		12/06/2016
Revised site plan		1/25/2017
Revised building elevations and floor plans and site plan		4/14/2017
Rebuild/review elevations, floor plans and site plan		4/20/2017
Revised plan based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Flagged dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for rebuild/review		9/26/2017



Schematic Site Plan Distance Study
Scale: 1"=20'-0"

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Residence of Brookside Glen

Schematic Site Plan Distance Study

Project number	2016-005
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A103

Scale



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No.	Description	Date
	Permit	6/12/20
	Revisions: Review comments	08/30/20
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	Revised layout for typical floor plan	10/24/20
	Revised layout for typical floor plan	11/18/20
	Sidewalks/ hardscape revisions	12/1/20
	Resubmittal	12/06/20
	Revised site plan	1/25/21
	Revised revised elevations and floor plans and the plan	4/4/2021
	Revised revised elevations, floor plans and the plan	4/27/2021
	Revised based on meeting	5/18/2021
	Revised site plan based on Village meeting comments	6/8/2021
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	Design for 4 Bldg design	8/29/2021
	Site Plan Revisions	9/8/2021
	Revisions for resubmittal	9/26/2021

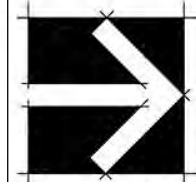
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Residence of Brookside Gle
Ground Sigange

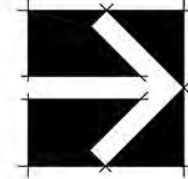
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Date	9-26-2016
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Checked by	Cher

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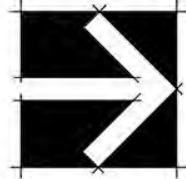
sale



Ground Signage Plan [South Entry]
Scale: 1/8" = 1'-0"



Ground Signage Plan [North Entry]
Scale: 1/8" = 1'-0"



Overall Site Plan
Scale: 1" = 100'-0"



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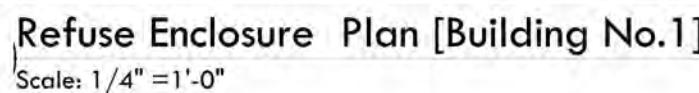
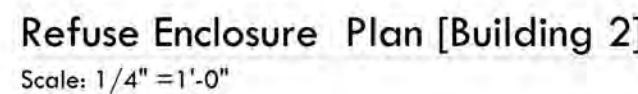
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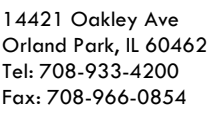
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No.	Description	Date
	Permit	6/12/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/14/2016
	Revised layout for typical floor plan	11/28/2016
	Sidewalks/ handicap revisions	12/21/2016
	Resubmittal	12/06/2016
	Revised the plan	1/25/2017
	Revised/revised elevations and floor plans and the plan	4/20/2017
	Revised elevations, floor plans and the plan	4/20/2017
	Revised based on meeting	5/18/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Flagged dog park	7/3/2017
	Redesign for 4 Bldg design	7/29/2017
	The Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017





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No.	Description	Date
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	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
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	Side-walks/ horseshoe revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and the plan	4/6/2017
	Revised site plan, floor plans and the site plan	4/20/2017
	Revised board on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flagged dog park	7/3/2017
	Redesign for a Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017



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Residence of Brookside Glen

Turn Radius

Project number 2016-005

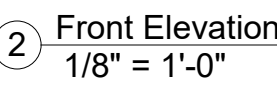
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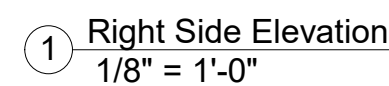
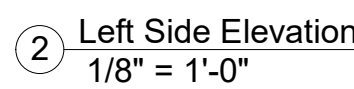
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Date	9-26-2017
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No.	Description	Date
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Revised based on meeting		5/18/2017
Revised the plan meeting, Village meeting comments		6/8/2017
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Redesign for a 4Bd design		8/29/2017
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Revisions for resubmittal		9/26/2017

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	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

Residence of Brookside Glen

Buiding Elevaiton

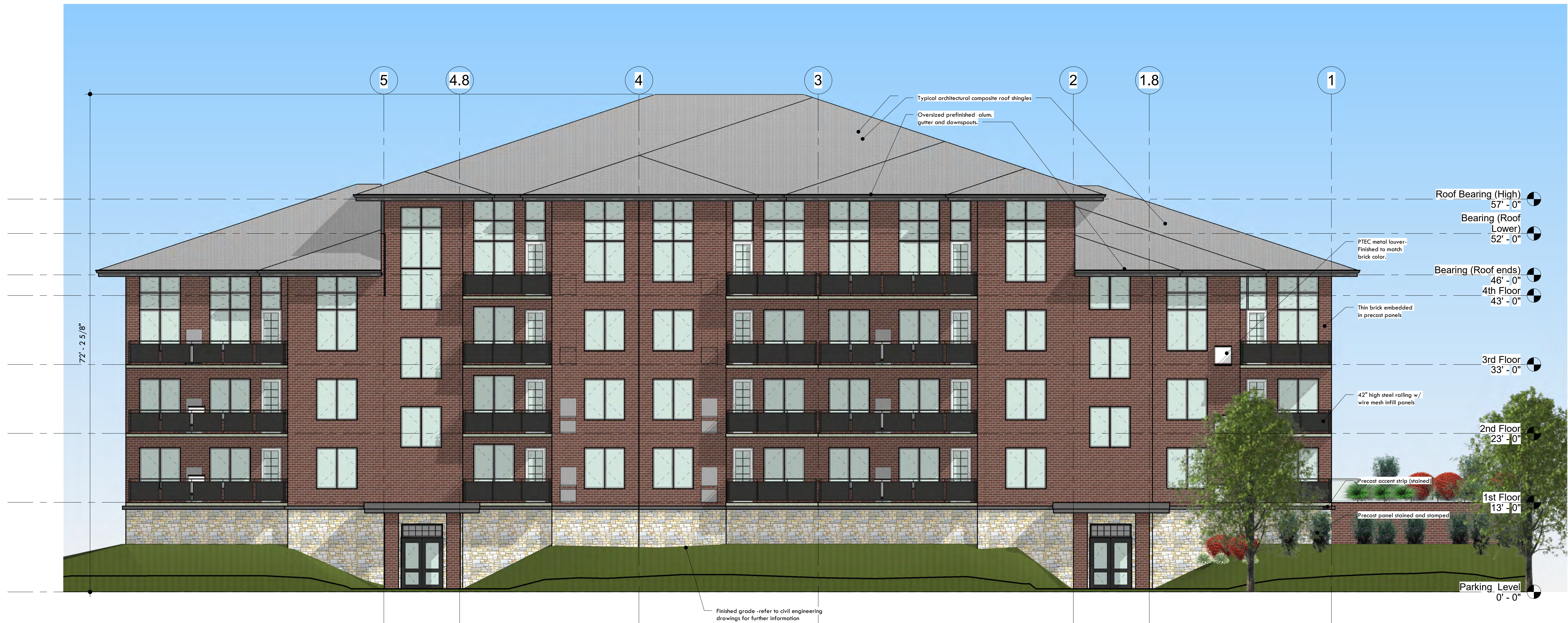
2016-005

9-26-2017

Author

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A109

$$1/8" = 1'-0"$$


① Street Elevation
1/8" = 1'-0"



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	Revises: Review comments	08/30/2016
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	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revises for resubmittal	9/26/2017

Residence of Brookside Glen

Typical Garage Level

project number	2016-005
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ate 9-26-2017

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A110

scale $1/8" = 1'-0"$



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A123

1 Parking Level Copy 1
1/8" = 1'-0"



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Revisions- Review comments		08/30/2016
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Side-walks/ horseshoe revisions		12/1/2016
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Rebuildout-revised elevations, floor plans and the site plan		4/20/2017
Revised bid on meeting		5/1/2017
Revised site plan based on Village meeting comments		6/8/2017
Flagged dog park		7/3/2017
Redesign for a 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for rebuildout		9/26/2017

No.	Description	Date
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Revisions for rebuildout		9/26/2017

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Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
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Side-walks/ handcape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revisions-revised elevations and floor plans and the plan		4/4/2017
Resubmittal/ revise elevations, floor plans and the plan		4/20/2017
Revised based on meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

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Residence of Brookside Glen

Top Floor Plan

Project number	2016-005
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ate	9-26-2017
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scale	$1/8" = 1'-0"$
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① 4th Floor Presentation
1/8" = 1'-0"



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No.	Description	Date
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	Revised layout for typical floor plan	10/24/2016
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	Submittal/ hardcopy revision	12/1/2016
	Revised layout	12/20/2016
	Revised the plan	1/25/2017
	Revised layout- revised elevations and floor plan and the plan	4/4/2017
	Revised layout- revised elevations, floor plans and the plan	4/20/2017
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	Revised the plan based on Village meeting comments	6/8/2017
	Flagged dog park	7/3/2017
	Revised site plan & flag dog park	10/29/2017
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	Revisions for re-submittal	9/26/2017
	Revisions for re-submittal	10/13/2017

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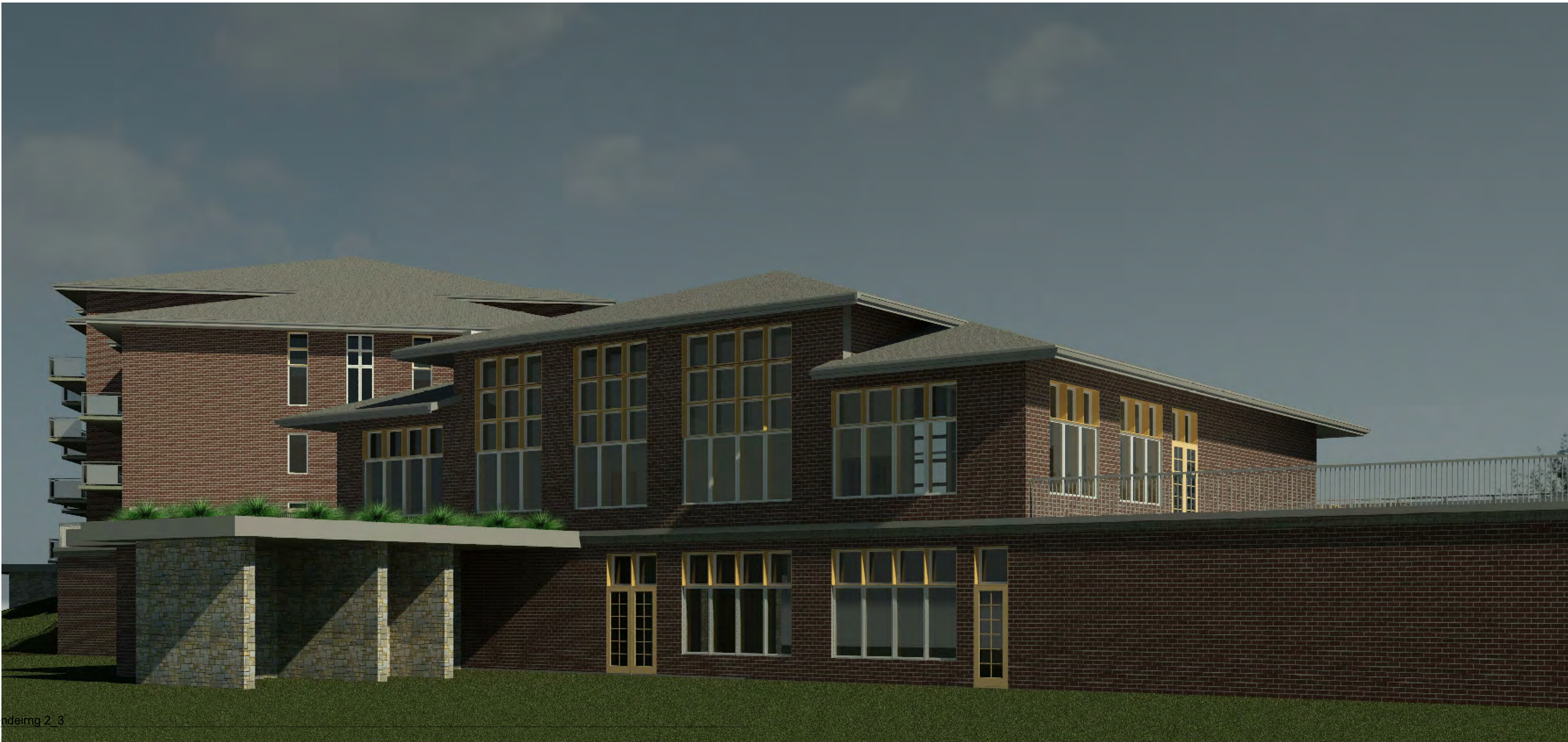
Residence of Brookside Glen Club House Rendering

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A113

Scale	12" = 1'-0"
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1 3D View 18_1
12" = 1'-0"



③ Club House Rendeirng 2_3
12" = 1'-0"

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No.	Description	Date
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6	Sidewalks/ landscape revisions	12/1/2016
7	Resubmittal	12/06/2016
8	Revised site plan	1/25/2017
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10	Resubmittal revise elevations, floor plans and site plan	4/20/2017
11	Revised based on meeting	5/18/2017
12	Revised site plan based on Village meeting comments	6/8/2017
13	Flipped dog park	7/3/2017
14	Redesign for 4 Bldg design	8/29/2017
15	Site Plan Revisions	9/8/2017
16	Revisions for resubmittal	9/26/2017
17	Revisions for resubmittal	10/13/2017

KJM Development/
Residence of Brookside Glen
Club House Elevations

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Drawn by
Checked by

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9-26-2017
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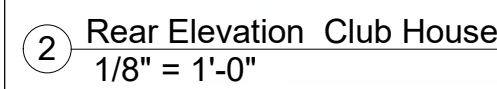
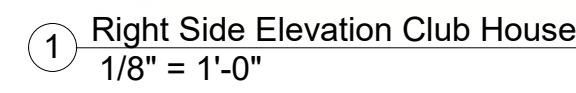
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Scale1/8" = 1'-0"

① Street Elevation Club House
1/8" = 1'-0"

② Left Side Elevation Club House
1/8" = 1'-0"

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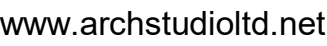
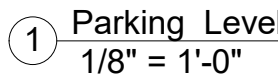


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Revised layout for typical floor plan		10/24/2016
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Sidewalks/ hardwood revisions		12/1/2016
Resubmittal		12/06/2016
Revised the plan		1/25/2017
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Resubmittal revise elevations, floor plans and the plan		4/20/2017
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Revisions for resubmittal		10/13/2017

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No.	Description	Date
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	Revised based on meeting	5/18/2017
	Revised site plan based on Village meeting comments	6/8/2017
	Flipped dog park	7/3/2017
	Redesign for 4 Bldg design	7/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

[illegible]

Scale $1/8" = 1'-0"$



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No.	Description	Date
Permit		6/12/2014
Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Side-walks/ handcarcose revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised/submit-revised elevations and Floor plans and the plan		4/20/2017
Revised site elevations, Floor plans and the plan		4/20/2017
Revised board on meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
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1 1st Floor
1/8" = 1'-0"

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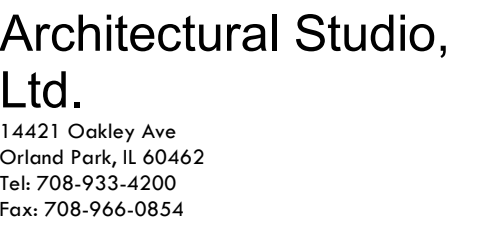
Residence of Brookside Glen

2nd floor Club House

Project number	2016-005
Date	9-26-2017
Drawn by	SAS
Checked by	Checker

A117

Scale $1/8" = 1'-0"$



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Residence of Brookside Glen

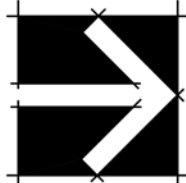
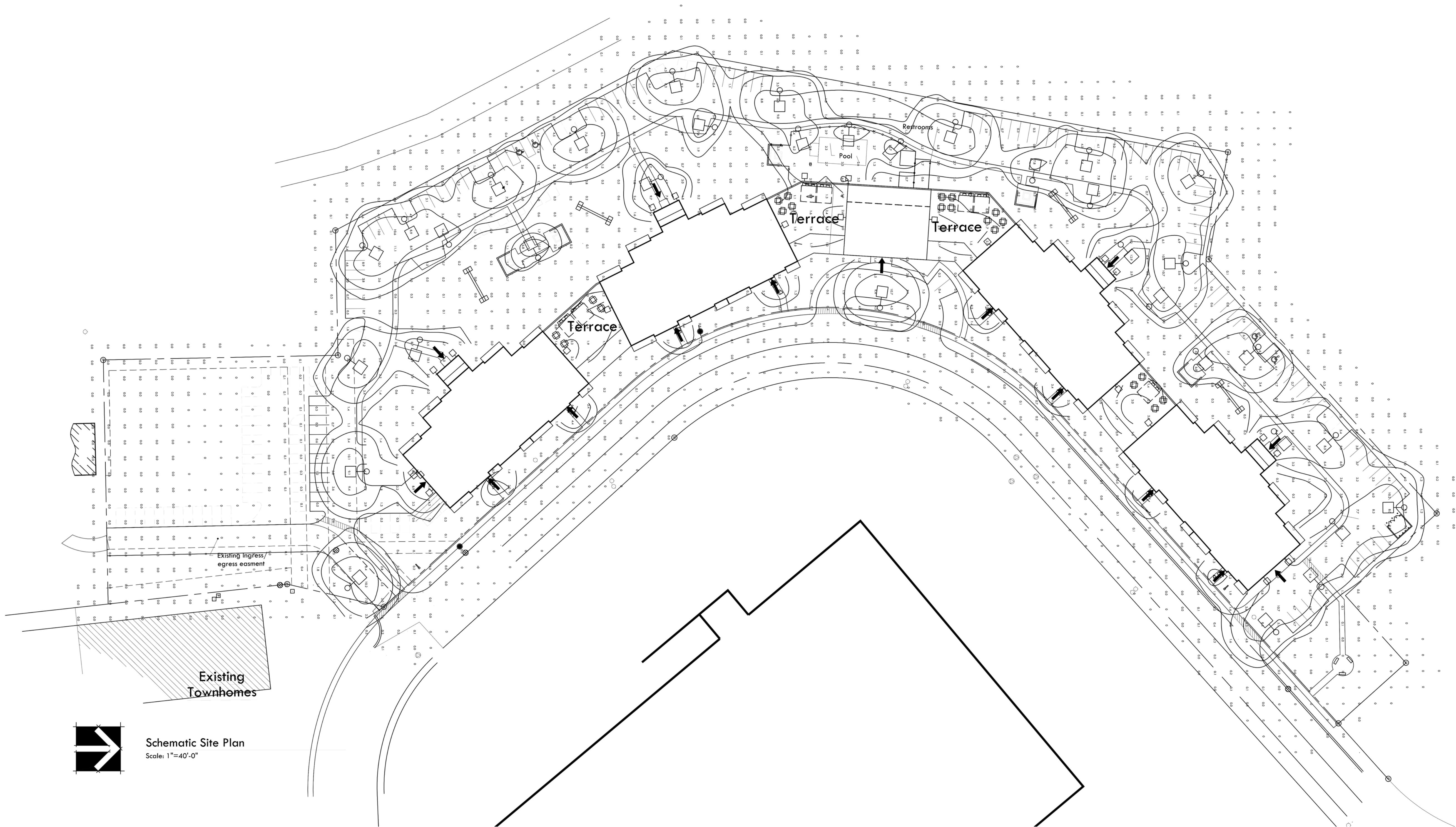
Photometrics

Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

A118

Scale

LUMINAIRE SCHEDULE											
CALCULATED	SWITCH	LAMP	RECEPTION	REMARK	REMARKING	NOT FOR PRODUCTION USE	VOLTS	HOUR 1	HOUR 2	HOUR 3	QUANTITY
F1		(1) DEL LED 21W	ENVELO ENVELO ENVELO AREA	ELECTRONIC	866-516-5477	CE LIGHTING SOLUTIONS, ENVELO, ENVELO, ENVELO	WATTS				71
						CE LIGHTING SOLUTIONS, ENVELO, ENVELO, ENVELO					
F2		(1) ENVELO LED LUMINANCE	ENVELO LED POST CONDENSER LUMINANCE	ELECTRONIC	SUPPLEMENTARY ENVELO	CE LIGHTING, ENVELO, ENVELO, ENVELO	120V 1F 2W				34
						CE LIGHTING, ENVELO, ENVELO, ENVELO					
F3		(1) DEL LED 21W	ENVELO LED Area Light, Single - 21W, ENVELO	SUPPLEMENTARY ENVELO	CE LIGHTING	CE LIGHTING SOLUTIONS, ENVELO, ENVELO, ENVELO	120V 1F 2W				38
						CE LIGHTING SOLUTIONS, ENVELO, ENVELO, ENVELO					



Schematic Site Plan

Scale: 1"=40'-0"

EWS3 - Asymmetric Forward (D1)
8,600 Lumens, 5000K EWS3_E3D150 (IESI)

EWS3-Asymmetric Medium (E1)
8,600 Lumens, 5000K EWS3_E3E150 (IESI)

EWS3 - Asymmetric Forward (D1)
8,600 Lumens, 5000K EWS3_E3D150 (IESI)

EWS3-Asymmetric Medium (E1)
8,600 Lumens, 5000K EWS3_E3E150 (IESI)

Grid Distance in units of mounting height of 12" (3048mm) from plane of Grids

Polar Plot Vertical and Horizontal Beam Paths Through Horizontal Angle of Illumination Contourlines

Grid Distance in units of mounting height of 12" (3048mm) from plane of Grids

Polar Plot Vertical and Horizontal Beam Paths Through Horizontal Angle of Illumination Contourlines

[illegible]

188 in. (5 mm) DIA
for use with 4.000 in. (102 mm)
Octagon Box (if placed)

6.6 in.
(112 mm)

2.9 in.
(72 mm)

188 in. (5 mm) DIA
for use with 3.250 in. (83 mm)
Octagon Box (if placed)

DATA

- Approximate Net Weight: 21 lbs (9.53 kgs)

**Front View with Motion
Sensor Option**

**Side View with Motion
Sensor Option**

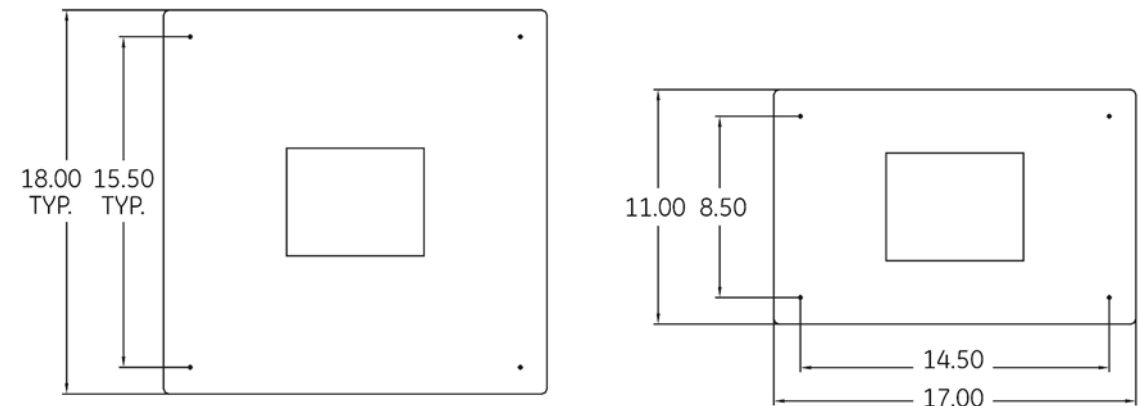
5.2 in.
(133 mm)

6.6 in.
(168 mm)

12.1 in.
(307 mm)

Escutcheon Plates
Cover unsightly debris and marks left behind from replacing HID product with escutcheon plates. Available in square and rectangular sizes, as well as in an assortment of colors to match the luminaire. Accessories are ordered and shipped separately from the luminaire.

E W N		E		
PROD. ID	PHOTOMETRIC SERIES	DETAIL		COLOR
E = Evolve	E = Escutcheon Plate	1 = 17" x 11"	BLACK = Black	
W = Wall Pack		2 = 18" x 18"	DKBZ = Dark Bronze	
N = Hausing Series			GRAY = Gray	
			WHITE = White	
			RAL custom colors available Contact Manufacturer.	

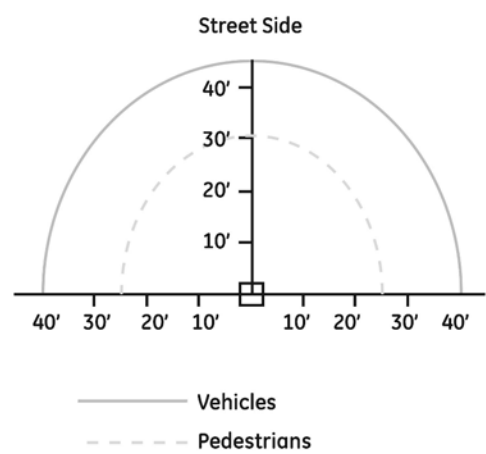


- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 25-30ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.

Remote Programmer part number: WS FS1R-100 PROGRAMMER (197634)

- Photoelectric control is integrated through the motion sensor, and is offered as standard

Sensing Pattern Wall Pack Fixture Up to 25ft.



www.currentbyge.com

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OLP3115 (Rev 05/04/17)



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No.	Description	Date
Permit		6/12/2016
Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalk(s) / new driveway revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Resubmittal-revised elevations and floor plans and site plan		4/14/2017
Revised-revised elevations, floor plans and site plan		4/20/2017
Revised based on meeting		5/18/2017
Revised site plan based on Village meeting comments		6/8/2017
Tripped dog park		2/3/2017
Redesign for a B&B design		3/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017
Revisions for resubmittal		10/13/2017

KJM Development/

Light Cut Sheets cont.

Project number	2016-005
Date	9-26-2017
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A119A

Seal



Image of Electric Charging Station



Image of Bike Storage

Images of Concepts (i.e examples) only, Final Designs may vary



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Revised layout for typical floor plan		11/18/2016
Sidewalks/ hard scape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised revised elevations and floor plans and the plan		4/11/2017
Revised site elevations, floor plans and the plan		6/14/2017
Revised board meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Flipped dog park		7/3/2017
Redesign for 4 Bldg design		8/29/2017
Site Plan Revisions		9/8/2017
Revisions for resubmittal		9/26/2017

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Project number	2016-005
Date	9-26-2017
Drawn by	Author
Checked by	Checker

Scale



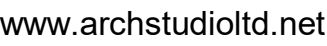
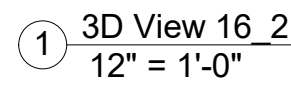
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Revised layout for typical floor plan		11/18/2016
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Resubmittal		12/06/2016
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Redesign for 4 Bldg design		8/29/2017
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Revisions for resubmittal		9/26/2017

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Scale

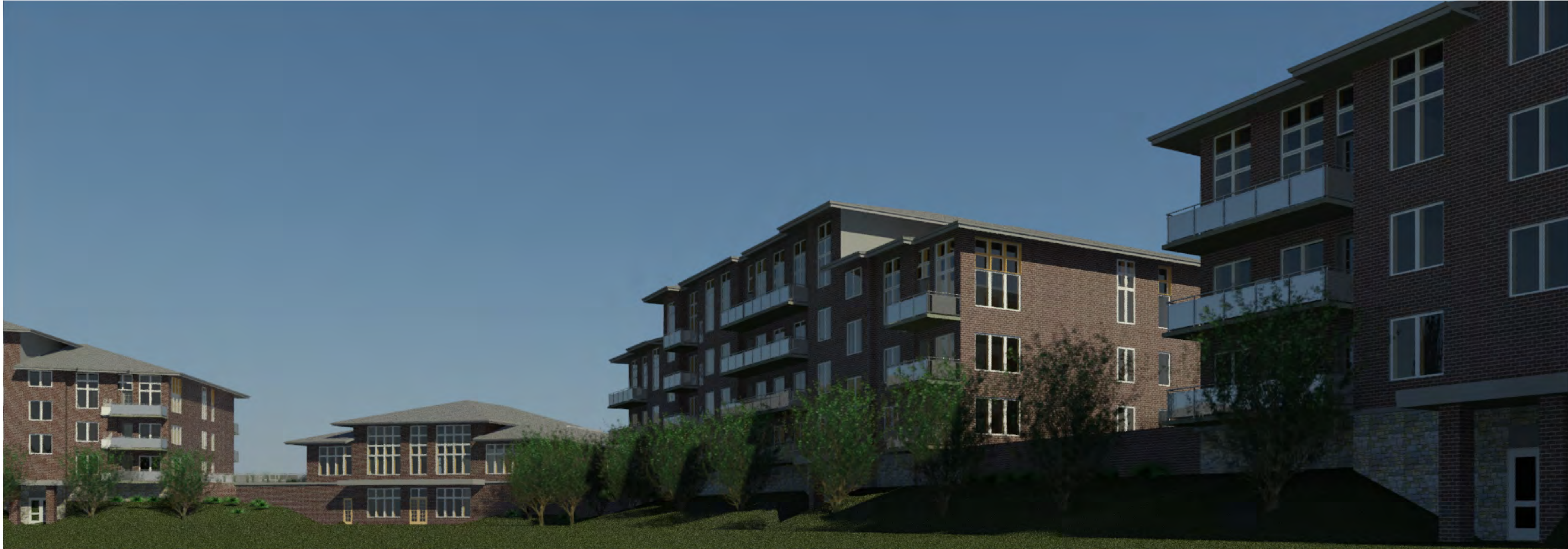


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Permit		6/1/2016
Revisions- Review comments		08/30/2016
Revised layout with indoor garages		09/13/2016
Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Side-walk/ landscape revisions		12/1/2016
Rebuild/mud		12/05/2016
Revised the plan		1/25/2017
Rebuild/mud-revised elevations and floor plans and the plan		4/4/2017
Rebuild/mud-revised elevations, floor plans and the plan		4/20/2017
Revised based on meeting		5/18/2017
Revised the plan based on Village meeting comments		6/8/2017
Revised dog park		7/1/2017
Revised for a Bldg design		8/29/2017
Site Plan Revisions		9/18/2017
Revisions for rebuild/mud		9/26/2017
Revisions for rebuild/mud		10/13/2017

[illegible]

Scale 12" = 1'-0"



① 3D View 23 1
12" = 1'-0"

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KJM Development/

Residence of Brookside Glen

Unnamed

Project number	2016-005
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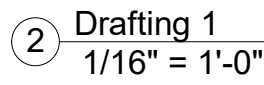
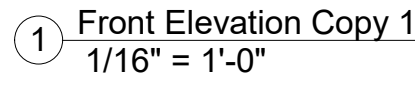
Date	9-26-2017
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Checked by	Checker
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A122A

Scale	12" = 1'-0"
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No.	Description	Date
	Permit	5/15/2016
	Revisions- Review comments	08/30/2016
	Revised layout with indoor garages	09/13/2016
	Revised layout for typical floor plan	10/24/2016
	Revised layout for typical floor plan	11/18/2016
	Side-walks/ hard scape revisions	12/1/2016
	Resubmittal	12/06/2016
	Revised site plan	1/25/2017
	Resubmittal-revised elevations and floor plans and site plan	4/4/2017
	Resubmittal-revised elevations, floor plans and site plan	4/20/2017
	Revised final meeting.	5/1/2017
	Revised the plan based on Village meeting comments	6/8/2017
	Flipped dog park.	7/3/2017
	Redesign for a 4 8kg design	8/29/2017
	Site Plan Revisions	9/8/2017
	Revisions for resubmittal	9/26/2017

KJM Development/

Residence of Brookside Glen

Comparison

Project number 2016-005

Date 9-26-2017

Drawn by	Author
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A-1.0 A123

Scale 1/16" = 1'-0"

$$1/16'' = 1'-0''$$



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No.	Description	Date
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Revised layout for typical floor plan		10/24/2016
Revised layout for typical floor plan		11/18/2016
Sidewalks/ for hardscape revisions		12/1/2016
Resubmittal		12/06/2016
Revised site plan		1/25/2017
Revised/modified-revised elevations and floor plans and the plan		4/4/2017
Revised revise elevations, floor plans and the plan		5/1/2017
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Revised the plan based on Village meeting comments		6/8/2017
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Site Plan Revisions		9/9/2017

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Overall Garage Plan

Project number	2016-005
Date	9-26-2017
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A124

Scale $1" = 40'-0"$

① Overall Parking Level
1" = 40'-0"



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EMAIL: INFO@EEA-LTD.COM
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THE RESIDENCES of BROOKSIDE GLEN

Project Address
Tinley Park, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
12/06/16		Village Submittal
1/31/17		Village Submittal
4/27/17		Village Submittal
5/30/17		Village Submittal
6/21/17		Village Submittal
9/28/17		Village Submittal

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Design By:	Date:
SSG	06/20/16
Approved By:	Project No.
XXX	0000.00

Sheet Title:

LANDSCAPE PLAN

Sheet No:

L-1

Exhibit AA for Ordinance 2017-O-072
Residence of Brookside Glen - KJM Development



LANDSCAPE NOTES

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
ACE AU3	ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE	B & B	2.5" CAL	22
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	19
GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	B & B	2.5" CAL	16
GLE IN2	GLEITSIA TRIACANTHOS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	B & B	2.5" CAL	12
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL	14
PRU CHA	PIRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2.5" CAL	12
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	16
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	12
ULM ACC	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2.5" CAL	15
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	6" - 8" HT.	20
PIN NIG	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" - 8" HT.	12
PIN STR	PINUS STROBUS / WHITE PINE	B & B	6" - 8" HT.	10
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	48" HT.	41
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B	MULTI-TRUNK	16
MAL PRA	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	B & B	MULTI-TRUNK	3
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL	6
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	194
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHHALDER	5 GAL	24" HT.	79
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	30" HT.	87
HYD OAK	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	B & B	24" HT.	6
PHY LIT	PHYSCARPUS 'OPULIFOLIUS' 'LITTLE DEVIL' TM / DWARF NINEBARK	B & B	24" HT.	10
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	20
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	5 GAL	24" SPREAD	173
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL	18" HT.	101
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	30" HT.	26
SYR KIM	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	B & B	24" HT.	37
VIB CO2	VIBURNUM CARLESII 'COMPACTUM' / KOREAN SPICE VIBURNUM	B & B	24" HT.	5
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	91
WEI WIN	WEIGELA FLORIDA 'WINE TM' / WEIGELA	5 GAL	18" HT.	61
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
BUX GR2	BUXUS X 'GREEN VELVET' / BOXWOOD	B & B	24" HT.	74
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	76
TAX DE4	TAXUS X MEDIA 'DENSE YEW	B & B	24" HT.	54
THU HOL	THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP CEDAR	B & B	36" HT.	118
GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	3' - 4' HT.	73
PAN CHE	PANICUM VIRGATUM 'CHEYENNE SKY' / SWITCH GRASS	1 GAL	3' - 4' HT.	154
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	1 GAL	3' - 4' HT.	101
PEN ALO	PENNISSETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	1' - 2' HT.	24
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
NEP WA2	NEPETA X FRASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	QUART	211

LAWN AND PAVEMENT SCHEDULE

	LAWN (SEED)	121,427 SF
	ASPHALT	74,294 SF
	PATIO	5,519 SF
	WATER	1,175 SF
	LAWN (SOD)	27,840 SF
	MULCH	1,996 SF
	GREEN ROOF	3,627 SF

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

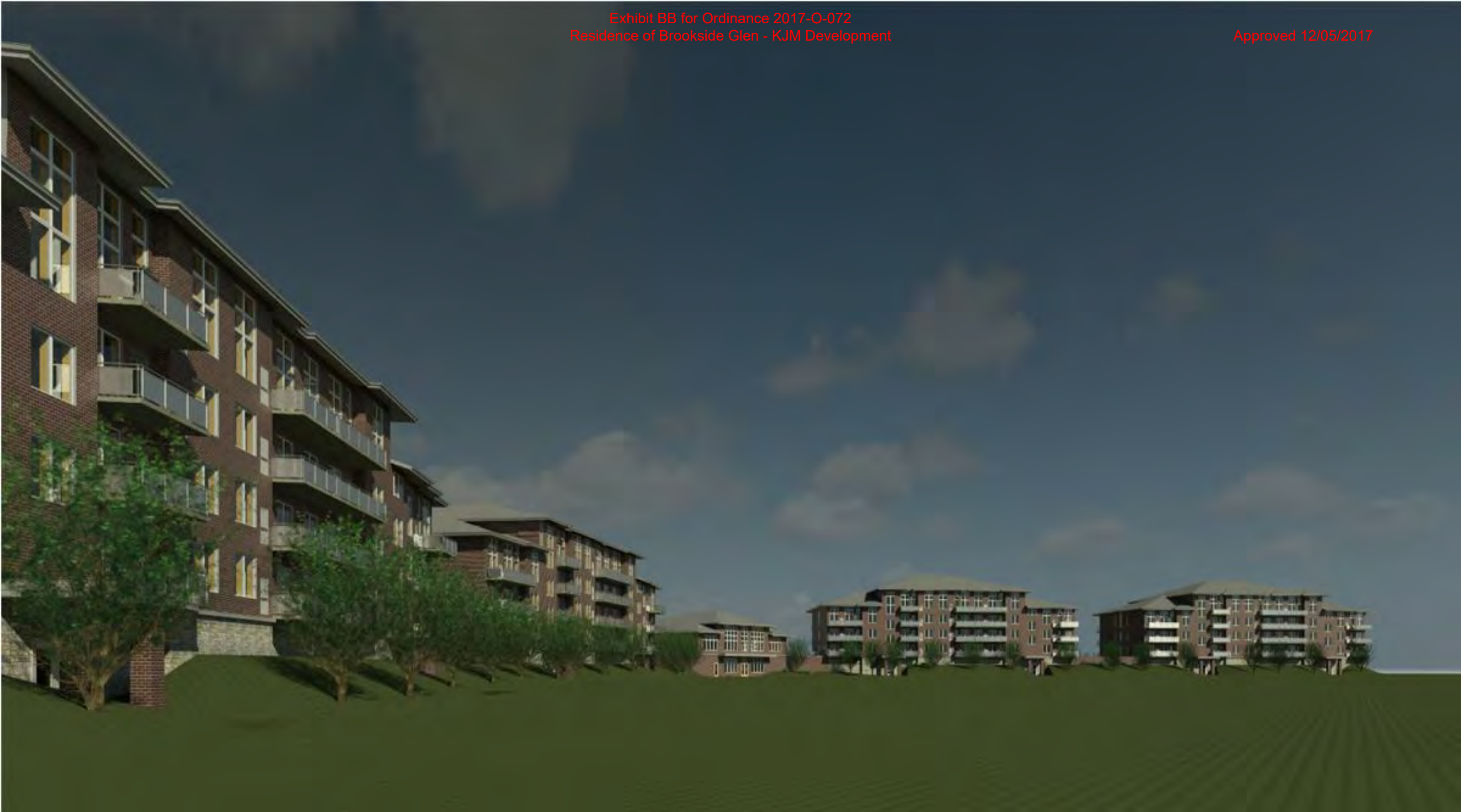
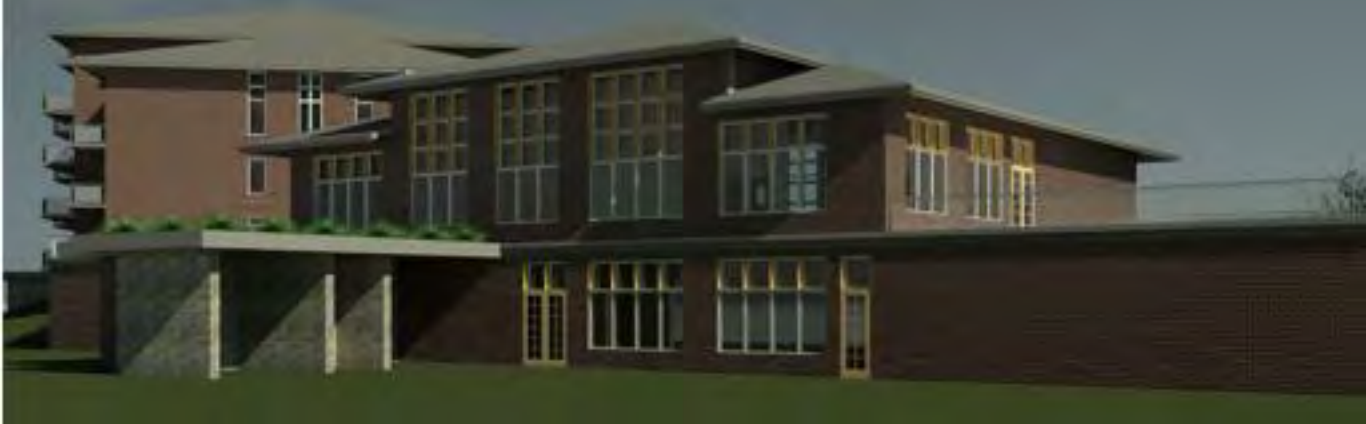


Exhibit CC for Ordinance 2017-O-072

Residence of Brookside Glen - KJM Development
Approved 12/05/2017

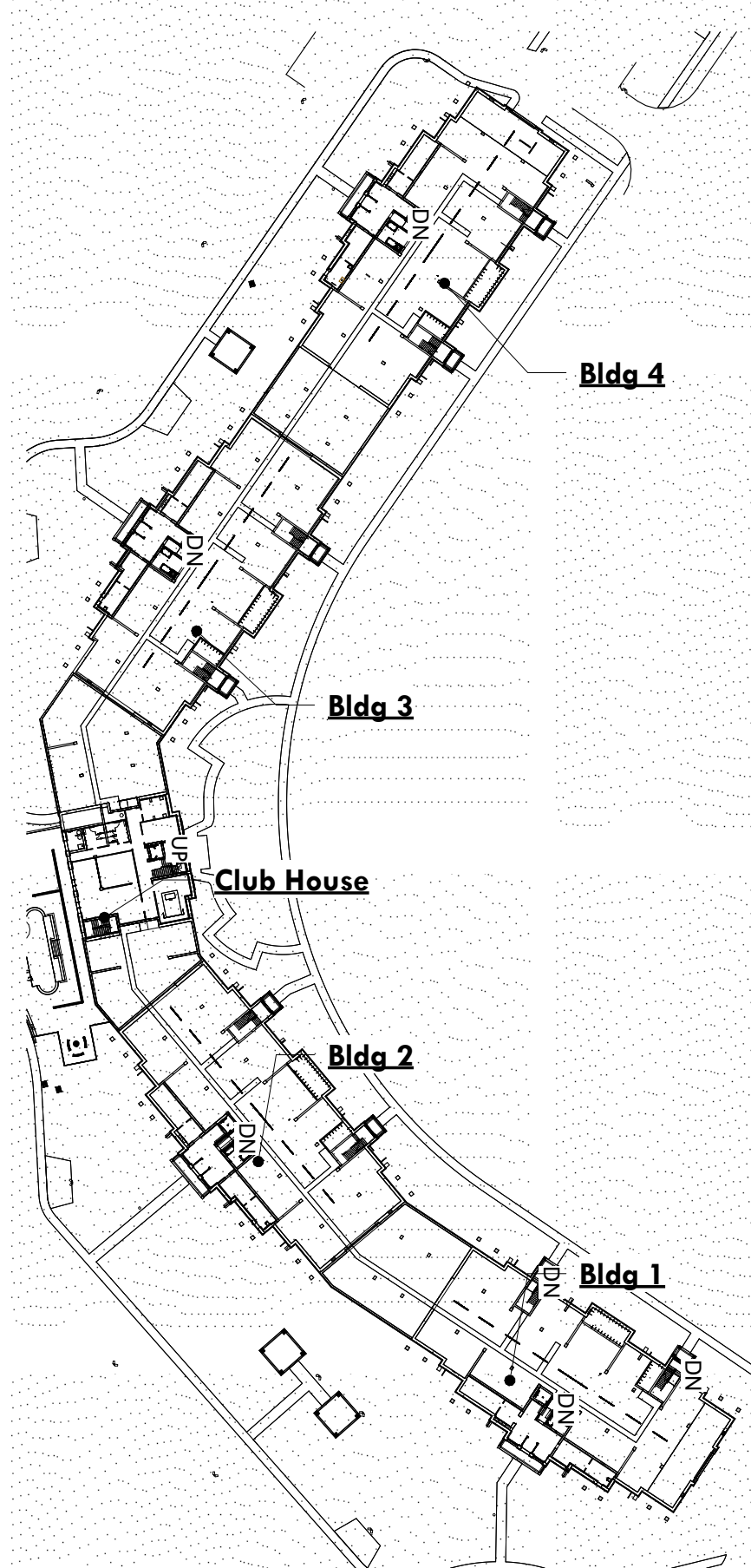
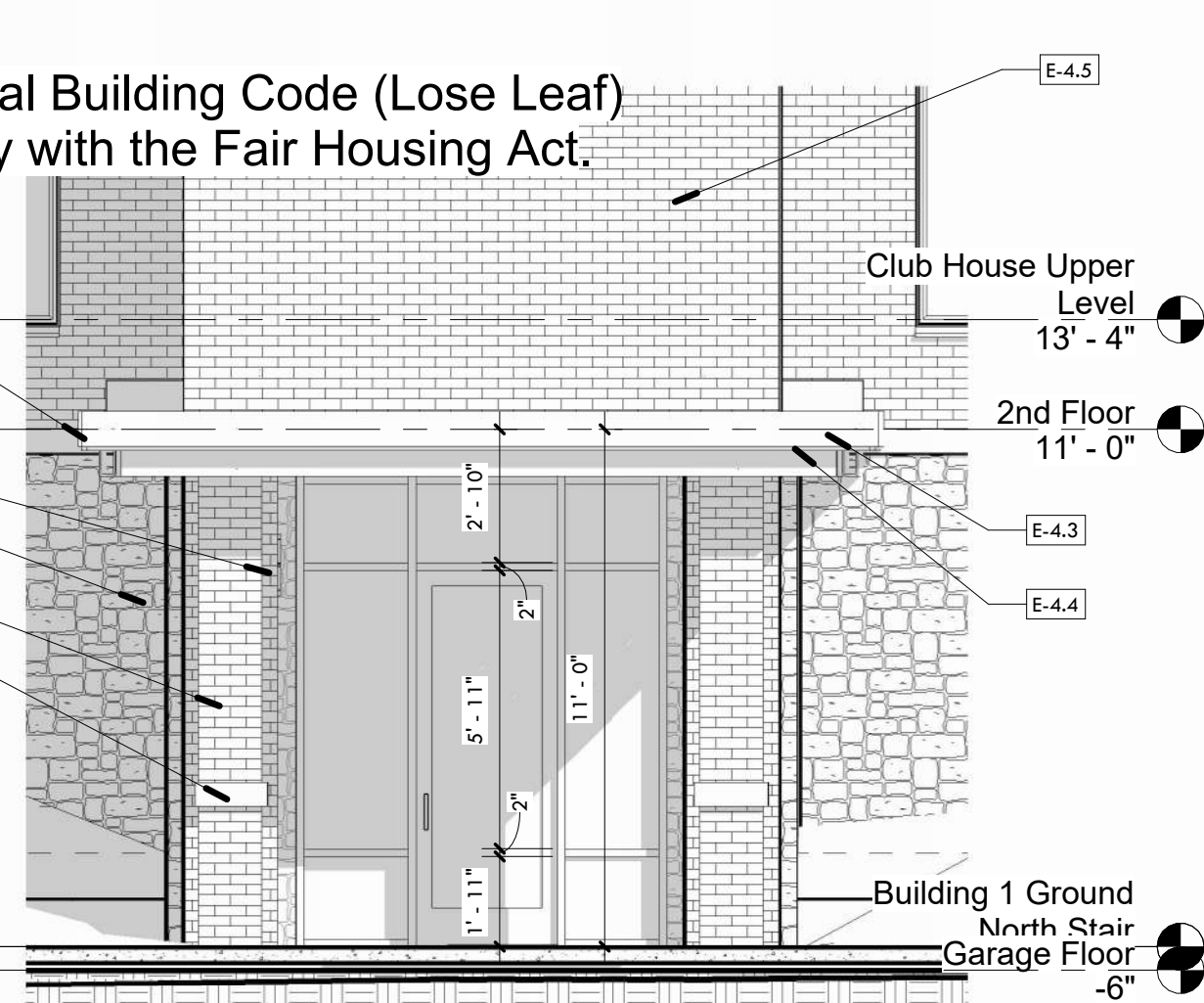


Exhibit DD for Ordinance 2017-O-072
Residence of Brookside Glen - KJM Development
Approved 12/05/2017







[illegible]

Key Plan
Scale: 1"=100'-0"



8 Bldg One East Elevation
A-100 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer. End-use: Utility line brick with natural color mortar
E-1.1	Brick soldier course w/ PVC flashing w/ preformed dim w/ stainless steel drip edge and wick type weep holes @ 16" o.c.
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone w/ pvc sill flashing with stainless steel drip edge and weep holes @ 16" o.c. Provide preformed dim on each end of the sill
E-2.4	Natural stone pier
E-2.5	Stone cop w/ four way wash
E-3.0	30 Year Composite Class "A" asphalt shingles w/ 15# building felt w/ Grace Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of the wall/dormer/drip for further information
E-3.1	Roof Vent. min. 144 sq in clear net area
E-3.2	Volley Flashing
E-3.3	Kick-out flashing typ.-see detail
E-4.0	Prefinished 6" oversized aluminum gutter and 4x6 dormers
E-4.3	Prefinished aluminum gable trim
E-4.4	Prefinished aluminum break metal
E-4.5	Sat metal thru wall Flashing
E-4.6	Exterior grade lights fixture LED bulbs
E-4.7	42" high handrail/guardrail. Handrail to return to wall or newel post, opening limitation: 4" diameter sphere can not pass (typ. thru handrail/guardrail)
E-8.0	PTCC grid color to match grill-see mechanical drawings for further information
E-10.0	Architectural accent (Max of 15%) of Building Grade 13.5% Actual: Hardie Board installed per manufacturer's specifications
E-13.0	Address identification Address identification characters shall contrast with background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"

[illegible]

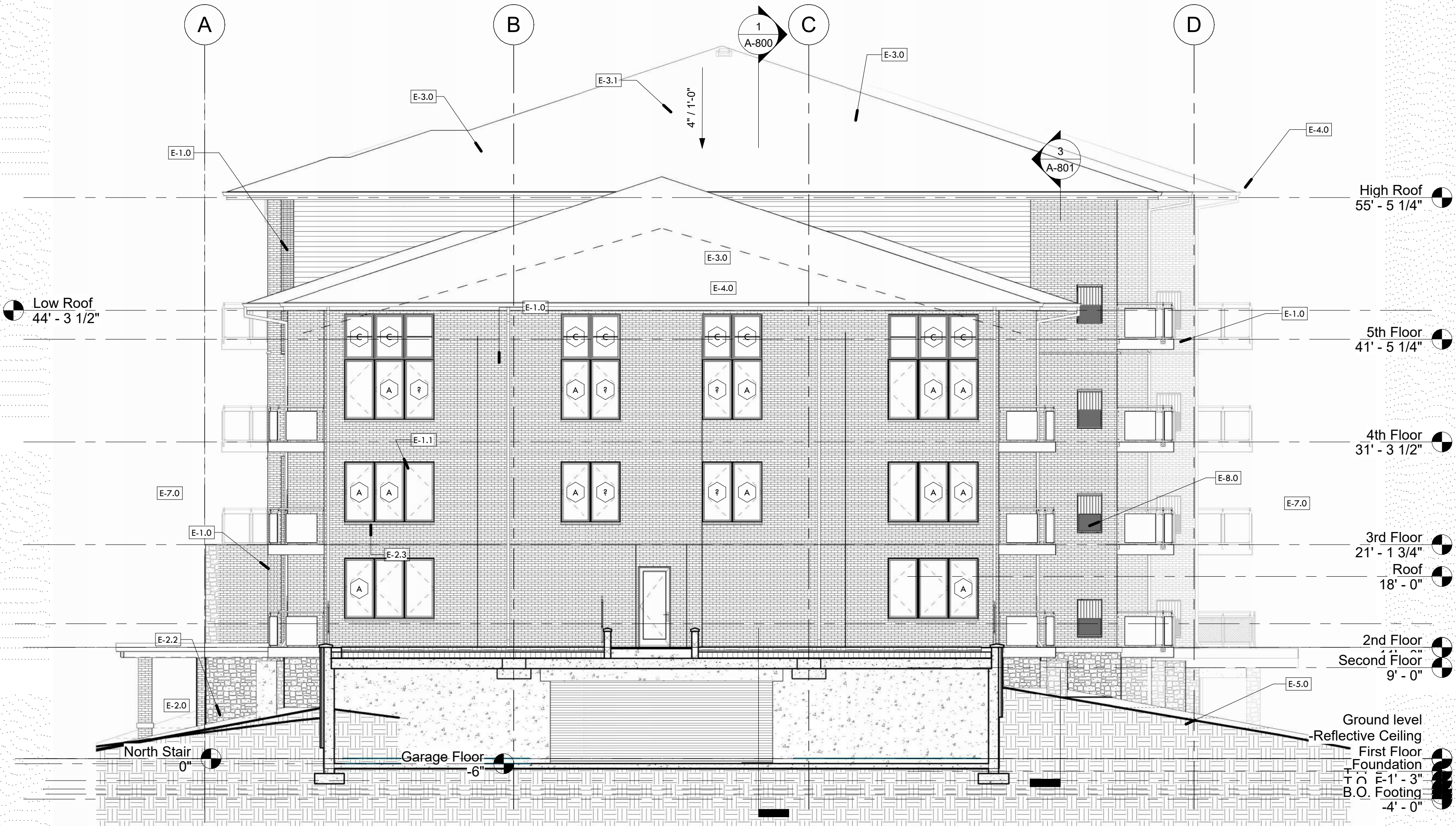
Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker
A-100	
Scale	As indicated

1/10/2021 3:59:21 PM

Note to All Bidders
All Units and common areas shall comply with the 2006 International Building Code (Lose Leaf)
and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.



1 Bldg One West Elevation
A-101/ 1/8" = 1'-0"



3 North Elevation Bldg 1
A-101/ 1/8" = 1'-0"

Commercial | Residential | Industrial

ds

ARCHITECTURAL STUDIO, LTD.

14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

Architectural Studio, Ltd.

www.archstudiold.net

Keynote Legend	
Key Value	Keynote Text
E-1.0	Brick veneer- Endicott Utility size brick with natural color mortar
E-1.1	Brick soldier course- w/ PVC Flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 18" o.c.
E-2.0	Natural Thin stone veneer
E-2.2	Continuous Cut stone sill
E-2.3	Cut stone sill w/ pvc sill flashing with stainless steel drip edge and weep holes @ 18" o.c. Provide preformed end dams at each end of the sill
E-3.0	30 Year composite Class "A" asphalt shingles ov/ 1 5/8" building felt w/ Grouse Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of exterior wall/drawings for further information
E-3.1	Roof Vent-min. 144 sq in clear net vent
E-3.2	Valley Flashing
E-4.0	Prefinished 4" oversized aluminum gutter and 4x6 downspouts
E-4.3	Prefinished aluminum gravel stop
E-4.4	Prefinished aluminum break metal
E-5.0	Finish grade-refer to civil engineering drawings for further information 00
E-6.0	Exterior grade light fixture- LED bulb
E-7.0	42" high handrail/ guardrail. Handrail to return to wall or newel post, opening limitation- 4" diameter sphere can not pass thr. (1 typ. handrail/guardrail)
E-8.0	PTC grill color to match grill-see mechanical drawings for further information
E-10.0	Prefinished alum. storefront (Black)-see door schedule
E-13.0	Address identification: Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"

No.	Description	Date
3	Revision 3	10/28/2018
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
9	Coordination	19-08-20
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14

KJM Development/

"The Magnuson"
Building One
Elevations

Project number 2016-005
Date 05/07/19
Drawn by Author
Checked by Checker

A-101

Scale 1/8" = 1'-0"



Note to All Bidders
All Units and common areas shall comply with the 2006 International Building Code (Lose Leaf)
and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.

Commercial | Residential | Industrial

ds

ARCHITECTURAL STUDIO, LTD.

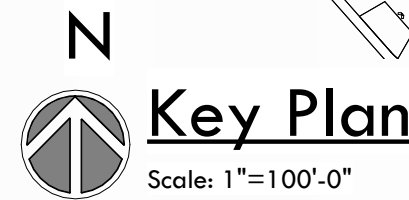
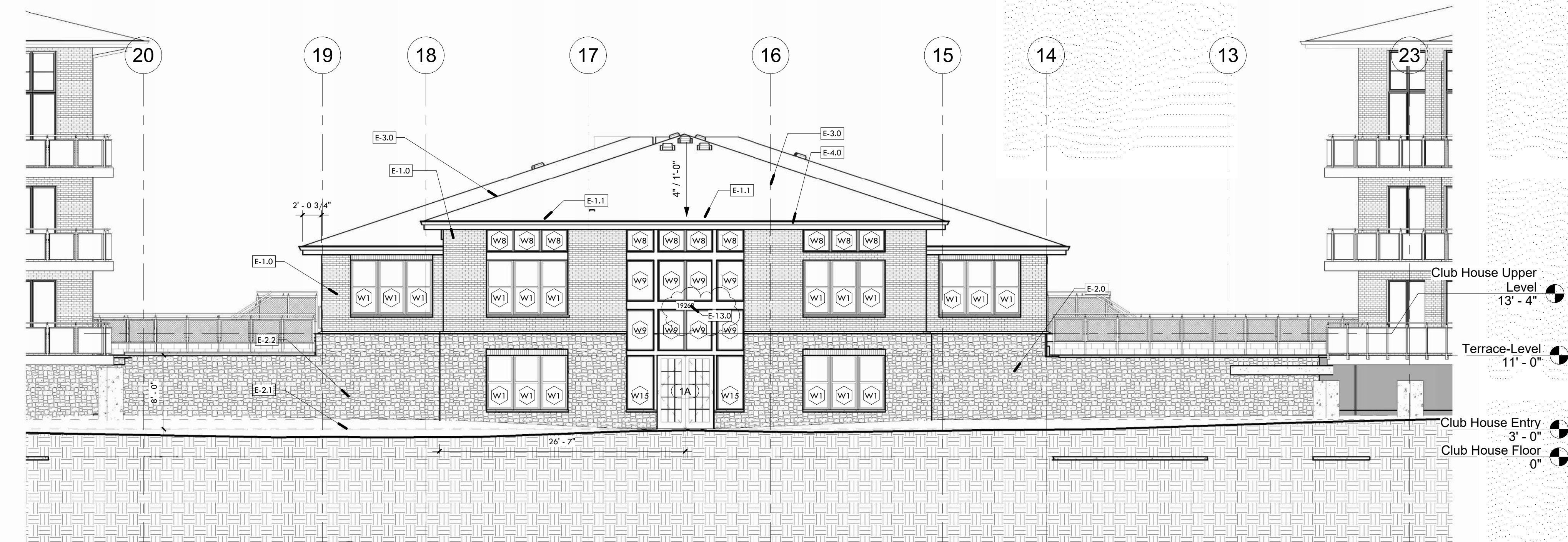
14421 Oakley Ave
Orland Park, IL 60462
Tel: 708-933-4200
Fax: 708-966-0854

Architectural Studio, Ltd.

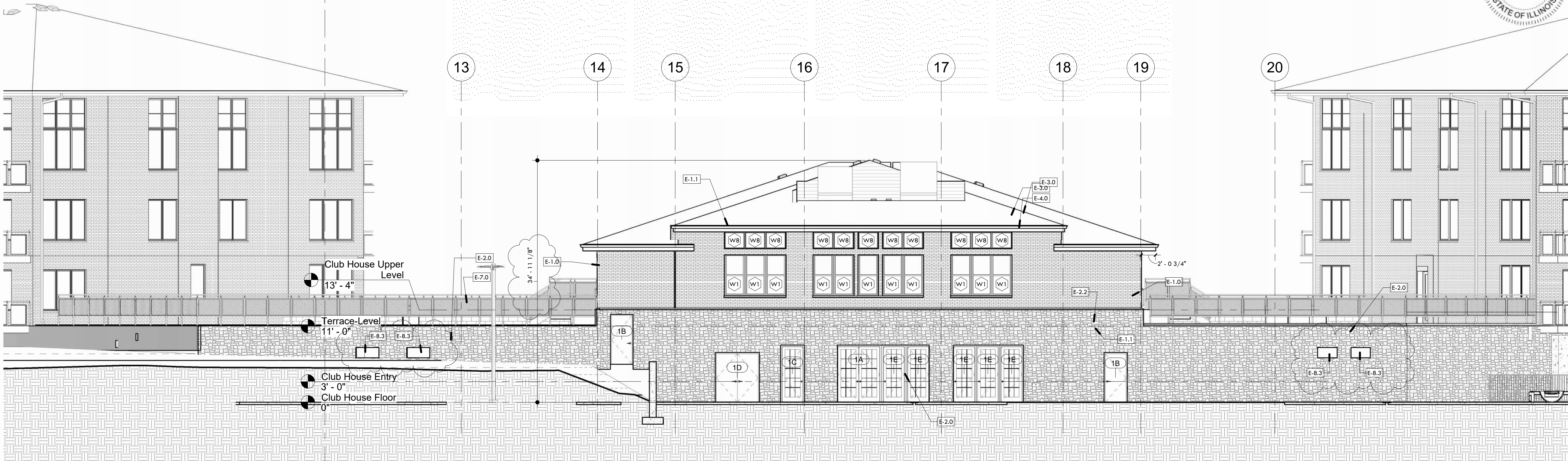
www.archstudio ltd.net

Keynote Legend

Key Value	Keynote Text
E-1.0	Brick veneer- Endicott Utility size brick with natural color mortar
E-1.1	Brick soldier course- w/ PVC flashing w/ preformed end dams w/ stainless steel drip edge and wick type weep holes @ 16" oc.
E-2.0	Natural Thin stone veneer
E-2.1	Natural stone veneer
E-2.2	Continuous Cut stone sill
E-3.0	30 Year composite Class "A" asphalt shingles ov/ 15# building felt w/ Grace Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of exterior wall/drawings for further information
E-4.0	Prefinished 6" oversized aluminum gutter and 4x6 downspouts
E-7.0	42" high handrail/ guardrail. Handrail to return to wall or newel post, opening limitation: 4" diameter sphere can not pass thr. (Typ. handrail/ guardrail)
E-8.3	Insake vent- refer to mechanical drawing for further information.
E-13.0	Address identification. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2"



2 Club House Street Elevation
A-102 1/8" = 1'-0"



1 Club House Rear Elevation
A-102 1/8" = 1'-0"

No.	Description	Date
6	Revision 6	19-01-10
8	Foundation Permit	19-05-10
10	Coordination	20-06-18
11	Superstructure Permit	20-08-01
13	Code review response	21-03-24
14	Pool submittal	21-06-14

KJM Development/

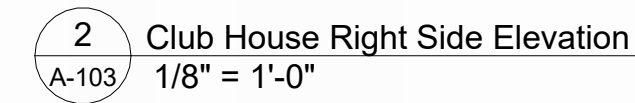
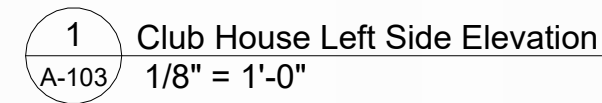
"The Magnuson"
Club House Elevation

Project number	2016-005
Date	05/07/19
Drawn by	SAS
Checked by	Checker

A-102

Scale As indicated

All Units and common areas shall comply with the 2006 International Building Code (Lose Leaf) and 2012 International Building Code Accessibility Code to comply with the Fair Housing Act.



Keynote Legend

Key/Value	Keynote Text
E-1.0	Brick veneer- Endicott/Utility size brick with natural color mortar
E-2.0	Natural this stone veneer
E-3.0	30 Year composite Class "A" asphalt shingles ov/ 15' building felt w/ Grade Ice and Water Shield to extend from roof edge to min. 2'-0" within line of the building envelope, measured from the interior face of exterior wall/drawings for further information
E-3.3	Kick-out flashing type--see detail
E-3.4	Prefinished 4" oversized solid core doors and 4x6 drawers
E-3.5	2'-2" floor system system over 2" 1/2" rigid insulation (R15.0 min.)
S-2.0	R-15 Rigid insulation fastened to concrete foundation wall with @ o.c. each direction.
S-3.4	Tapered closed cell polystyrene/urethane rigid insulation (20 psi density) 04
S-10.0	2"x2" SPF certified IPE Wood tie by Bison or approved equal on Bison Model Versatop V-Series w/ Bison Model FR1 prebored base
S-10.1	Foundation wall prebored base Structural drawings for further information

KJM Development/	
"The Magnuson"	
Club House Elevations	
Project number	2016-005
Date	05/07/19
Drawn by	Author
Checked by	Checker
A-103	
Scale	1/8" = 1'-0"



14421 Oakley Avenue
Orland Park, IL 60462
(708) 446-4942
Scott.s@archstudioltd.net

November 1, 2021

Dear Kimberly Clarke,

Re: Proposed Changes to Approved PUD

We have the following proposed minor revisions to the approved PUD:

1. Decrease of 2'-0" in height due to reduction in the height of the garage level.
 - a. The height of the garage was reduced to address concerns by the neighbors regarding the building height.
2. Slight reconfiguration of windows due to the final unit layouts.
 - a. Windows configuration was finalized with the refinement of the unit layouts which included the coordination with the mechanical plans.
3. Adding the small shed structure on the terrace to accommodate a garage exhaust fan.
 - a. The addition of the structure was required to house the garage exhaust fans. The mechanical code requires the exhaust discharge 10 feet above adjoining grade.
4. Changed the exterior wall construction from Precast with thin brick embedded to brick veneer construction with steel stud backup per the revised Tinley Park Building Code.
 - a. The Building code changed, which redefined the allowable exterior wall construction. The exterior wall construction is required to be noncombustible. We are proposing brick veneer construction with steel stud wall backup.
5. Changing the precast balconies to steel frame balconies.
 - a. The Building code changed, which redefined the allowable exterior wall construction. The exterior wall construction is required to be noncombustible.

We are proposing brick veneer with steel stud wall backup. We proposed steel frame balconies in lieu of precast balconies due to weight.

6. Increase in the building length of each of the 36 unit residential towers from 174'-10" to 188'-2". However, the connector sections were modified to reduce the impact of the overall building length. The approved plan had a diagonal dimension of 753'- 5 $\frac{5}{8}$ " from inside corners on the street side, the revised plan has a diagonal dimension of 766'-7 $\frac{5}{8}$ ".
 - a. The foundation plans were submitted to the village for approval. The plans were approved, installed, and inspected per the approved foundation plans.
 - b. The length of each residential tower was increased to accommodate the following:
 - i. The increased foundation wall thickness required by the structural engineer.
 - ii. The size of the columns in the garage.
 - iii. To maintain the interior parking count.

Sincerely,

Scott A. Shalvis

Architectural Studio, Ltd.



STATEMENT OF FINDINGS

Architectural Design Review of Residence of Brookside Glen

Village of Tinley Park

November 11, 2021

STATEMENT OVERVIEW /

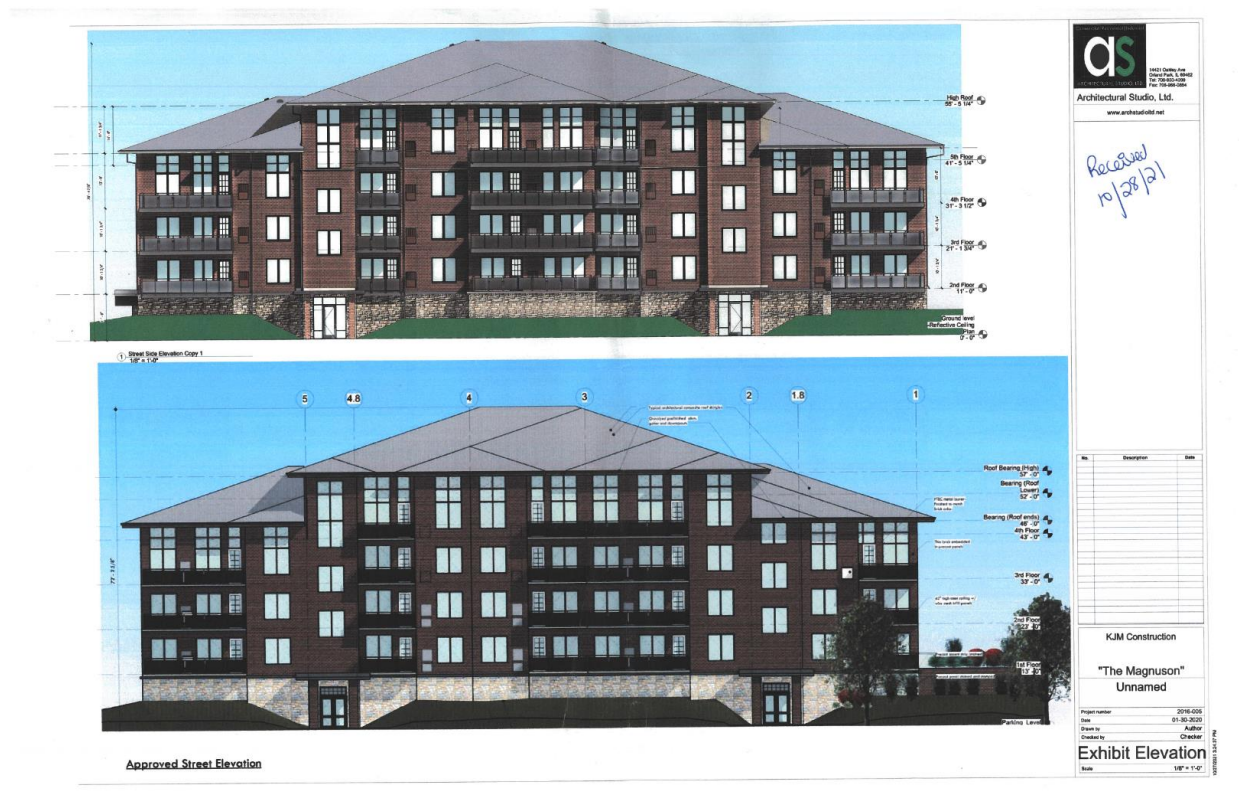
Farnsworth Group conducted an Architectural Design Review of documentation provided by the Village of Tinley Park for the Residence of Brookside Glen project located in Tinley Park, Illinois. The design review included a comparison between two building elevations depicting the current version and a version previously approved by the Village. This Statement of Findings is based on the review of those drawings and opinions made upon our professional judgement based on our experience in the field of architecture.

The design review did not review conformance with building codes including conformance with the Energy Code, appropriateness nor durability of building materials, or applicability to the Planned Unit Development (PUD) Agreement and other site and zoning requirements.

FINDINGS /

We reviewed the documents to compare building elevations from the approved PUD submittal and the most recent architectural elevation. For simplicity, the two schemes are referred to as “Approved” and “Current” throughout this report.

The elevations the Village provided is shown here in a reduced size:



The Current scheme is the elevation at the top of the sheet and the Approved scheme is the elevation at the bottom. The sheet indicates the Village received these elevations on October 28, 2021.

Please note, the elevations are not shown on the sheet at the same scale. Using the dimension shown on the sheet, the following illustrations were rescaled to the same scale between the versions.

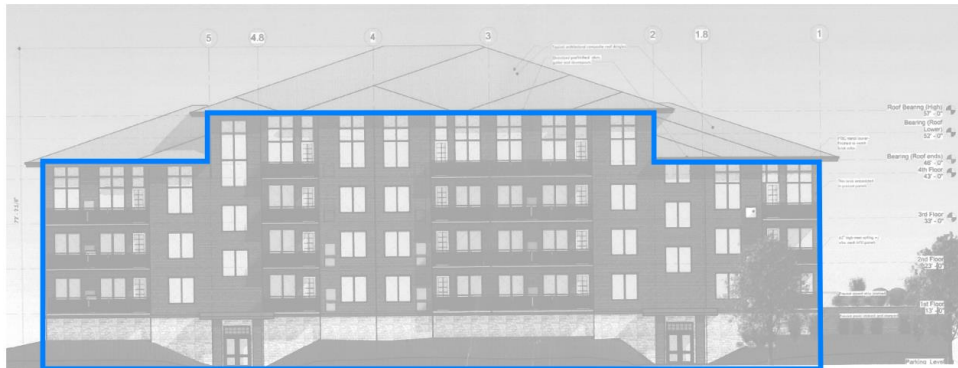
A. BUILDING PROPORTIONS

Overall Proportions

This illustration compares the overall proportions of the two schemes.



CURRENT



APPROVED

The blue outline of the Approved scheme is overlaid onto the Current building elevation. This shows that the Current elevation is wider than the Approved elevation, but overall, very similar in width and height.

The Approved elevation notes an overall vertical dimension of 72'- 2 5/8" while the overall vertical dimension of the Current elevation scales to approximately 70'-0", a decrease in height of roughly 2 feet or 3 percent.

The width of the building facades is also similar with the Approved scheme scaling 175 feet and the Current scaling 187 feet. This computes to a roughly 7% increase in width. The greater overall building width of the Current elevation matches the width of drawings used to obtain a foundation-only building permit from the Village.

The adjustments of lower height and longer width change the overall proportions between the schemes, but due to the size of the buildings, the visual difference once constructed will be marginal.

Also worth noting is consistency of the slope of the roofs and depth of the eaves between the schemes.

This illustration compares a breakdown of the following massing components:

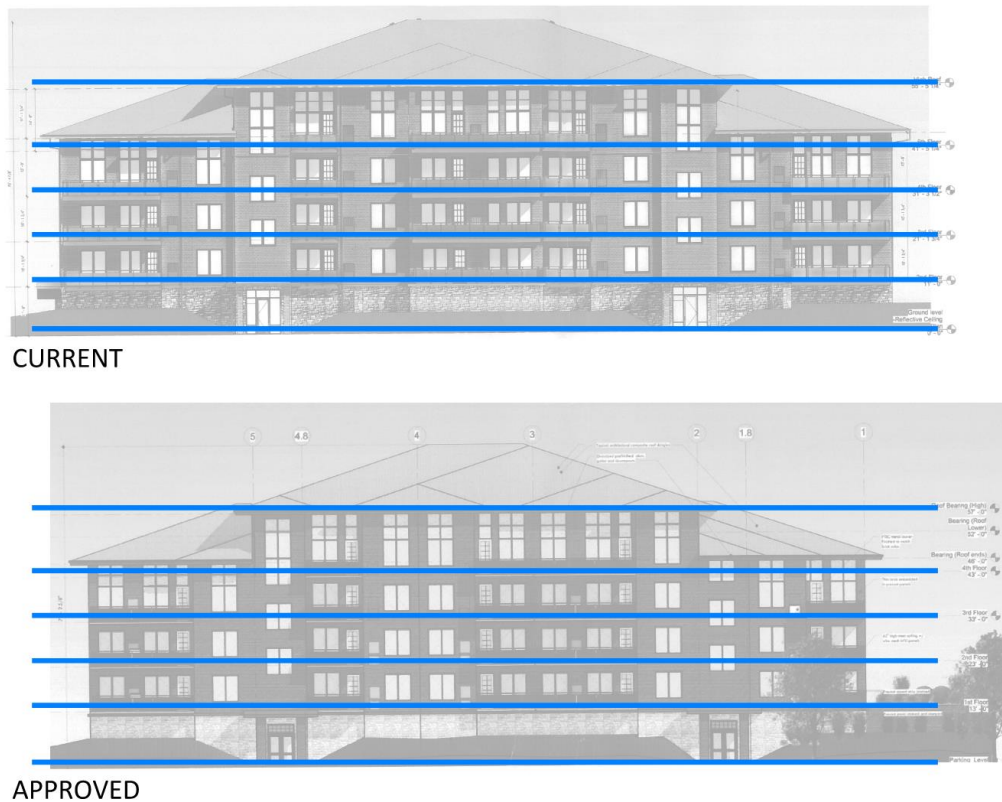
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Architectural elevation drawing of the 4th floor of the building. The drawing shows a symmetrical facade with a central section and two side wings. The central section has a gabled roof and a large central window. The side wings have flat roofs and multiple windows. The drawing is color-coded: blue for the main facade, orange for the base, and green for the ground level. Annotations include 'Roof Beams (Depth 2'-0")', 'Bearing (Roof) 52'-0"', 'Bearing (Roof) 4th Floor 42'-0"', '2nd Floor 52'-0"', '1st Floor 42'-0"', and 'Grading Level'. A scale bar indicates 0' to 10'.

Statement of Findings / Architectural Design Review of Residence of Brookside Glen

Analysis of Vertical Dimensions

This illustration compares the floor-to-floor and floor-to-high roof dimensions between the schemes.



The floor-to-floor heights and floor-to-high roof heights are essentially identical between the schemes except for the lowest level of the buildings. The lowest level in the Current scheme is 2 feet lower than the Approved scheme, this accounts for the difference in overall height between the schemes of roughly 2 feet mentioned above. Comparing the blue lines between the schemes, the difference is nearly imperceptible.

For at least some of the buildings, the lowest level is a portion already constructed on site with the foundations.

B. WINDOWS

This illustration compares the proportion of windows between the schemes.



CURRENT



APPROVED

The window sizes and mullion patterns are essentially identical between the Current and Approved elevation drawings. While the window pattern in the walls below the low roof are also nearly identical, the pattern of the windows in the walls under the high roof appear identical vertically but have a different rhythm horizontally. This is likely caused by the plan changes in the layout of units that were submitted in the foundation permit approval drawings.

C. EXTERIOR MATERIAL

The materials that clad the exterior of the elevations appear to be the same with stone veneer at the parking level and with brick veneer on the floors above the parking level. The Village either has reviewed or will be given the opportunity to review physical samples of proposed cladding materials.

SUMMARY /

This Statement of Findings describes the findings identified during the design review conducted by Farnsworth Group. The review compared elevation drawings provided by the Village to compare the Current version against the Approved version. Most of the comparisons show the elevations are essentially identical with only a few items with minor differences.

Farnsworth Group would be happy to meet with Village officials, staff, and representatives of the project to further discuss these findings and differences.



Petitioner

Village of Tinley Park

Code Section

Section II (Definitions),
Section V (District
Regulations), and
Section XII, Section 3.A,
Table 3.A.2
of Zoning Ordinance

Approvals Sought

Text Amendment

Project Planner

Lori Kosmatka
Associate Planner

PLAN COMMISSION STAFF REPORT

November 18, 2021 – Public Hearing

Zoning Code Text Amendment - Tobacco and Nicotine-Related Retail Uses

EXECUTIVE SUMMARY

Planning staff periodically reviews the appropriateness and adequacy of various Zoning Ordinance regulations for any potential issues or inconsistencies. A lack of specific regulations related to tobacco and nicotine related uses (vaping, e-cig, hookah, nicotine products, etc.) was noticed as a potential concern.

Staff notes that tobacco and nicotine related uses are not specifically defined or regulated in the Zoning Ordinance. Since the adoption of the current Zoning Ordinance in 1978 tobacco-related uses have been regulated under a generic "*Retail Stores*" definition. Generic "*Retail Stores*" are permitted in the B-2 (Community Shopping) and B-3 (General Business and Commercial) zoning districts and prohibited in all others. Tobacco-related retail establishments have grown in popularity and evolved significantly over the years. These uses may pose some unique concerns related to their locations and overall regulation, as compared to other types of "*retail stores*". Additionally, in recent years, a clustering of tobacco-related stores has been observed in the Village.

On September 7, 2021 at the Village Committee of the Whole meeting, Village staff sought direction on how to address tobacco-related uses. The Committee's recommendations included making a specific tobacco-related use definition and requiring them to be special uses in the primary business districts. The Special Use process would be used to analyze how they fit into the proposed area and existing concentration of similar uses. The Committee recommended researching and presenting the changes for the Plan Commission to provide them with a recommendation.

Staff has researched and drafted potential amendment options for the Commission's discussion. Staff is proposing a text amendment to provide specific definitions for tobacco and nicotine-related uses and product types, and to regulate accordingly per zoning districts. Retail sales of tobacco and nicotine-related products are generally differentiated by primary and secondary (accessory) business use levels of retail within an establishment. Staff recommends regulating the more intense primary business level as a Special Use in the B-2 and B-3 zoning districts with additional restrictions, while permitting the accessory use level (products are typically sold at retail/convenience stores, gas stations, etc.) in the B-1, B-2, B-3, B-4, and B-5 zoning districts. Staff also recommends clarifying language in the Legacy District's use table but maintaining it as a prohibited use.

BACKGROUND

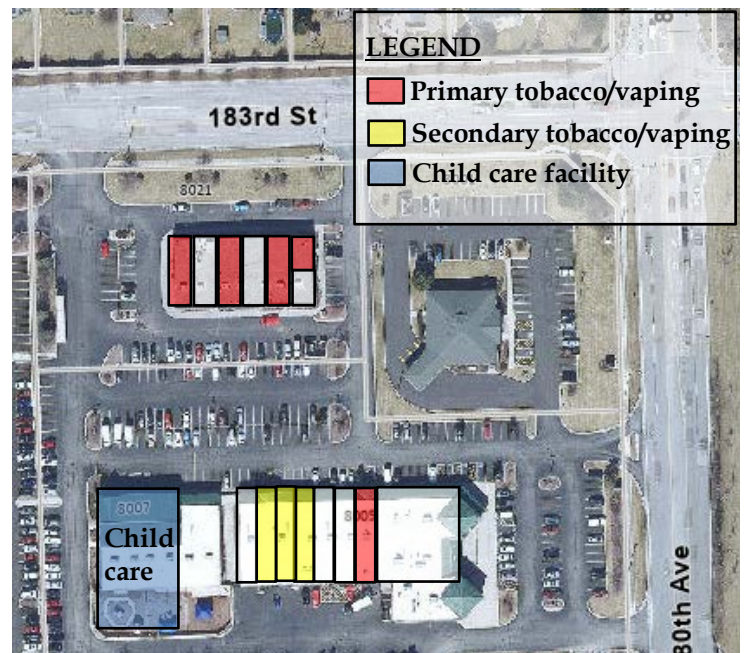
Since the adoption of the Zoning Ordinance in 1978, tobacco and nicotine-related (vaping, e-cig, hookah, nicotine products) uses have been regulated under a generic *"Retail Stores"* definition, which are permitted in the B-2 (Community Shopping) and B-3 (General Business and Commercial) zoning districts and prohibited in all others. There are no definitions in the Zoning Ordinance specific to tobacco-related uses.

Tobacco-related uses are referred to elsewhere in the Village Code of Ordinances within Title XI: Business Regulations. The references include Chapter 120 "Comprehensive Regulation of Tobacco Products", Chapter 124 "Other Businesses: Tobacco Dealers", and within the fee schedules of Sec. 110.25. Chapter 120 defines *"Tobacco Shop"* as *"a retail establishment which derives at least 65% of its gross revenue from the sale of tobacco products"*. The Village's fee schedules break down *"Tobacco dealer"* into either *"primary business"* or *"secondary business"*, but no further distinction is provided. These Village ordinances relate to the licensing and legal requirements for these establishments. They are not related to zoning requirements. However, when possible, the Village tries to keep consistency across different regulations to avoid confusion.

According to Village records, there are currently 27 Tobacco dealer locations who pay an annual fee to the Village (see attachment). These locations include both tobacco as a primary and an accessory (secondary) use. The Clerk's office does not inspect for completeness and accuracy of the locations listed, and there may be some additional or new locations not on the list. However, it provides a sense of the total number of locations operating in the village. In addition to these stores, two hookah/cigar lounges exist in the Village (Habano/Pink Hookah and Cigar at 7615 159th Street and Hollywood Smokes at 6857 159th St). Additionally, at least 2 other businesses have current change of use applications submitted for primary tobacco-related store uses.

Existing conditions include a clustering of tobacco-related uses within the Village. The southwest corner of 183rd Street and 80th Avenue currently has several tobacco dealers. These locations are within the M-1 (General Manufacturing) zoning district but allows for business uses similar to the B-3 district at this intersection through the PUD regulations. The outlot building at 8021 183rd Street is a six-tenant building, four of which have tobacco or nicotine related uses. The multi-tenant building 185 feet to the south currently has six tenant units, including Will Tobacco and CD Liquors. The Tutor Time child-care facility is approximately 175 feet west of CD Liquors. This area has attracted a high concentration of these uses because of the location in Will County and bordering Cook County, which has significantly higher tobacco taxes. Additionally, there are a higher number of tobacco-related uses along the 159th Street corridor.

Currently, the only zoning-related restriction the Village has for tobacco uses is a minimum distance to youth-oriented facilities. This is regulated in Sec. 120.10 "Proximity to Certain Institutions" restricting sale or delivery of tobacco products within 100 feet of any school, child care facility or other building used for education or recreational programs for persons under the age of 18 years.



Existing Clustering of Tobacco/Vaping (Nicotine) Uses at 183rd St. & 80th Ave.

In order to align with the other Village Code sections and address the varied intensity of use, Staff recommends the Village looks at addressing other Chapters of the Village Code as necessary. This may include defining primary and secondary Tobacco dealers, and providing contemporary definitions of products.

EVOLUTION OF USES AND DEFINITIONS

Over the years, products relating to tobacco use have expanded while the retail nature of tobacco establishments have grown and evolved. In addition to traditional tobacco products, e-cigarettes and alternative nicotine products are available to the consumer. These uses and products may pose some unique concerns related to their locations and overall regulation, as compared to other types of “retail stores”.

Definitions

The State of Illinois state statutes Sec. 410 ILCS 82/1 and Sec. 720 ILCS 675 provide comprehensive definitions for these contemporary uses. The state statutes define tobacco product, e-cigarette, alternative nicotine products, and retail tobacco stores. Local municipalities provide definitions with varying scope, and are regulated in varying manners.

Some definitions are more or less quantitative and specific to allow additional flexibility as products continue to change, and some provide exclusions. For example, the Village of Orland Park’s recent tobacco ordinance enacted earlier this year defines tobacco products in a similar manner to the state statutes, and excludes marijuana and any products specifically approved by the U.S. Food and Drug Administration for use in reducing, treating, or eliminating nicotine or tobacco dependence or for other medical purposes. Tobacco dealers are usually defined as primary and secondary (accessory) types for licensing and zoning regulation. Some municipalities differentiate this by identifying those who derive a minimum percentage of product gross revenue and/or devoting a minimum percentage of gross floor area to the display, advertising, merchandising, or stock of products, while noting that the sale of other products is merely incidental. The percentages vary substantially among municipalities anywhere from 10% to 80%. In the licensing regulations of Chapter 120, the Village currently defines “*Tobacco Shop*” as “*a retail establishment which derives at least 65% of its gross revenue from the sale of tobacco products*”.

Limitations on Location and Density

Regulations can include limitations on locations relative to certain institutions, and density of tobacco stores. Minimum distances from youth-oriented facilities typically reflect the Village’s 100-foot current regulation, though some municipalities increase the distance and include more institutions such as playgrounds, parks, and libraries. A community may choose to increase the minimum distance, and provide the option to apply for reduction of the distance requirement. The City of Aurora requires a 250-foot minimum distance, but allows reduction based upon a submitting a plan of conduct and fee, and receiving approval via an administrative hearing officer’s findings. Beyond the minimum distance, effects on surrounding uses and properties are an aspect of the special use process that is reviewable.

Minimum distances to other tobacco stores are sometimes established in order to limit the density of tobacco stores in a community, such as at the corner of a typical intersection. Generally, this applies to primary uses and excludes secondary (accessory) uses. In nearby communities, Village of Frankfort restrictively regulates that licensed tobacco stores not be located within 2,000 feet of each other, meanwhile Village of Orland Park regulates that licensed primary tobacco or alternative nicotine product retailers and distributors not be within 1,000 feet of each other. Other Chicagoland communities are not as restrictive. One concern of tobacco retailers concentrating in a particular geographic area may include a chance of market conditions potentially leading to an additional impact on community health and safety. High competition between retailers could lead to lowering of prices, which in turn could increase a community’s smoking rates.

Regulations can include limitations on quantity as well. A maximum quantity (cap) of dealers may be established within municipal licensing requirements, typically broken down into primary and secondary uses. This is not recommended by staff as a zoning regulation. If a total cap is desired, it would be better controlled by licensing requirements, similar to liquor licenses.

One additional regulation to consider is the method of measurement when calculating use distances. Some municipalities measure from the property lines of the lots or parcels on which the business locations are situated. Others may measure to the building line or the nearest portal of the building or structure.

Special Use and Zoning Districts

Zoning controls, including a Special Use, would allow the Village discretion to authorize and regulate the location and operation of tobacco and nicotine related dealers as appropriate for the Village, while not unduly burdening legitimate business activities of the dealers. Special Uses may be related to a particular intensity or use type. Village of Frankfort is one neighboring community requiring Special Use for tobacco stores. The Special Use may be more specific. For example, the Village of Antioch's zoning code does not specifically regulate tobacco, but does regulate vaping as a Special Use within their B-1 Business Convenience District. Zoning allowances may also differ based on zoning district. A greater allowance for secondary (accessory) uses of tobacco or nicotine related products could be provided based on the nature of the primary use. In other words, supermarkets may provide accessory sales, which would be permitted in more zoning districts than a primary tobacco store. The City of Aurora only has one use classification of "Cigarette or tobacco shops" but the allowances differ as being permitted in the business and manufacturing districts, and only as an accessory use in their office restricted industrial district.

When considering a Special Use the Commission has the ability to consider certain conditions where there is a rational nexus between the condition and the perceived impact of the proposed use; the conditions must be "specifically and uniquely attributable" to the proposal under review. Further the Zoning Ordinance provides Standards (Section X.J.5.) for consideration by the Plan Commission. Below please find the Standards outlined in the Zoning Ordinance.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance; and*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.*

Additional Regulations

Indoor smoking or sampling of tobacco and nicotine related products may also be regulated. Current state smoking regulations (410 ILCS 82/ Smoke Free Illinois Act) already prohibits indoor smoking of tobacco and nicotine-related products at any locations that are in a shared or multi-tenant building (unless established prior to the law's passage). Additional regulations could prohibit indoor smoking in all buildings which would include hookah or cigar lounges. Village of Frankfort currently prohibits smoking and/or sampling of tobacco and tobacco related products within the indoor area of any licensed tobacco store.

PROPOSED CHANGES

Zoning Code Definitions

Staff proposes the following definitions to the Zoning Ordinance which helps capture the scope of contemporary tobacco and nicotine related uses and products, while aligning with the gross revenue percentage currently identified in the Village's Chapter 120 "Comprehensive Regulation of Tobacco Products":

Tobacco Store: A retail establishment that derives 65% or more of its gross revenue from the sale of Tobacco Products and Alternative Nicotine Products, and in which the sale of other products is merely incidental.

Accessory Tobacco Sales: A retail establishment that derives less than 65% of its gross revenue from the sale of Tobacco Products and Alternative Nicotine Products, and in which the sale of other non-tobacco-related products is the primary function.

Tobacco Product: (1) Any product which contains, is made, or derived from tobacco or used to deliver nicotine or other substances intended for human consumption, whether smoked, heated, chewed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, cheroots, stogies, periques, granulated, plug cut, crimp cut, ready rubbed and other smoking tobacco, snuff, snuff flour, bidis, snus, mints, hand gels, Cavendish, plug and twist tobacco, fine cut and other chewing tobaccos, shorts, refuse scraps, clippings, cutting, and sweepings of tobacco; (2) electronic smoking devices; (3) notwithstanding any provision of subsections (1) and (2) to the contrary, "Tobacco Product" includes any component, part, accessory, or associated tobacco paraphernalia of a tobacco product whether or not sold separately. Excluded from this definition is any product that contains marijuana and any products specifically approved by the U.S. Food and Drug Administration for use in reducing, treating, or eliminating nicotine or tobacco dependence or for other medical purposes when these products are being marketed and sold solely for such approved purpose.

Alternative Nicotine Products: As defined in the Illinois Compiled Statutes, 720 ILCS 675/1.5, a product or device not consisting of or containing tobacco that provides for the ingestion into the body of nicotine, whether by chewing, smoking, absorbing, dissolving, inhaling, snorting, sniffing, or by any other means. This definition excludes cigarettes, smokeless tobacco, or other tobacco products and any product approved by the United States Food and Drug Administration as a non-tobacco product for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, and is being marketed and sold solely for that approved purpose.

Open Item #1: Discuss scope of definitions for two use types: Tobacco Store (primary), and Accessory Tobacco Sales (secondary).

Open Item #2: Discuss scope of definitions for product types of tobacco products (which includes electronic smoking devices), and alternative nicotine products.

Zoning Code Use Chart

Staff recommends the below specific use classifications, retaining the presence in the B-2 and B-3 zoning districts, but limiting Tobacco Stores to require a Special Use. Additionally, clarifying the allowance of Accessory Tobacco Sales in the B-1, B-2, B-3, B-4, and B-5 zoning districts. All other districts would be prohibited. A footnote can be added to accommodate any supplementary regulations the Commission believes should be implemented.

RETAIL USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Tobacco Store	X	X	S ^x	S ^x	X	X	X	X	X
Accessory Tobacco Sales	X	A	A	A	A	A	X	X	X

^x: Maximum of one (1) Tobacco Store per zoning lot. Must comply with other Village regulations of tobacco and nicotine related products and dealers as outlined in Chapter 120 and Chapter 124.

Legacy Code Use Chart

The Legacy Code prohibits “Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use”, and provides a Special Use for “Cigar lounge as a principal use (with or without retail sales as an accessory use”. Staff proposes to change the language to identify Tobacco Stores. Staff notes that the lounge use is currently limited to cigars. Staff does not propose to expand the lounge use beyond cigars to include hookahs or vaping, but the Village may consider it.

Legacy Code Use	Legacy Code Allowance
Tobacco Store	Prohibited
Cigar lounge as a principal use (with or without retail sales as an accessory)	Special Use

Open items for Discussion

Open Item #3: Discuss proposed allowances to permit Accessory Tobacco Sales, require Special Use for Tobacco Stores in the B-2 and B-3 zoning districts, and prohibit Tobacco Stores elsewhere, including the Legacy District. Discuss any other recommended supplementary requirements.

Open Item #4: Discuss if a maximum of one Tobacco Store per zoning lot is preferred.

Open Item #5: Discuss if a minimum distance between Tobacco Stores is preferred or else left open to consider as part of the Special Use review process. If preferred, discuss the method of measurement to determine distances.

Nonconforming Uses

Existing primary businesses selling tobacco and nicotine-related products will be affected by this proposal. If they become nonconforming upon the adoption of the ordinance, they would be subject to Section VI “Nonconforming Uses” of the Zoning Ordinance. This section will allow any existing businesses to continue operation as they exist and further are permitted to seek a Special Use to come into conformance with code requirements. However, the requirements for a special use and any other supplementary regulations will need to be met by any future businesses. Additionally, any sale or transfer of the business to a different owner would require the business to come into conformance with the current regulations, including obtaining a Special Use Permit. Staff does not propose any unique grandfathering clause nor changes to the nonconforming use allowances. In certain instances, this would mean the eventual elimination of the use if located in a way that does not permit a new owner to obtain a Special Use. Staff plans on notifying existing businesses of any changes so they are aware of any new requirements going forward.

WORKSHOP FOLLOW-UP

Commissioners discussed the proposed definitions and restrictions. Commissioners noted that this amendment is in contrast to Village cannabis regulations which were originally restrictive but recently opened up. Commissioners asked what the rationale is for this consideration, and what public good is being advanced and/or protected.

Staff clarified that this topic was raised by the Village Board for discussion at the September 7th Committee of the Whole meeting. Many communities define tobacco as a zoning use, and that limiting the use helps address it from a public health concern. Staff also noted there has been some business feedback questioning as to why so many tobacco shops can be in one area. The Village does not have any tobacco-related zoning definitions or regulations, nor specific tobacco business licensing limitations. The Village's Chapter 120 "Comprehensive Regulation of Tobacco Products" was most recently amended in 2019 as Ordinance 2019-O-038. The Village's recently approved "Adult-Use Cannabis Dispensaries" zoning text amendment (Ordinance 2021-O-054) did loosen regulations, however still remains still very highly regulated. The currently proposed tobacco and nicotine related retail use regulations will still be much looser than the current adult-use cannabis regulations.

Overall, the Commissioners felt the proposed definitions look clear and well-stated. They have logical exclusions such as marijuana and cessation products, align with Chapter 120's percentages, and have a basis in state statute. A Commissioner questioned if there is a fundamental need at all for this amendment, but also commented that based on Village Board direction and interest, the restrictions seem reasonable. The Commissioner noted Village Board could have direction based on consistency in regulations or for a public health statement.

Business performance was also discussed. One Commissioner opined if a tobacco business is otherwise conforming to the Village Ordinances, licensing, being clean, and is in a clustering which they find profitable, then he did not see an overwhelming need to step in and overregulate. Another member noted if this is a one stop shop and business is good, and there's no empty units, then that is a good thing.

Commissioners also discussed neighboring communities. One member commented on the consideration of whether the Village wishes to regulate comparatively to nearby municipalities either in a similar manner for consistency in regulations, or choose to differentiate in order to draw business in.

Nearby Communities

Currently, the surrounding municipalities regulate tobacco and nicotine-related uses via zoning and or licensing regulations, with Village of Orland Park and Village of Frankfort considerably more restrictive than the Village's current regulations (*see attachment*). Other neighboring communities like Mokena, Oak Forest, and New Lenox also have zoning use regulations that are more restrictive than Tinley Park's current ordinance. Thus, the result of all neighboring towns having stricter regulations is that more tobacco store businesses have located in Tinley Park and have concentrated in certain areas (Will County/183rd St. & 80th Ave.) and neighboring corridors (159th Street with Orland Park). Having a high concentration of this type of business is a public health concern and also can affect the quality of other businesses within multi-tenant properties.

In addition to minimum distances previously discussed, Village of Orland Park's licensing regulations adopted earlier this year include a maximum cap of 24 Accessory Tobacco Sales licenses and 12 Tobacco Store licenses. Their additional specific regulations stipulate that no signage or business identifying markers or storefront can face certain institutions if the minimum distance is due to public right-of-way width. Additionally, their method of measurement is from property lines of the lots or parcels. The Village of Frankfort has a special use requirement and increased minimum distances (2,000 ft from other tobacco stores and 1,000 ft from certain institutions, but also considers more facilities as "certain institutions". "Certain institutions" in both Frankfort and Orland Park's regulations include schools, child care facilities, a business providing education or recreational programs to those under 18 or 21, libraries, playgrounds, recreational facilities, parks, youth-oriented facilities, and any facility in which 25% or more persons are under age 21 or if there are products or services for those under 21. Village of Frankfort only allows up to 9 Accessory Tobacco Sales and 1 Tobacco Store. They also have more restrictive definition thresholds distinguishing between

Tobacco Stores versus Accessory Tobacco Sales (more than 10% gross revenue or more than 10% gross floor area and which sale of other products is merely incidental).

Existing Uses and Distance Requirements

Commissioners also considered existing tobacco business conformity. Existing businesses would be allowed to continue while under the same ownership prior to adoption of the amendment. Existing businesses do not need to apply to complete any process to continue operation. However, per section X.J.6. of the Zoning Ordinance, Special Uses run with a specific business and not with the land. If the business transfers ownership, they would need to seek a Special Use approval at that time.

Under the proposed amendment of Special Use is a requirement to only permit a maximum of one per zoning lot, If there is an existing Special Use or tobacco store on a zoning lot, then a new business would not be able to apply for another Special Use in that zoning lot. This will avoid high concentrations of tobacco stores in one shopping center or building in the future. Staff also noted that distance requirements from tobacco stores or other uses, while present in other communities, is not currently proposed as a regulation. However, these distances may be a point of consideration in the Special Use review process depending on the context. There may be other tobacco stores, churches, schools, or other sensitive uses nearby. Having Special Use standards can help analyze the surrounding conditions and how the proposed use would impact the area.

MOTION TO CONSIDER

If the Plan Commission wishes to act on the proposed Text Amendment, the appropriate wording of the motion is listed below:

“...make a motion to recommend the Village Board amend various sections of the Zoning Ordinance to as described in the November 18, 2021 Staff Report and drafted ordinance amending Section II.B. (Definitions), Section V.B. Schedule 1 (Schedule of Permitted Uses – By Use Type), and Section XII, Section 3.A, Table 3.A.2. (Legacy Code - Prohibited Uses) by defining and regulating tobacco and nicotine related retail uses to allow Tobacco Stores as a Special Use in the B-2 (Community Shopping) and B-3 (General Business & Commercial) zoning districts with a maximum of one per zoning lot, and to allow Accessory Tobacco Sales as a permitted use in the B-1 (Neighborhood Shopping), B-2 (Community Shopping), B-3 (General Business & Commercial), B-4 (Office and Service Business), and B-5 (Automotive Service Business) zoning districts.”

ATTACHMENTS

	Description	Prepared By
1	List of Tobacco Dealers with Business License	Village Staff
2	Tobacco/Nicotine Neighboring Communities Comparison	Village Staff

Licensee Browse Village of Tinley Park

Full Primary Address	Last Name ▲	Business Name	Home Phone #	Primary contact first name	Primary contact last name	Primary contact email address
8021 W 183RD ST UNIT A-1 TINLEY PARK IL 60487	1ST STOP TOBACCO	8021 AA, INC.	() -	PRADEEP	PATEL	pradeep17241@gmail.com
7601 159TH ST TINLEY PARK IL 60477	7-ELEVEN #30129G	PRAYAG, INC.	() -	KASHYAP	SHUKLA	
8005 W 183RD ST UNITS F-G-H TINLEY PARK IL 60487	CD LIQUORS	ARH INC.	() -	RUPAL	BHATT	
8401 W 159TH ST TINLEY PARK IL 60487	CIRCLE K #4706757	RDK VENTURES, LLC	() -	CAROLE	OWINGS	cowings@circlekmidwest.com
6800 W 159TH ST TINLEY PARK IL 60477	DELTA SONIC CAR WASH SYST. INC	DELTA SONIC CAR WASH SYST. INC	(708) 614-0772		DELTA SONIC CAR WASH SYSTEMS	
8021 W 183RD ST SUITE F TINLEY PARK IL 60487	ELITE CIGARS & TOBACCO	TINLEY MART, INC.	() -	AYHAM	HAMAD	
19420 HARLEM AVE TINLEY PARK IL 60487	GAS N WASH HARLEM AVENUE	LENNY'S GAS N WASH HARLEM AVE., LLC	() -	LEONARD	MC ENERY	
6857 W 159TH ST TINLEY PARK IL 60477	HOLLYWOOD TOBACCO & CIGARS	TRIO RETAIL GROUP, INC.	() -	HASSAN	SAID	
7101 W 183RD ST SUITE 107 TINLEY PARK IL 60477	IN AND OUT LIQUOR, INC.	IN AND OUT LIQUOR, INC.	() -	LAITH	SWAISS	
17113 HARLEM AVE TINLEY PARK IL 60477	JEWEL FOOD STORES #3165	JEWEL FOOD STORES #3165	() -		JEWEL FOOD STORES, INC.	nasc.tax@safeway.com
16948 S OAK PARK AVE TINLEY PARK IL 60477	MORE LIQUOR	E AND B LIQUORS, INC.	() -	PRAVIN	PATEL	
17113 HARLEM AVE TINLEY PARK IL 60477	OSCO DRUG #3165	AMERICAN DRUG STORES	(708) 532-7334		AMERICAN DRUG STORES LLC	nasc.tax@safeway.com
16100 HARLEM AVE TINLEY PARK IL 60477	SAM'S CLUB #6485	SAM'S WEST, INC.	(708) 429-6069	JACEY	WINDEL	complic@wal-mart.com
16663 80TH AVE TINLEY PARK IL 60477	SHOP N GO, INC.	SHOP N GO, INC.	() -	AHMAD	ALHAMDAN	
7301 W 183RD ST UNIT C TINLEY PARK IL 60477	SMOKEY TOP	SMOKEY TOP, INC.	() -	JESSICA	HAMOURI	jessicahamouri@gmail.com
7201 W 183RD ST TINLEY PARK IL 60477	SPEEDWAY #7427	SPEEDWAY, LLC	(708) 532-3373		SPEEDWAY, LLC	tlalexander@speedway.com
18460 S 80TH AVE TINLEY PARK IL 60487	SPEEDWAY 1413	SPEEDWAY, LLC	() -		SPEEDWAY, LLC	tlalexander@speedway.com
9410 179TH ST TINLEY PARK IL 60487	THE CORNER STORE	YARA'S CORNER STORE	() -	BAHA	SWAISS	
16723 80TH AVE TINLEY PARK IL 60477	TINLEY MARKET	TINLEY MARKET	() -	KHALED	AYYAD	
16701 S OAK PARK AVE TINLEY PARK IL 60477-1609	TINLEY PARK GAS & FOOD	TINLEY PARK GAS & FOOD	() -	ANEEZA	KHAN	
8005 183RD ST SUITE D TINLEY PARK IL 60487	TINLEY PARK SMOKES INC.	TINLEY PARK SMOKES INC.	() -	HASSAN	AOUN	
8005 W 183RD ST UNIT C TINLEY PARK IL 60487	TINLEY PARK TOBACCO OUTLET INC	TINLEY PARK TOBACCO OUTLET INC.	() -	HAKIME	OUN	
15915 S 76TH AVE TINLEY PARK IL 60477	TINLEY WINE & SPIRITS	TINLEY SPIRITS INC.	() -	JAMIL	SALMAN	jamilsalman2005@yahoo.com
15916 HARLEM AVE TINLEY PARK IL 60477	U.S. SMOKE & VAPE, INC.	U.S. SMOKE & VAPE, INC.	() -	IMAD	MUSLEH	
16675 S OAK PARK AVE TINLEY PARK IL 60477	WALGREENS #04743	WALGREENS #04743	(708) 429-0770		BOND DRUG CO. OF ILLINOIS	taxlicenser renewals@walgreens.com
8400 W 171ST ST TINLEY PARK IL 60487	WALGREENS #09331	WALGREENS #09331	() -		BOND DRUG CO. OF ILLINOIS	taxlicenser renewals@walgreens.com
17101 HARLEM AVE TINLEY PARK IL 60477	YADY'S CARWASH INC.	YADY'S CARWASH INC.	() -	LUIS	ACOSTA	
Count: 27						
<Filter is Empty>						

TOBACCO/NICOTINE RETAIL USES IN NEIGHBORING COMMUNITIES*

	Orland Park	Frankfort	Mokena	Oak Forest	New Lenox
<u>Zoning Uses</u>	n/a	Tobacco Stores <u>only</u> Special Use in B-2 & B-3. (Tobacco Stores derive more than 10% gross revenue or devotes more than 10% of gross floor area to product & which sale of other products is merely incidental)	Ancillary use limits products sold & prohibits self-service displays in a conv. store, tavern, liquor store, or gas station. Primary use restricts access to persons 21+. Village has sole discretion primary vs. ancillary for tobacco, electronic cigarette, & alt. nic. products	Tobacco Stores (NAICS 453991) Permitted in Commercial districts, restricts access to persons 21+ unless accompanied by person 21+. Special Use for Tobacco stores & stands accessory to uses in Industrial Buildings District	Tobacco shops, alt. nic. shops, & vapor shops <u>only</u> Permitted in Limited Industrial district.
<u>Certain Institutions</u>	School, Child Care Facility <u>Library</u> <u>or any other business that provides any education or recreational programs for persons under the age of eighteen</u>	School, Child Care Facility <u>Library, Playgrounds, Recreational facilities, Parks</u> Youth oriented facilities: any facility with residents, customers, visitors, or inhabitants of which <u>25% or more are regularly under the age of 21 OR which sells, rents, or offers services or products that are consumed or used primarily by persons under the age of 21"</u>	School, Child Care Facility or other building used for education or recreational programs for persons under <u>twenty one (21) years of age</u> . Shall <u>not apply to any property located within any district zoned for commercial use</u>	n/a	n/a
<u>Distance & Measurement</u>	From the property lines of the lots or parcels: 100'+ from certain institutions 1,000'+ from other primary licensed tobacco/alt. nicotine product retailer/distributor	1,000' from certain institutions 2,000' from other licensed tobacco store	100'+ from certain institutions	n/a	n/a
<u>Other Regulations</u>	No signage or business identifying markers or storefront that faces one of the institutions if the distance is " <i>due only to the width of the right-of-way</i> ". License req'd w/ Cap: 12 Tobacco Stores, 24 Accessory Tobacco Sales	License req'd. w/ Cap: 1 Tobacco Store, 9 Accessory Tobacco Sales (Tobacco Stores derive more than 30% gross revenue and which sale of other products is merely incidental) Smoking/sampling prohibited inside any licensed tobacco store.		License req'd., no cap	No licensing regulations found.

* Research by Village Staff as of November 11, 2021

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE
PURPOSE OF REGULATING TOBACCO AND NICOTINE RELATED RETAIL USES**

**MICHAEL W. GLOTZ, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DIANE M. GALANTE
DENNIS P. MAHONEY
MICHAEL G. MUELLER
COLLEEN M. SULLIVAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

VILLAGE OF TINLEY PARK

Cook County, Illinois
Will County, Illinois

ORDINANCE NO. 2021-O-__

AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING TOBACCO AND NICOTINE RELATED RETAIL USES

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Tinley Park, Cook and Will Counties, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to 65 ILCS 5/1-2-1, the Village may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities; and

WHEREAS, the Village adopted ordinance 2019-O-038 amending Title XI Chapter 120 of the Tinley Park Municipal Code entitled “Comprehensive Regulation of Tobacco Products” in the Village of Tinley Park; and

WHEREAS, amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village held a Public Hearing on November 18, 2021, on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations; and

WHEREAS, the Plan Commission voted **X-X in favor/against to recommend** said Amendments to the Tinley Park Zoning Ordinance; and

WHEREAS, the President and Board of Trustees have reviewed the matter herein and have determined that amending the Zoning Ordinance to regulate tobacco and nicotine related retail uses, is in the best interest of the Village of Tinley Park.

NOW, THEREFORE, Be It Ordained BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments is to define and regulate tobacco and nicotine related retail uses to allow Tobacco Stores as a Special Use in the B-2 (Community Shopping) and B-3 (General Business and Commercial) zoning districts with a maximum of one per zoning lot, and to allow Accessory Tobacco Sales as a permitted use in the B-1 (Neighborhood Shopping), B-2 (Community Shopping), B-3 (General Business & Commercial), B-4 (Office and Service Business), and B-5 (Automotive Service Business), zoning districts; and
- (b) That the proposed text amendments are designed to improve the health, safety and welfare of the Village of Tinley Park and its residents; and
- (c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole; and
- (d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

Section 3: That Section II.B. (Definitions) is hereby amended by adding the following in alphabetical order as follows:

TOBACCO STORE: A retail establishment that derives 65% or more of its gross revenue from the sale of Tobacco Products and Alternative Nicotine Products, and in which the sale of other products is merely incidental.

ACCESSORY TOBACCO SALES: A retail establishment that derives less than 65% of its gross revenue from the sale of Tobacco Products and Alternative Nicotine Products, and in which the sale of other non-tobacco-related products is the primary function.

TOBACCO PRODUCT: (1) Any product which contains, is made, or derived from tobacco or used to deliver nicotine or other substances intended for human consumption, whether smoked, heated, chewed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, cheroots, stogies, periques, granulated, plug cut, crimp cut, ready rubbed and other smoking tobacco, snuff, snuff flour, bidis, snus, mints, hand gels, Cavendish, plug and twist tobacco, fine cut and other chewing tobaccos, shorts, refuse

scraps, clippings, cutting, and sweepings of tobacco; (2) electronic smoking devices; (3) notwithstanding any provision of subsections (1) and (2) to the contrary, "Tobacco Product" includes any component, part, accessory, or associated tobacco paraphernalia of a tobacco product whether or not sold separately. Excluded from this definition is any product that contains marijuana and any products specifically approved by the U.S. Food and Drug Administration for use in reducing, treating, or eliminating nicotine or tobacco dependence or for other medical purposes when these products are being marketed and sold solely for such approved purpose.

ALTERNATIVE NICOTINE PRODUCT: As defined in the Illinois Compiled Statutes, 720 ILCS 675/1.5, a product or device not consisting of or containing tobacco that provides for the ingestion into the body of nicotine, whether by chewing, smoking, absorbing, dissolving, inhaling, snorting, sniffing, or by any other means. This definition excludes cigarettes, smokeless tobacco, or other tobacco products and any product approved by the United States Food and Drug Administration as a non-tobacco product for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, and is being marketed and sold solely for that approved purpose.

Section 4: That Section V.B. (Schedule of Regulations) Schedule I (Schedule of Permitted Uses-By Use Type) is hereby amended by adding certain terms (in bold) under the heading of "Retail Uses" to indicate the use "Tobacco Store" as a Special Use in the B-2 (Community Shopping District) and B-3 (General Business and Commercial District), and the use "Accessory Tobacco Sales" is allowed in the B-1 (Neighborhood Shopping), B-2 (Community Shopping), B-3 (General Business and Commercial), B-4 (Office and Service Business District), and B-5 (Automotive Service District), zoning districts to read as follows:

RETAIL USES	R-1 thru R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
Tobacco Store	X	X	S*	S*	X	X	X	X	X
Accessory Tobacco Sales	X	A	A	A	A	A	X	X	X

* Maximum of one (1) Tobacco Store per zoning lot. Must comply with other Village regulations of tobacco and nicotine related products and dealers as outlined in Chapter 120 and Chapter 124.

Section 5: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading "B-2 Community Shopping" in alphabetical order to read as follows: "Tobacco Store" with a "S" to denote a Special Use.

Section 6: That Section V.B. Schedule I (Schedule of Permitted Uses-By District) is hereby amended by adding a certain term under the heading "B-1 Neighborhood Shopping" in alphabetical order to read as follows: "Accessory Tobacco Sales" with a "A" to denote a Permitted Accessory Use.

Section 7: That Section XII, Section 3.A, Table 3.A.2. (Legacy Code - Prohibited Uses) is hereby amended by amending a certain term under the heading "Prohibited" from "Retail sales of

tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use” in alphabetical order to read as follows: “Tobacco Store”.

Section 8: Any policy, resolution, or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

Section 9: That this Ordinance shall be in full force and effect from and after its adoption and approval.

Section 10: That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form, and this Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED THIS 21st day of December 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 21st day of December 2021.

ATTEST:

VILLAGE PRESIDENT

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE PURPOSE OF REGULATING TOBACCO AND NICOTINE RELATED RETAIL USES,” which was adopted by the President and Board of Trustees of the Village of Tinley Park on December 21, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 21st day of December 2021.

KRISTIN A. THIRION, VILLAGE CLERK

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2021-O-__

**AN ORDINANCE AMENDING THE TINLEY PARK ZONING ORDINANCE FOR THE
PURPOSE OF REGULATING TOBACCO AND NICOTINE RELATED RETAIL USES**

Published in pamphlet form this _____ day of _____, 2021, by Order of the Corporate
Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: _____

KRISTIN A. THIRION
Village Clerk

PAMPHLET
BACK OF PAMPHLET

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