



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**November 7, 2019 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the September 19, 2019 Regular Meeting

Item #1 WORKSHOP: LENNY’S FOOD N FUEL 183RD STREET, LLC, 7401 – 7451 183rd Street
Consider a request to recommending that the Village Board grant Leonard McEnery on behalf of Lenny’s Food N Fuel 183rd Street, LLC (Contract Purchaser) an amendment to the North Creek Business Park Planned Unit Development Ordinance (Ord. 91-O-083) to permit an automobile service (gas) station with a convenience store to be a permitted use on the subject property. Additionally, to grant a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for the property located at 7401 - 7451 183rd Street in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. Site Plan and Final Plat approval will also be considered as well.

Item #2 WORKSHOP: MASONRY TEXT AMENDMENTS
Consider recommending that the Village Board approve Text Amendments to Section II.B. (Definitions), Section III.U. (Site Plan Review), Section V.C.4. (Elevations and Facades), Section V.C.7 (General Requirements/All Business & Commercial Districts) and Section V.C.10 (Site Development Standards for Industrial Uses) of the Zoning Ordinance to incorporate masonry requirements for residential, commercial and industrial uses.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

September 19, 2019

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 19, 2019 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Curt Fielder, Acting Chairman
Eduardo Mani
MaryAnn Aitchison
James Gaskill
Stephen Vick

Absent Plan Commissioner(s): Garrett Gray
Lucas Engel
Angela Gatto
Tim Stanton

Village Officials and Staff: Paula Wallrich, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for September 19, 2019 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the August 15, 2019 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GASKILL to approve the minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING

Item #1 **WORKSHOP/APPROVAL: UNION SQUARE NORTH- 6822 179TH STREET, 17884-17890 OAK PARK AVENUE – SITE PLAN, PLAT OF RESUBDIVISION, PLAT OF ABROGATION**
Consider a request from Michael and Kevin Halleran to approve the Site Plan for Union Square North and the Plat of Re-Subdivision and Plat of Abrogation for properties located at 6822 179th Street, 17884-17890 Oak Park Avenue.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman
 Eduardo Mani
 MaryAnn Aitchison
 James Gaskill
 Stephen Vick

Absent Plan Commissioner(s): Garrett Gray
 Lucas Engel
 Angela Gatto
 Tim Stanton

Guests: Kevin Halleran, Petitioner
 Warren Opperman, Attorney

Paula Wallrich, Planning Manager gave a presentation as noted in the Staff Report. This is a minor change to a project that was brought before the Village in 2017. Since that time the developers have constructed and sold their models on the south side of 179th Street and have now begun construction on their second building and are ready to construct the last two buildings on the north side of 179th Street.

Ms. Wallrich noted that sales for the first units indicated a preference for 3-bedroom units therefore the Halleran's have requested an amendment to their approved site plan. The total number of units will not change; however on the north side of 179th Street, which was originally planned for six 2-bedroom "A" units and three 3-bedroom "B" units, is now proposed for three 2-bedroom "A" units and six 3-bedroom "B" units. In order to meet the required setbacks for the building fronting on Oak Park Avenue they have decreased the width of the units slightly from what was originally proposed. This has resulted in slight modifications to the plat of subdivision as well as an easement on the north side of the property just north of building B. The public utility easement had to be reduced from 5 feet to 3 feet which required a Plat of Abrogation or a Vacation of a portion of the easement. The Village engineers have approved this to accommodate all the public utilities that need to go through the area. There is also a very large utility pole in front of building A so they have increased the front yard setback from 5 feet to 10 feet.

PROPOSED CHANGES IN SITE PLAN			
	Approved	Proposed	Comment/code requirement
1	6.97'	6.85'	5' minimum
2	5'	10'	5' -15' FY setback (utility lines)
3	9.24'	4.24'	Reduction of green space/detention

4	7.20'	5.0'	5' minimum
5	5'	3'	5' max, reduction of easement
6	18'	16'	Reduced to accommodate AC units
7	2.7'	4.3'	Increased to accommodate AC units
8	5.02'	5.0'	5' -15' FY setback

Ms. Wallrich stated that none of the proposed changes result in a Variance and none of them complicate the engineering that was approved for the project. Landscaping was not impacted and the number count remains the same.

The Site Plan makes minor adjustments to the width and location of the two buildings on the north side of 179th Street and minor changes to the Plat of Subdivision and the Plat of Abrogation.

Motion 1:

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSISONER VICK to grant the Petitioners, Kevin Halleran and Mike Halleran (property owners), Site Plan Approval for the proposed property located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, consistent with the submitted plans and conditioned upon final engineering approval. ACTING CHAIRMAN FIELDER declared the motion carried by voice call.

Motion 2:

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Re-subdivision for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue in the Neighborhood General (NG) Zoning District, conditioned upon final engineering approval.

AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

Motion 3:

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend the Village Board grant the Petitioners, Kevin Halleran and Mike Halleran (owners), approval of the Plat of Abrogation of the Public Utility and Drainage Easement for Union Square North located at 6822-6830 179th Street & 17884-17890 Oak Park Avenue, conditioned upon final engineering approval.

AYES: MANI, GASKILL, VICK, AITCHISON, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the Motion unanimously approved.

This will be heard at the Village Board on October 1, 2019

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE SEPTEMBER 19, 2019 REGULAR MEETING

Item #2 WORKSHOP/PUBLIC HEARING: HOLIDAY INN- 18320 NORTH CREEK DRIVE-SITE PLAN, SPECIAL USE FOR A SUBSTANTIAL DEVIATION

Consider the application from SC Hospitality to approve a Site Plan and a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development (PUD) to allow for the construction of a 63,471 sq. ft. four-story hotel. Exceptions to the PUD include deviations from the sign regulations and the Urban Overlay District related to the location of the parking lot in the front and side yards, the depth of the front yard setback, and allow for two curb cuts rather than cross-access easements for property located at 18320 North Creek Drive.

Present were the following:

Plan Commissioners: Curt Fielder, Acting Chairman
Eduardo Mani
MaryAnn Aitchison
James Gaskill
Stephen Vick

Absent Plan Commissioner(s): Garrett Gray
Lucas Engel
Angela Gatto
Tim Stanton

Guests: Shailesh Patel, Petitioner
Chirag Patel, Petitioner
Warren Opperman, Attorney

Dan Ritter, Senior Planner gave a presentation as noted in the Staff Report. This is a Site Plan Approval and Special Use Permit for a Special Deviation from the North Creek Business Park Planned Unit Development to allow for the construction of a new Holiday Inn hotel on the property located at 18620 North Creek Drive.

The proposed Holiday Inn hotel is 63,471 sq. ft. and four stories tall on a 2.47 acre lot in the North Creek Business Park. The full-service hotel will have 108 rooms, indoor pool, fitness room, meeting rooms, outdoor patio, dining area and a hotel lounge with a bar.

Mr. Ritter noted that this proposed project has a few exceptions from the approved Planned Unit Development and Urban Design Overlay District requirements. The exceptions require a Special Use for a Substantial Deviation to approve Exceptions for the following items:

1. Increase in the number of wall signs to permit four total wall signs instead of the permitted maximum of two, as required by the Zoning Ordinance.
2. Increase in the size of the front (east) and rear (west) wall signs from the permitted maximum of 122 sq. ft. to the proposed 125 sq. ft. Increase in size of the side (north and south) wall signs from the permitted maximum of 58.33 and 62 sq. ft. to the proposed 76 sq. ft. as required by the Zoning Ordinance.
3. Permit the parking lot location in the front and side yard which is not permitted in the Urban Design Overlay District and PUD regulations.

4. Permit the front yard setback to be 107 feet instead of the maximum permitted front yard setback of 20 feet as required by the Urban Design Overlay District and PUD regulations.
5. Permit two curb cuts and no cross-access to adjacent properties as required by the Urban Design Overlay District.

The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park Planned Unit Development (PUD). The PUD was originally approved in 1991 with the base ORI zoning and then in 1995 a portion of the area was changed from the ORI base zoning to General Business (B-3) base zoning. The PUD includes a mixture of office, light industrial and commercial uses. The area has the largest concentration of hotels in the Village with a total of seven.

The site is also located within the Urban Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and overall a more urbanized look. Mr. Ritter stated that staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. The Applicant has positioned the majority of the parking lot behind the building with a decreased front yard along North Creek Drive. They have also planned for pedestrian connections and sidewalks throughout the site.

The PUD regulations specifically designate hotels as a permitted use within the PUD, although the Villages' Zoning Ordinance also permits hotels within the ORI zoning District.

The Applicant is requesting a Special Use Permit for a Substantial Deviation from the Planned Unit Development. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. Exceptions should be looked at in terms of their conformance to their overall PUD's design and goals.

The Exceptions include:

1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback
 - b. Allowing parking in the front yard
 - c. Maximum of one curb cut per site
 - d. Required cross-access to adjacent properties
2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
 - a. Maximum number of wall signs
 - b. Maximum sign face area for wall signs
 - c. Allowing Parking in the front and side yards

The North Creek PUD was designed prior to the approval of the Urban Design Overlay District. Mr. Ritter noted that due to the unique nature of the site and the existing development patterns within the PUD, these exceptions help to retain the character of the PUD and provide adequate signage for the site. Cross-access and shared parking opportunities are limited due to all adjacent lots being previously developed without cross-access to this site. The maximum of one curb cut is also not feasible without the ability for cross-access to another site. One curb cut would create difficult turning movements for emergency vehicles and delivery trucks to enter and leave the site. The signage exceptions will help identify the hotel from multiple different roadways that surround it. The wall sign related requests are similar to those made for the Woodspring Suites and Wingate hotels. The first draft of the site plan submitted by the Applicant included all parking in the front of the hotel. Staff worked with the Applicant on the proposed plan which provides a double line of parking in the rear yet maintains accessible parking, some customer parking and a covered circle entry/drop off area at the front of the hotel which is

consistent with industry standards. With adequate landscape screening staff is confident the proposed site plan meets the integrity of the PUD and UDOD and other hotel site designs in the PUD. While there are a variety of site plan configurations in the PUD the specific layouts are more of a reflection of the lot configuration (lot shape and width) then compliance with the PUD regulations.

The Zoning Code requires one parking space per room plus one parking space for each employee that may be on-site at any time. There are 108 rooms and the maximum number of employees is six, the requirement for a total number of parking spaces is 114. The proposed site plan provides 115 parking spaces (110 regular and five ADA) and complies with the Zoning Code.

Mr. Ritter reported that the proposed landscape plan has been reviewed by the Village's Landscape Architect and finds it to be in general conformance with the Village's Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard minimum of ten feet and the total amount of landscaping due to the location of the North Creek Business Park walkway on the property. The Village's consultant supports this bufferyard and recognizes the area functions appropriately in providing space to separate the commercial properties; the proposed landscaping was increased in the remaining five feet to the greatest extent possible. One area of concern is the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by increasing the density and size of landscaping throughout the site perimeter and building foundation. For example, each tree will be planted at three inch caliber instead or the minimum require 1.5 inches. The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. Any further landscaping additions require a reduction in the size of the building or a decrease in parking spaces, which is not economically feasible. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, and Sleep Inn. Below is a list of the Landscaping deficiencies in the proposed plan.

Please note the following abbreviations: CT = Canopy Tree, US = Understory Tree, SH = Shrub, T = Tree

BUFFERYARD REQUIREMENTS							
Location	Required Width	Proposed Width	Deficit	Length	Required Plantings	Proposed Plantings	Deficit
North ("B" Bufferyard)	10'	5'	5'	265'	12 CT 4 US 53 SH	8 CT 3 US 44 SH	-4 CT -1 US -9 SH

PARKING LOT LANDSCAPING STANDARDS				
Location	Requirement	Provided	Deficit	Comments
Parking Lot	15% of parking lot area to be landscaped or 7,681 square feet	1,900 square feet	5,781 square feet	51,208 s.f. of parking lot shown on landscape plan (area stops at property line)

Mr. Ritter displayed an architectural rendering of the proposed building. The Petitioner delivered samples of some of the building material that the Commissioners examined. Staff's recommendation is to include newer elements and high-end materials not traditionally used in a Holiday Inn Building. The proposed building meets the Building Code material requirements (60% face brick) and includes 65.1% face brick, 15.4% stone, 16.7% fiber cement siding, and 2.8% EIFS. They do not plan to use any green up lighting.

The Applicant proposes five signs: four wall signs and one freestanding sign. The sign plan indicates that the front and rear of the hotel will display a 125 sq. ft. wall sign on the upper level of the building. The sides will display a 78 sq. ft. sign on the upper level of the building. The Applicant has proposed one freestanding sign along North Creek Drive. The proposed signage does not meet the Village's Sign Regulations.

Wall signs in the North Creek PUD are permitted to be one sq. ft. per one linear foot of the building frontage not to exceed 123 sq. ft. per sign. Since the building's front and rear linear frontage is 245.1 ft., the maximum size of 120 sq. ft. per sign is permitted. The proposed front and rear wall signs are about 125 sq. ft. each which is 5 sq. ft. larger than permitted. The side wall signs have a linear frontage of 62 and 57.33 feet, therefore they are limited to 62 and 57.33 sq. ft. respectively. The proposed wall signs are 76 sq. ft. in size. Mr. Ritter commented that these signs are corporate standard sizes, however wall sign sizes can be designed and reduced to meet the required maximum.

The Zoning Code and PUD Sign Regulations also stipulate that a maximum of two wall signs are permitted and four signs are proposed.

The freestanding monument-style sign is compliant with the size, height and location required. The sign will have a stone base that matches the building's stone. However, the width of the base of the freestanding sign is non-compliant. The base of a ground/monument-style sign is required to be equal in width to the sign face or wider. The width of the base must be expanded.

The Applicant has provided a photometric plan that provides light via 23 LED light fixtures throughout the site. The plan indicates light spillage of less than one foot candle at the east edge of the property line along North Creek Drive. The proposed lighting plan is in compliance with the new lighting standards with respect to fixture type, illumination intensity and light intensity at the property lines. Staff has recommended pedestrian lighting along the existing North Creek walkway.

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GASKILL, to open the Public Hearing for Holiday Inn - 18320 North Creek Drive-Site Plan, Special Use for a Substantial Deviation. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved.

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

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

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

1. Discuss the requested Substantial Deviation with exceptions from the PUD regulations and Urban Design Overlay District.
2. Review proposed site plan, location of parking fields, and site circulation.
3. Discuss the proposed landscape plan and required waivers.
4. Discuss request for exceptions in regards to the wall sign sizes and total number.
5. Discuss the freestanding sign monument base width and design.
6. Discuss the need for pedestrian lighting along the North Creek walking path.

ACTING CHAIRMAN FIELDER asked for comments from the Commissioners regarding the Open Items.

ACTING CHAIRMAN FIELDER noted in order to meet the criteria of the development there is no way to change the parking to meet the UOD requirements

CHAIRMAN VICK noted the thing that helps this site is having the curb cut across from Maple Creek Drive. This eases the area to line up with the offsets.

Warren Opperman, Attorney noted that the landscaping was beefed up in order to compensate for the deficit in the parking lot. The tree caliper requirement is 1 ½” and the trees being proposed will be 3”. We tried to compensate with the number of plantings around the building.

COMMISSIONER VICK noted the new proposed color rendering of the building is much better than the original colors. The first rendering looked very institutional.

ACTING CHAIRMAN FIELDER noted he does not feel it is necessary to have four signs all the way around the hotel. He would like to scale it down to two signs rather than the four.

Chirag Patel, Petitioner noted that the front of the building is on the east side facing Harlem. The north side faces 183rd Street. There is a lot of development proposed in that area and it makes sense to have the signs on the east and west.

ACTING CHAIRMAN FIELDER noted they won't need a sign on the south side as it will not be seen from the highway. There are businesses and other hotels that will block it. There will also be a highway sign that will say there is a Holiday Inn at this exit.

Mr. Patel noted the north, east and west would be most desirable.

Mr. Opperman noted the Holiday Inn sign sizes are the standard manufactured sign sizes and requested the standard size of the wall signs remain as proposed. They would be willing to make the base of the free standing monument sign larger to meet the requirement.

ACTING CHAIRMAN FIELDER noted the amount of signs are more important than the sizes of the signs.

COMMISSIONER VICK noted he would like to see the sizes stay the same and limit the amount to three signs rather than four.

ACTING CHAIRMAN FIELDER noted there is no pedestrian lighting in that area of the path now and it would only be in that one area. He feels this would be better to hold this off to the future when sidewalks are completed.

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON, to close the Public Hearing for Holiday Inn - 18320 North Creek Drive-Site Plan, Special Use for a Substantial Deviation. The Motion was approved by voice call. ACTING CHAIRMAN FIELDER declared the Motion approved.

Mr. Ritter went through the Standards for Special Use.

- 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;
 - a. *The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of a hotel that will provide*

accommodations for visitors of the community. The proposed Holiday Inn project will be constructed meeting current Village building codes and will benefit surrounding businesses and properties.

- 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;
 - a. *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 because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.*
- 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;
 - a. *The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed, including all adjacent properties.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - a. *The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage to be accommodated on the Holiday Inn site. Drainage has been accounted for within the existing pond to the west of the site.*
- 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
 - a. *The proposed plans include site access by utilizing two curb cuts on North Creek Drive that allow for ingress/egress to the site and efficient site circulation. No cross-access is established on the adjacent and previously developed properties, limiting the ability for cross-access to be utilized on the Holiday Inn site. The site incorporates walkways on-site and provides for space for a future public sidewalk to be installed.*
- 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.
 - a. *The Special Use conforms to all other applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and allowing for exceptions from the Urban Design Overlay District to the front yard setback, location of parking, maximum number of wall signs and maximum sign face area for wall signs. These exceptions are consistent with other properties within the North Creek Business Park and the intent of the regulations are met where possible.*

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - a. *The proposed Holiday Inn project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing additional property and hotel tax revenue where the existing vacant property is generating minimal tax revenue. Visitors will benefit from a larger selection of hotel brands in town, while surrounding businesses will benefit from the visitors that spend money in town.*

Motion 1 (Site Plan):

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER MANI to grant the Petitioner, SD Hospitality LLC, Site Plan Approval to construct an approximately 63,471 sq. ft. and four story tall Holiday Inn hotel development consisting of 108 rooms and various amenities on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and subject to the following conditions:

1. The freestanding sign base shall be revised to be at least as wide as the sign face.
2. The number of wall signs will be reduced from 4 to 3.
3. Site Plan Approval is subject to final engineering review and approval.
4. Site Plan approval is subject to approval of the Substantial Deviation with exceptions to the the PUD.

AYES: VICK, AITCHISON, GASKILL, MANI, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the motion was unanimously approved.

Motion 2 (Special Use):

A motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON to recommend that the Village Board grant a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD and Exceptions from the Zoning Ordinance (increased front yard setback, allowing parking in the front yard, number of curb cuts per site, required cross-access to adjacent properties) to the Petitioner, SD Hospitality LLC, to permit a Holiday Inn hotel development on the property located at 18320 North Creek Drive in the ORI PD (Office & Restricted Industrial, North Creek Business Park PUD) Zoning District, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the Staff Report, subject to the following conditions:

1. The freestanding sign base shall be revised to be at least as wide as the sign face.
2. The number of wall signs will be reduced from 4 to 3.

AYES: VICK, AITCHISON, GASKILL, MANI, ACTING CHAIRMAN FIELDER

NAYS: NONE

ACTING CHAIRMAN FIELDER declared the motion was unanimously approved.

This will go before the Village Board at the October 1, 2019 meeting.

GOOD OF THE ORDER:

1. The Ground Breaking for the South Street Boulevard project was held and there was a pre-construction meeting this morning
2. The Magnuson project is getting underway for a Foundation Permit to be issued shortly.
3. The Planners are attending the American Planning Association Meeting next week.

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER AITCHISON, seconded by PLAN COMMISSIONER GASKILL to adjourn the Regular Meeting of the Plan Commission of September 19, 2019 at 8:10 p.m. The Motion was unanimously approved by voice call. ACTING PLAN COMMISSION CHAIRMAN FIELDER declared the meeting adjourned.

PLAN COMMISSION STAFF REPORT

November 7, 2019 – Workshop

Petitioner

Leonard McEnery on
behalf of Lenny's Food N
Fuel 183rd Street, LLC
(Contract Purchaser)

Property Location

7451 183rd Street

PINs

19-09-01-201-015-0000,
19-09-01-201-016-0000,
19-09-01-201-025-0000

Zoning

ORI PD (Office &
Restricted Industrial,
North Creek PUD)

Urban Design Overlay
District

Approvals Sought

- PUD Ordinance
Amendment
- Special Use Permit
- Site Plan Approval
- Final Plat Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

Food N Fuel

7451 183rd Street



EXECUTIVE SUMMARY

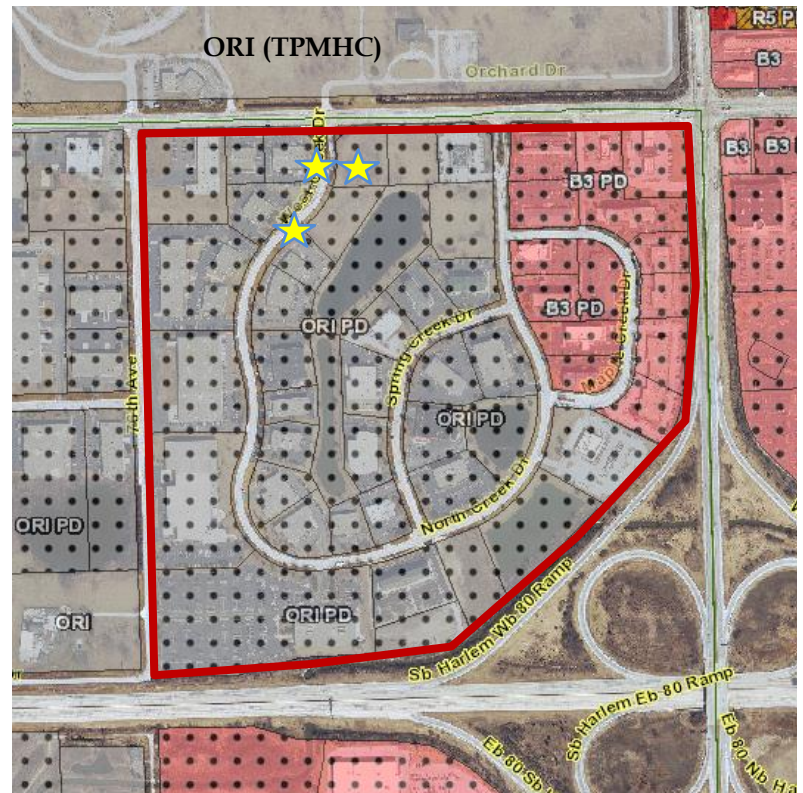
The Petitioner, Leonard McEnery on behalf of Lenny's Food N Fuel 183rd Street, LLC (Contract Purchaser), is seeking an amendment to the existing North Creek Business Park Planned Unit Development (PUD) Ordinance (Ord. 91-O-083), Special Use Permit for a Substantial Deviation from the PUD, Site Plan Approval and Final Plat of Consolidation Approval. The requests would allow for the construction of a new Food N Fuel gas station and convenience store on the property at 7451 183rd Street.

The proposed gas station site includes 18 vehicle fueling stations, four large truck fueling stations, and a 9,100 sq. ft. convenience store building. In addition to typical retail items, the convenience store building includes space for a Dunkin' Donuts with a drive-thru, a second food service vendor, and an area intended for video gaming. The facility is expected to look and operate similar to other Food N Fuel and Gas N Wash locations in the area (Food N Fuel at 19420 Harlem Ave, Tinley Park; Gas N Wash at 8810 W. 191st St, Mokena; Food N Fuel at 2560 N Cedar Rd, New Lenox, among others). No car wash or vacuums are proposed at this location. The proposal consolidates two lots closest to 183rd Street as well a small amount of property (178.27 sq. ft.) from the lot to the south. The resulting consolidated lot will be 3 acres in size.

The location was chosen due to high existing traffic counts, I-80 access, and need for additional gas station services beyond the existing Speedway. The North Creek PUD allows for a mix of uses that includes office, light industrial, and business. The area is home to many hotels, restaurants, stores, and other commercial uses compatible with a gas station and convenience store.

EXISTING SITE & ZONING

The subject property consists of three vacant parcels on the southeast corner of West Creek Drive and 183rd Street. The property is located to the west of the existing Hamada of Japan Restaurant (18310 North Creek Drive) and north of the subdivision's retention pond. The property is zoned Office and Restricted Industrial (ORI) and is part of the North Creek Business Park PUD. The PUD was originally approved and subdivided in 1991 (Ord. 91-O-083) with the ORI base zoning covering the full area, but permitting some specific uses more typical of the B-3 zoning district. In 1995, a portion of the area included in the PUD that was most adjacent to Harlem Avenue, was rezoned from the ORI base zoning to a B-3 (General Business) base zoning (Ord. 95-O-055). Most of the PUD has been developed and includes a mixture of office, light industrial, educational, and commercial uses. The area is a destination for many travelers due to its proximity to I-80, Hollywood Casino Amphitheater, Tinley Park Convention Center, and a variety of shopping/service establishments. The Harlem Ave/183rd St intersection has the largest concentration of hotels in the Village with a total of seven and an eighth (Holiday Inn) receiving approval from the Village Board in October 2019. There is only one gas station (Speedway) in the immediate area. All properties surrounding the subject site are in the same North Creek PUD.

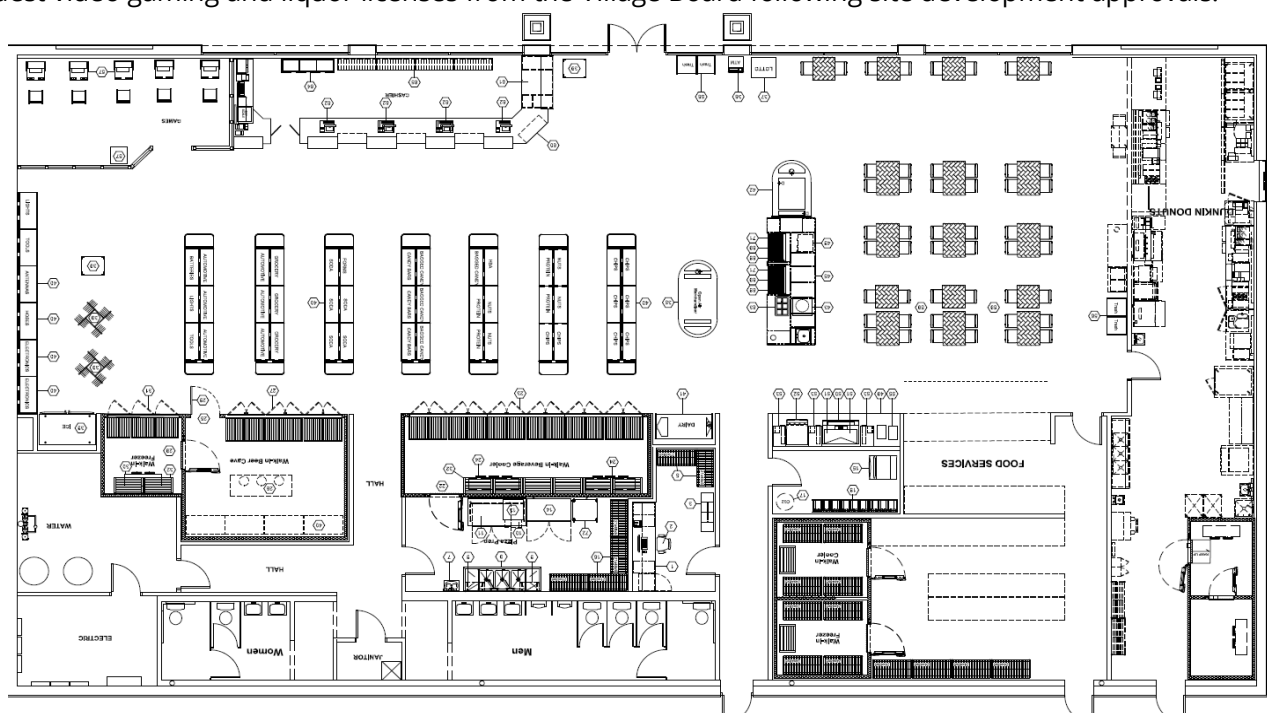


Above: Zoning Map around subject property (indicated with stars) in the North Creek Business Park PUD (outlined in Red).



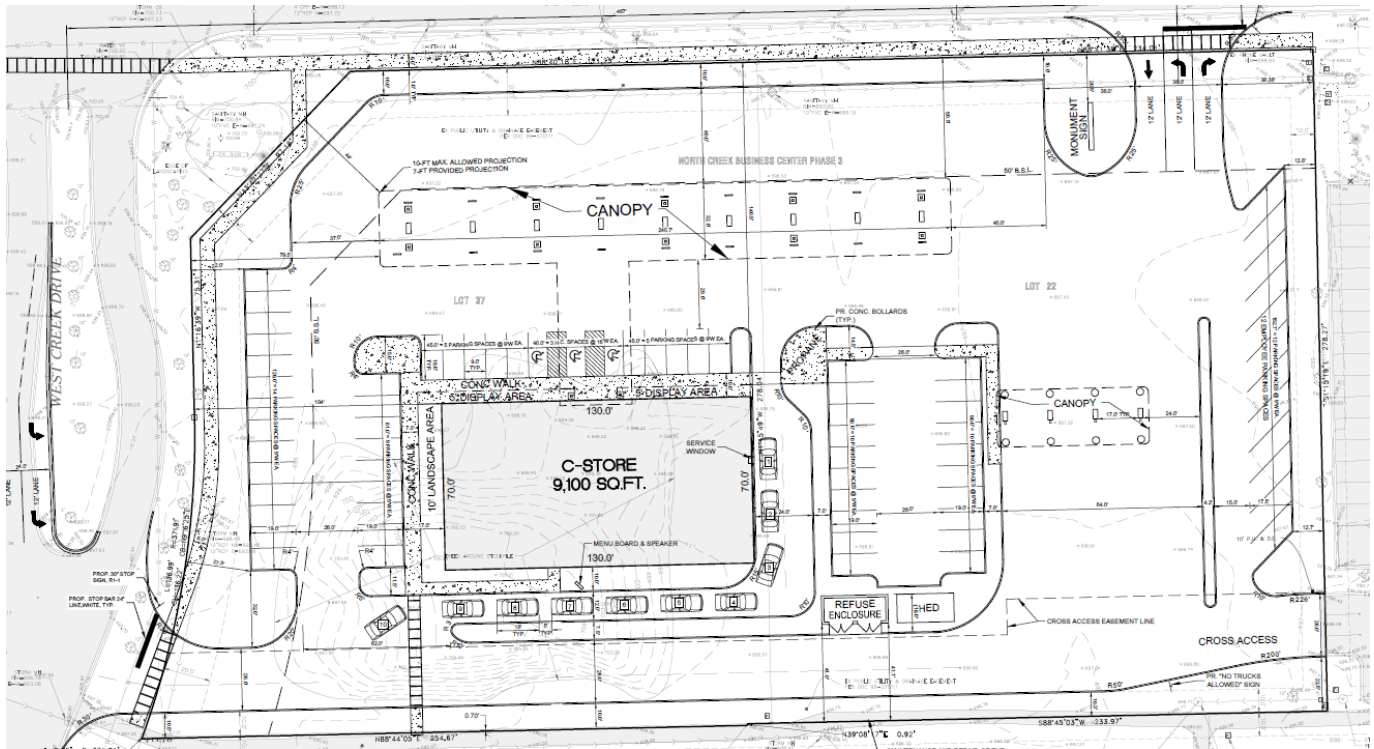
The site is also located within the Urban Design Overlay District (UDOD), which promotes walkability, lesser front yard setbacks, and a more urbanized look. Due to the inconsistencies between the intent of the UDOD and the development pattern of the existing development within the North Creek Business Park PUD, staff relied primarily on the PUD regulations to guide the review of the project. Staff has worked with the Petitioner to ensure that the spirit of the UDOD is met where possible. However, a gas station is a heavily auto-oriented use that is difficult to fit into the intent of the UDOD regulations. Despite a lack of pedestrian connectivity in the subdivision and general area, the Petitioner has planned for pedestrian connections throughout and around the site.

The proposed gas station site includes fueling stations for 18 vehicle and four large trucks. There will be a 9,100 sq. ft. convenience store building that sells vehicle fuel and typical retail items (food, drinks, snacks, tobacco, etc.) The convenience store building will include space for a Dunkin' Donuts with a drive-thru, a second food service vendor, and a separate area intended for video gaming. While it is not in context with a Site Plan review, the Petitioner plans to request video gaming and liquor licenses from the Village Board following site development approvals.



The site will include the convenience store building, vehicle fueling area/canopy, truck fueling area/canopy, vehicle parking, a drive-thru lane, walkways, landscaping, a storage shed, and a dumpster enclosure. Additionally, new utilities will be provided to the building, such as watermain, sewer lines, and lighting.

Page 3 of 18



The access on 183rd Street is currently proposed as a full-access. Staff does not expect that the full-access design will receive approval from Cook County Department of Transportation (CCDOT) or the Village Engineer due to safety concerns with the proximity to two other full access points. Having full access points too close together on a heavily traveled roadway can create dangerous and competing vehicles turning movements. Additionally, it is expected that a traffic signal will be installed at North Creek Drive in the future when the mental health center site is redeveloped. The traffic signal makes a full-access point even more problematic. With existing full access points already established (North Creek Drive and West Creek Drive), it is recommended a limited (right-in/right-out) access be pursued on 183rd Street. The site circulation (including truck and emergency vehicles) was designed to work even if this access point is reduced to right-in/right-out only, so no site changes will be needed. Staff recommends the plans be revised accordingly.

Open Item #1: Discuss the full access proposed on 183rd Street. Staff recommends the plans be revised to show only a right-in/right-out limited access to avoid potential traffic safety concerns.

The Subdivision Code requires that any new development or redevelopment install a public sidewalk on all public frontages. While the existing sidewalk network in the area is limited, there is sidewalk running west of the site along 183rd Street. Therefore, staff recommended the Petitioner install the sidewalk instead of providing a cash-in-lieu payment. The sidewalk is the standard 6 feet wide in commercial areas and runs along both the 183rd Street and West Creek Drive frontages. The sidewalk runs onto the development site to avoid existing parkway trees and a subdivision sign for a small portion; that portion of the sidewalk has been placed in a public sidewalk easement as indicated on the plat.



LANDSCAPE

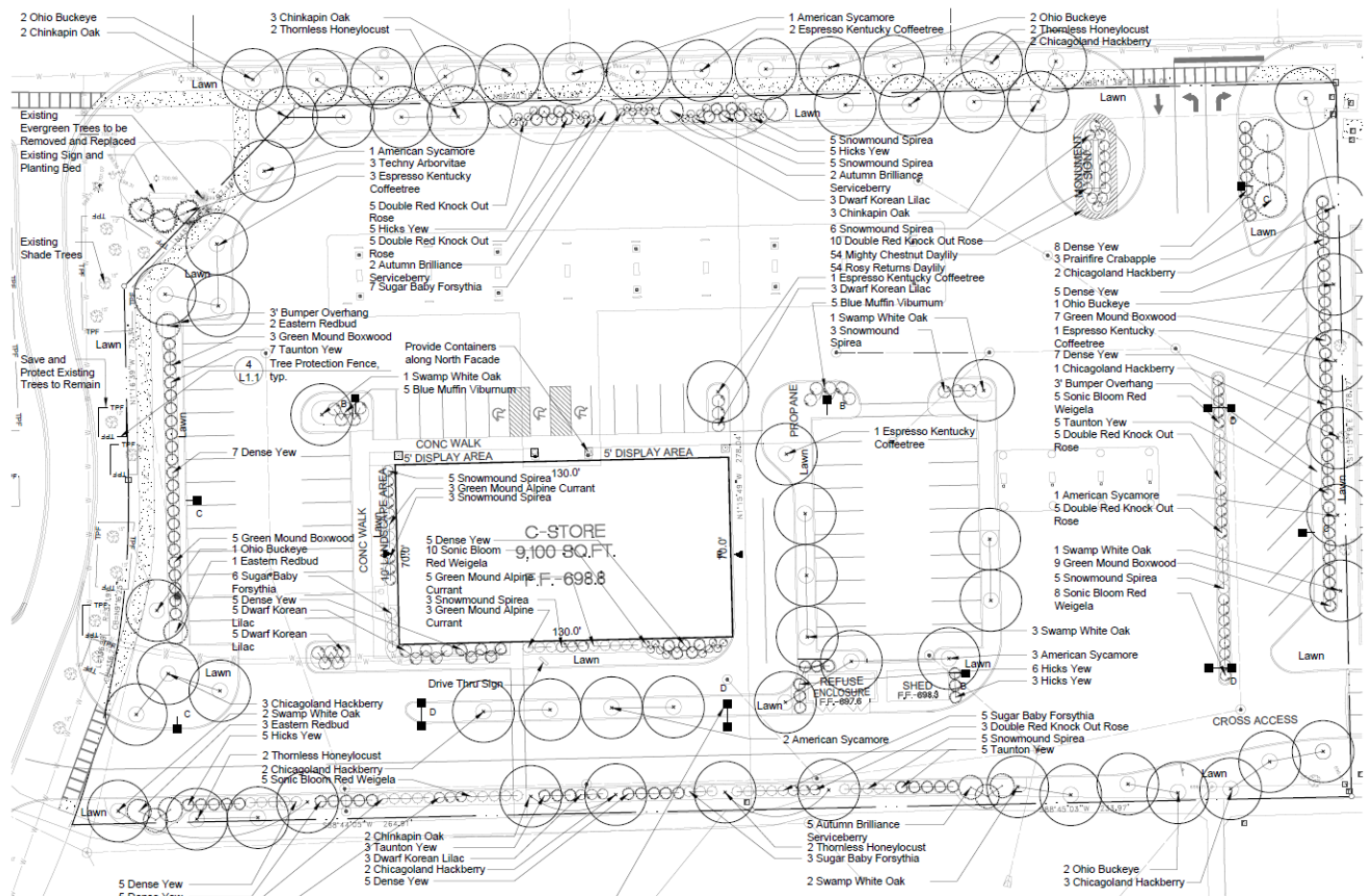
The proposed Landscape Plan has been reviewed by the Village's Landscape Architect and finds it to be in general conformance with the Village's Landscape Ordinance with a few exceptions. The proposal requests a waiver from the north bufferyard landscaping totals due to a substantial number of parkway trees already proposed to be installed. The petitioner has indicated that additional landscaping along the 183rd Street frontage, especially trees, will block most visibility to the site, which is required to run the business successfully and for traffic visibility reasons. The Village's consultant supports the bufferyard and recognizes the area functions appropriately with the addition of parkway trees. However, there is an ability to add additional shrubs within this frontage. If additional pavement area exists, widening the bufferyard can also reduce the amount of landscaping required. The east bufferyard area has the ability to add additional landscaping and a tree in an end island that has been left as lawn. Staff recommends these few revisions be made to reduce the landscape waivers on the North and East bufferyards where possible.

BUFFERYARD REQUIREMENTS						
Bufferyard Location	Required Width	Proposed Width	Length	Required Plantings	Proposed Plantings	Deficit
North ("C" Bufferyard)	10'	10'	462' (excluding entry aisle)	23 CT 10 US 93 SH	11 CT 7 US 40 SH	-12 CT -3 US -53 SH
East ("B" Bufferyard)	10'	10'	252' (excluding drive aisle)	8 CT 3 US 41 SH	7 CT 0 US 33 SH	-1 -3 -8 SH

The second waiver being requested is in regards to the interior parking lot landscaping. The petitioner has worked to offset these deficiencies by meeting the high density and size of landscaping required throughout the site perimeter. The landscape code is not particularly easy to comply with on a gas station property in regards to interior parking lot landscaping. The fueling area needs to remain free from obstructions and allow room for vehicle and truck movement throughout the site. Landscaping pots can be added but these are often hard to maintain hearty landscaping in throughout the year.

PARKING LOT LANDSCAPING STANDARDS			
Requirement	Provided	Deficit	Comments
15% of parking lot area to be landscaped or 13,390 square feet	3,040 square feet	10,350 square feet	89,289 s.f. of parking lot shown on landscape plan and includes fueling area. Add shrubs to large island in the middle of the site that wraps drive thru / parking.

The petitioner met the majority of the landscape code, yet these few deficiencies remain due to site constraints. The proposed landscaping is similar in style and design with surrounding area properties, such as Hamada, Comfort Inn & Suites, Sleep Inn, and the recently approved Holiday Inn. Below is a list of the landscaping deficiencies in the proposed plan. The species and variety of plantings are expected to increase the appeal of the property and overall area.



Open Item #2: Discuss the proposed landscape plan and requested Landscape Ordinance waivers. Discuss staff's recommendations and the ability to comply to a greater degree with the north and east bufferyard landscaping requirements.

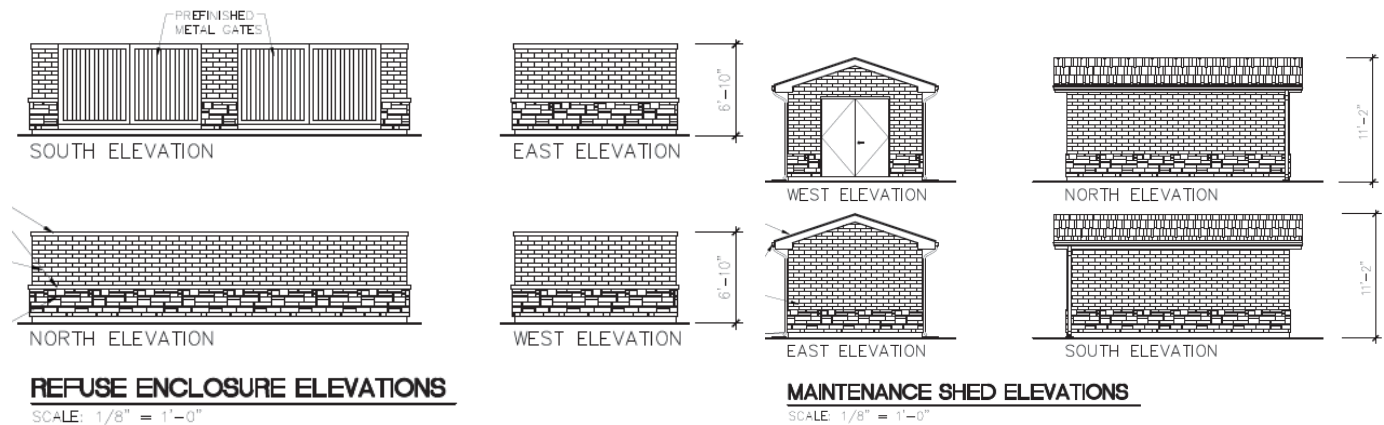
ARCHITECTURE



The design of the convenience store building and gas station canopy will resemble other Food N Fuel and Gas N Wash locations. The building primarily utilizes high-quality materials, including face brick (71% of exterior, excluding glazing) with stone around the base (14.2% of, excluding glazing). The remaining area of the building utilizes metal and EIFS for architectural treatments. The building will have a red metal coping/cornice around the top of the structure. The two fueling canopies are also proposed to be red in color. All mechanical equipment will be screened by the rooftop parapet.

The proposed structure will also have shingled canopies on the front façades. These canopies were previously placed over manual changeable copy signs on previous versions of the plan. The manual changeable copy wall signs were removed by the petitioner as they are a prohibited sign type. The signage areas were revised to include additional front façade windows.

The canopy supports, dumpster enclosure, and storage shed are proposed to be wrapped in stone and brick that matches the convenience store structure in style and design. A similar design on these accessory structures is expected to give a high-quality finished look to the site.



Open Item #3: Review the proposed architecture and materials used throughout the site.

RENDERINGS

The renderings shown in the staff report and packet are from the Petitioner's original submittal and revisions based on staff review comments. These renderings were unable to be revised in time for the workshop meeting, but will be updated prior to the public hearing. Changes include revisions to the proposed signage, landscaping, adding sidewalks, and additional front facade windows.

Open Item #4: Submit revised renderings based on prior architectural, signage, and site revisions.

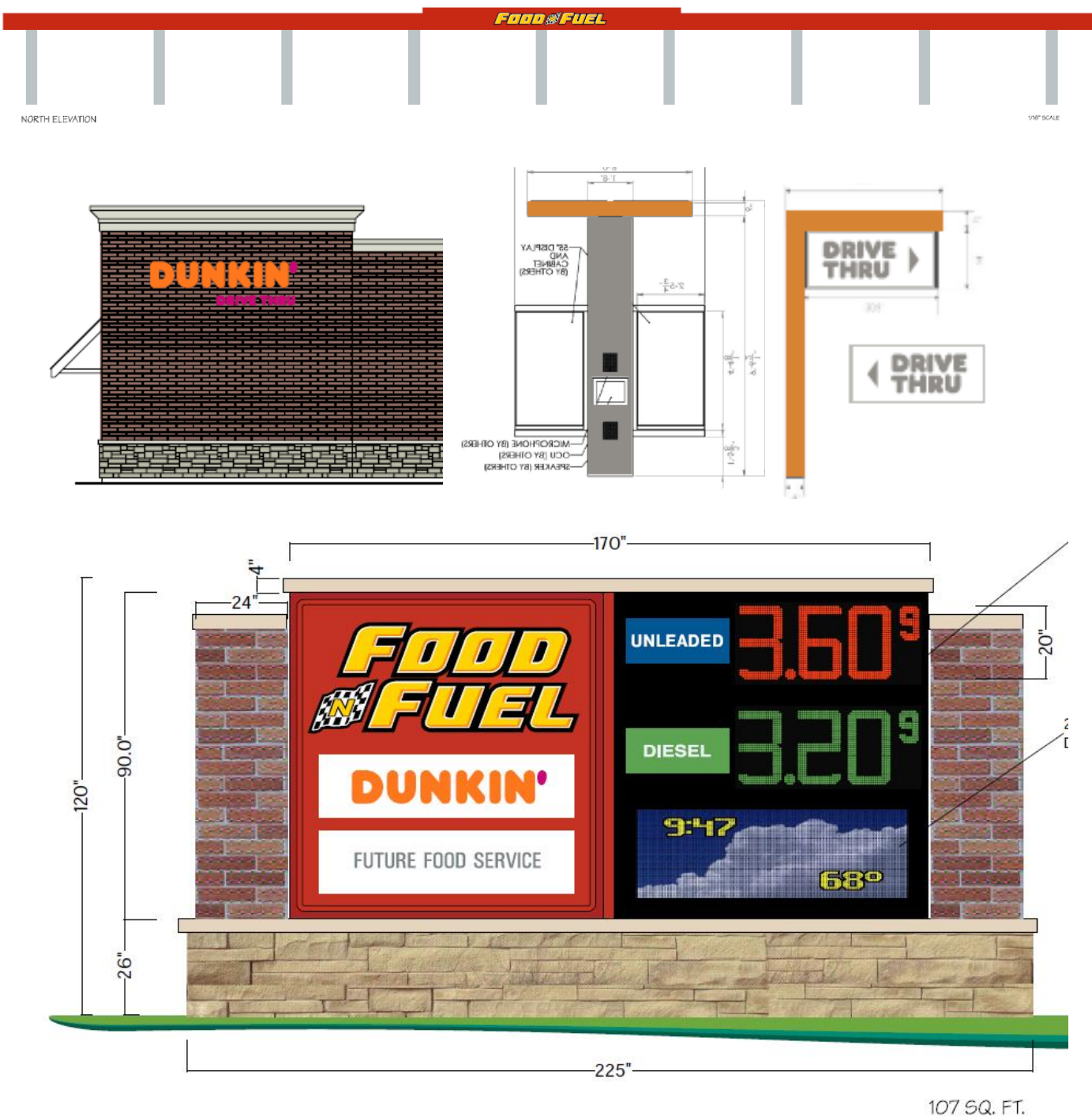


SIGNAGE

The petitioner has proposed the following signs:

- Four wall signs (including one 15 sq. ft. interior tenant sign)
- Three gas station canopy signs
- Two directional “Trucks” canopy signs
- One Dunkin Donuts drive-thru menu board and clearance bar
- Four drive-thru directional signs (no logos)
- One monument sign

All proposed signs meet the code requirements for size, number, and location. Staff notes that Dunkin Donuts wall signs are considered the primary signage for the convenience store building and that the “Future Food Tenant” is considered an interior tenant without a separate entrance and is limited to 15 sq. ft. in size.



PARKING

OVERALL PARKING

The Village Zoning ordinance provides some guidance for required parking for various uses; however, there is no specific reference for a convenience store associated with a gas station, restaurants, or video gaming. In these situations where a specific use is not listed, the Plan Commission approves the parking based on the Petitioner's proposal and professional parking study is typically required.

The site is unique due to a mix of different uses proposed to be incorporated into the convenience store building. While the parking analysis below breaks out each use individually, some of demand may include overlapping customers (for example, someone getting gas may also be buying retail items and/or doing to Dunkin Donuts. The proposed plan anticipates a need for 68 parking stalls following typical Zoning Code parking requirements based on individual uses:

- 34 parking stalls for retail use (1 space per 150 sq. ft.; 5,100 sq. ft. retail space/150 = 34).
- 17 parking stalls for dining/restaurant uses (1 space per 3 seats; 51 seats/3 = 17)
- 5 parking stalls for gaming machines (1 parking space per seat)
- 12 parking spaces for employees (1 parking space per maximum number of employees)

With 68 spaces (65 standard, 3 accessible) supplied based on the proposed plans, the parking requirements would meet the Zoning Code's minimum. Additionally, there are 18 vehicle fueling stations and 4 truck fueling stations. Staff believes 68 spaces will be more than sufficient due to the unique mix of uses on the site and that many of the uses will share customers. Also, the nature of the business results in high turnover with limited long-stay parking needs (in contrast to typical retail stores) outside of the employees. Minimum parking requirements are an imperfect science and can often require too much parking to be installed. "Over parking" can result in smaller structures, less landscaping, negative environmental effects, and higher development costs.

While it is a unique use, there are other existing Food N Fuel and Gas N Wash locations that can be useful to compare the site to. During the annexation of the Food N Fuel on Harlem Ave, Village staff conducted informal parking counts at that location. Below in Table 1 are the vehicle counts for the 52 existing parking spaces, while table 2 indicates the number of trucks at Food N Fuel on Harlem Ave in Tinley Park.

Table 1		
3.16	Noon	12
3.19	10:00 AM	12
3.19	0:00	6
3.19	8:47 PM	13
3.2	8:02 AM	9
3.2	9:25 PM	11
3.20	10:00 AM	17
3.21	7:45 AM	13
3.21	10:00 AM	18
3.22	7:25 AM	15
3.22	8:34 PM	10
3.22	10:00 AM	14
3.23	7:50 AM	9
3.23	1:30 PM	17
3.26	8:00 AM	13
3.26	11:00 AM	16
3.27	11:20 AM	17
3.27	8:55 AM	11
3.27	6:50 PM	8
3.28	7:35 AM	11
3.28	5:52 PM	10
3.29	7:15 AM	16

Table 2					
# Trucks	Comment				
1	PARKED				
0					
2	1 GETTING GAS				
1	PARKED				
1	PERSON SITTING IN TRUCK				
2	GETTING GAS				
0					
2					
2	1 IDLING, 1 IN CAR AREA- COULDN'T HEAR IDLING AT HOUSE				
4	2 fueling , 1 waiting to fuel, 1 parked with person inside idling				
0					
2	fueling				
1	fueling				
2	fueling				

For comparison, staff also visited the Gas N Wash on 191st in Mokena and collected some informal parking counts shown in Table 3 Below.

Table 3			
Day	Time	Parking Count in parking stalls only	Video gaming
3.16	10:30 AM		3
3.19	10:30AM	15	3
3.20	10:30 AM	20	5
3.21	10:30 AM	20	5
3.22	10:30 AM	14	2
3.23	10:30 AM	12	2
3.26	10:30 AM	13	5
3.27	8:15 AM	20	5
3.27	10:30 AM	12	1

The proposed site has a total of 68 parking stalls, which exceeds the total number of parking stalls at the two nearby location: Harlem Avenue Food N Fuel has 52 and the 191st Street Mokena Gas N Wash has 45. While the subject site's location may be busier for fueling services, it also will not have car wash service that is available at the other two locations that are noted. It is important to note that the nearby Speedway gas station has approximately 45 parking spaces and 16 fueling stations. Based on these surrounding area locations and proposed parking, it appears there is sufficient parking for vehicles and trucks proposed on the subject site.

DRIVE-THRU

The Zoning Code does not have specific requirements in regards to drive-thru stacking, and each case is determined through Site Plan Review. The Dunkin Donuts drive-thru is proposed to have stacking availability for ten vehicles (six prior to the order board and four after). This exceeds the stacking at the majority of other Gas N Wash and Food N Fuel locations that have Dunkin Donuts, which typically have eight vehicles stacking spaces. Due to the unique nature of these being attached to a Gas Station/Convenience Store, staff has requested additional information and counts on vehicle stacking at the drive-thru. The updated drive-thru information is expected to be presented at the workshop meeting.

OVERALL

An initial parking study and turning templates were supplied by the Petitioner's consultant (KLOA). However, staff requested additional data and information be included in the analysis specific to the drive-thru and truck traffic. Updated turning templates and a traffic/parking analysis is forthcoming and expected to be available and presented at the workshop meeting.

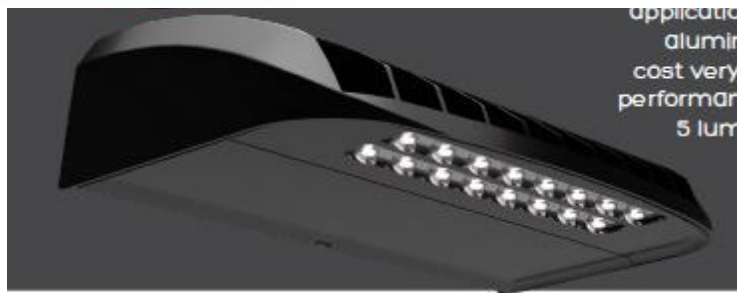
Open Item #5: An updated parking and traffic study/analysis is required showing the expected traffic and access movements to and from the proposed site. The Petitioner has been working with their traffic consultant (KLOA) on the study and it is expected to be completed by the workshop meeting.

LIGHTING

A new lighting ordinance was recently recommended for approval by the Plan Commission and adopted in September 2019. The lighting plan for the proposed development complies with the new lighting standards in respect to fixture type, illumination intensity, and light intensity at the property lines.

The Petitioner has provided a Photometric Plan that provides lighting via 11 LED light poles, 46 LED canopy fixtures, and two LED wall mount fixtures throughout the site. The Photometric Plan indicates light spillage of less than one foot candle the roadway and property lines. All light fixtures are full cut-off and downcast to prevent glare on adjacent properties and roadways.

LED CANOPY LIGHT - LEGACY™ (C)



SPECIAL APPROVALS NEEDED

PUD Ordinance Amendment

The original PUD Special Use (Ord. 91-O-083) indicated a number of additional permitted uses, more typical of B-3 zoning district (hotels, theaters, clubs, daycares, banks, etc.) to be included in the PUD in addition to the ORI zoning uses permitted by the underlying district. In 1995, a portion of the area included in the PUD (adjacent to Harlem Avenue) was changed from the ORI base zoning to General Business (B-3) base zoning (Ord. 95-O-055). This allowed B-3 uses in that area but did not change the uses on the ORI areas.

The proposed amendment adds an “automobile service station with a convenience store” to the list of permitted uses but only on the subject property. By limiting it to the subject property, it prevents any other sites within the PUD from developing a gas station where it might be less appropriate. All other PUD regulations will stay intact in regards to development requirements and permitted uses.



The 183rd Street and Harlem Ave corridors are heavy commercial-oriented corridors. Commercial uses currently stretch from Speedway at the southwest corner of Harlem Ave & 183rd Street to the Hamada restaurant that is to the east of the subject site. The access and visibility on 183rd Street are advantages that make the site plausible for commercial-type uses, including a gas station and convenience store. The intersection and area has shown demand for another gas station nearby with Speedway being among the busiest in the nation and often difficult to find available pumps due to the demand. The subject site is the most likely site to be developed as a gas station in the area due to it being undeveloped and the location being in Will County (seen as a significant advantage in regards to cigarette and sales tax).

Open Item #6: Discuss the request to amend the PUD ordinance to permit an “automobile service station and convince store” as permitted use only on the subject site.

Special Use Permit for a Substantial Deviation

The Petitioner is requesting a Special Use Permit for a Substantial Deviation from the PUD. Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations when located within a PUD and do not require the standard Findings of Fact as required with a Variation. Alternatively, Exceptions are looked at in terms of their conformance to their overall PUD's design and goals. The Urban Design Overlay District (UDOD) standards help promote a more urban and walkable environment by influencing things like building placement, parking placement, pedestrian connections, limited curb cuts, and cross-access. However, the auto-oriented nature of a Gas Station makes meeting many of the requirements difficult. The North Creek PUD was designed prior to the approval of the

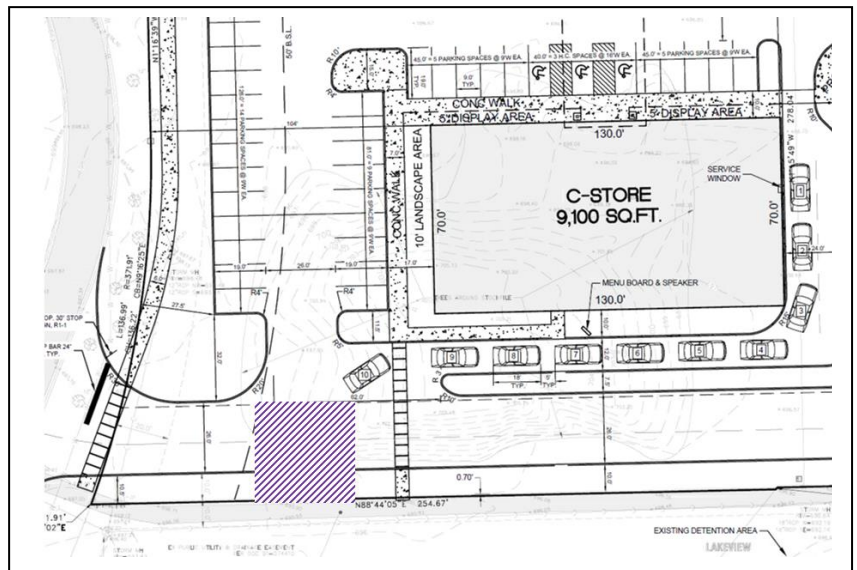
Urban Design Overlay District (UDOD). Due to the unique nature of the site and the existing development patterns within the PUD, the exceptions retain the character and previously set design of the PUD.

Below are the specific Exceptions and Deviations being requested as part of the Special Use:

1. Exceptions from the Urban Design Overlay District (Section V)
 - a. Increased front yard setback (140.5' proposed)
 - b. Allow parking in the front yard
 - c. Maximum of one curb cut per site (two proposed)
 - d. Required cross-access to adjacent properties (no cross-access to the south)
2. Deviations from the PUD Requirements and Sign Regulations (Section IX)
 - a. Allow parking in the front and side yards

The parking and fueling area is proposed to be placed in the front yard of the site compared to the UDOD regulations that require it be placed in the rear of the building. While the site was designed to safely accommodate pedestrians coming to and from the site with the inclusion of a public and private walkway system, the fueling area is proposed to be in the front of the building. The design is typical of gas stations, which primarily serve vehicles. Many existing developments in the PUD have included at least some parking in the front yards, including the nearby Hamada Restaurant and Holiday Inn sites.

Cross-access was designed and is proposed to Hamada restaurant to the east. However, the vacant lot to the south is separated by a previously planned and developed walking path that connects throughout the subdivision and limits the ability to place a drive aisle through it. Previous concept plans also did not anticipate cross-access connections from the lots along 183rd Street to the more southern properties. Placing across-access easement on the plat is possible to allow a future connection to the south depending on the use and development type (see the potential location of easement in purple on image to the right). The maximum of one curb cut is also not feasible on most gas stations due to the turning radius of fuel and semi-trucks. The additional curb cut is needed for proper vehicle and emergency vehicle circulation.



Open Item #7: Discuss the need for an additional cross-access easement that connects to the vacant property to the south.

With the proposed perimeter landscape buffering and proposed pedestrian connections, staff is confident the proposed site plan meets the integrity of the PUD and UDOD. While there are a variety of site plan configurations in the PUD and the specific layouts are more of a reflection of the lot configuration (lot shape and width) and locations near major roadways, then strict compliance with the PUD regulations.

Open Item #8: Discuss the Special Use for a Substantial Deviation from the PUD.

SUMMARY OF OPEN ITEMS

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

1. Discuss the full access proposed on 183rd Street. Staff recommends the plans be revised to show only a right-in/right-out limited access to avoid potential traffic safety concerns.
2. Discuss the proposed landscape plan and requested Landscape Ordinance waivers. Discuss staff's recommendations and the ability to comply to a greater degree with the north and east bufferyard landscaping requirements.
3. Review the proposed architecture and materials used throughout the site.
4. Submit revised renderings based on prior architectural, signage, and site revisions.
5. An updated parking and traffic study/analysis is required showing the expected traffic and access movements to and from the proposed site. The Petitioner has been working with their traffic consultant (KLOA) on the study and it is expected to be completed by the workshop meeting.
6. Discuss the request to amend the PUD ordinance to permit an "automobile service station and convince store" as permitted use only on the subject site.
7. Discuss the need for an additional cross-access easement that connects to the vacant property to the south.
8. Discuss the Special Use for a Substantial Deviation from the PUD.

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 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; and
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the November 21, 2019 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Alta/NSPS Land Title Survey (Lot 22 and Lot 37)	McBride	10-03-19
Plat of Survey (Lot 1)	MGA	N/A
Final Plat of North Creek Food n Fuel Resubdivision	MGA	10-23-19
Preliminary Site Plan	MGA	10-19-19
Preliminary Engineering Plan	MGA	10-19-19
Building Elevations	ARSA	10-25-19
Floor Plan	PES	N/A
Color/3D Renderings (Unrevised)	ARSA	8-23-19
Landscape Plan	Upland	10-22-19
Storefront and Exterior Signage Plans	VB	9-4-19
Lighting Plan	LSI	8-15-19
Lighting Fixture Specs	LSI	N/A
Parking and Traffic Evaluation	KLOA	10-4-19

McBride = McBride Engineering

MGA = M Gingerich Gereaux & Associates (Civil Engineering & Surveying)

ARSA = Alan R Schneider Architects P.C.

PES = PES Design Group

Upland = Upland Design (Landscape Architects)

VB = VanBruggen Signs

LSI = LSI Industries Inc (Lighting)

KLOA = Kenig, Lindgren, O'Hara, Aboona, Inc (KLOA; Traffic/Transportation Consultants)



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: GAS STATION IN ORI DISTRICT
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for _____
☐ Annexation
☐ Rezoning (Map Amendment) From _____ to _____
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☐ Site Plan
☐ Landscape Change Approval
☒ Other: AMEND ORDINANCE 91-O-083

PROJECT & PROPERTY INFORMATION

Project Name: LENNY'S FOOD N FUEL 183RD STREET, LLC
Project Description: GAS STATION, CONVENIENCE STORE, DRIVE UP FOOD SERVICE, GAMING, LIQUOR
Project Address: 183RD ST 7451 Property Index No. (PIN): 09-01-201-016 AND -015
Zoning District: ORI Lot Dimensions & Area: 3.02 ACRE
Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: STANDARD BANK TUT 13081 Company: _____
Street Address: 2400 W 95TH ST. City, State & Zip: EVERGREEN PARK, IL 60642
E-Mail Address: _____ Phone Number: _____

APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: LYMAN C TIEMAN Company: _____
Relation To Project: ATTORNEY FOR LEN MCENERY CONTRACT PURCHASER
Street Address: 12417 TAHOE LN City, State & Zip: MOKENA, IL 60448
E-Mail Address: LCTIEMAN@YAHOO.COM Phone Number: [REDACTED]



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize LYMAN C TIEMAN (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: X

Property Owner Name (Print): LEONARD MCENERY, CONTRACT PURCHASER

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: X

Property Owner Name (Print): LEONARD MCENERY, CONTRACT PURCHASER

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): LYMAN C TIEMAN

Date: AUGUST 19, 2019

**VILLAGE OF TINLEY PARK, ILLINOIS
SPECIAL USE ADDENDUM**

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☒ \$400 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record, will be discussed in detail during the public meetings and will be provided to any interested party requesting a copy. Please provide factual evidence that the proposed Special Use meets the statements below. If additional space is required, you may provide the responses on a separate document or page.

- 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 SUP FOR GAS STATION, CONVENIENCE STORE, DRIVE-UP FOOD SERVICE, GAMING AND PACKAGED LIQUOR SALES WILL NOT BE DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE. THE PROPOSED USE WILL PROVIDE A NEEDED SERVICE TO RESIDENTS AND GUESTS OF OTHER BUSINESSES IIN THE EXISTING ORI DISTRICT. THE USE WILL BE DEVELOPED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES.

- 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 USE WILL NOT INJURE CURRENT USES OF OTHER PROPERTY ALREADY PERMITTED NOR WILL IT DIMINISH EXISTING PROPERTY VALUES.

- 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.**

SURROUNDING PROPERTIES ARE SUBSTANTIALLY DEVELOPED WITH USES PERMITTED IN THE ORI DISTRICT.

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

UTILITIES ARE EXISTING TO SITE. ACCESS AND DRAINAGE WILL BE PROVIDED IN ACCORDANCE WITH VILLAGE AND STATE CODES.

- 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.**

INGRESS AND EGRESS WILL BE PROVIDED IN ACCORDANCE WITH THE PROPOSED SITE PLAN TO 183RD STREET AND WEST CIRCLE DRIVE

- 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.**

APPLICANT IS REQUESTING AN AMENDMENT TO ORDINANCE 91-O-083 GRANTING A SPECIAL USE FOR A PUD FOR NORTH CREEK BUSINESS PARK. IF APPROVED THE AMENDMENT WOULD ALLOW THE PROPOSED USES AS A SPECIAL USE IN THE ORI DISTRICT.

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

THE SPECIAL USE WILL PROVIDE NEEDED SERVICES WHICH ARE COMPATABLE TO THE EXISTING USES IN THE ORI DISTRICT AND WILL PROVIDE SUBSTANTIAL TAX REVENUE TO THE VILLAGE.

VILLAGE OF TINLEY PARK, ILLINOIS
SITE PLAN ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans or ideas prior to making a submittal

- ☒ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☒ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or Variation should be indicated in the narrative as well.
- ☒ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Plans and Surveys including all details listed on the Site Plan checklist (next page).
- ☒ Please make the following document submittals:
 - Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
 - One (1) paper copy of all plans in size 11" x 17"
 - One (1) paper copy of full size Arch D (24" x 36") plans (scalable).

Required Plan Submittal Items	Applicant Submitted	Village Received
1. Site Plan Approval Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Complete list and contact information for all project staff and design professionals (Architect, Engineer, Landscape Architect, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Plat of Survey, including: a. Existing conditions and dimensions; b. Legal Description; c. Surveyor information; and d. Date of completion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Site Plan, including: a. Fully-dimensioned property boundaries; b. All building elements and physical improvements; c. Setbacks from all property lines; d. Identification as to whether all elements are "Existing" or "Proposed"; e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance; f. Dimensioned sidewalks (within rights-of-way and interior to the site); g. Trash enclosure location and screening/gate materials; h. Loading spaces as required by Section VIII of the Zoning Ordinance; i. Fire hydrant locations as required by the Village Fire Prevention Bureau; j. Lighting standard locations; and k. Ground signs with setbacks noted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Zoning Analysis Table a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations of the Zoning Ordinance, including but not limited to: i. Land area in acres and square feet (exclusive of rights-of-way); ii. Building area in square feet (including a breakdown by use for parking calculation); iii. Setbacks; iv. Floor Area Ratio (FAR); v. Lot coverage; vi. Height of all buildings and structures (see definition of height in Zoning Ordinance); vii. Percentage of greenspace; and viii. Parking spaces (with calculations).	<input type="checkbox"/>	<input type="checkbox"/>
6. Landscape Plan, including: a. Bufferyards (please include a table indicating required and proposed plant units); b. Parking lot landscape islands; c. Screening/fencing locations; d. Berms (if proposed); e. Plant lists, including: i. Latin and common names ii. Number of each planting material to be provided iii. Size at planting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Photometric Plan, including: a. Location of light fixtures; b. A cut sheet of light fixtures with indication of cut-offs or shielding; and c. Indicating lighting levels in foot-candles at the following locations: i. Interior of the subject property; ii. At the property lines (.5 foot candles maximum allowed at the property line); and iii. Ten (10) feet beyond the property lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Floor Plans, including: <ul style="list-style-type: none"> a. Preliminary floor plan layout of all buildings; b. Labels for the type of use of the area; and c. Labels for square footage of the area. 	<input type="checkbox"/>	<input type="checkbox"/>
9. Preliminary Engineering Plans, including but not limited to: <ul style="list-style-type: none"> a. Drainage and water flow patterns or routes; b. On-site detention; c. Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways); d. Future roadway or access connections (if necessary); and e. Cross access easement(s). 	<input type="checkbox"/>	<input type="checkbox"/>
10. Signage Plans, including: <ul style="list-style-type: none"> a. Dimensioned color elevations of ground, wall and directional signage b. A diagram showing the location of the proposed signage with setbacks from property lines and internal drive aisles or parking lots; and c. Include description of sign materials and method of illumination. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Elevations and Renderings <ul style="list-style-type: none"> a. Building elevations showing all four sides of all buildings. <ul style="list-style-type: none"> i. Elevations should be fully-dimensioned including height, width, and depth of all major building elements and components, and identify all building materials; and b. Color renderings or 3D model of site. c. Elevation of trash enclosure area with building materials identified (if applicable). 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Building Material Samples <i>(may be submitted after initial Staff Review, but prior to placement on a Plan Commission agenda)</i> <ul style="list-style-type: none"> a. Samples of proposed materials including, but not limited to: <ul style="list-style-type: none"> i. Wall materials such as bricks, stone, and siding; ii. Roofing; iii. Light fixtures; and iv. Windows, moldings, shutters, and awnings. b. Provide final information on all building materials with vendor, color, and sizes, where relevant, in a table format. 	<input type="checkbox"/>	<input type="checkbox"/>
13. Preliminary Plat(s) <i>(if applicable)</i>	<input type="checkbox"/>	<input type="checkbox"/>

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <http://www.tinleypark.org>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park
 Planning Department
 16250 S. Oak Park Avenue
 Tinley Park, IL 60477
 Phone: (708) 444-5100
 Email: planning@tinleypark.org

**LENNY'S FOOD N FUEL 183RD STREET, LLC
APPLICATION FOR SUP FOR GAS STATION, CONVENIENCE STORE, DRIVE-UP
FOOD SERVICE, SALE OF PACKAGED ALCOHOLIC BEVERAGES, GAMING
LOTS 22 AND 37 NORTH CREEK BUSINESS CENTER PHASE 3
TINLEY PARK, IL**

**APPLICANT: LEONARD MCENERY, MANAGER
LENNY'S FOOD N FUEL 183RD STREET, LLC
8200 W 185TH ST UNIT K
TINLEY PARK, IL 60487**

LENMCENERY@AOL.COM

**ATTORNEY: LYMAN C. TIEMAN
12417 TAHOE LN.
MOKENA, IL 60448**

LCTIEMAN@YAHOO.COM

**CIVIL ENGINEER: BRIAN HERTZ
MG2A
25620 S. GOUGAR RD.
MANHATTAN, IL 60442**

BHERTZ@MG2A.COM

**ARCHITECT: SCOTT PRITCHETT
ARSA SCHNEIDER ARCHITECTS**

ARSA@ENTERACT.COM

ELKMONT LLC

924 Wescott Road, Bolingbrook, IL 60440
630-881-2374

October 23, 2019

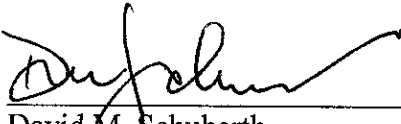
Lyman Tieman
Attorney for Len's Gas & Wash 183rd Street LLC
12417 Tahoe Lane
Mokena, IL 60448

Re: Lot 1 in Lakeview North Creek Business Center

Dear Mr. Tieman,

Elkmont LLC, an Illinois limited liability company and owner of record of the real property in the Village of Tinley Park, Illinois known as Lot 1 in Lakeview Subdivision, in the North Creek Business Center (PIN 19-09-01-201-025) agrees to convey to Lenny's Gas N' Wash 183rd Street, LLC, the North 0.70 feet of Lot 1 in Lakeview Subdivision at the closing of Lots 22 and 37 in North Creek Business Center, and further agrees to re-subdivide Lot 1 in Lakeview Subdivision and execute any documents necessary to facilitate the transfer.

Sincerely,



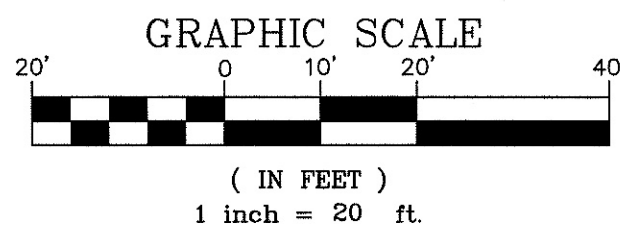
David M. Schuberth
Manager for ELKMONT LLC

Date 10-23-19

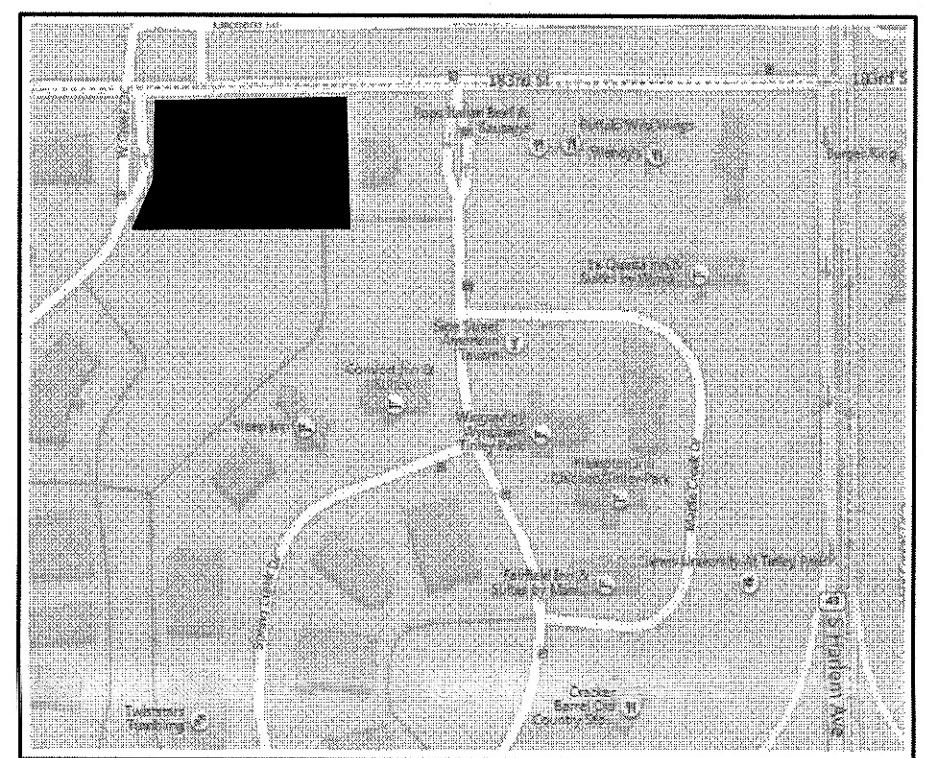
ALTA / NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 22 IN NORTH CREEK BUSINESS CENTER PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1996 AS DOCUMENT NO. R96-070111 AND AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R99-058433, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
LOT 37 IN NORTH CREEK BUSINESS CENTER PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1996 AS DOCUMENT NO. R96-070111 AND AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R99-058433, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS
GRID NORTH REFERENCED TO THE ILLINOIS
COORDINATE SYSTEM, EAST ZONE.

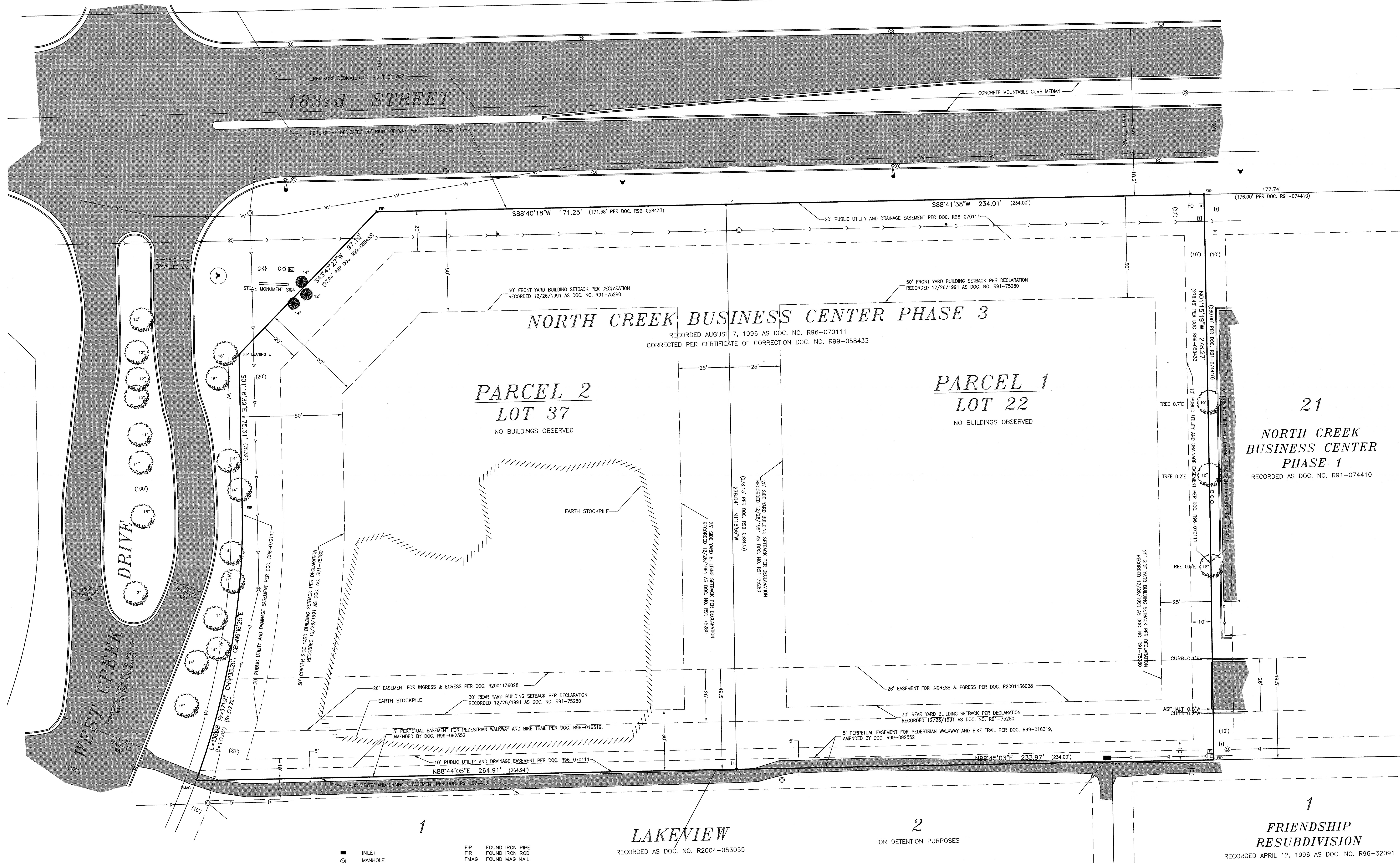


VICINITY MAP

NOTES:

- THIS SURVEY WAS PREPARED USING AN ALTA COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER 19CS031001LP DATED JULY 3, 2019.
- THE FOLLOWING RIGHTS OF WAY, EASEMENTS AND SERVITUDES LISTED IN THE SCHEDULE B EXCEPTIONS OF THE COMMITMENT DESCRIBED IN (1) ABOVE ARE ADDRESSED ON THIS SURVEY IN THE FOLLOWING MANNER:
 - EXCEPTION L19 - FRONT, SIDE, CORNER SIDE AND REAR YARD BUILDING SETBACK LINES PER DECLARATION DOC. R91-75280 SHOWN.
 - EXCEPTION L19 - INDIVIDUAL DETACHED BUILDING SHALL BE LOCATED NO CLOSER THAN 20 FEET FROM ANOTHER INDIVIDUAL DETACHED BUILDING ON THE SAME BUILDING SITE. PER DECLARATION RECORDED DOCUMENT NO. R91-75280, NOT SHOWN.
 - EXCEPTION M20 - EASEMENT IN FAVOR OF VILLAGE OF TINLEY PARK, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY AND CABLE TELEVISION AND AUTHORIZED UTILITY COMPANIES, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS PER PLAT RECORDED AS DOCUMENT NO. R96-070111 SHOWN CROSSING LOTS 22 AND 37.
 - EXCEPTION N21 - PUBLIC UTILITY AND DRAINAGE EASEMENTS PER DOC. R96-070111 SHOWN CROSSING LOTS 22 AND 37.
 - EXCEPTION Q22 - NOTE FROM DISTRICT ENGINEER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) RESTRICTS ACCESS FROM LOT 22 TO 183RD STREET TO 1 ACCESS POINT. ACCESS FROM LOT 37 TO 183RD STREET MUST BE PERMITTED FROM IDOT. ACCESS FROM LOT 37 TO WEST CREEK DRIVE NOT THE JURISDICTION OF IDOT.
 - EXCEPTION P23 - EASEMENT FOR PEDESTRIAN WALKWAY AND BIKE TRAIL PER DOC. R99-016319 AND R99-092552 SHOWN CROSSING LOTS 22 AND 37.
 - EXCEPTION Q24 - EASEMENT FOR INGRESS-EGRESS PER DOC. R2001136028 SHOWN, CROSSES LOTS 22 & 37.
 - EXCEPTION U25 - PER THE PLAT OF SUBDIVISION FOR NORTH CREEK BUSINESS CENTER PHASE 3 EASEMENT PROVISIONS THE FOLLOWING STATEMENT IS INCLUDED: "BITUMINOUS BICYCLE AND/OR WALKING PATHS MAY BE CONSTRUCTED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS". NO OTHER LANGUAGE RELATING TO PEDESTRIAN OR PUBLIC USE IS PROVIDED.
- THE PLAT OF SUBDIVISION FOR NORTH CREEK BUSINESS CENTER PHASE 3 IS STAMPED FROM THE WILL COUNTY RECORDER WITH DOCUMENT NUMBERS R96070111 AND R99-070111. IT CAN BE RECOVERED FROM THE RECORDERS SITE ONLY UNDER R96070111, ALPHA-NUMERICALLY INPUT.
- (TABLE A ITEM 1) PROPERTY CORNERS FOUND OR SET DURING THE FIELD SURVEY ARE SHOWN ON THE SURVEY.
- (TABLE A ITEM 2) ADDRESS OF PROPERTY NOT OBSERVED WHILE CONDUCTING FIELDWORK, NOT APPARENT IN RECORD INFORMATION.
- (TABLE A ITEM 3) BY SCALING METHODS, THE PROPERTY APPEARS TO LIE IN ZONE "X" UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 1719702016 F, REVISED 11-6-2000.
- (TABLE A ITEM 4) AREA LOT 22 = 65,085.37 SF
AREA LOT 37 = 65,438.12 SF
130,523.49 SF, 3.0 ac.
- (TABLE A ITEM 8) SUBSTANTIAL VISIBLE FEATURES OBSERVED IN THE FIELD ARE SHOWN. THIS SURVEY MAY OR MAY NOT SHOW ALL IMPROVEMENTS, ESPECIALLY IF THOSE IMPROVEMENTS WERE HIDDEN, COVERED OR UNDERGROUND.
- (TABLE A ITEM 11) UNDERGROUND UTILITIES SHOWN PER FIELD OBSERVATION COORDINATED WITH ATLAS INFORMATION FROM THE VILLAGE OF TINLEY PARK. WATERMAIN LOCATION BASED ON AN ATLAS AND NOT PHYSICALLY MARKED IN THE FIELD, LOCATION NOT CERTAIN. UNDERGROUND ROUTING OF ELECTRIC, DATA, OR TELEPHONE LINES ON PARCELS 1 & 2 UNKNOWN, NOT MARKED IN THE FIELD. ATLAS INFORMATION FOR TELEPHONE, ELECTRIC AND CABLE IS CRYPTIC, MORE SCHEMATIC THAN ATLAS MEANING LOCATION INFORMATION IS LACKING. CONTRACT A PRIVATE UTILITY COMPANY TO LOCATE UTILITIES ON PARCELS 1 & 2. CONTACT J.U.L.I.E. TO LOCATE PUBLIC UTILITIES WITHIN PUBLIC RIGHT OF WAYS.
- (TABLE A ITEM 14) DISTANCE TO NEAREST INTERSECTION: PARCEL 2 IS AT AN INTERSECTION DISTANCE 0; PARCEL 1 DISTANCE TO WEST CREEK DRIVE 171.25'
- (TABLE A ITEM 16) THERE WAS NO EVIDENCE AT THE TIME OF FIELD SURVEY OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- (TABLE A ITEM 19) THERE ARE NO OFFSITE APPURTENANT EASEMENTS SPECIFICALLY CALLED OUT IN THE RECORD DOCUMENTS. HOWEVER IT IS APPARENT THAT OFFSITE STORMWATER DETENTION IS PROVIDED ON LOT 2 OF LAKEVIEW (SOUTH OF AND ADJACENT TO PARCEL 1) AND THAT THE OVERALL DEVELOPMENT INCLUDING UTILITY EASEMENTS AND STORM LINES DIRECT STORM WATER FROM THE LOTS TO THE POND. LOT 2 PER LAKEVIEW IS A LOT "FOR DETENTION PURPOSES", NOT A DETENTION EASEMENT. DECLARATION OF COVENANTS AND EASEMENTS DOC. R91-75280 REQUIRES OWNERS ASSOCIATION TO MAINTAIN THE DETENTION FACILITY. IT APPEARS LOT 2 IN LAKEVIEW SERVES THE PURPOSE AS A STORMWATER DETENTION EASEMENT FOR PARCELS 1&2.

- BEARINGS AND COORDINATES SHOWN ARE REFERENCED TO GRID NORTH IN THE ILLINOIS COORDINATE SYSTEM, EAST ZONE.
- BOUNDARY DIMENSIONS SHOWN ARE MEASURED, UNLESS INDICATED OTHERWISE.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE TO SURVEYOR AT ONCE.
- ACCESS: THERE ARE NO CONSTRUCTED CURB ENTRANCES TO LOTS 22 AND 37 FROM DEDICATED RIGHT OF WAYS. THE 183RD STREET MEDIAN IS MOUNTAIN IN A VEHICLE AND DOESN'T RESTRICT ACCESS TO THE LOTS FOR THE WESTBLIND DRIVERS. A CONSTRUCTED CURB AND ASPHALT ACCESS POINT IS CONSTRUCTED AT THE SOUTHEAST CORNER OF LOT 22. PERHAPS THE LOT 21 OWNERS INTENDED TO HAVE ACCESS TO LOT 22. SEE ALSO NOTES 2E, 2F.
- SURVEYOR CONTACT INFO:
McBRIDE ENGINEERING, INC.
1820 RIDGE ROAD SUITE 202
HOMERWOOD, IL. 60430
708-799-1350
TMichalak@McBrideEngineering.com
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.



LEGEND & ABBREVIATIONS

- SANITARY SEWER
- STORM SEWER
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT

- INLET
- MANHOLE
- STREET MONUMENT
- STREET LAMP
- GROUND LIGHT
- LIGHT POLE
- ELECTRIC PEDESTAL
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- VALVE VAULT
- HYDRANT
- MUNICIPAL STREET LIGHT
- HANDHOLE
- DECIDUOUS TREE W/SIZE
- EVERGREEN TREE W/SIZE

LAKEVIEW
RECORDED AS DOC. NO. R2004-053055

FOR DETENTION PURPOSES

FRIENDSHIP
RESUBDIVISION
RECORDED APRIL 12, 1996 AS DOC. NO. R96-32091

TO: CHICAGO TITLE INSURANCE COMPANY;
LENNY'S FOOD N FUEL 183RD STREET, LLC;
FIRST MIDWEST BANK AS SUCCESSOR TRUSTEES UNDER TRUST AGREEMENT DATED OCTOBER 30, 1991 AND KNOWN AS TRUST NUMBER 13081;
GREENBRIER PARTNERS, L.P.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, 11, 14, 16 & 19 OF TABLE A THEREOF.

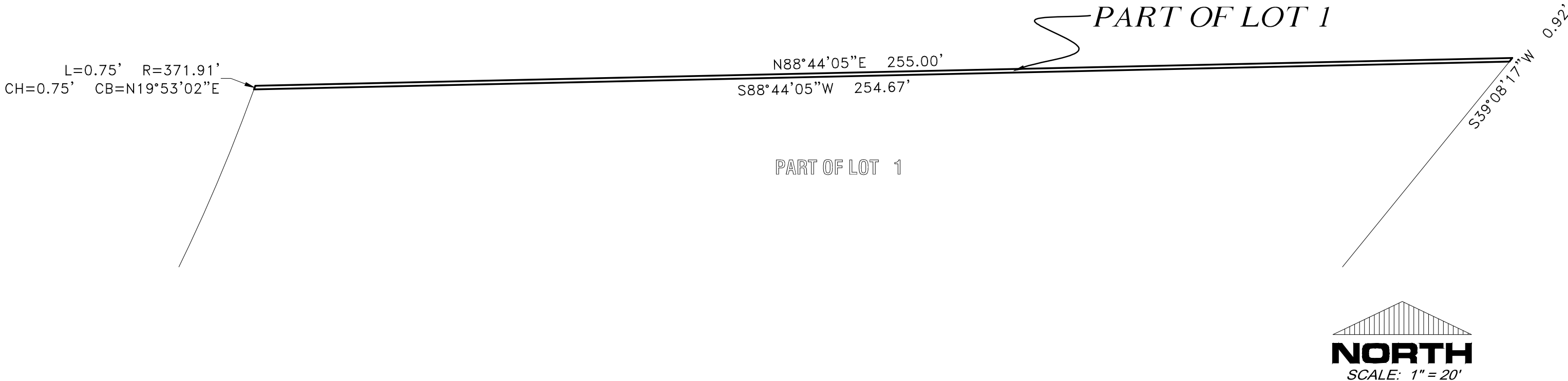
THE FIELD WORK WAS COMPLETED ON JULY 26, 2019.
DATE OF PLAT: OCT. 21, 2019
THOMAS J. MICHALAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3340
LICENSE EXPIRATION / RENEWAL 11/30/2020

NO.	DATE	DESCRIPTION
1	10/21/19	CLIENT REVIEW
REVISIONS		

M ^C BRIDE ENGINEERING, INC.	
CIVIL ENGINEERS & SURVEYORS	
ILLINOIS PROFESSIONAL DESIGN FIRM #184-00080	
1820 RIDGE ROAD, SUITE 202	
HOMERWOOD, IL 60430	
708-799-1350	
TMichalak@McBrideEngineering.com	
DATE	10-03-2019
SCALE	1"=20'
DRAWN	TJM
CHECKED	MCM

ALTA / NSPS LAND TITLE SURVEY	
PREPARED FOR: GREENBRIER PARTNERS, L.P.	
TINLEY PARK, IL.	
PROJECT NO.	19213
SHEET	1
OF	1

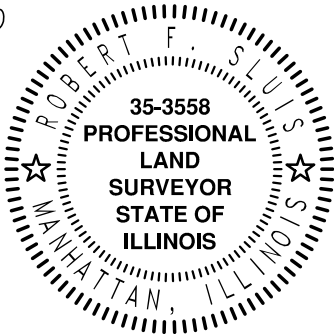
PLAT OF SURVEY



I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF OCTOBER, A.D. 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558
LICENSE EXPIRES NOVEMBER 30, 2020



LEGAL DESCRIPTION

THE NORTH 0.70 FEET OF LOT 1 LAKEVIEW, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2004 AS DOCUMENT NO. R2004-053055, ALL IN WILL COUNTY, ILLINOIS.



**CIVIL ENGINEERING
SURVEYING**

M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: GAS N WASH			
FIELDWORK COMPLETED: -	DR. BY: RAR	CK. BY: RFS	FILE:
JOB NO.: 19-705	SB:-	PG:-	

JPB:ms
12/02/91

ORDINANCE NO. 91-O-083

ORDINANCE REZONING CERTAIN PROPERTY
AND GRANTING A SPECIAL USE FOR A
PLANNED UNIT DEVELOPMENT - NORTH CREEK BUSINESS PARK

WHEREAS, a petition for rezoning of certain real estate, as set forth below, and for the granting of a special use for a mixed use planned unit development for certain real estate, as more fully described below, has been filed with the Village Clerk of this Village and has been referred to the Long Range Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Long Range Plan Commission of this Village held a public hearing on whether the requested rezoning and special use permit for a mixed use planned unit development should be granted, 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 hearings by publication not more than 30 days nor less than 15 days prior to said hearings in The Star, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Long Range Plan Commission of this Village has filed its report of findings and recommendations that the proposed rezoning and special use for a mixed use planned unit development be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said reports and findings and recommendations;

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 recommendations of the Long Range 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. Also, all exhibits submitted at the aforesaid public hearing are

JPB:ms
12/02/91

also hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed rezoning and special use are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I,B thereof. Said rezoning and special use are also in accordance with the provisions of the comprehensive land use plan of the Village.

Section 2: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the following described real estate from B-3 General Business and Commercial District to ORI Office and Restricted Industrial District under the Tinley Park Zoning Ordinance:

The East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, (Except the East 375 feet of the North 430 feet thereof) all in Township 35 North, Range 12, East of the Third Principal Meridian, in Will County, Illinois.

Section 3: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use permit for a mixed use planned unit development as follows:

A. That the subject property contains approximately 160 acres and is located within the Village of Tinley Park in Cook County, Illinois, generally between 183rd Street on the north and Interstate Route 80 on the south and between 76th Avenue (as extended) on the west and Harlem Avenue on the east. The subject property is of the type contemplated in Section VII of the Tinley Park Zoning Ordinance and is being developed in accordance with a site plan for a mixed use development best suited for the subject property. The plan is to develop the subject property with a mix of permitted ORI uses and certain B-3 permitted uses as defined herein below. Furthermore, such B-3 permitted uses are desirable and are appropriate with respect to the primary purpose of the

development in that they are compatible uses which will enhance the development of the remainder of the planned unit development.

B. That the proposed planned unit development is consistent with the comprehensive plan and proposed uses in the area of the subject property.

C. That the uses permitted in the planned unit development are desirable since there is a need for flexibility in the uses to be permitted in the business park, particularly in light of its location, such that the development may allow for the various interrelated business and service needs of those persons, firms or entities that locate within the development. Moreover, the ORI permitted uses and the B-3 uses to be permitted hereunder are compatible and appropriate with respect to purposes of the development. Further, the project will enhance the tax base of the community and help attract other quality development in the Village in general and in the area of the subject property in particular and this development provides such uses in a manner which is compatible with existing area development.

D. 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, and in fact will promote the same by providing beneficial business activities and employment opportunities for the community.

E. 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 development is compatible with the surrounding area. The proposed business park will stimulate desired development in the area along Interstate Route 80. The site plan is also well conceived and the covenants, conditions and restrictions for the development are appropriate to better assure the development and continuation of a high quality business park.

F. That the granting of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. It should, in fact, for the reasons set forth above, foster such development and improvement of the surrounding property for permitted uses by establishing high quality development on a major previously undeveloped parcel of land.

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

H. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The entrances and exits will comply with all applicable requirements. Internal traffic is adequately provided for.

I. The proposed development meets all of the applicable requirements of Section VII,C of the Tinley Park Zoning Ordinance for planned developments.

J. The Plan Commission has recommended and this Board hereby finds that the mixed uses are reasonable and that the proposed plan provides for a beneficial development with compatible uses.

K. That the special use and planned unit development shall in all other respects conform to the applicable regulations of the Tinley Park Zoning Ordinance, as amended, for the district in which it is located.

Section 4: That a special use for an Office and Restricted Industrial Business Park planned unit development for all of the property described on EXHIBIT A attached hereto and made part hereof is hereby granted to permit the development in accordance with the site plan entitled "Site Plan-Preliminary" for the North Creek Business Park prepared by Ives-Ryan Group, Inc. and dated January 11, 1991 (as modified by the preliminary plat for Phase I as approved by the Village), which Site Plan is attached hereto and

made a part hereof as EXHIBIT B, subject to and conditioned upon the following:

A. The permitted uses shall be those "principal uses" as set forth in the Tinley Park Zoning Ordinance for ORI Office and Restricted Industrial District. Also, the following additional uses shall be permitted:

1. Banks and financial institutions, including drive-ins and cash stations.
2. Clubs, membership, including health clubs, tennis, racquetball, handball and swim clubs.
3. Dinner theaters and theaters.
4. Day care centers.
5. Hotels, and incidental retail uses.
6. Office supply and computer stores.
7. Product showrooms.
8. Recording studios.
9. Warehousing, wholesale establishments and distribution facilities.

B. The property shall be developed in full compliance with the Site Plan approved for the subject property and attached hereto as EXHIBIT B.

C. The property shall be subject to the covenants, conditions and restrictions for the "North Creek Business Park," a copy of which is attached hereto as EXHIBIT C and hereby made a part hereof as fully as if set forth at length herein.

Section 5: The Permittee hereunder shall at all times comply with the terms and conditions of the special use permit, and in the event of non-compliance, said permit shall be subject to revocation by appropriate legal proceedings.

Section 6: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning and granting of the special use for the mixed use planned unit development as aforesaid.

JPB:ms
12/02/91

Section 7: That the Village Clerk is hereby ordered and 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 ____ day of _____, 1991, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the President of the Village of Tinley Park on the ____ day of _____, 1991.

Village President

ATTEST:

Village Clerk

MS\A:TP\ORDS\NRTHCREK.PUD

**EXHIBIT A
LEGAL DESCRIPTION
NORTH CREEK BUSINESS PARK
PLANNED UNIT DEVELOPMENT**

Parcel 1: That part of the East $\frac{1}{4}$ of Section 1, Township 35 North, Range 12 East of the Third Principal Meridian, excepting the North 60.87 acres thereof lying North and West of the land in the F.A.I. 80 as defined in Case No. W66G 894 H in the Circuit Court of Will County, Illinois.

Parcel 2: The North 20.13 acres of the North $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 1, Township 35 North, Range 12 East of the Third Principal Meridian (excepting therefrom the property rights taken for F.A.I. 80 in Case W66 G 894 in the Circuit Court of Will County, Illinois.

Parcel 3: The North 48.90 feet of that part of the West 30.87 acres of the North $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 1, Township 35 North, Range 12 East of the Third Principal Meridian lying Southerly of the North 20.13 acres of the North $\frac{1}{4}$ of said South East $\frac{1}{4}$ of Section 1, all in Township 35 North, Range 12 East of the Third Principal Meridian, in Will County, Illinois.

Parcel 4: The North 60.87 acres of the North East $\frac{1}{4}$ of Section 1, Township 35 North, Range 12 East of the Third Principal Meridian (except the East 588.00 feet thereof, and except the North 495.32 feet of the West 439.74 feet thereof, and also except that part as described as beginning at a point in the North line of Section 1, which is 622.80 feet West of the North East corner of said Section 1, thence West 270.00 feet West along said North line of Section 1, thence South 200.00 feet, thence East 270.00 feet, thence North 200.00 feet to the point of beginning), all in Will County, Illinois.

Parcel 5: Part of the East 588.00 feet of the North 60.87 acres of the North East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 1, Township 35 North, Range 12 East of the Third Principal Meridian, in the Township of Frankfort, County of Will, State of Illinois and being more particularly described as follows:

Commencing at the North East corner of said Section 1, thence upon the Eastern line of said Section, South 00 Degree 00'19" West, 990.65 feet to a point being on the South line of said North 60.87 acres;

Thence upon the South line of said North 60.87 acres, North 89 Degrees 35'57" West, 106.19 feet to a point being the intersection with the Western right-of-way line of Harlem Avenue and the true "Point of Beginning";

Thence continuing upon said South line, North 89 degrees 35'57" West, 481.81 feet to a point being the South West corner of the East 588.00 feet of the North 60.87 acres of said North East $\frac{1}{4}$;

Thence upon the Western line of said East 588.00 feet, North 00 Degrees 00'00" East, 921.82 feet to a point being the intersection with the Southern right-of-way line of 183rd Street;

Thence upon said Southern right-of-way line, South 86 degrees 35'25" East, 213.27 feet to a point;

Thence South 00 degrees 00'00" East, 350.00 feet to a point;

Thence South 89 degrees 36'11" East, 284.98 feet to a point being the intersection with the Western right-of-way line of Harlem Avenue;

Thence upon said Western right-of-way line, South 4 degrees 17'40" West, 64.68 feet to a point;

Thence continuing upon said Western right-of-way line, South 00 degrees 00'19" West, 350.00 feet to a point;

Thence continuing upon said Western right-of-way line, South 4 degrees 23'10" West, 146.46 feet to the point of beginning containing 8.07 acres more or less being subject to all easements and rights-of-way of record.

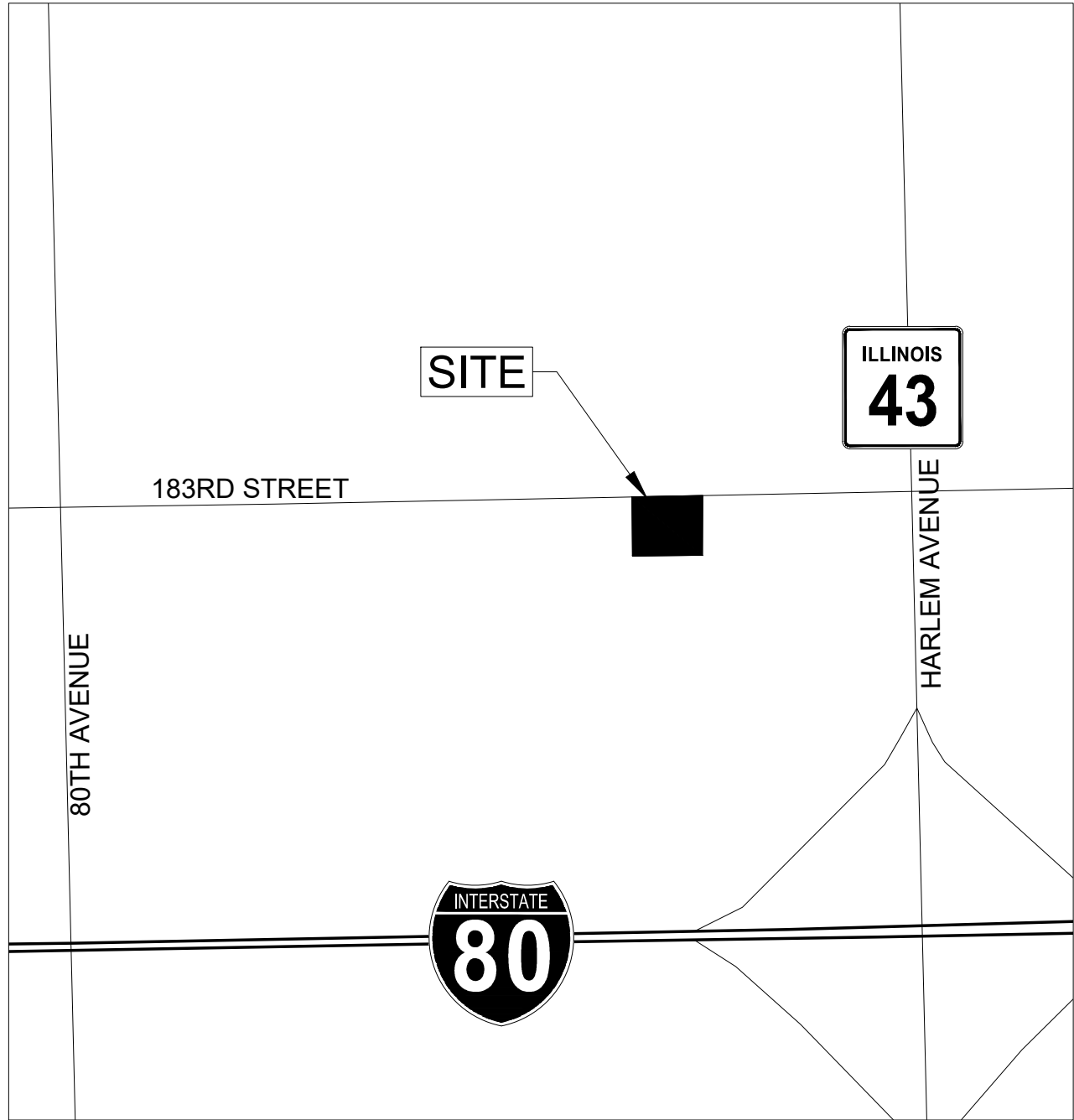
(Generally located at the southwest corner of Harlem Avenue and 183rd Street.)

AND ALSO

The East $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, (Except the East 375 feet of the North 430 feet thereof) all in Township 35 North, Range 12, East of the Third Principal Meridian, in Will County, Illinois.

FINAL PLAT
of
NORTH CREEK
FOOD n FUEL
RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 22 & 37 IN NORTH CREEK BUSINESS CENTER PHASE 3, AND LOT 1 IN LAKEVIEW, EACH BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



LOCATION MAP SCALE: 1"=1000'

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS
THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW DESCRIBED PROPERTY:

LOTS 22 AND 37 IN NORTH CREEK BUSINESS CENTER PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1996 AS DOCUMENT NO. R96-070111 AND AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R99-058433.

AND LOT 1 LAKEVIEW, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2004 AS DOCUMENT NO. R2004-053055, ALL IN WILL COUNTY, ILLINOIS.

- I DO FURTHER CERTIFY THAT:
1. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C0216G, EFFECTIVE DATE FEBRUARY 15, 2019.
 2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
 3. ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 24 INCH IRON RODS OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
 4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
 5. THIS SUBDIVISION CONTAINS 4.59 ACRES.
 6. PIN: 19-09-01-201-015-0000 (LOT 37); 19-09-01-201-016-0000 (LOT 22); AND 19-09-01-201-025-0000 (LOT 1)
 7. THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK.

Dated this _____ day of _____, 2019.

Robert F. Sluis
Illinois Professional Land Surveyor #035-003558
License Expires November 30, 2020



Cross Access Easement

An easement is hereby granted to the owners of the lot(s) created by the plat hereon drawn, and to Lot 21 of North Creek Business Center Phase 1, recorded as document number R91--074410, its successor, assignees, etc. and to all persons requiring ingress and egress across all of the area marked "cross access easement" on the plat for the perpetual right, privilege and authority to traverse the entire easement area as pedestrians and as operators of motorized vehicles. The easement area shall not be closed for any reason except emergency repairs. The owners shall be responsible for the maintenance and repair of any of the private streets, sidewalks, storm sewer, street lights, and appurtenances thereto within such easement areas.

Sidewalk Easement

A perpetual easement is hereby reserved for and granted to the Village of Tinley Park, an Illinois municipal corporation, and its successors and assigns for the installation, construction, reconstruction, replacement, alteration, enlargement, operation, inspection, repair, maintenance, relocation, renewal and removal of a recreational path upon, along, across and over the areas described herein and hereon identified as "Sidewalk Easement" for the use and enjoyment of the general public; together with the right to enter upon the property with such personnel and equipment as may be deemed necessary for all such uses and purposes.

REVISIONS

DATE	BY	DESCRIPTION
10/19/19	BPH	PER VILLAGE REVIEW
10/23/19	BPH	ADD SIDEWALK EASEMENT



M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY:

GAS N WASH

DATE ISSUED:

9/18/2019

DR. B.Y.JWP

CK. B.Y.RFS

FILE

JOB NO. 19-705

PG.

1 of 2

FINAL PLAT
of
NORTH CREEK FOOD n FUEL RESUBDIVISION
BEING A RESUBDIVISION OF LOTS 22 & 37 IN NORTH CREEK BUSINESS CENTER PHASE 3, AND LOT 1 IN LAKEVIEW, EACH BEING A SUBDIVISION OF PART OF
THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

_____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. 2019.

BY _____
(OWNER) OWNER:
GAS N WASH 183rd TINLEY PARK LLC
8200 185TH ST. - UNIT K
TINLEY PARK, IL 60487

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. 2019.

(NOTARY PUBLIC)

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

TO THE BEST OF THE UNDERSIGNED OWNER'S KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION KNOWN AS ____ NORTH CREEK FOOD n FUEL RESUBDIVISION ____ LIES WITHIN SUMMIT HILL SCHOOL DISTRICT 161 AND LINCOLN WAY HIGH SCHOOL DISTRICT #210.

DATED THIS ____ DAY OF _____, A.D. 2019.

BY _____
(OWNER)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. 2019.

(NOTARY PUBLIC)

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS,

AT A MEETING HELD ON THE ____ DAY OF _____, A.D., 2019.

CHAIRPERSON

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS,

AT A MEETING HELD ON THE ____ DAY OF _____, A.D., 2019.

VILLAGE PRESIDENT

CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF TINLEY PARK, WILL AND COOK COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, 20 ____.

ENGINEER

VILLAGE ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

DATED AT TINLEY PARK, ILLINOIS ON THE ____ DAY OF _____, A.D., 2019.

VILLAGE CLERK

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

_____ IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, A.D. 2019.

BY _____
(OWNER) FOR PIN: 19-09-01-201-025
OWNER:
ELKMONT, LLC
924 WESCOTT ROAD
BOLLINGBROOK, IL 60440

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. 2019.

(NOTARY PUBLIC)

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN. SHOULD ANY PONDING OCCUR ON-SITE, IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGE'S CODES, ORDINANCES, AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL, AND SITE GRADING.

DATED THIS ____ DAY OF _____, 20 ____.

ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, AND CUSTODIAN OF THE RECORDS AND FILES OF SAID OFFICE, DO HEREBY CERTIFY THAT I FIND FROM SUCH RECORDS AND FILES, NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO DELINQUENT SPECIAL ASSESSMENTS ON FILE AGAINST THE TRACT OF LAND DESCRIBED ON THE ATTACHED PLAT OF "NORTH CREEK FOOD n FUEL RESUBDIVISION", AND THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF SPECIAL ASSESSMENTS AGAINST THE SAID PROPERTY OR ANY PART THEREOF.

DATED THIS ____ DAY OF _____, A.D. 2019.

COUNTY CLERK

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # ____09-01B-W____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)s 19-09-01-201-015-0000 & 19-09-01-201-016-0000

DATED THIS ____ DAY OF _____, A.D. 2019.

DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN

THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID ON THE ____ DAY OF

_____, 20 ____ A.D. AT _____ O'CLOCK ____ M.

WILL COUNTY RECORDER


COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

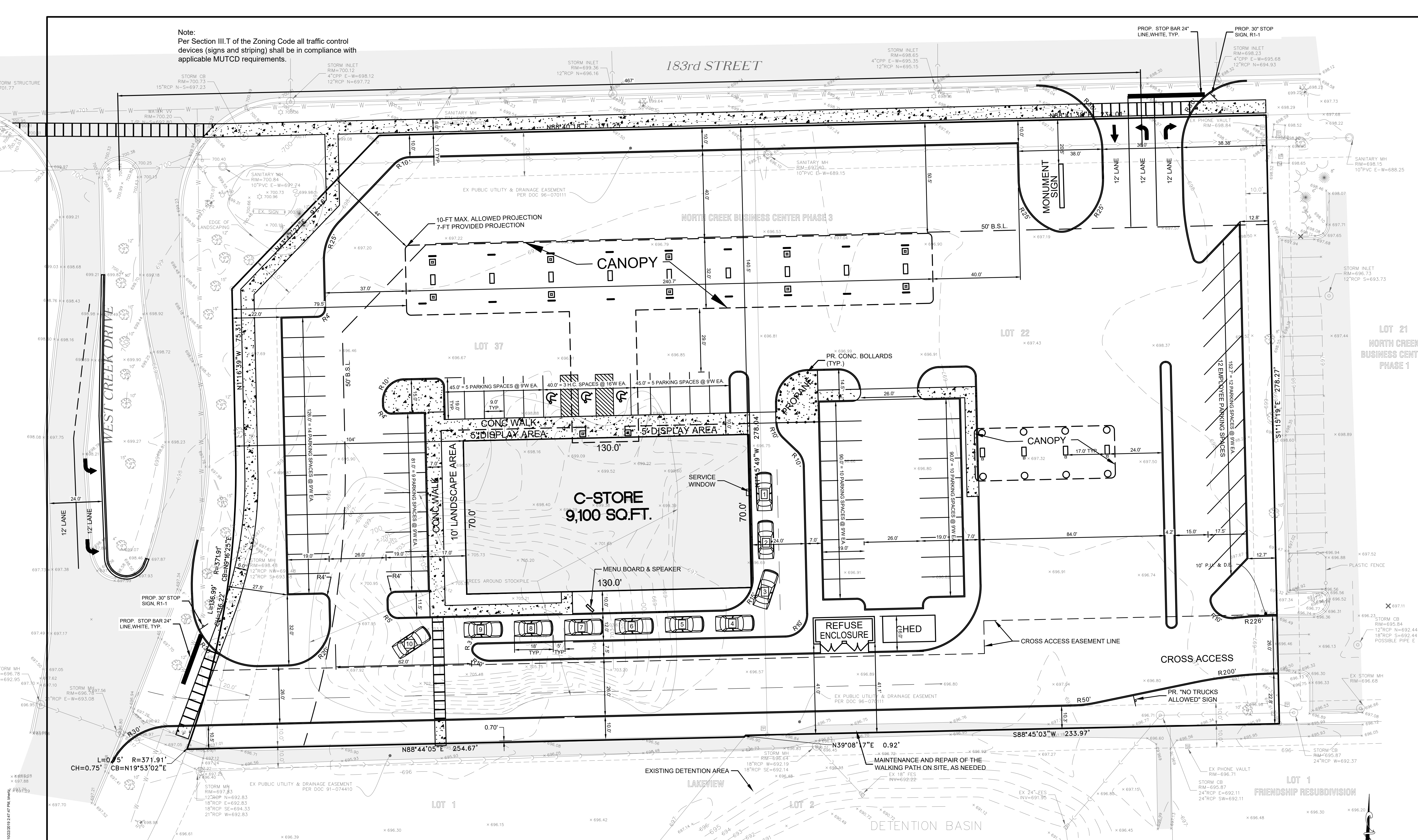
STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

DATED ____ DAY OF _____, A.D., 20 ____.

CHIEF ADMINISTRATOR

REVISIONS				CIVIL ENGINEERING SURVEYING
DATE	BY	DESCRIPTION		
10/19/19	BPH	PER VILLAGE REVIEW	M GINGERICH GEREAX & ASSOCIATES Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL. 60442 ORDERED BY: GAS N WASH DATE ISSUED: 9/18/2019 DR. BY JWP CK. BY RFS FILE: JOB NO.: 19-705 PG: 2 of 2	



Note:
Per Section III.T of the Zoning Code all traffic control devices (signs and striping) shall be in compliance with applicable MUTCD requirements.

LAND DESCRIPTION:

LOTS 22 AND 37 IN NORTH CREEK BUSINESS CENTER PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1996 AS DOCUMENT NO. R96-070111 AND AFFIDAVIT AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R99-058433;

AND THE NORTH 0.70 FEET OF LOT 1 LAKEVIEW, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2004 AS DOCUMENT NO. R2004-053055, ALL IN WILL COUNTY, ILLINOIS.

ZONING ANALYSIS TABLE:		
ITEM	PROVIDED/PROPOSED	REQUIRED PER ZONING
LOT AREA	3.00 ACRES	40,000 SQ FT (0.92 ACRES)
BUILDING AREA	9,100 SF (4,800 SF FOR RETAIL)	N/A
IMPERVIOUS AREA	100,083 SF (2.30 ACRES)	
BUILDING SETBACKS		
FOR PRIMARY BUILDING	F: 104', S: 240', R: 67±	F: 50', S: 25', R: 30'
FOR FUELING CANOPIES	7' PROJECTING*	10' PROJECTING ALLOWED
FOR ACCESSORY BLDGS	F: 212', S: 183', R: 53.5'	F: 50', S: 5', R: 5'
LOT COVERAGE**	15.6%	
FLOOR AREA RATIO	0.07	1.5
PARKING SPACES (HC)	65 (3)...total 68	68
% OF IMPERVIOUS	76.8%	

* SETBACKS BASED ON PRIMARY BUILDING WITH ALLOWED PROJECTION INSIDE THE SETBACK
** PRIMARY BUILDING (9,100 SF) + ACCESSORY/SHED (288 SF) + FUELING CANOPIES (9,457 SF + 1,533 SF)

PARKING SUMMARY:

- Proposed Parking:
- 65 Provided Reg Parking Stalls
 - 3 Provided HC Parking Stalls
 - 68 Provided Total Parking Spaces

- Required Parking for Building Uses:
- 34 Retail Parking (5,100 SF of Retail Store x 1 space per 150 SF of Building)
 - 17 Dining/Eating Place (51 seats x 1 space per 3 seats)
 - 12 Total Employees (12 employees x 1 space per employee)
 - 5 Gaming Parking (5 gaming units x 1 space per gaming unit)
 - 68 Required Total Parking Spaces


LAND USAGE:

Current Zoning : ORI

1 Lots w/ Storm Water Detention Off-site (south)

- Site Use - Proposed Lot 1 (3.00 Acres)
- Fuel Service, Restaurant & Retail Store (9,100 S.F Building)
- 9 Automobile Fueling Islands
 - 3 Diesel Fueling Lanes
 - 10 Stacking Spaces for Drive-Thru Window

PLAN EDITION MILESTONES				
DATE	BY	DESCRIPTION	ISSUE FOR REVIEW	
9/18/19	BPH		GENERAL REVISIONS	
9/25/19	BPH		PER D.T. COMMENTS	
10/7/19	BPH		PER VILLAGE 100 REVIEW	
10/19/19				



CIVIL ENGINEERING
SURVEYING

M GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mga2.com F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

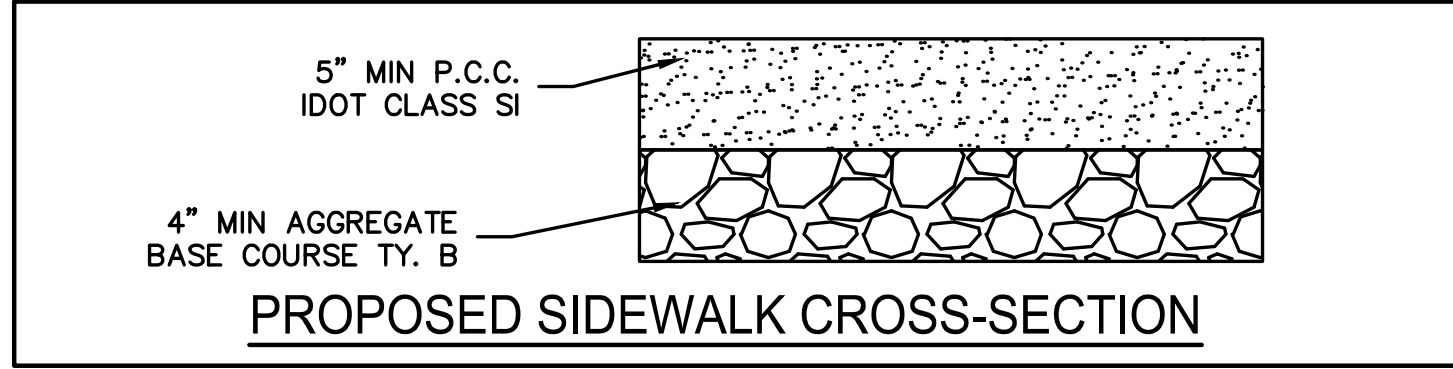
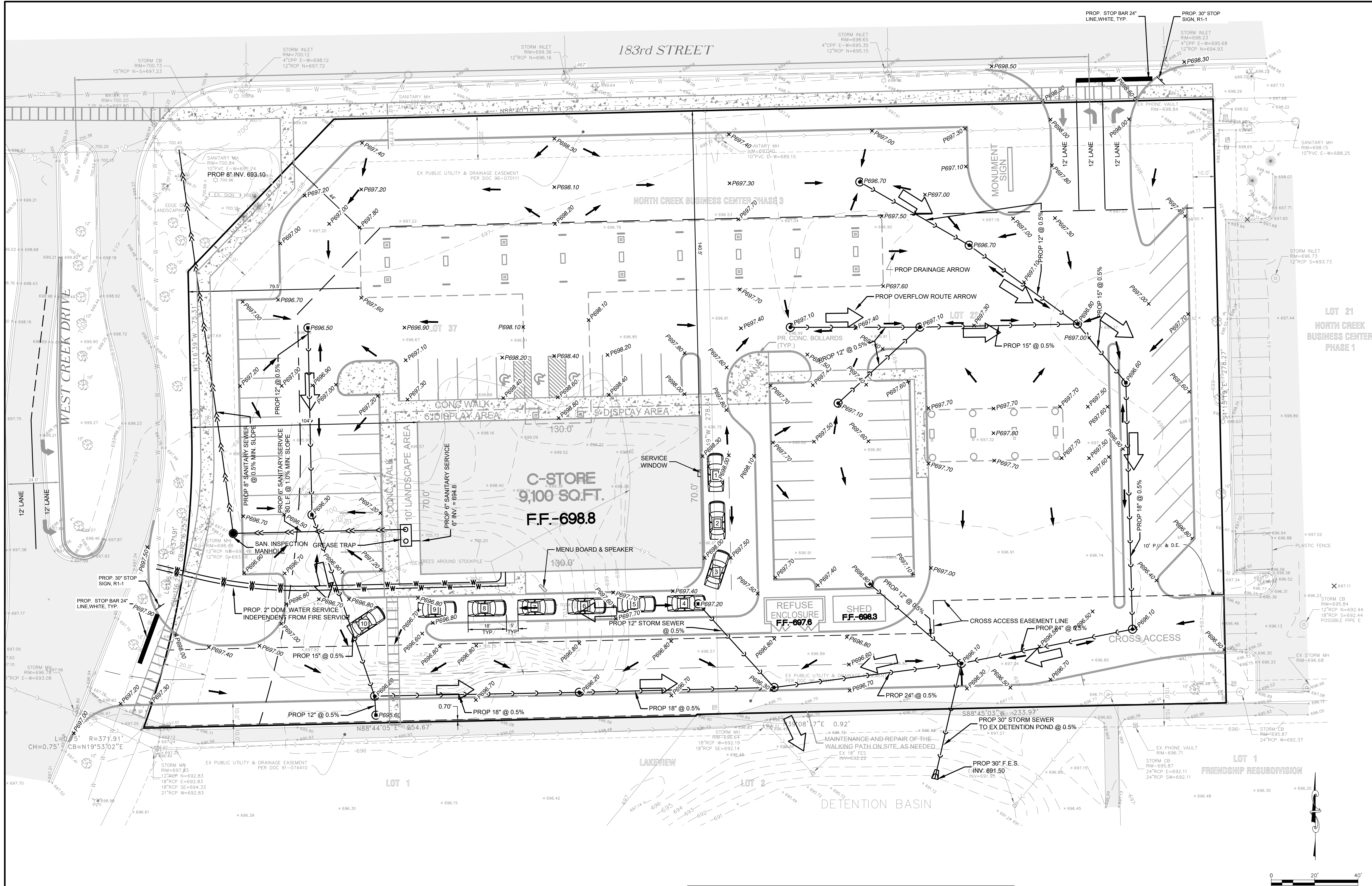
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DRAWING:	JMP
CHECKED:	RV
APPROVED:	RV

FOOD n FUEL
7451 183rd STREET
TINLEY PARK, ILLINOIS

PRELIMINARY SITE PLAN


SHEET NO.
1 OF 2

JOB NO. 19-705
© 2019 M. GINGERICH, GEREUX & ASSOCIATES



- LEGEND**
- W — W — PROPOSED WATER SERVICE
 - ⊙ — — — PROPOSED STORM SEWER W/ MANHOLE
 - — — — PROPOSED SANITARY SERVICE W/ MANHOLE
 - F.F. -###.# FINISH FLOOR ELEVATION
 - ➡ DRAINAGE OVERFLOW FLOW DIRECTION
 - ➡ DRAINAGE FLOW DIRECTION

PLAN EDITION MILESTONES				
DATE	BY	DESCRIPTION	ISSUE FOR REVIEW	
9/18/19	BPB		GENERAL REVISIONS	
9/25/19	BPB		PER D-T COMMENTS	
10/7/19	BPB		PER VILLAGE 109 REVIEW	
10/19/19				



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25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: JMP
DRAWING: JMP
CHECKED: RVY
APPROVED: RVY

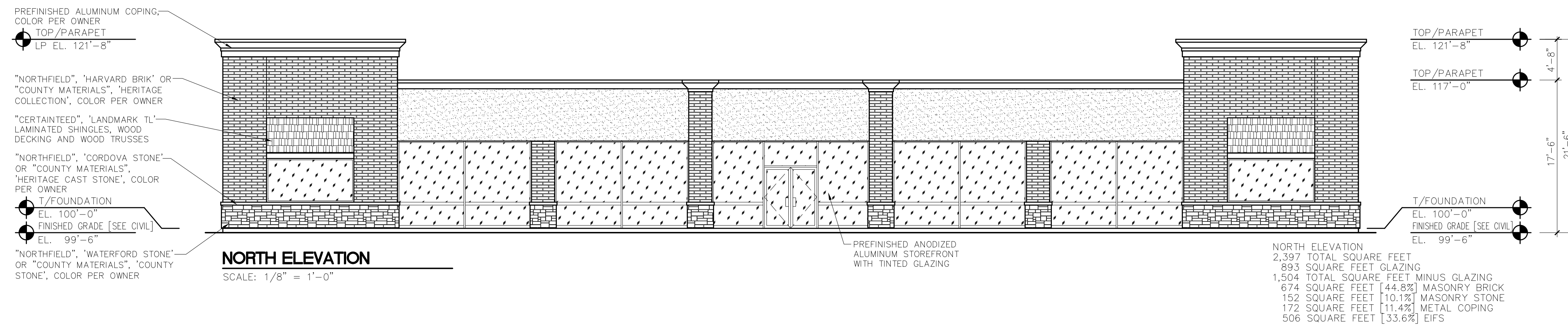
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CHECKED: RVY
APPROVED: RVY

FOOD n FUEL
7451 183rd STREET
TINLEY PARK, ILLINOIS

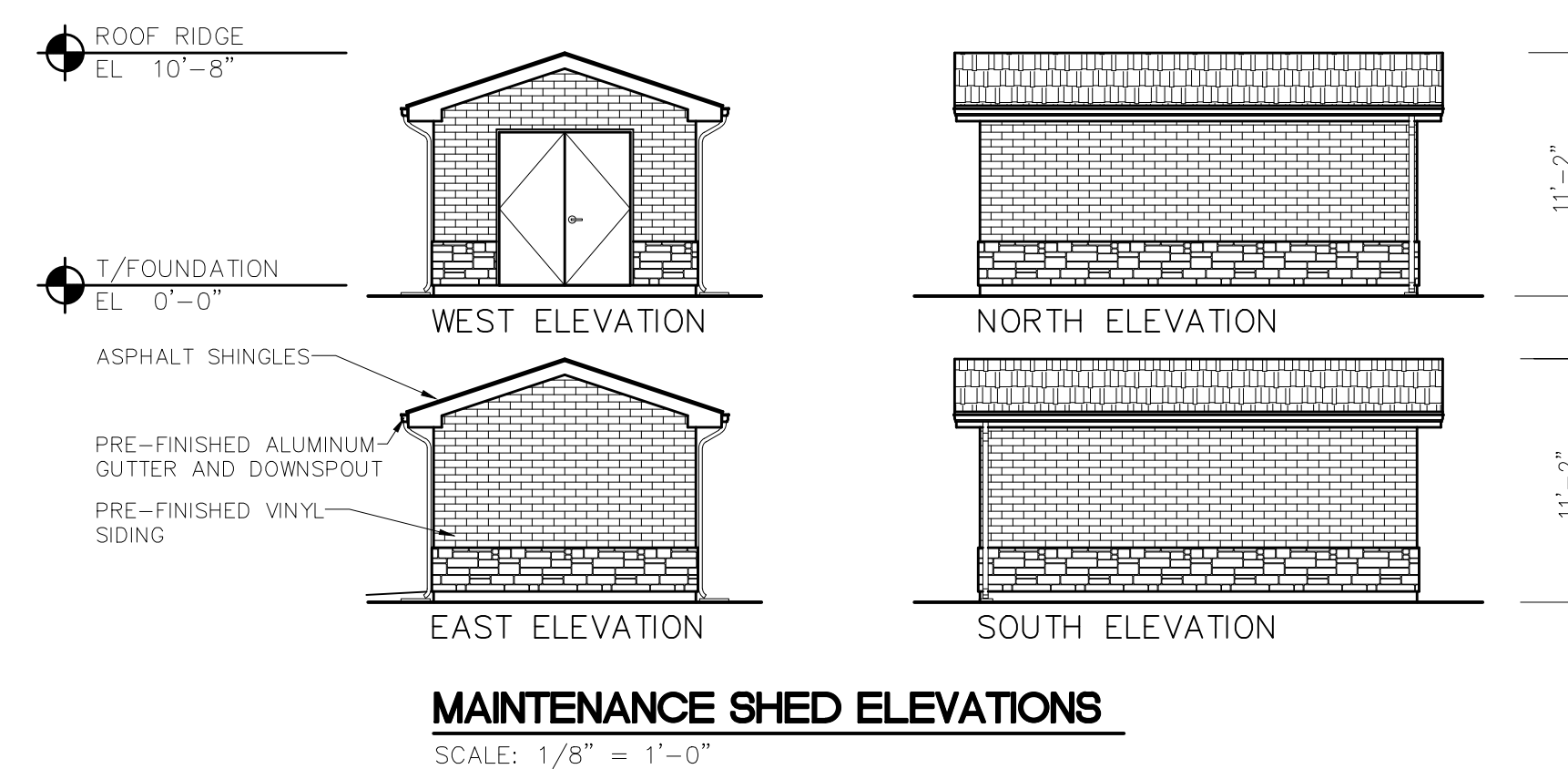
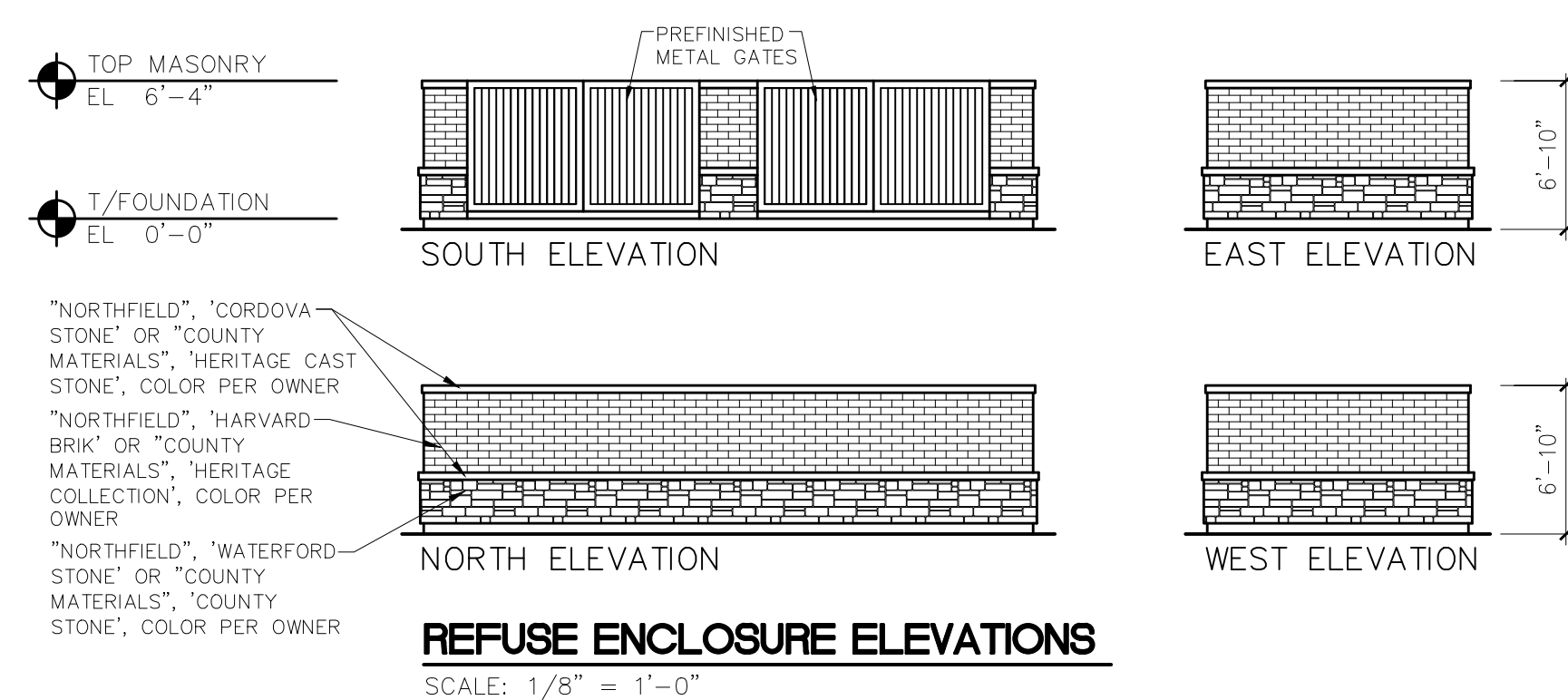
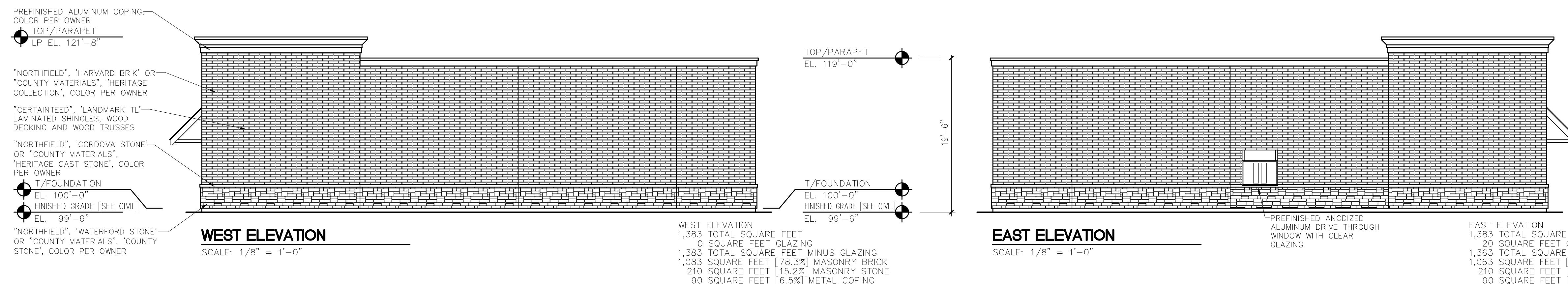
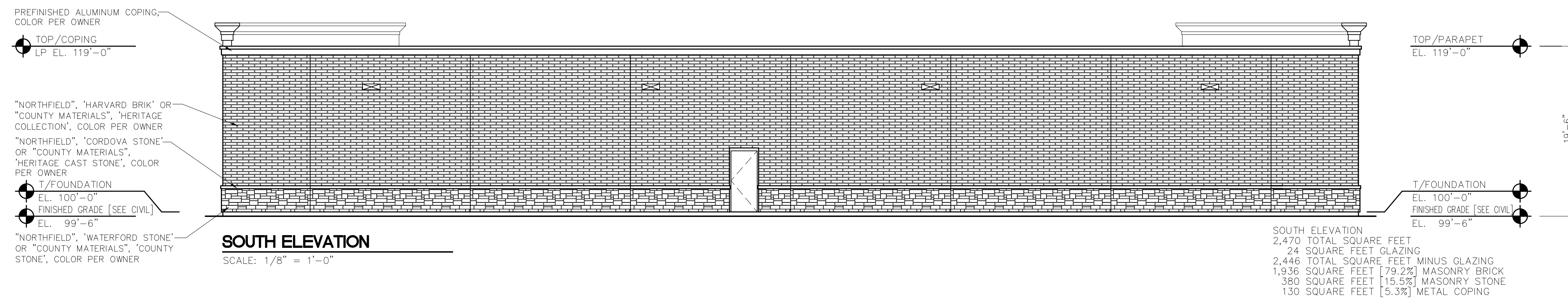
PRELIMINARY ENGINEERING PLAN

SHEET NO.
2 OF 2

JOB NO. 19-705
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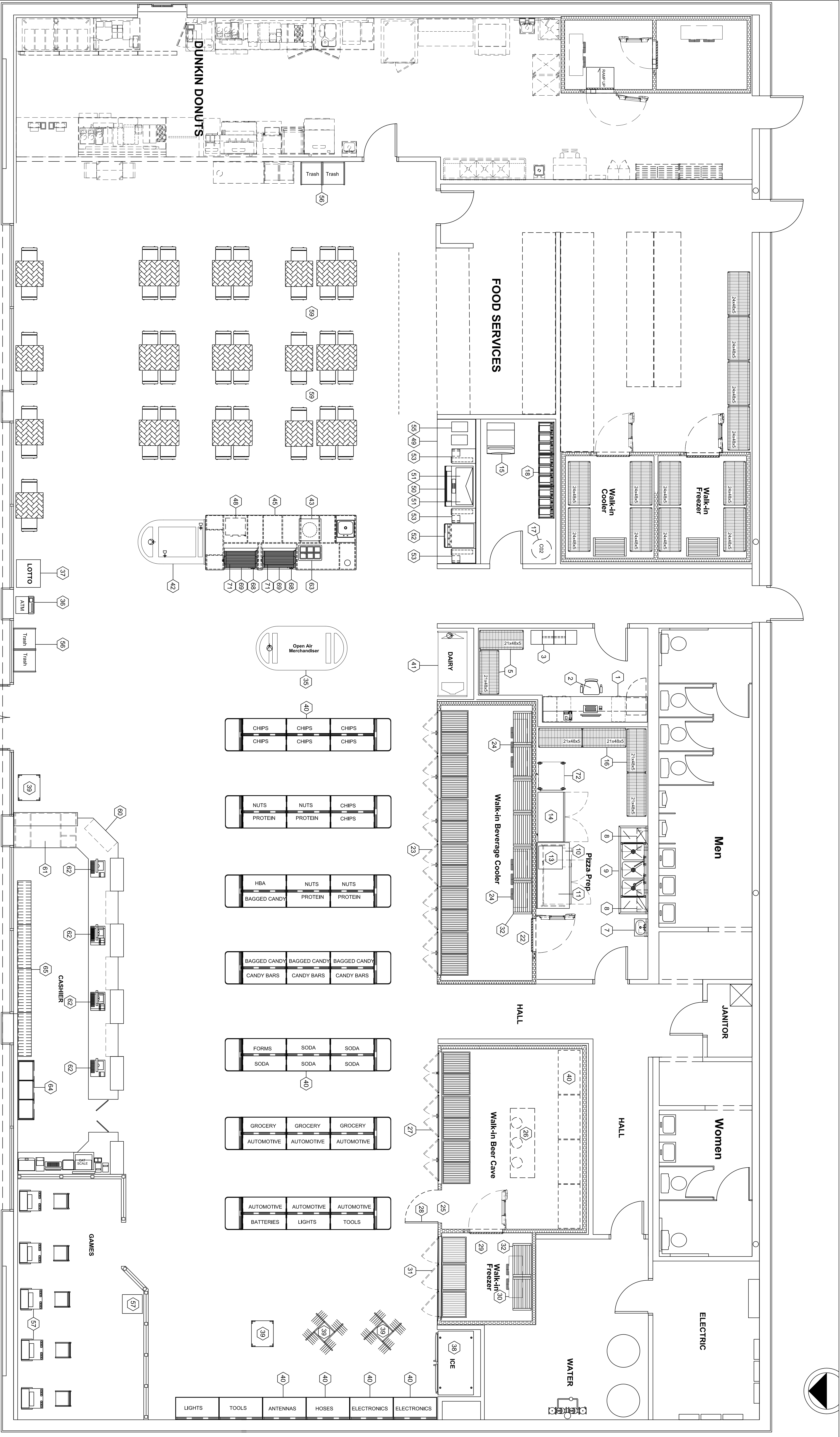


TOTAL BUILDING EXTERIOR FINISHES
 7,633 TOTAL SQUARE FEET
 937 SQUARE FEET GLAZING
 6,696 TOTAL SQUARE FEET MINUS GLAZING
 4,756 SQUARE FEET [71.0%] MASONRY BRICK
 952 SQUARE FEET [14.2%] MASONRY STONE
 482 SQUARE FEET [7.2%] METAL COPING
 506 SQUARE FEET [7.6%] EIFS



FOOD N FUEL

7451 183RD STREET
 TINLEY PARK, ILLINOIS



EQUIPMENT SCHEDULES

FOOD N FUEL
7451 183RD STREET
TINLEY PARK,IL

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Chicago, IL 60631
800.850.0838 x.2

ATLANTA OFFICE
2557 Peachtree Rd, NE, Ste 400
Atlanta, GA 30329
800.850.0838 x.3



DATE:	DATE:
SCALE:	N.T.S.
DRAWN:	DRAWN BY
CHECK:	CHECKED BY
JOB:	JOB NUMBER
SHEET	

FS1.1



183rd Street, Tinley Park, IL

Aug 23, 2019

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889

arsa
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183rd Street, Tinley Park, IL

Aug 23, 2019

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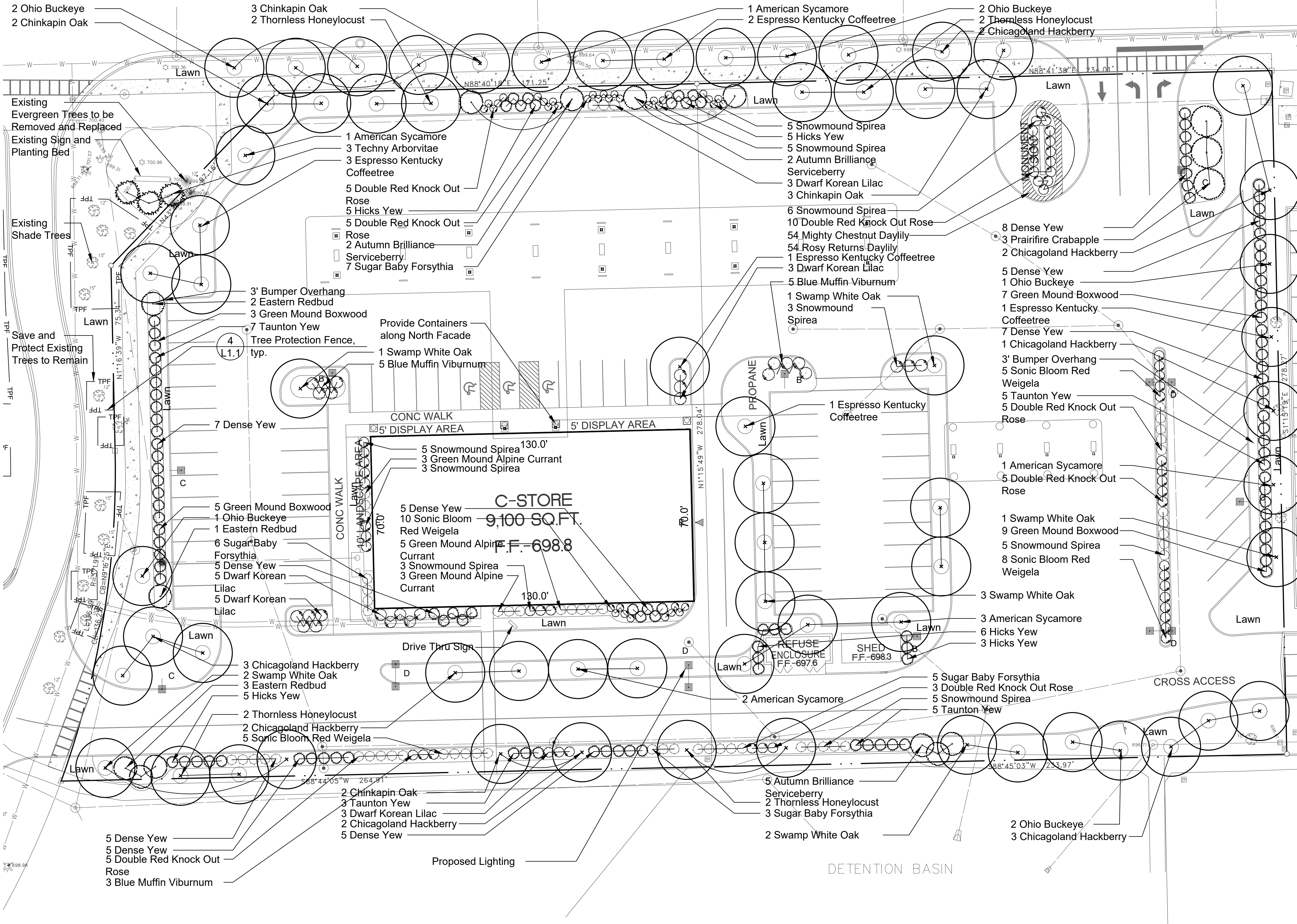


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arsa
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GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Tree Protection Fence to be installed as shown on plans and details prior to beginning construction. (incidental to cost). Do not drive, store equipment or materials within dripline of existing trees that are to be saved. Hold necessary disturbance to a minimum.

PROJECT

Gas & Wash

7451 183rd Street
Tinley Park, Illinois 60477



uplandDesign Ltd

Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

CIVIL ENGINEER

M Gingerich Gereaux & Associates
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25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815-478-9680

SHEET TITLE

Landscape Plan

SHEET NUMBER L1.0

DRAW / REVISION

LD/TD	Permit Submittal	21AUG2019
LD/TD	Permit Resubmittal	22OCT2019

Project Number 767
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LEGEND

- Proposed Shade Tree
- Deciduous Shrub
- Evergreen Shrub
- Ornamental Grass
- Perennial and Groundcover (hatch symbol varies)



SCALE: 1" = 20'-0"



PLANT LIST

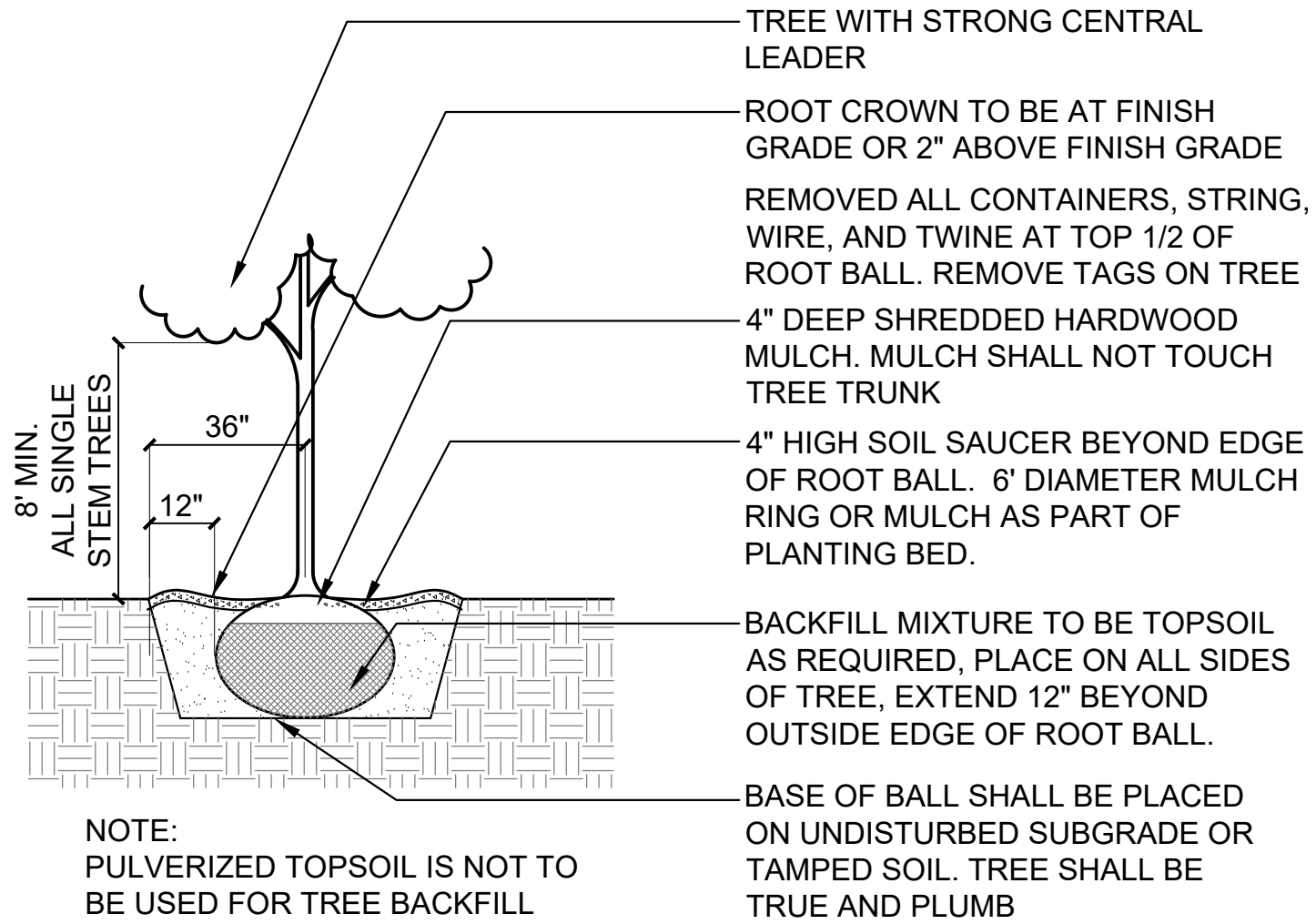
Shade Trees - Balled and Burlap			
8	2.5" cal.	Aesculus glabra	Ohio Buckeye
15	2.5" cal.	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
8	2.5" cal.	Gleditsia triacanthos var inermis	Thornless Honeylocust
8	2.5" cal.	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree
8	2.5" cal.	Platanus occidentalis	American Sycamore
10	2.5" cal.	Quercus bicolor	Swamp White Oak
10	2.5" cal.	Quercus muehlenbergii	Chinkapin Oak
67	Total		

Ornamental Trees - Balled and Burlap			
7	6' Ht	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
6	6' Ht	Cercis canadensis	Eastern Redbud
3	6' Ht. Single Stem	Malus 'Prairifire'	Prairifire Crabapple
16	Total		

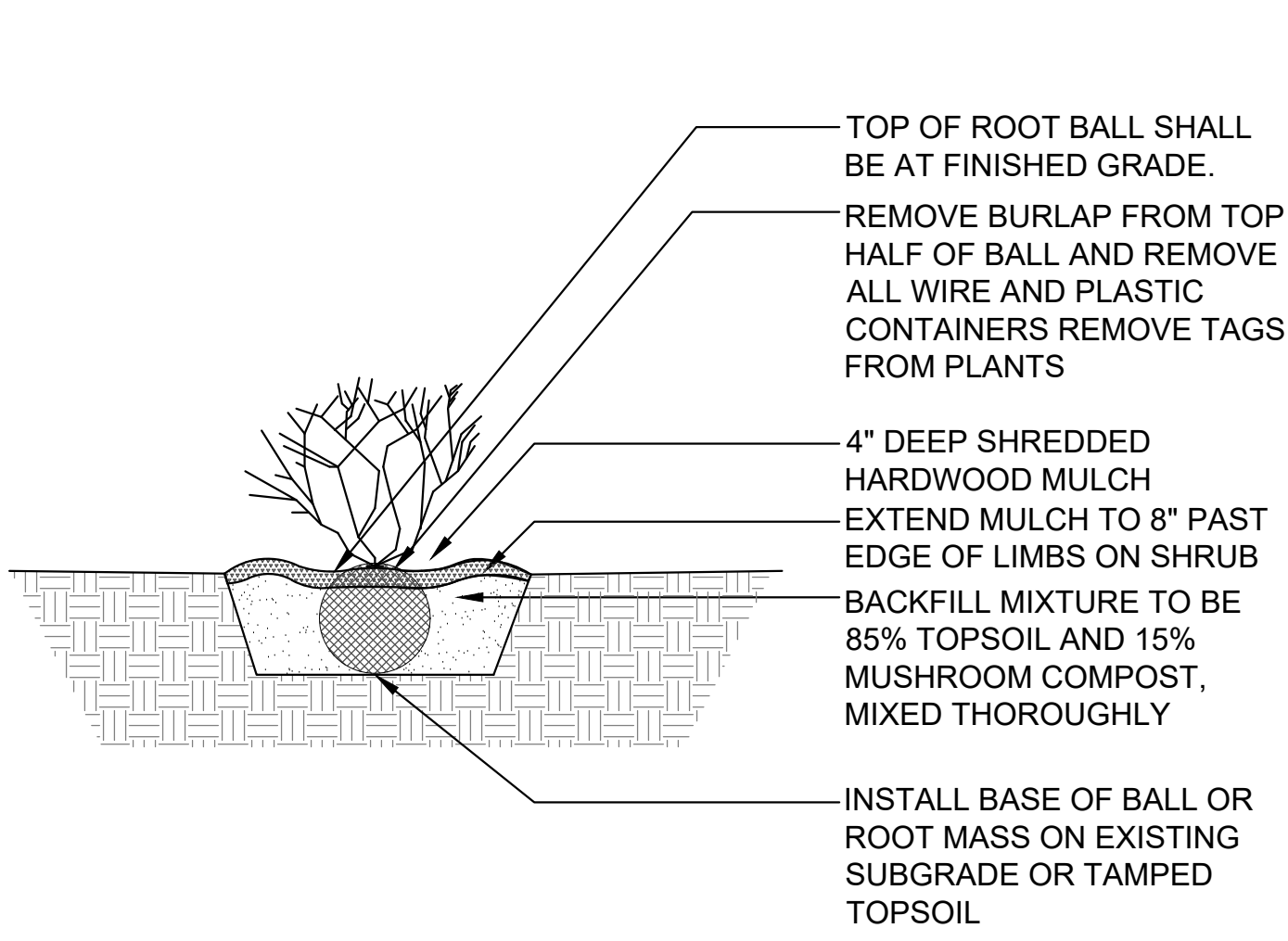
Evergreen Shrubs - Balled and Burlap or Pot			
24	24" Ht. x 24" Spr.	Buxus 'Green Mound'	Green Mound Boxwood
52	24" Ht. x 24" Spr.	Taxus x media 'Densiformis'	Dense Yew
24	24" Ht. x 24" Spr.	Taxus x media 'Hicksii'	Hicks Yew
20	24" Ht. x 24" Spr.	Taxus x media 'Tauntonii'	Taunton Yew
3	6' Ht	Thuja occidentalis 'Techny'	Techny Arborvitae
123	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
21	24" Ht. x 24" Spr.	Forsythia 'NIMBUS'	Sugar Baby Forsythia
11	18" Ht. x 18" Spr.	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant
38	18" Ht. x 18" Spr.	Rosa 'Radtko'	Double Red Knock Out Rose
75	24" Ht. x 24" Spr.	Spiraea nipponica 'Snowmound'	Snowmound Spirea
9	24" Ht. x 24" Spr.	Syringa meyeri 'Paliban'	Dwarf Korean Lilac
13	24" Ht. x 24" Spr.	Viburnum dentatum 'Christom'	Blue Muffin Viburnum
28	24" Ht. x 24" Spr.	Weigela florida 'Verweig 6'	Sonic Bloom Red Weigela
195	Total		

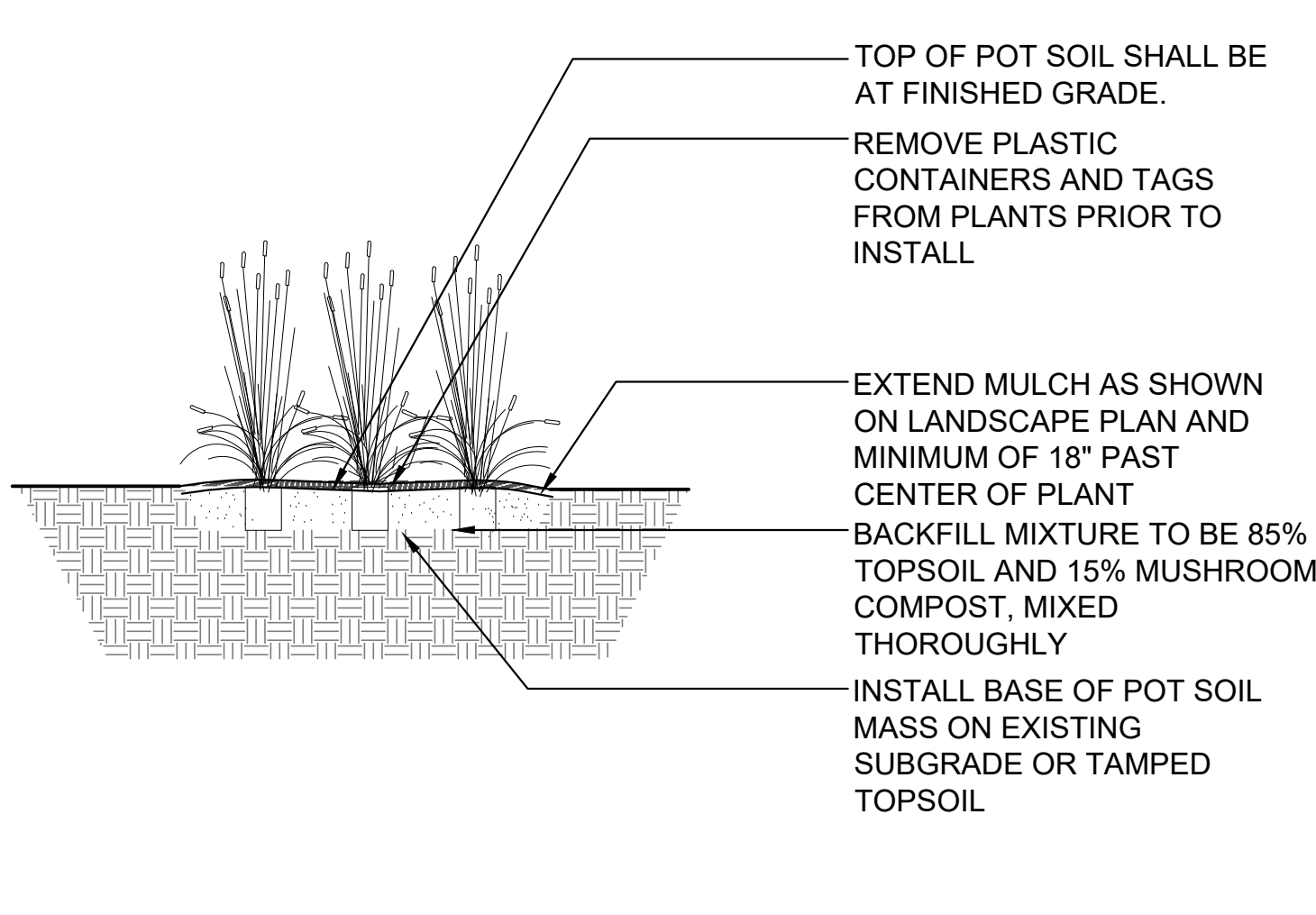
Perennial, Grasses, Groundcover - Pot			
54	#1 cont.	Hemerocallis 'Mighty Chestnut'	Mighty Chestnut Daylily
54	#1 cont.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
108	Total		



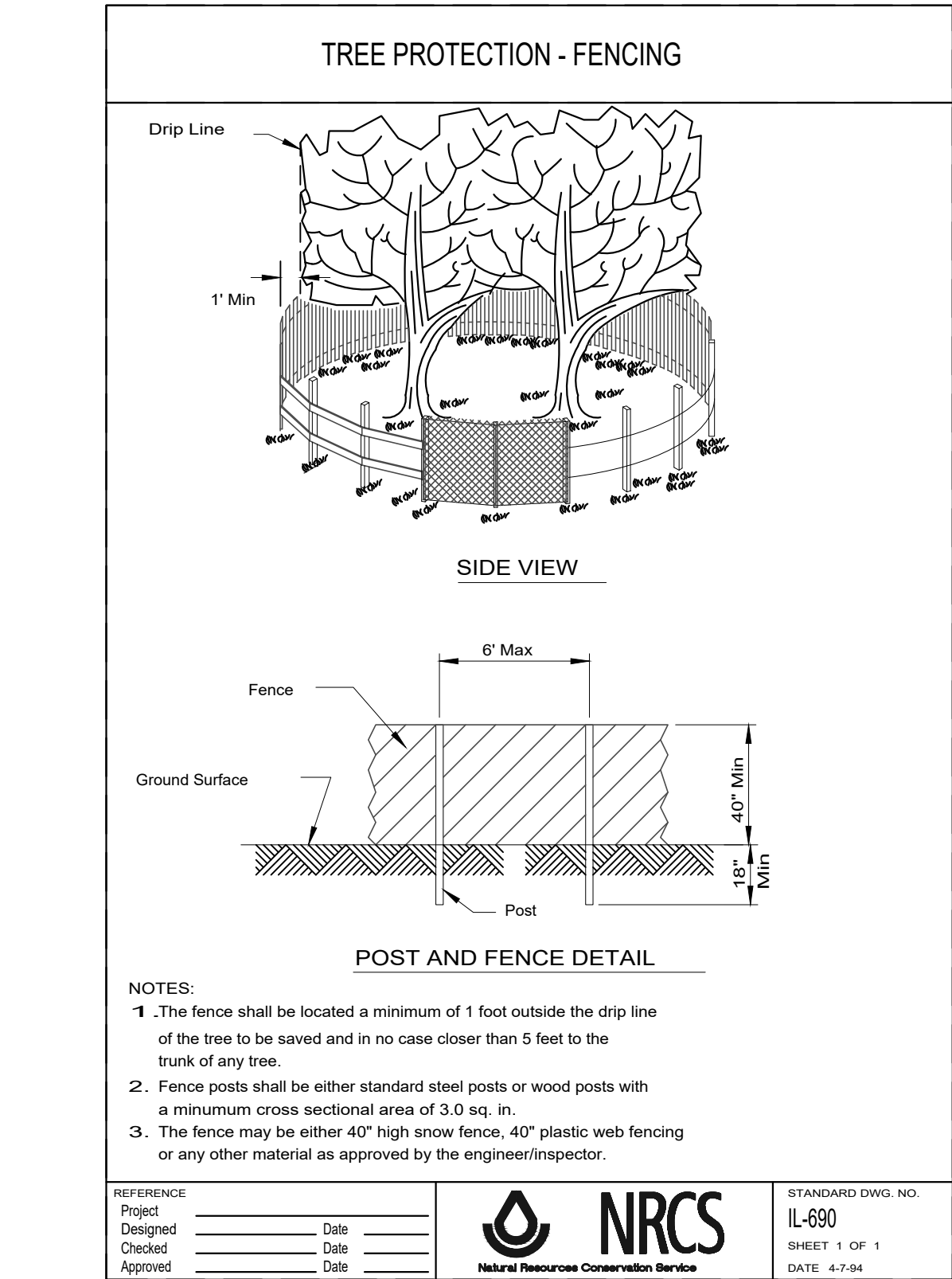
1 Tree Installation
SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation
SCALE: 1" = 1'-0" d-perennials



4 Tree Protection Fence
SCALE: NTS d-NRCS-IL690-tree protection fence_12

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	46	A	SINGLE	SCV-LED-13L-SC-50 MTD @ 15' GAS, 18' DIESEL	1.000	1.000	1.000	12933	84.3
	3	B	SINGLE	SLM-LED-12L-SIL-5W-50-70CRI-SINGLE-17' POLE+3' BASE	1.000	1.000	1.000	12246	93.1
	4	C	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-SINGLE-17' POLE+3' BASE	1.000	1.000	1.000	13140	93.1
	4	D	D180°	SLM-LED-12L-SIL-5W-50-70CRI-D180-17' POLE+3' BASE	1.000	1.000	1.000	24492	186.2
	2	E	SINGLE	TMWP-LED-04L-50 MTD @ 10'	1.000	1.000	1.000	4044	31.23

REQUIREMENT CHART

158.12 Buffer Yard Landscaping				
Location	Requirement	Distance	Proposed Trees	Proposed Shrubs
North	Bufferyard "C" 10' Width: 5 Canopy, 2 Understory, 20 Shrubs per 100 LF	462 / 100 LF = 4.62 4.62 * 5 = 23 Canopy 4.62 * 2 = 10 Understory 4.62 * 20 = 93 Shrubs	10 Canopy 4 Understory	40 Shrubs
East	Bufferyard "B" 10' Width: 5 Canopy, 2 Understory, 20 Shrubs per 100 LF 1/2 Plantings - Vacant Parcel	252 / 100 LF = 2.52 2.78 * 3.2 = 8 Canopy 2.78 * 1 = 3 Understory 2.78 * 16 = 41 Shrubs	8 Canopy 3 Understory	41 Shrubs
South	Bufferyard "C" 10' Width: 5 Canopy, 2 Understory, 20 Shrubs per 100 LF	300 / 100 LF = 3 3 * 5 = 15 Canopy 3 * 2 = 6 Understory 3 * 20 = 60 Shrubs	15 Canopy 6 Understory	60 Shrubs
West	Bufferyard "B" 20' Width: 3.5 Canopy, 1.4 Understory, 14 Shrubs per 100 LF	177/ 100 LF = 1.77 1.77 * 2.4 = 5 Canopy 1.77 * 0.6 = 2 Understory 1.77 * 12 = 22 Shrubs	5 Canopy 2 Understory	22 Shrubs

158.19 Parkway Landscaping					
Location	Requirement	Distance	Proposed Trees	Existing Trees	Total Trees
183rd Street	1 Tree / 25 LF	378 / 25 LF= 15.12 Trees	13	3	16
West Creek Drive	1 Tree / 25 LF	216/25 LF = 8.64 Trees	0	10	10

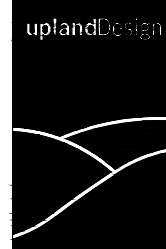
158.20 Parking Lot Landscaping				
Location	Requirement		Proposed Trees	
Parking Lot	Minimum 3' Height Screen - Evergreen Plantings or Berm		Evergreen Plantings	
Parking Lot	15% of Parking Lot covered by Landscaping	86726 sq. feet*0.15 = 13000 sq. feet	13000 sq. feet of plantings	

158.19 Interior Lot Landscaping				
Location	Requirement	Distance	Proposed Trees	Proposed Shrubs
Interior Lot	1 Tree / 10,000 sq. feet of lot area	130244 / 10000 sq. feet = 13 Trees	13	
Parking Lot Islands	1 Tree & 1 Shrub / 200 sq. feet	4608 sq. feet / 200 = 23 Trees & 23 Shrubs	16	24

PROJECT

Gas & Wash

7451 183rd Street
Tinley Park, Illinois 60477



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SHEET TITLE

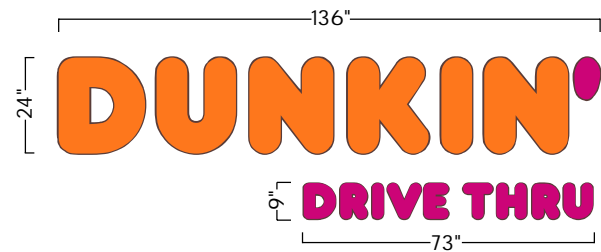
Landscape Plan

SHEET NUMBER **L1.1**

DRAW / REVISION

LD/TD	Permit Submittal	21AUG2019
LD/TD	Permit Resubmittal	22OCT2019

Project Number 767
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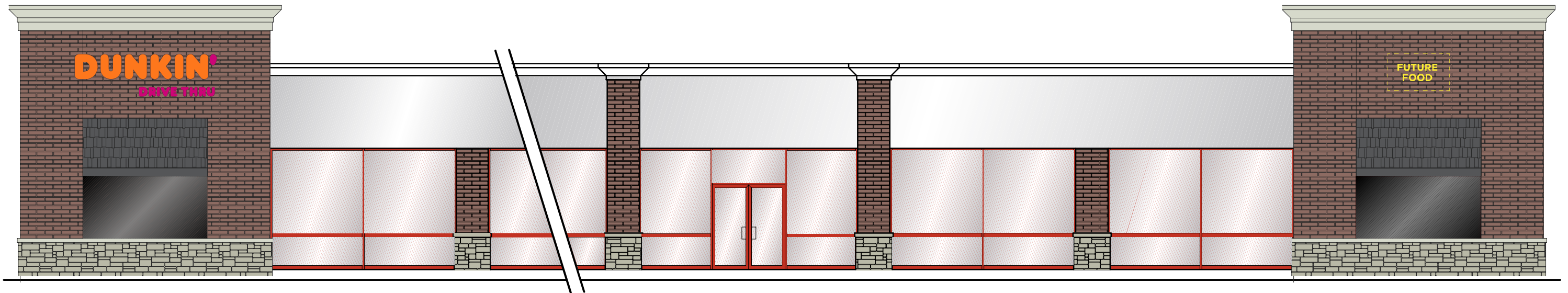


ILLUMINATED CHANNEL LETTER 27 SQ. FT.



15 SQ. FT.

1/4" SCALE



NORTH ELEVATION 1/8" SCALE

NORTH ELEVATION

DUNKIN' (PRIMARY) 27 SQ. FT. (65 SQ. FT. ALLOWED)
"FUTURE FOOD" SERVICE (SECONDARY) 15 SQ. FT.

42 TOTAL SQ. FT.



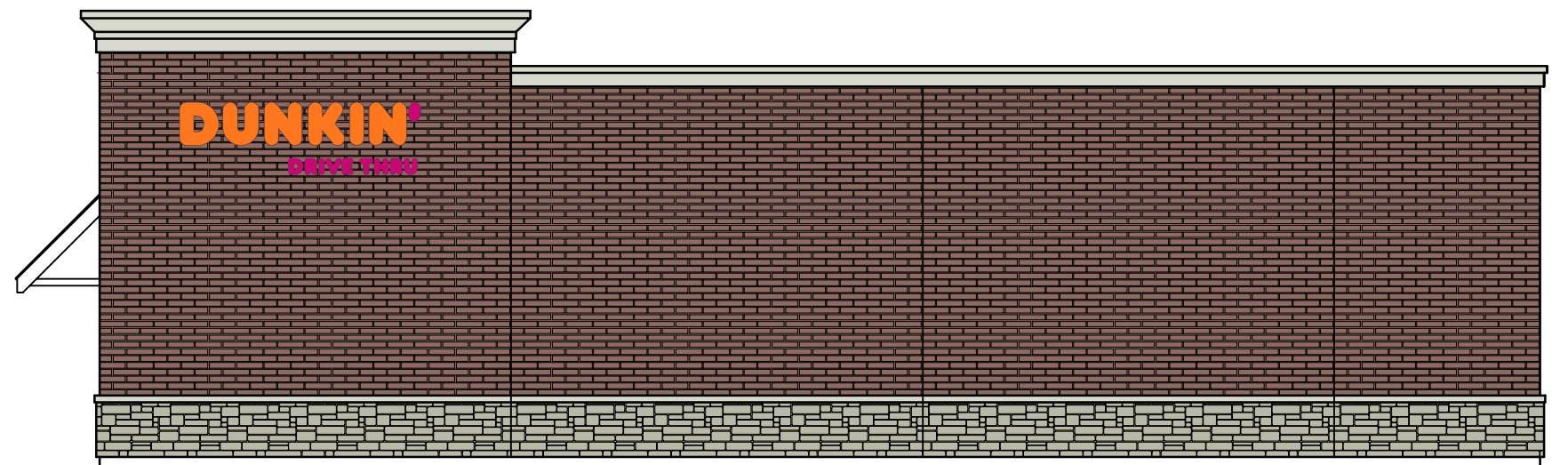
708-448-0826 FAX 708-448-9092

Notes _____

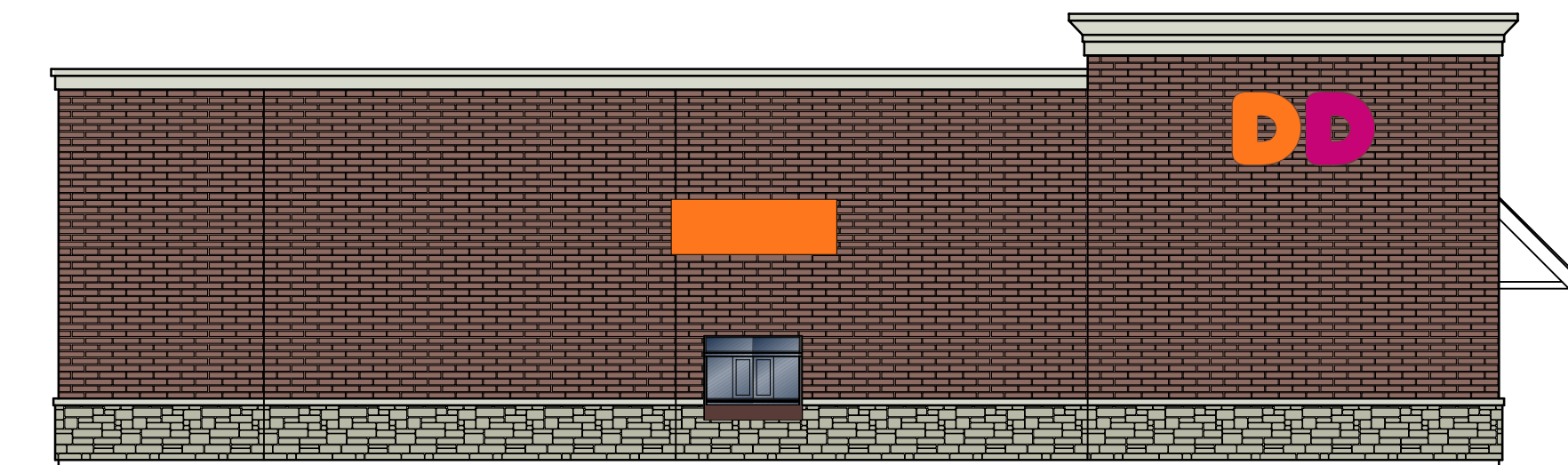
Approved _____ Date _____

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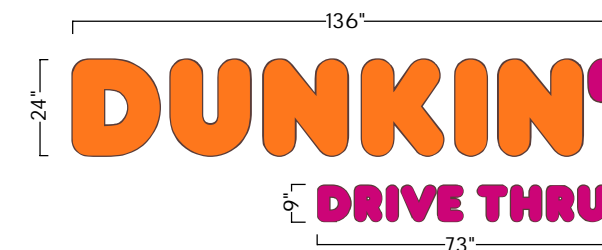
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Date	9-4-19	Description					STOREFRONT SIGNAGE		
Drawn By	ED	Revisions By					Drawing No.	19-210.1C	
		Date							



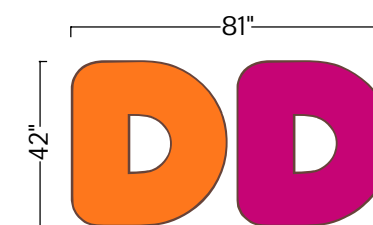
WEST ELEVATION 1/8" SCALE



EAST ELEVATION 1/8" SCALE



ILLUMINATED CHANNEL LETTERS 27 SQ. FT.



ILLUMINATED CHANNEL LETTERS 24 SQ. FT.

WEST ELEVATION
"DUNKIN" 27 SQ. FT. (35 SQ. FT. ALLOWED)

EAST ELEVATION
"DD" 24 SQ. FT. (35 SQ. FT. ALLOWED)



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

708-448-0826 FAX 708-448-9092

Notes _____

Approved _____	Date _____
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Scale	NOTED	Title						FOOD N FUEL - TINLEY PARK	
Date	9-4-19	Description						STOREFRONT SIGNAGE	
Drawn By	ED	Revisions By	ED					Drawing No.	19-210.2C
		Date	10-14-19						



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

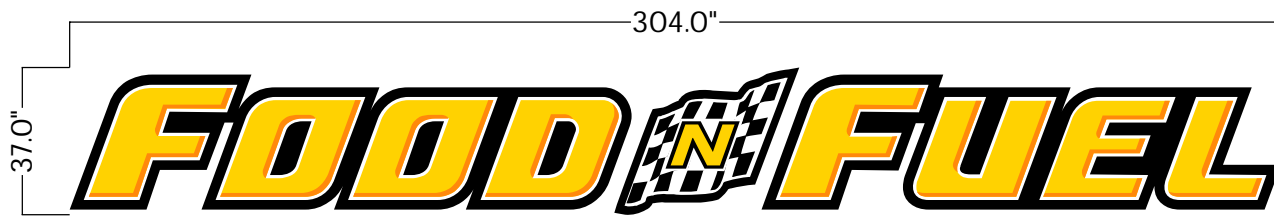
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Notes _____

Approved _____ Date _____

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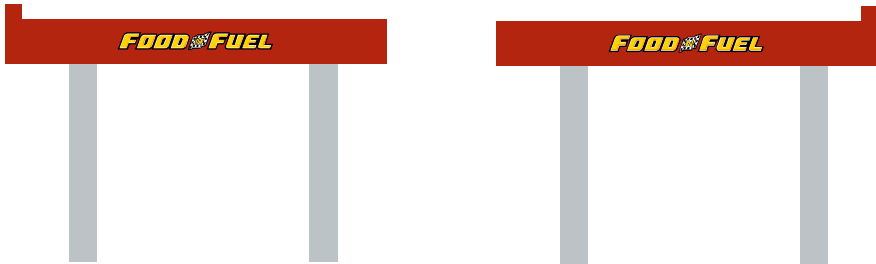
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Date	9-4-19	Description	MONUMENT SIGN			
Drawn By	ED	Revisions By				Drawing No.
		Date				19-210.6C



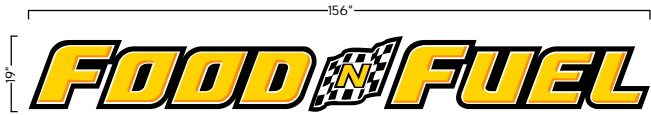
ILLUMINATED CHANNEL LETTER 78 SQ. FT. 1/4" SCALE



NORTH ELEVATION 1/16" SCALE



EAST ELEVATION WEST ELEVATION 1/16" SCALE



20.5 SQ. FT.

ILLUMINATED CHANNEL LETTER 1/4" SCALE

NORTH ELEVATION 78 SQ. FT.
EAST ELEVATION 20.5 SQ. FT.
WEST ELEVATION 20.5 SQ. FT.

119 TOTAL SQ. FT.

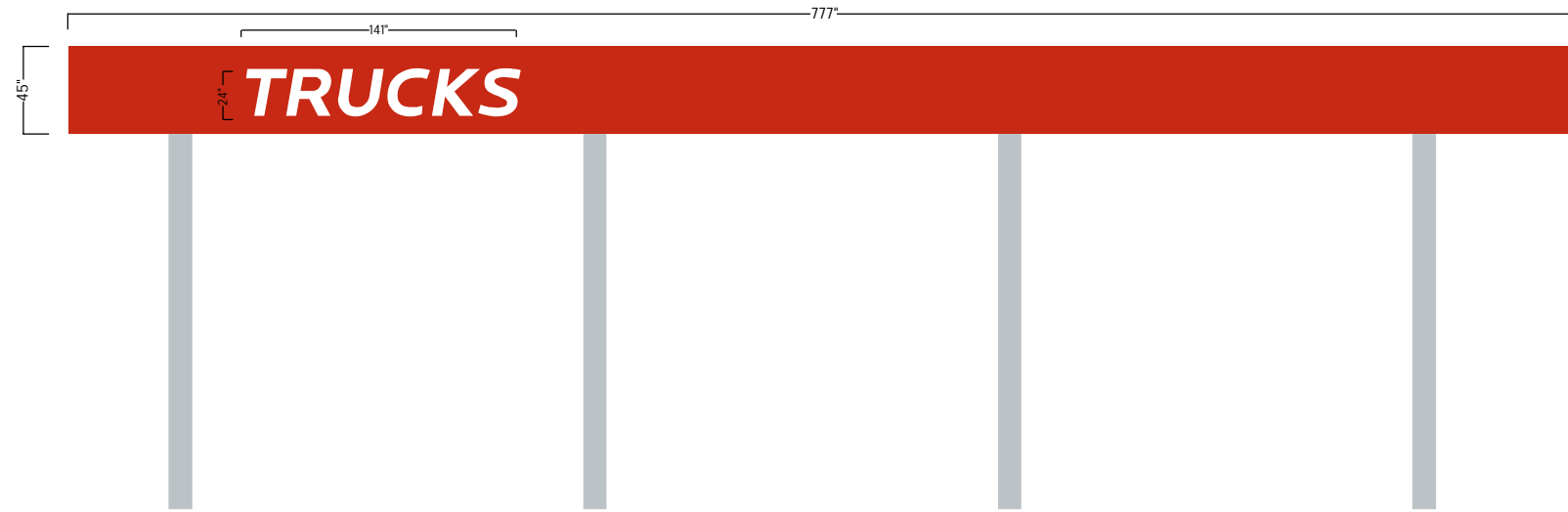


13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS
708-448-0826 FAX 708-448-9092

Notes _____

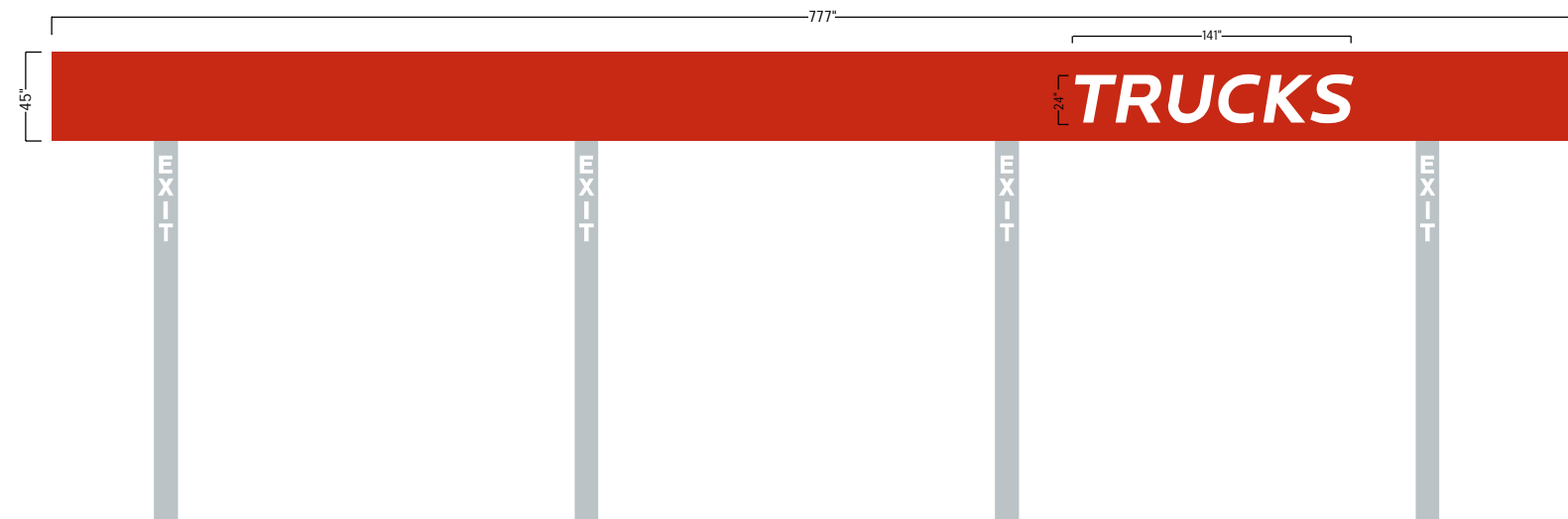
Approved _____	Date _____
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Scale	NOTED	Title						FOOD N FUEL - TINLEY PARK	
Date	9-4-19	Description						CAR CANOPY	
Drawn By	ED	Revisions By	ED					Drawing No.	19-210.3C
		Date	10-11-19						



SOUTH ELEVATION

CHANNEL LETTERS 1/8" SCALE



NORTH ELEVATION

CHANNEL LETTERS 1/8" SCALE



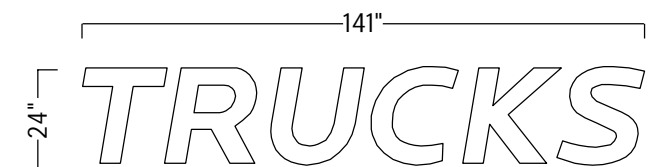
EAST ELEVATION

1/8" SCALE



WEST ELEVATION

1/8" SCALE



CHANNEL LETTERS 23.5 SQ. FT.

1/4" SCALE



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

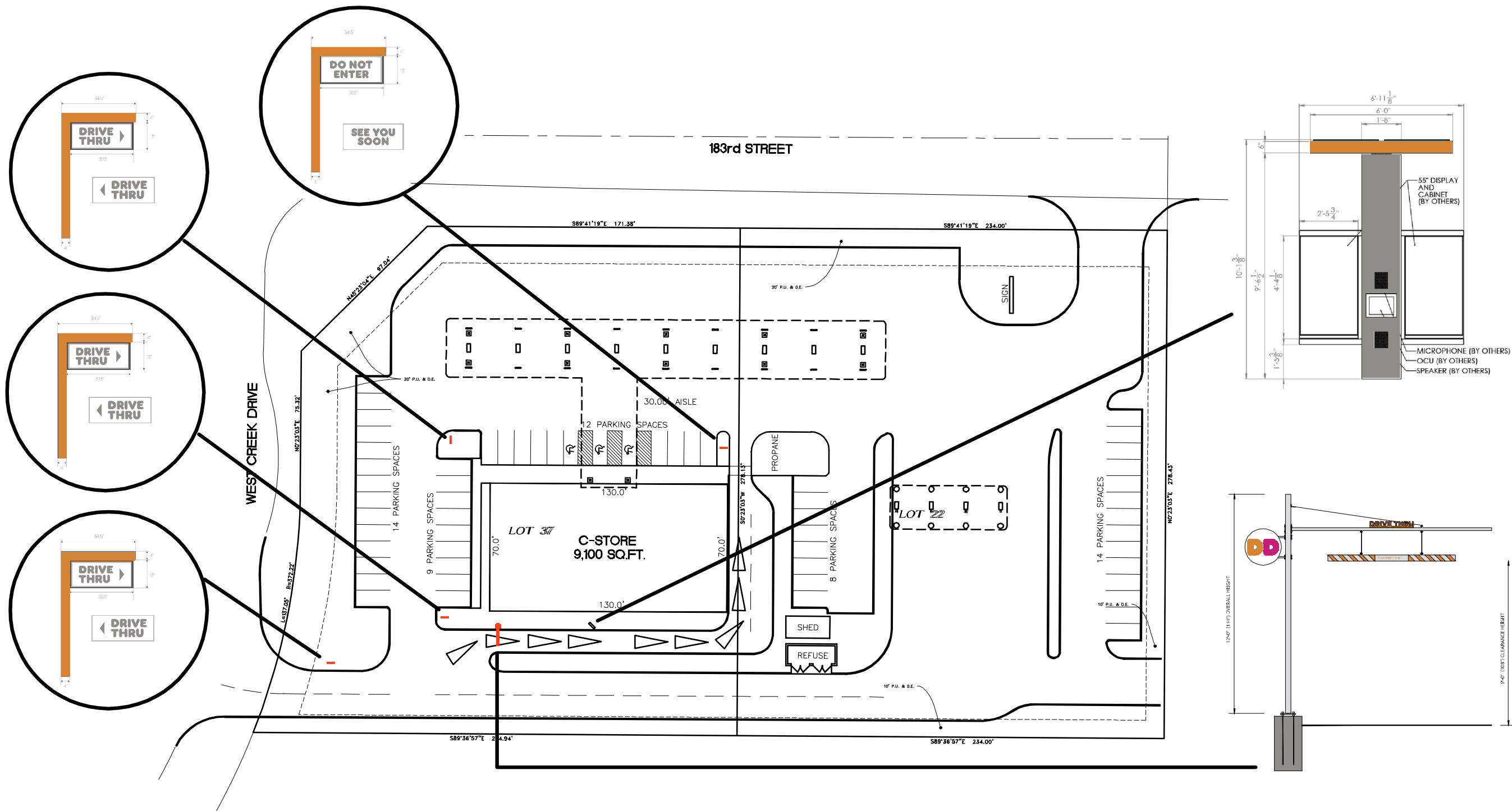
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Scale	NOTED	Title					FOOD N FUEL - TINLEY PARK		
Date	9-4-19	Description					TRUCK CANOPY		
Drawn By	ED	Revisions By					Drawing No.	19-210.4C	
		Date							





Van Bruggen SIGNS
INC.

SINCE 1925

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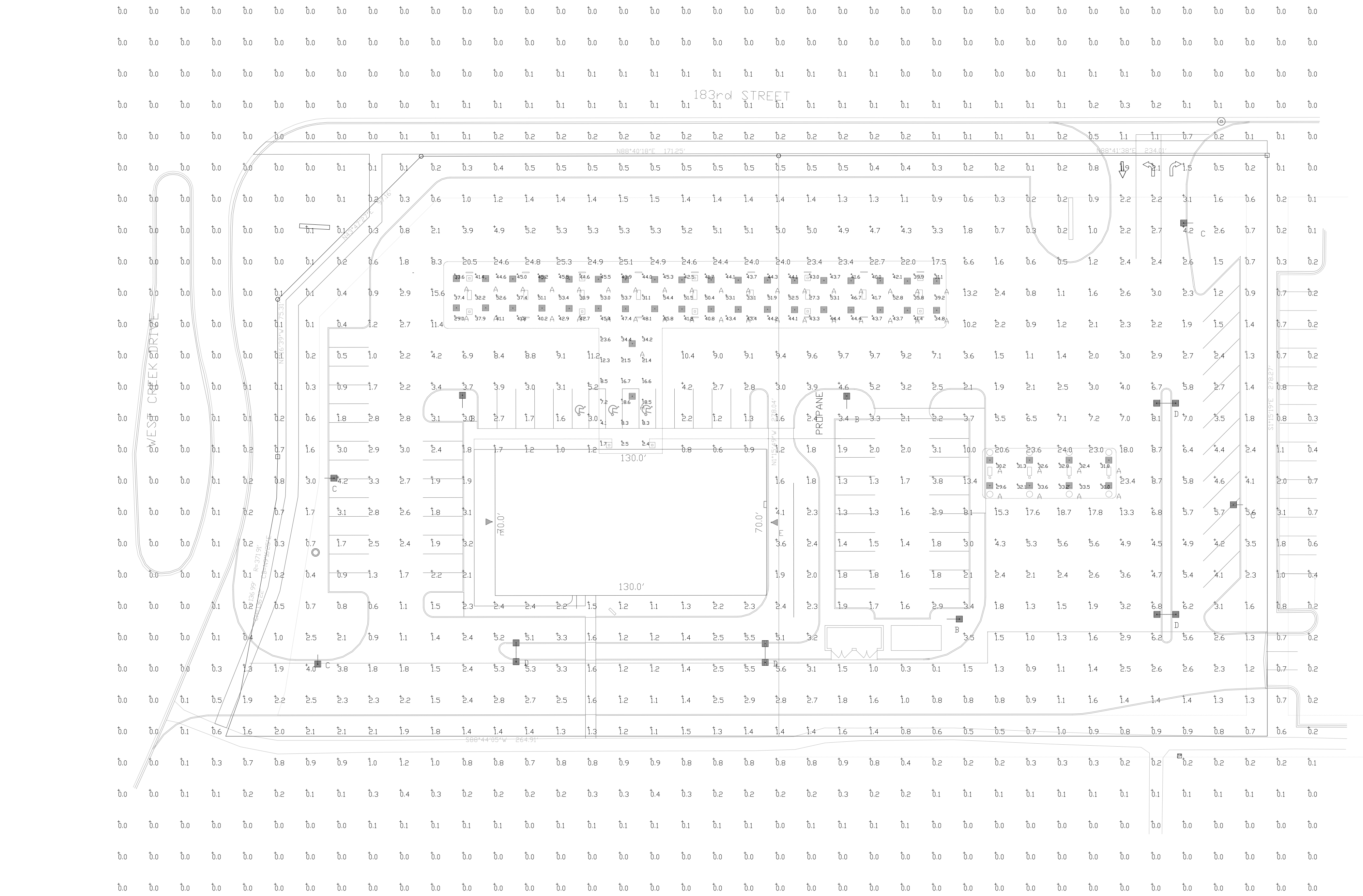
Notes

Approved

Date

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Scale	NTS	Title				FOOD N FUEL - TINLEY PARK			
Date	10-18-19	Description				DIRECTIONAL			
Drawn By	ED	Revisions By					Drawing No.	19-210.9C	
		Date							



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	46	A	SINGLE	CRUS-SC-LED-SS-50 MTD @ 10'PAY,15'GAS,18'DIESEL	1.000	1.000	1.000	13674	97.9
	3	B	SINGLE	SLM-LED-12L-SIL-5W-50-70CRI-SINGLE-17' POLE+3' BASE	1.000	1.000	1.000	12246	93.1
	4	C	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-SINGLE-17' POLE+3' BASE	1.000	1.000	1.000	13140	93.1
	4	D	D180°	SLM-LED-12L-SIL-5W-50-70CRI-D180-17' POLE+3' BASE	1.000	1.000	1.000	24492	186.2
	2	E	SINGLE	XWM-FT-LED-04L-50 MTD @ 10'	1.000	1.000	1.000	3991	29.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ GRADE	Illuminance	Fc	1.83	25.3	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	31.93	33.6	29.6	1.08	1.14
GAS CANOPY	Illuminance	Fc	37.48	54.4	1.7	22.05	32.00
INSIDE CURB	Illuminance	Fc	4.53	25.3	0.1	45.30	253.00



CRUS



SLM



XWM

Click image to open Product Page

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 5958.899



LIGHTING PROPOSAL LD-148714-2

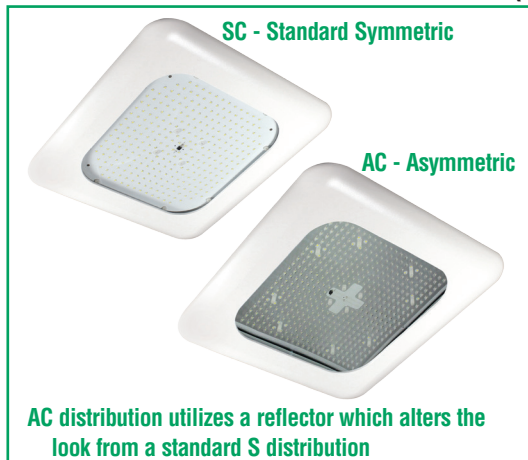
GAS N WASH
183RD STREET
TINLEY PARK, IL

BY:WVE DATE:8/15/19 REV:10-24-19 SHEET 1 OF 1

SCALE: 1"=30'

0 30

LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

Consult Factory

Class 1, Division 2 – Available on LW and SS

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below.
Please consult factory for your specific requirements.



IP67



Project Name _____ Fixture Type _____
Catalog # _____

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LSI INDUSTRIES INC.

LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRUS SC LED HO 50 UE WHT**

Prefix	Distribution ¹	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K	UE - Universal Voltage (120-277V) 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL - Hazardous location available on LW and SS

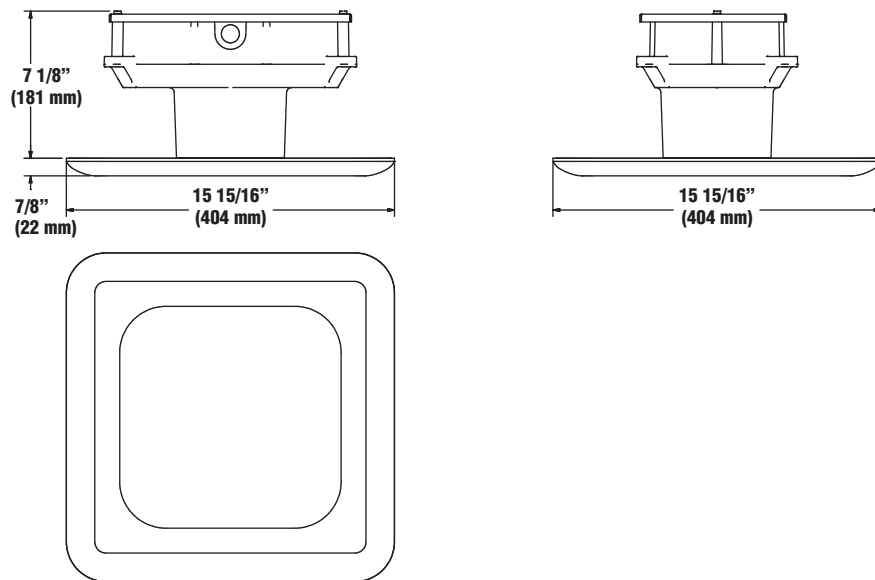
FOOTNOTES:

1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	357282		
Retrofit RIC Cover Panel Blank (no holes)	354702		

DIMENSIONS



LIGHT OUTPUT - CRUS

		Lumens		Watts SC/AC	LPW	
		SC	AC		SC	AC
Cool White	VLW - Very Low Watt	9055	7632	61	148	125
	LW - Low Watt	10525	8884	74	142	120
	SS - Super Saver	13674	11595	98	140	118
	HO - High Output	18633	15145	132	141	115
	VHO - Very High Output	22418	17262	159	141	109



Project Name _____ Fixture Type _____
Catalog # _____

07/22/19
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Catalog # :

Project :

Prepared By :

Date :



Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

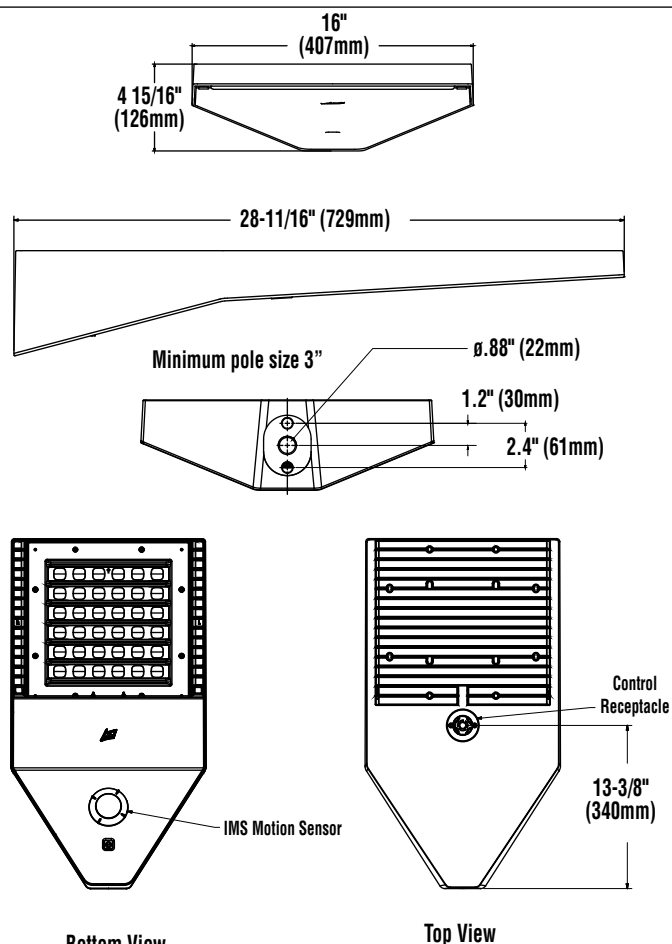
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



IP66



Product Dimensions



Bottom View

Top View



Slice Medium - SLM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the [5-Pin](#) or [7-Pin Twist Lock Controller](#): ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specs sheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE¹(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE¹(9-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-50 C	100%	96%	91%	87%	83%

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
12L	FTA IL	4254	57	B0-U0-G1	103
	2	7559	73	B2-U0-G2	
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - SLM

Tilt Degree				Tilt Degree			
0°				0°			
Single	0.5	2.1	2.6	T90°	1.2	2.9	3.6
D180°	1.1	2.1	2.6	TN120°	1.3	4.4	5.4
D90°	0.9	2.5	3.1	O90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.



Slice Medium - SLM Outdoor LED Area Light

DELIVERED LUMENS*															Wattage
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1		
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1		
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G2	12920	86	B1-U0-G2	14155	95	B1-U0-G2	14739	99	B1-U0-G2	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2		
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2		
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2		
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2		
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2		

*LED Chips are frequently updated therefore values are nominal

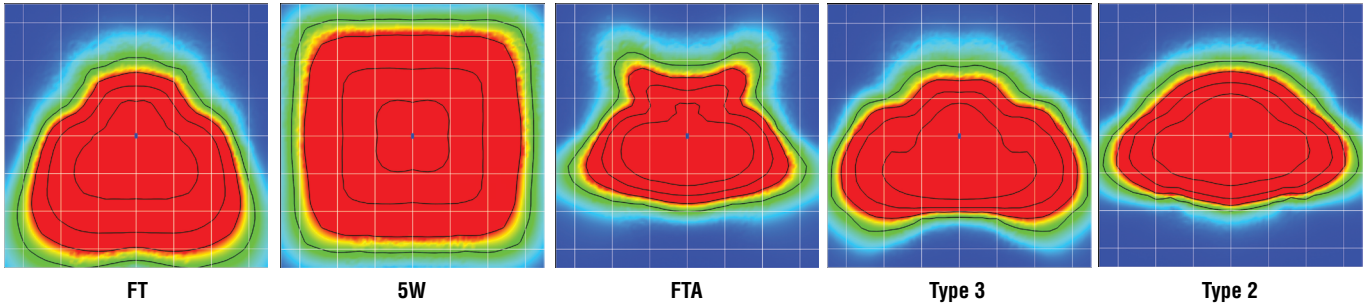
Specifications and dimensions subject to change without notice.



Slice Medium - SLM Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation ¹	Voltage	Driver
SLM Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT ² 27 - 2,700 CCT ² AMB - Phosphor Converted Amber ^{2,3}	70CRI - 70 CRI	(Blank) - None <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ⁴ ALSCH - AirLink Synapse Control System Host / Satellite ^{4,5} ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ⁴ ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor ^{4,5} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ⁴ ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor ^{4,5} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ⁴ ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor ^{4,5} <u>Stand-Alone Controls</u> EXT - 0-10v Dimming (from external signal) IMS0M1 - Integral Motion Sensor 8-12' 120-277V ^{4,6} IMS0M2 - Integral Motion Sensor 12-20' 120-277V ^{4,6} IMS0M4 - Integral Motion Sensor 20-40' 120-277V ^{4,6} IMS0M1HV - Integral Motion Sensor 8-12' 347-480V ⁶ IMS0M2HV - Integral Motion Sensor 12-20' 347-480V ⁶ IMS0M4HV - Integral Motion Sensor 20-40' 347-480V ⁶ CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁷ <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS ¹



Slice Medium - SLM Outdoor LED Area Light

Accessory Ordering Information⁸

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁹	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁹	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V) ⁹	159516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V) ⁹	1225180	X5RPP - Round Pole Adapter for 5" Poles ¹⁰	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller ^{4,9}	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller ^{4,9}	661410	Universal Mounting Bracket (UMB) ¹⁰	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) ¹⁰	663284CLR	Adjustable Slip Fitter (ASF) ¹⁰	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole ¹⁰	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles ¹⁰	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689903CLR
X4RPP - Round Pole Adapter for 4" Poles ¹⁰	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole ¹⁰	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689905CLR
FK277 Single Fusing (277V)	FK277	BKS XBO WM * CLR Wall Mount Bracket ¹⁰	382132CLR

FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.

7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.

8 - Accessories are shipped separately and field installed.

9 - Factory installed CR7P option required. See Options.

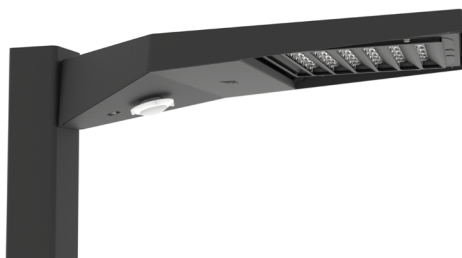
10 - "CLR" denotes finish. See Finish options.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

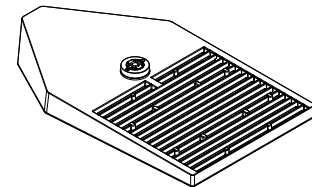
Luminaire Shown with Integral Louver (IL)



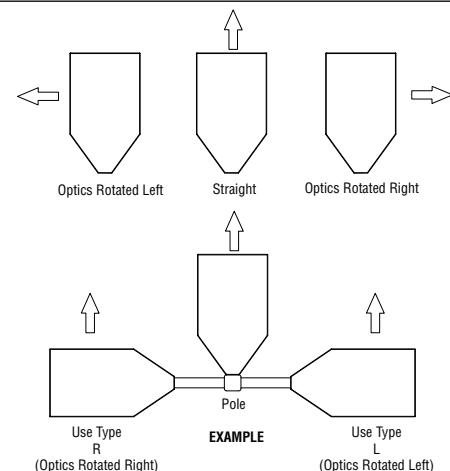
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation





Slice Medium - SLM Outdoor LED Area Light

Stand-alone Controls: Occupancy Sensor (IMS)

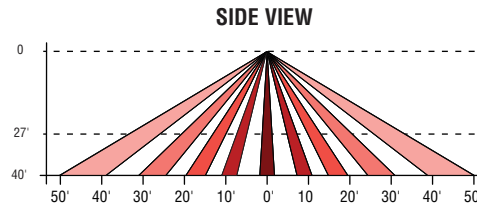
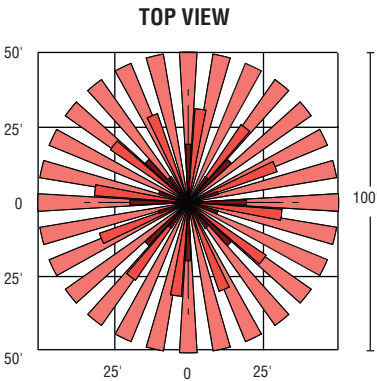
The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level. See the [Remote Configurator User Guide](#) for programming instructions.

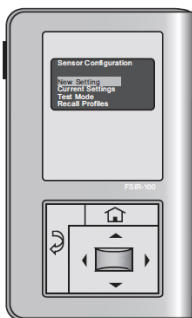
When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under "Wireless Controls System" and select the ALSCS controls option with the desired mounting height.

IMS Coverage Diagrams



Remote Configurator Tool



Luminaire Shown with IMS





Slice Medium - SLM Outdoor LED Area Light



AirLink™
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

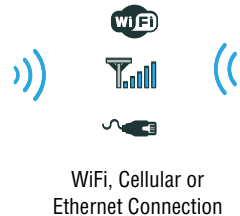
Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

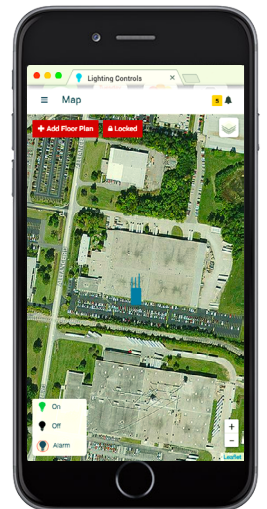
Wireless controls & sensors



Centralized control & integration



Simple-to-use software



AirLink Site Manger: Lighting control web app

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



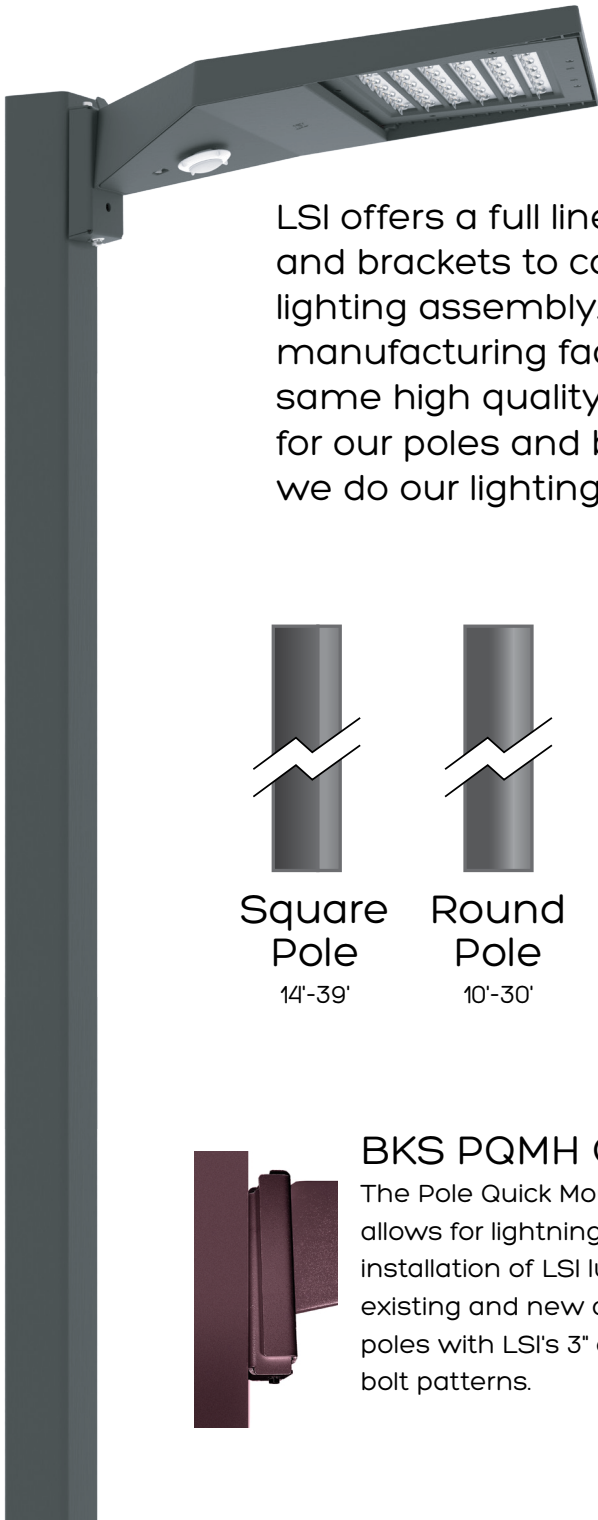
Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)



More information
For more information on AirLink, visit our website at www.lsi-airlink.com



poles & Brackets



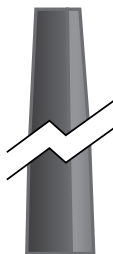
LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.



Square Pole
14'-39'



Round Pole
10'-30'



Tapered Pole
20'-39'

BJA UMB CLR

The 3G rated Universal Mounting Bracket (UMB) allows for seamless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5"-5".



BJA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



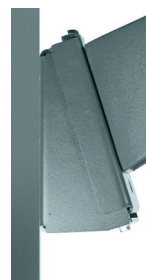
BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5" standard bolt patterns.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



Catalog # :

Project :

Prepared By :

Date :

Mirada Wall Sconce - XWM Outdoor LED Wall Sconce

The XWM's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The XWM offers high performance silicone optics, 4 standard CCTs, 5 lumen packages, and is available with integral Airlink™ Wireless Controls.



Features & Specifications

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, and Forward Throw (FT).
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

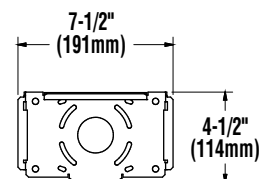
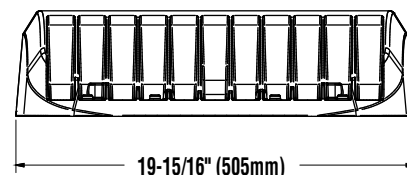
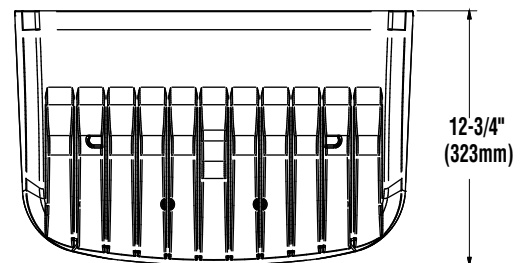
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional 120v-277v integral emergency battery pack is available. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Operating temperature for standard battery backup: -0°C to +50°C (-32°F to +122°F), Cold Weather battery backup: -20°C to +50°C (-4°F to +122°F).



IP65

ARRA
Funding Compliant

Product Dimensions





Mirada Wall Sconce - XWM

Outdoor LED Wall Sconce

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPM) permits mounting to standard poles. 3G rated per ANSI C136.31 for high vibration applications when pole-mounted with XPM.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP65 rated luminaire protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- a. The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up. Test regularly in accordance with local codes.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire. IP65 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted using optional XPM bracket
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Performance

ELECTRICAL DATA*

Lumen Package	Watts	120V	208V	240V	277V	347V	480V
03L	22.6	0.19	0.11	0.09	0.08	0.07	0.05
04L	29.5	0.25	0.14	0.12	0.11	0.09	0.06
06L	44.7	0.37	0.21	0.19	0.16	0.13	0.09
08L	62.0	0.52	0.30	0.26	0.22	0.18	0.13
12L	102.2	0.85	0.49	0.43	0.37	0.29	0.21

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE (3L-6L)¹

Ambient Temperature C	Initial ²	25K hrs. ²	50K hrs. ³	75K hrs. ³	100K hrs. ³
0 C	100%	98%	95%	93%	90%
10 C	100%	98%	95%	93%	90%
20 C	100%	98%	95%	93%	90%
25 C	100%	98%	95%	93%	90%
30 C	100%	98%	95%	93%	90%
40 C	100%	98%	95%	93%	90%
50 C	100%	98%	96%	94%	91%

RECOMMENDED LUMEN MAINTENANCE (8L-12L)¹

Ambient Temperature C	Initial ²	25K hrs. ²	50K hrs. ³	75K hrs. ³	100K hrs. ³
0 C	100%	97%	94%	90%	87%
10 C	100%	97%	94%	90%	87%
20 C	100%	97%	94%	90%	87%
25 C	100%	97%	93%	90%	86%
30 C	100%	97%	93%	90%	85%
40 C	100%	97%	93%	88%	84%
50 C	100%	96%	91%	87%	83%

1 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

3 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing times the IESNA LM-80-08 total test duration for the device under testing

Specifications and dimensions subject to change without notice.



Mirada Wall Sconce - XWM

Outdoor LED Wall Sconce

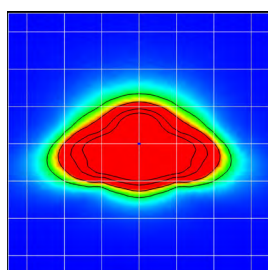
Performance (Cont.)

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K			3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
03L	2	70	2703	120	B1-U0-G1	2822	125	B1-U0-G1	3088	137	B1-U0-G1	3088	137	B1-U0-G1	22.6
	3	70	2752	122	B1-U0-G1	2873	127	B1-U0-G1	3144	139	B1-U0-G1	3144	139	B1-U0-G1	
	FT	70	2718	120	B1-U0-G1	2838	126	B1-U0-G1	3105	137	B1-U0-G1	3105	137	B1-U0-G1	
04L	2	70	3546	120	B1-U0-G1	3702	125	B1-U0-G1	4051	137	B1-U0-G1	4051	137	B1-U0-G1	29.5
	3	70	3610	122	B1-U0-G1	3769	128	B1-U0-G1	4124	140	B1-U0-G1	4124	140	B1-U0-G1	
	FT	70	3565	121	B1-U0-G1	3722	126	B1-U0-G1	4073	138	B1-U0-G1	4073	138	B1-U0-G1	
06L	2	70	5274	118	B2-U0-G1	5506	123	B2-U0-G2	6025	135	B2-U0-G2	6025	135	B2-U0-G2	44.7
	3	70	5369	120	B1-U0-G1	5606	125	B1-U0-G1	6134	137	B1-U0-G2	6134	137	B1-U0-G2	
	FT	70	5303	119	B1-U0-G2	5536	124	B1-U0-G2	6058	136	B1-U0-G2	6058	136	B1-U0-G2	
08L	2	70	6996	113	B2-U0-G2	7304	118	B2-U0-G2	7993	129	B2-U0-G2	7993	129	B2-U0-G2	62.0
	3	70	7123	115	B1-U0-G2	7437	120	B1-U0-G2	8138	131	B2-U0-G2	8138	131	B2-U0-G2	
	FT	70	7035	113	B1-U0-G2	7345	118	B2-U0-G2	8037	130	B2-U0-G2	8037	130	B2-U0-G2	
12L	2	70	10516	103	B2-U0-G2	10979	107	B3-U0-G3	12014	118	B3-U0-G3	12014	118	B3-U0-G3	102.2
	3	70	10707	105	B2-U0-G2	11178	109	B2-U0-G2	12232	120	B2-U0-G2	12232	120	B2-U0-G2	
	FT	70	10574	103	B2-U0-G3	11040	108	B2-U0-G3	12080	118	B2-U0-G3	12080	118	B2-U0-G3	

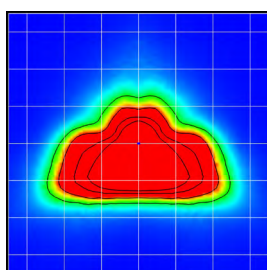
*LED Chips are frequently updated therefore values are nominal.

Photometrics

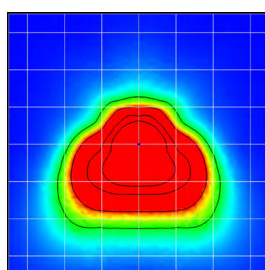
All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada Wall Sconce (XWM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Type 2



Type 3



FT



Mirada Wall Sconce - XWM Outdoor LED Wall Sconce

Ordering Guide

TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 27 UE BRZ ALSC**

Luminaire Prefix	Distribution	LED Technology	Lumen Package*	Color Temp	Voltage	Finish	Controls (Choose One)	Options
XWM - Mirada Wall Sconce	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw	LED	3L - 3,000 lms 4L - 4,000 lms 6L - 6,000 lms 8L - 8,000 lms 12L - 12,000 lms *Consult factory for programmable wattages and lumen packages	27 - 2700K ¹ 30 - 3000K 40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	<p>Wireless Controls</p> <p>ALSC - AirLink Synapse Control System²</p> <p>ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor²</p> <p>ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor²</p> <p>Standalone Controls</p> <p>DIM - 0-10v Dimming (from external signal)</p> <p>IMSOM1 - Integral Motion & daylight sensor 8-12' 120-277V^{2,4}</p> <p>IMSOM2 - Integral Motion & daylight sensor 12-20' 120-277V^{2,4}</p> <p>IMSOM1HV - Integral Motion & daylight sensor 8-12' 347-480V^{4,5}</p> <p>IMSOM2HV - Integral Motion & daylight sensor 12-20' 347-480V^{4,5}</p> <p>Button Type Photocells</p> <p>PCI120 - 120V</p> <p>PCI208-277 - 208 -277V</p> <p>PCI347 - 347V</p>	<p>BB - Battery Back-up</p> <p>CWBB - Cold Weather Battery Backup</p> <p>XPMA - Pole Mounting Bracket</p>

Accessory Ordering Information

Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK ⁶	DFK208 - Double Fusing	DFK208 ⁷
FK120 - Single Fusing	FK120 ⁷	DFK240 - Double Fusing	DFK240 ⁷
FK277 - Single Fusing	FK277 ⁷	DFK480 - Double Fusing	DFK480 ⁷
FK347 - Single Fusing	FK347 ⁷	IMS Remote Configurator tool	584929

FOOTNOTES:

1 - Consult Factory for availability

2 - Not available in HV

3 - Consult Factory for Site Layout

4 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information."

5 - Not available in UE

6 - "CLR" denotes finish. See Finish options.

7 - Fusing must be located in hand hole of pole or in the junction box.



Mirada Wall Sconce - XWM Outdoor LED Wall Sconce

Stand-alone Controls: Occupancy Sensor (IMS)

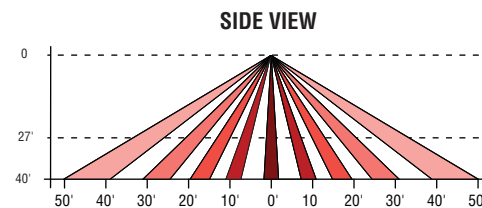
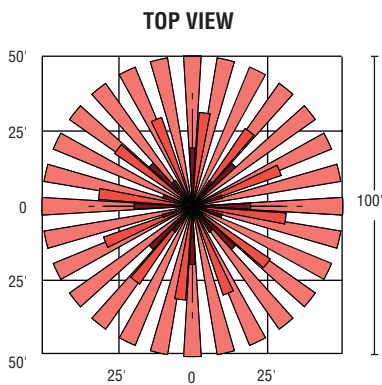
The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level. See the [Remote Configurator User Guide](#) for programming instructions.

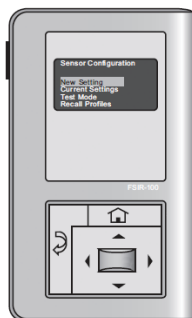
When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under “Wireless Controls System” and select the ALSCS controls option with the desired mounting height.

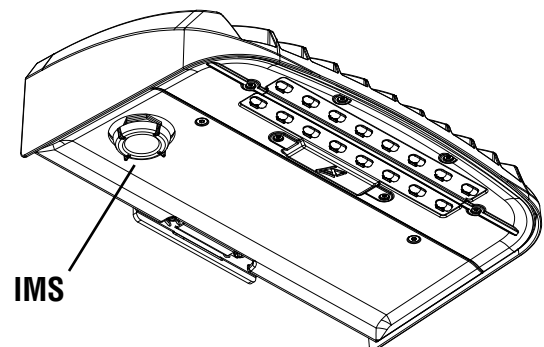
IMS Coverage Diagrams



Remote Configurator Tool



Luminaire Shown with IMS





Mirada Wall Sconce - XWM Outdoor LED Wall Sconce



AirLinkTM
enabled by Synapse[®]

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

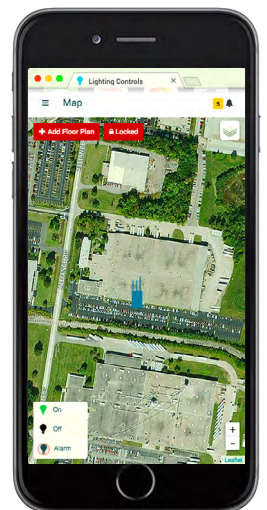
Wireless controls & sensors



Centralized control & integration



Simple-to-use software



AirLink Site Manger: Lighting control web app

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)



More information
For more information on AirLink, visit our website at www.lsi-airlink.com

MEMORANDUM TO: Brian P. Hertz, PE
MG2A

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: October 4, 2019

SUBJECT: Traffic and Parking Evaluation
Proposed Food n Fuel
Tinley Park, Illinois

This memorandum summarizes the results and findings of a traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Food n Fuel fuel center to be located in Tinley Park, Illinois. The fuel center is to be located in the southeast quadrant of the intersection of 183rd Street with West Creek Drive. As proposed, the fuel center is to contain 18 passenger vehicle fueling positions, three commercial fueling positions, and a 9,100 square-foot convenience store with an approximate 1,000 square-foot coffee/donut store with a drive-through lane. Access to the proposed fuel center will be provided via a full access drive on 183rd Street and a full access drive on West Creek Drive. **Figure 1** shows an aerial view of the site.

The purpose of this evaluation is to estimate the peak hour trips to be generated by the fuel center, to review the proposed access system, and to examine the adequacy of the proposed parking supply.

Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed fuel center was based on the following vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE):

- The “Gas Station with Convenience Store” (Land-Use Code 945) trip rates were used for the passenger vehicle fueling positions and convenience store. Given the limited trip generation data for fuel centers with commercial fueling positions, the number of trips generated by the commercial fueling positions was estimated based on previous data from other fueling centers with commercial fueling positions. It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to fuel centers are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic.



Aerial View of Site

Figure 1

- The “Coffee/Donut Shop with Drive-Through Window” (Land-Use Code 937) trip rates were used for the approximate 1,000 square-foot coffee/donut store to be located in the convenience store. It is important to note that surveys conducted by ITE have shown that approximately 70 percent of trips made to coffee/donut shops with drive-through lanes are diverted from the existing traffic on the roadway system (pass-by traffic).

It should be noted that, in order to present a conservative analysis, no reductions were applied to the trip generation estimates to account for the interaction that will occur between the different uses within proposed fuel center.

Table 1 summarizes the trips projected to be generated by the proposed fuel center.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use and Code	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Gas Station w/ Convenience Store Land-Use Code 945 (18 Fueling Positions)	125	120	245	128	124	252
3 Commercial Fueling Positions	<u>12</u>	<u>12</u>	<u>24</u>	<u>12</u>	<u>12</u>	<u>24</u>
Subtotal	137	132	269	140	136	276
<i>60% Pass-By Reduction</i>	-72	-72	-144	-75	-75	-150
Coffee/Donut Store with Drive- Through Window (1,000 s.f.)	45	44	89	22	21	43
<i>70% Pass-By Reduction</i>	-31	-31	- 62	-15	-15	-30
Total New Trips	79	73	152	72	67	139
Total Pass-By Trips	103	103	206	90	90	180

As can be seen from Table 1, the proposed fuel center is estimated to generate a total of 152 new trips during the weekday morning peak hour (79 inbound trips and 73 outbound trips) and 139 new trips during the weekday evening peak hour (72 inbound trips and 67 outbound trips). As previously indicated, trips made to coffee/donut shops with drive-through lanes and fuel centers are diverted from the existing traffic on the roadway system. Table 1 shows that the proposed fuel center and coffee/donut store is estimated to generate 206 total pass-by trips during the weekday morning peak hour and 180 total pass-by trips during the weekday evening peak hour.

Development Access System

Access to the proposed fuel center will be provided via the following two access drives:

- A full movement access drive located on the east side of West Creek Drive approximately 300 feet south of 183rd Street and just north of an existing access drive on the west side of West Creek Drive. This access drive will provide full access to the passenger fueling positions, convenience store, and the coffee/donut store with drive through lane and inbound access to the commercial fueling positions. As proposed, the access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. In order to accommodate inbound left-turn movements to the access drive, it is recommended that a separate southbound left-turn lane be provided on West Creek Drive serving the access drive. Given that a 16- to 17-foot southbound lane is provided along the boulevard section of West Creek Drive, the left-turn lane can be accommodated by widening the southbound lane by seven to eight feet into the existing median for a distance of approximately 50 to 75 feet north of the southern end of the median.
- A full movement access drive located on the south side of 183rd Street approximately 460 feet east of West Creek Drive. This access drive will provide full access to the passenger fueling positions, convenience store, and the coffee/donut store with drive-through lane and outbound access from the commercial fueling positions. As proposed, the access drive will provide one inbound lane and two outbound lanes with the outbound lanes striped to provide a separate left-turn lane and a separate right-turn lane. The outbound lanes should be under stop sign control. Inbound left-turn movements to the access drive can be accommodated via the existing mountable median on 183rd Street.

In addition, the fuel center will provide cross access to the Hamada of Japan restaurant located directly east of the subject site.

Parking Evaluation

As proposed, the fuel center is to provide a total of 62 parking spaces that will be distributed throughout the site. In addition, the 18 passenger fueling positions can accommodate 18 passenger vehicles and the three commercial fueling positions can accommodate three trucks.

Table 2 illustrates the parking requirements of the Village of Tinley Park broken out by proposed land use and total parking. From Table 2 it can be seen that the Village of Tinley Park requires a total of 62 parking spaces. As such, the 62 parking spaces to be provided by the fuel center meets the Village's parking requirements.

Table 2

PARKING REQUIREMENTS OF THE VILLAGE OF TINLEY PARK

Land Use	Size	Parking Requirements	Required Parking Spaces
Retail	4,800 sq. ft.	1 space per 150 square feet	32
Dining/Eating Place	45 seats	1 space per 3 seats	15
Total Employees	10 employees	1 space per employee	10
Gaming Positions	5 positions	1 space per gaming position	5
Total			62

In addition, KLOA, Inc. also performed parking surveys at a similar fuel center to determine the peak parking demand. The parking surveys were performed at the Food n Fuel fuel center located in the northeast corner of the intersection of U.S. Route 6 with Cedar Road in unincorporated Will County which contains 12 passenger fueling positions, two commercial fueling positions, and a 4,096 square-foot convenience store that contains a Dunkin Donuts with a drive-through lane. **Table 3** summarizes the parking surveys that were performed on Wednesday, September 25, 2019 from 7:00 A.M. to 8:00 P.M. From the table it can be seen that the existing Food n Fuel Center had a peak parking demand of 23 vehicles, which is significantly lower than the 62 parking spaces to be provided at the proposed fuel center.

Table 3

U.S. ROUTE 6/CEDAR ROAD FOOD N FUEL
PARKING SURVEYS – SEPTEMBER 25, 2019

Time	Parked Vehicles	Time	Parked Vehicles
7:00 AM	19	2:00 PM	14
7:30 AM	23	2:30 PM	14
8:00 AM	20	3:00 PM	12
8:30 AM	22	3:30 PM	17
9:00 AM	20	4:00 PM	15
9:30 AM	17	4:30 PM	14
10:00 AM	21	5:00 PM	15
10:30 AM	19	5:30 PM	18
11:00 AM	17	6:00 PM	10
11:30 AM	19	6:30 PM	15
12:00 PM	20	7:00 PM	11
12:30 PM	15	7:30 PM	8
1:00 PM	16	8:00 PM	9
1:30 PM	14		

PLAN COMMISSION STAFF REPORT

November 7, 2019

Petitioner

Village of Tinley Park

Property

Village Wide

Approvals Sought

Text Amendment

Project Planner

Paula Wallrich, AICP
Planning Manager

Text Amendment-Masonry Requirements



EXECUTIVE SUMMARY

Staff is currently working with a consultant to update the Tinley Park Comprehensive Building Code. As part of the process certain sections of the Village's Code have been identified that are not typically addressed in a building code. One of these is regulating building materials for aesthetic purposes. Municipalities have the authority to regulate aesthetics in order to protect community character and maintain the stability of residential, business, and industrial areas within its boundaries. Specifically, communities often adopt regulations requiring certain materials for new construction that require products such as face brick, glass or stone yet prohibit materials such as cinder block, metal or vinyl which are often considered to represent a lower quality in construction. Historically, Tinley Park has required masonry construction on all building types to varying degrees. Residential properties require first floor brick; non-residential properties require a certain percentage of brick depending on its size. As a consequence of transferring certain sections from the Building Code, staff has re-evaluated building material requirements in light of current development trends and increasing building material costs.

Staff is supporting the current brick masonry requirements for residential and commercial districts (including the ORI District) with some minor changes. However, staff is recommending a change in the industrial districts that would continue to require masonry construction but not require the use of face brick on buildings larger than 40,000 sq. ft. In addition staff is recommending a change in the protocol for site plan review and is recommending architectural and site design standards to assist in the review of architectural and site plans proposed for non-residential structures. These amendments will streamline the review process and result in regulations that support economic development rather than function as an encumbrance to industrial growth.

HISTORY OF MASONRY REGULATIONS

In 2001 the Village adopted Ordinance 2001-O-028 which amended the Tinley Park Comprehensive Building Code to require the exterior wall of all commercial buildings to be constructed of “*face brick, decorative stone or other approved masonry products*”. At the time, the Village’s Comprehensive Building Code only required residential structures to meet the masonry or brick material standard. Starting in 2005 staff raised additional concerns regarding the lack of defined quantities of brick or definitions for acceptable masonry products. As a consequence of these concerns, the Comprehensive Building Code was amended in May of 2007 to expand upon the masonry requirements for all nonresidential properties that specified certain requirements of brick based on the size of the structure. These requirements remain enforced today.

The adoption of the brick requirements for non-residential uses in 2007 was quickly followed by an economic decline that slowed new development in the Village. However, the construction that the Village has experienced reflects the quality construction the Village was seeking with the adoption of these new regulations. Projects such as Anthem, Brickford, Davita Dialysis, Brixmor outlot and Great Escape (all commercial projects that have met masonry requirements) represent the aesthetic of an economically strong and competitive community with continued commercial growth. The industrial market however has not realized the same desired growth especially for projects with structures greater than 40,000 sq. ft. While it is evident that the economy and Cook County taxes have played a role in industrial growth, the Village needs to remain as competitive as possible to attract quality large scale development—especially along I-80 where the Village has vacant land and opportunity with strong competition from lower taxes in Will County.



Since the 2007 amendment, there have been some new developments that have requested Variations from the brick requirement. The most recent request was the WoodSpring Suites Hotel located in the North Creek Business Center. The Applicant proposed to incorporate stone into the majority of the façade rather than brick due to building material prototypes by the WoodSpring Suites brand. While the hotel consists of approximately 60% of stone veneer masonry, no brick was used (60% brick was required). The Plan Commission stated that the proposed building was attractive and did not voice concerns about the use of stone rather than brick.



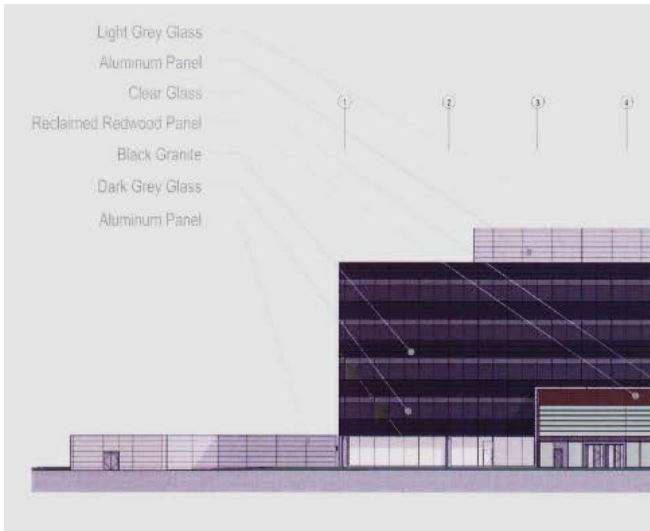
In 2017 the second phase of the Tinley Park Corporate Center PUD was constructed which included a 295,690 sq. ft. industrial building void of any brick material. This structure was part of a Planned Unit Development approved in 2007 which allowed for the non-brick architecture. The pre-cast tilt up construction was consistent with the 915,000 sq. ft. structure constructed in Phase 1. Panduit (430,000 sq. ft.) was another project that was constructed without brick and yet is a success with respect to architectural appeal.



Tinley Park Corporate Center Phase 1



Tinley Park Corporate Center Phase 2



Panduit

Many other attractive industrial buildings in Tinley Park have been constructed with pre-cast tilt up construction absent of brick.



RESEARCH

In reviewing the current masonry or brick requirements for commercial and industrial buildings staff reviewed the construction requirements of neighboring communities. See the chart below:

Community	Exterior Building Material Requirements by Building Type	
	Commercial	Industrial
Tinley Park	<ul style="list-style-type: none"> 1-3,000 SF: 100% face brick 3,001-40,000 SF: 75% face brick, 25% other masonry 40,001-80,000 SF: 60% face brick, 40% other masonry 80,001+ SF: 25% face brick, 75% other masonry 	
Mokena	<ul style="list-style-type: none"> 100% masonry and glass 	<ul style="list-style-type: none"> 100% of front elevation must be masonry and glass 75% of all other elevations must be masonry and glass
New Lenox	<ul style="list-style-type: none"> Architectural precast concrete (exposed aggregate, acid etched, polished, honed, thin brick, stone veneer); or Solid masonry (face brick, stone, exposed aggregate) on front and sides. Rear elevations can be common brick. 	<ul style="list-style-type: none"> The total surface area of the front elevation shall be constructed of solid finish veneer, masonry or glass.
Orland Park	<ul style="list-style-type: none"> Design Guidelines, does require brick from ground level to tops of windows 	<ul style="list-style-type: none"> Design Guidelines, does require brick from ground level to tops of windows

Lockport	<ul style="list-style-type: none"> Design Guidelines with levels of classes of materials which require % of brick 	<ul style="list-style-type: none"> Design Guidelines with levels of classes of materials.
Plainfield	<ul style="list-style-type: none"> Design guidelines encourage utility brick, sandstone, native stone or glass; concrete block, split face block, pre-cast panels or EFIS are discouraged. 	<ul style="list-style-type: none"> Design guidelines require masonry materials including pre-cast concrete panels, split face block. No brick required.

While masonry construction is required in most communities a requirement of brick it is typically only required for commercial – not industrial uses. Due to the scale of some of the industrial structures, the use of face brick can become cost prohibitive. In addition the use of face brick, even jumbo brick (4" x 3" x 8"), is often out of scale for the larger industrial structures. In researching cost of construction and speaking with some of the local developers, the threshold for constructing with brick appears to be around 40,000 to 50,000 sq. ft. when brick becomes too costly to use. Interestingly, even where brick or solid masonry is required by code in some of the adjacent communities, very little, if any, large industrial structures are constructed meeting these requirements. In speaking with New Lenox for example, waivers are consistently issued to allow for concrete tilt-up construction. New Lenox has not required solid finish veneer (brick) in any of the new industrial structures in their Cherry Hill Industrial area.

The development experienced along industrial corridors such as I-80, I-55 and I-355 illustrate a lack of brick masonry requirements. The communities of Orland Park, Lockport and Plainfield supplement their building material requirements with Design Guidelines which appears to prove helpful since the majority of the new industrial development in these areas do not conform to their code as illustrated in the photographs below.



I-80 Corridor, New Lenox

Courtesy of Google Maps



I-355, Lockport

Courtesy of Google Maps



I-355, Lemont

Courtesy of Google Maps



I-55, Plainfield

Courtesy of Google Maps

DISCUSSION/RECOMMENDATION

Staff is recommending several text amendments related to building material requirements. Following is a list of the amendments followed by discussion of each respectfully.

1. Delete Section 305 Masonry from the Comprehensive Building Code;
2. Amend Section II.B. (Definitions) to include a definition for "Masonry";
3. Amend Section III.U.(Site Plan Review) to include architectural review; provide architectural and site design standards;
4. Amend Section V. C. 4. (Elevations and Facades) to include masonry requirements for single-family detached, single-family attached, townhomes and all single-family semi- detached dwellings;
5. Amend Section V.C.7. (General Requirements/All Business & Commercial Districts) to include masonry requirements for all commercial districts including the Office and Restricted Industrial District and multi-family dwellings; and

6. Amend Section V.C.10. (Site Development Standards for Industrial Uses) to include masonry requirements for all industrial districts.

1. **Delete Section 305 Masonry from the Comprehensive Building Code.** Staff is recommending that references to design and masonry requirements for residential and non-residential structures be removed from the Comprehensive Building Code and incorporated into the Zoning Ordinance to allow for improved efficiencies. Including masonry requirements as part of the Site Plan Review process will provide for a more comprehensive and consistent review of development as well as make the review process more efficient with requiring just one review process (Plan Commission) versus adding another committee review (Community Development Committee). Any variation request can be handled through the variance process with established standards for consistent review. The provision of Architectural and Site Design Standards will not only assist in the review but will also provide support for variation requests if the standards are met. Staff is recommending that the masonry requirements currently in the Comprehensive Building Code be incorporated into Sections V.C.4, 7 & 10 as outlined below.
2. **Amend Section II.B. (Definitions) to include a definition for "Masonry".** Currently there is no definition for "Masonry" in the Zoning Code or the Comprehensive Building Code. Staff is recommending the following definition for masonry:

MASONRY: Brick, stone, or architectural/decorative concrete block (split face, fluted or smooth). Tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed where brick is required. Pre-cast concrete wall panels are included in this definition provided the structure includes architectural interest through the use of approved alternate building materials, use of alternate colors or scoring patterns as outlined in the Architectural and Site Design Standards.

3. **Amend Section III.U.(Site Plan Review) to include architectural review utilizing architectural and site design standards.** Currently no building permit can be issued for "the construction or alteration of any multi-family residence, business, office, or industrial building or structure until a Site Plan has been reviewed by the Planning Department Staff and approved by the Plan Commission." So as not to burden the Commission's agendas the policy has been to forward only those developments to Plan Commission that include either a zoning process (Variation, Rezoning, Special Use or Plat approval) or are deemed a significant change to an existing condition. Staff provides site plan review for all conforming projects. Architectural review has not been a part of this review except for projects requesting assistance through the Oak Park Playbook or projects located in the Legacy District.

The inclusion of architectural review as part of the Site Plan review will allow for consistent enforcement of the masonry requirements as defined in the proposed amendments as well as provide for assurances of quality architecture as outlined in the architectural standards. The addition of Site Design standards provides support and guidance for site plan review. Design Guidelines/Standards are an industry standard in many communities and according to staff in the communities of Orland Park, Lockport, Naperville and Plainfield have proven very helpful in obtaining quality development. Staff is recommending the following text amendment to Section III.U. (Site Plan Review). Proposed text amendments are noted in red :

U. SITE PLAN AND ARCHITECTURAL REVIEW

No Building Permit shall be issued for the construction or alteration of any multi-family residence, business, office, or industrial building or structure until a Site Plan and Architectural Review has been reviewed by the Planning Department Staff and if required, approved by the Plan Commission.

The Planning Department Staff shall review the site and architectural plans for conformance with this Ordinance and other Codes and Ordinances of the Village, and if required, shall make a report with recommendations to the Plan Commission. Plan Commission review is required if the proposed development requires zoning approval (Variation,

Rezoning, Special Use Permit, Map Amendment or Plat approval). For projects requiring Plan Commission review, after receiving the report of the Planning Department Staff, the Plan Commission shall approve the Site Plan, with or without conditions, deny it, or refer it back to the Planning Department Staff for further study.

Insert under Section III. U.1.(after Site Plan Contents) :

2. Architectural Plan Contents:

An Architectural Plan shall

- a. Be drawn at a scale of 1/8"=1' 0" or larger;*
- b. Provide exterior elevations of all sides of the proposed structure with dimensions;*
- c. Identify all building materials along with their specifications; and*
- d. Provide building samples as requested by staff.*

Insert under Section III. U.2. (Conditions of Approval)

- g. Staff has reviewed the Architectural Plans against the Architectural and Site Design Standards and found them to be in general conformance.*

Staff has provided the following standards to facilitate site and architectural review. These shall be inserted in Section III.U. after Section III.U.4. (Time Limitation):

5. Architectural and Site Design Standards

These design standards serve as a tool to encourage good architectural and site design that is cost effective yet contributes in a positive way to the overall quality aesthetic of Tinley Park. In addition to addressing architecture, building materials and site design, the Village regulates landscape and lighting design through the Zoning Ordinance and Municipal Code. The *Architectural and Site Design Standards* shall be used in tandem with these other design regulations.

The following standards do not prescribe a certain architectural style; their intent is to encourage architects and builders to fill the gap between general planning policies and specific zoning standards and encourage creative interpretation by developers and architects resulting in a design that exceeds minimal standards. Buildings should be attractive and memorable for all the right reasons; quality architecture remains the best signage for any business.

The following design standards apply to all non-residential development (including multi-family developments of 3 or more units):

Architecture

- a. **Building Materials:** The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls.

- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development.
- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of “attention getting” or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times).
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet or more, a change of at least five feet in height must be made for every 75 feet.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as “belly-bands” (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
 - b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
 - c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
 - d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
 - e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.
 - f. Site Access Points: Access to the site shall be easily identified through the use of landscaping or hardscape elements or monuments.
4. **Amend Section V. C. 4. (Elevations and Facades) to include masonry requirements for single-family detached, single-family attached, townhomes and all single-family semi- detached dwellings.** The masonry requirements for residential structures will remain intact as it currently exists except for the addition of "townhomes" that are not addressed in the current code. Multi-family structures of 3 or more units are regulated as a non-residential structure and will be included in Section V.C.7. for purposes of regulating masonry requirements.

The proposed text amendments for Section V.C.4. and additions are identified in red as follows (Text under #1 remains as currently written in the Zoning Ordinance, items #2 ,4 & 5 remain as currently written in the Building Code):

4. Elevations and Facades for Residential Districts:

- 1. No two single-family dwellings of identical front elevation or facade shall be constructed or located on adjacent lots, nor shall there be constructed or located more than twenty-five (25) percent of single-family dwellings of the same elevation or facade in any block. A change of front elevation or facade shall be deemed to exist when there is a substantial difference in roof line, type and location of windows, and/or kind and arrangement of materials. There shall not be constructed or located more than fifty (50) percent of single-family attached dwellings, or multiple-family dwelling buildings, or combinations thereof, of the same elevation or facade in any block. A change of front elevation or facade shall be deemed to exist when there is substantial difference in roof line, type and location of windows, and/or kind and arrangement or materials. This requirement shall not apply to developments of less than twelve (12) units or to condominium unit developments.

2. In all single-family detached, single-family attached, townhomes, and in all single-family semi-detached dwellings, exterior walls shall be constructed of face brick, decorative stone, or other approved masonry products as defined herein. Said construction shall commence from the finished grade and shall extend to the uppermost portion of the first story of such dwellings.
3. Multi-Family dwelling units (as defined in the Zoning Ordinance) shall be required to meet the masonry requirements of Section V.C.7 (General Requirements for Commercial/Office/Restricted Industrial Districts (B-1, B-2, B-3, B-4, B-5 & ORI))
4. Exterior wall construction in all buildings with dwelling units that are located one above another shall be of solid masonry or of a non-combustible construction with brick veneer.
5. Additions to residential units shall comply with these requirements:
 - a. If the dwelling unit 's first floor is made of face brick on all sides, any size addition shall be constructed of face brick.
 - b. If the dwelling unit is made of siding or other such material, an addition shall be constructed of matching material.
 - c. If the dwelling is a split level, made of brick and siding, any part of the addition visible from the front of the property must be constructed to match the existing building materials on the front facade. Any part of the addition not visible from the front of the property must be constructed of matching material to the original split level, but does not necessarily have to be of face brick.
 - d. If the addition covers more than one facade of the building or if the addition is large enough to be considered a complete remodel, the makeup of the building material shall adhere to the following guidelines:
 - i. If the subdivision is of predominantly brick dwelling units the addition shall be constructed of brick.
 - ii. If the subdivision is of primarily brick buildings, and the structure is made of both brick and another allowable material, the addition should be made of whatever material makes up the majority of the building's outer walls.
 - iii. If the subdivision consists of predominantly brick dwellings but the original structure is entirely made of siding or other such allowable material the addition may be made of matching material as long as it fits into the architectural contexts of the subdivision.
5. **Amend Section V.C.7. (General Requirements/All Business & Commercial Districts) to include masonry requirements for all commercial districts including Office and Restricted Industrial District and multi-family dwellings.** Currently the Comprehensive Building Code requires all non-residential buildings to be constructed with brick with varying percentages depending on the size of the structure. The existing masonry regulations for non-residential buildings are as follows:
 - 1-3,000 SF: 100% face brick
 - 3,001-40,000 SF: 75% face brick, 25% other masonry
 - 40,001-80,000 SF: 60% face brick, 40% other masonry
 - 80,001+ SF: 25% face brick, 75% other masonry

The code does not define "other masonry" nor does it distinguish the uses or districts where the buildings are located. As stated above, staff proposes to remove the masonry requirements from the Building Code and

incorporate them into the Zoning Ordinance. As part of this proposal staff is recommending the requirements for Business (B-1 through B-5) and ORI districts (and multi-family structures) be incorporated into Section V. (*Supplementary District Regulations*) which provide General Regulations for Business/Commercial (Section V.C.7.).

Section V.C.7. (*General Regulations/All Business/Commercial Districts*) includes general requirements only for the commercial districts however the vast majority of the properties located in the *Office and Restricted Industrial District* (ORI) have been built either consistent with the masonry and brick requirements for the commercial districts or were developed prior to the 2007 masonry/brick ordinance. The majority of the hotels in the village are also located in the ORI districts and have been required to be constructed with brick since 2007 (with the exception of Woodspring as discussed above). Areas such as the North Creek (south of 183rd at West Creek Drive) and Hickory Creek (south of 183rd at 76th Ave.) Planned Unit Developments are zoned ORI with few vacant lots left for construction. The largest area available for development that is zoned ORI is along 191st street at 80th Avenue, Rte 45 north of I-80 and the Tinley Park Mental Health Center. Since these areas will most likely develop with professional offices or hotels, staff is recommending they be regulated similarly to commercial districts which require the majority of these structures to be constructed of brick. The size of the building impacts the amount of brick required and provides for the use of alternate masonry materials to comprise portions of the building not required to be constructed of brick. It also provides for the use of alternate building materials to be used as accents. The use of design standards will assist in ensuring quality construction.

Currently the Zoning Ordinance identifies the ORI District as an Industrial District for purposes of describing the districts (Section V.A.) however for purposes of outlining general regulations (Section V.C.7 & 10) staff recommends incorporating the ORI District regulations with the Business Districts due to the reasoning stated above concerning future development opportunities. Multi-family structures have also been included in this category.

The current Section V.C.7. (*General Regulations/All Business/Commercial Districts*) will remain generally intact with some minor changes for structures greater than 80,000 sq. ft.; instead of requiring 25% brick the amendment allows a choice of brick or decorative stone. Staff is recommending the current regulations for structures less than 40,000 remain as currently written with the addition of allowing the use of stone as a percentage of brick required.

The following table provides a comparison between existing and proposed masonry requirements.

B-1, B-2, B-3, B-4, B-5 & ORI ZONING DISTRICTS			
SIZE	EXISTING	PROPOSED*	Impact
≤ 3,000 SF	100 % Face Brick	100% Face Brick (Decorative stone allowed for 30% of the brick requirement)	None- but provides flexibility with brick
3,001 – 40,000 SF	75% Face Brick, 25% other masonry (not defined)	75% Face Brick (Decorative stone allowed for 25% of the brick requirement), 25% other masonry as defined	None- but provides flexibility with brick with the use of stone and defines "other masonry"
40,001 – 80,000 SF	60% face brick, 40% other masonry (not defined)	60% face brick, (Decorative stone allowed for 20% of the brick requirement), 40% other masonry as defined.	None- but provides flexibility with brick with the use of stone and defines "other masonry"
≥ 80,000 SF	25% Face Brick, 75% other masonry (not defined)	25% Face Brick or decorative stone, 75% other masonry (not defined)	Less restrictive .No longer requires brick but does require 25% decorative stone in lieu of brick, defines "other masonry"

*15% of any one façade may use alternate building materials as defined in Section V.C.7.G. as architectural treatments, decorations or architectural accents

The proposed text amendments for Section V.C.7. and additions are identified in red as follows:

- 7. General Requirements/~~All Business for Commercial/Office/Restricted Industrial Districts (B-1, B-2, B-3, B-4, B-5 & ORI) and Multi-family structures:~~** Unless otherwise provided in the regulations of this Ordinance, the following provisions shall apply: ~~to all business and commercial districts:~~
- A. All business, service, storage, merchandise display, and, where permitted, repair and processing, shall be conducted wholly within an enclosed building—except for off-street parking or loading for drive-in type operations and open-sales lots in districts where they are permitted;
 - B. Unless otherwise permitted herein, all **property located in business districts establishments** shall be retail trade or service establishments dealing directly with the customer, and all goods produced on the premises shall be sold on the premises where produced;
 - C. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, noise, vibration, or water-carried waste. All activities shall conform ~~with~~ **to** the Performance Standards established for the ORI District and applied at the boundaries of the lot on which such activities take place;
 - D. Open spaces not permitted to be used for buildings, parking, walks, drives and other authorized impervious surfaces shall be open to the sky and planted with trees, shrubbery, and grass;
 - E. Parking of trucks, when accessory to the conduct of a permitted use, shall be limited to vehicles having not more than one-and-one-half (1 1/2) tons capacity—except for pick-up or delivery service during normal business hours. Any truck exceeding one-and-one-half (1 1/2) tons capacity shall be adequately screened from public view when parked; ~~and~~
 - F. **All structures must conform to the building material requirements as outlined below:**
 - i. **Structures equal to or less than 3,000 sq. ft. in area must be constructed with 100% face brick. Decorative stone may be used provided it does not constitute more than 30% of any one façade.**
 - ii. **Structures measuring greater than 3,000 sq. ft. but no more than 40,000 sq. ft. must be constructed with at least 75% of each façade with face brick; as an option 25% of the area required to be constructed with face brick may be constructed of decorative stone. The area not constructed with face brick or decorative stone must be constructed of an approved masonry material as defined herein.**
 - iii. **Structures measuring greater than 40,000 sq. ft. but less than or equal to 80,000 sq. ft. must be constructed with at least 60% of each façade with face brick; as an option 20% of the area required to be constructed with face brick may be constructed of decorative stone. The remaining 40% of each façade must be constructed of an approved masonry material as defined herein.**
 - iv. **Structure measuring greater than 80,000 sq. ft. must be constructed with at least 25% of each façade with face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material as defined herein.**

G. The following alternate building materials may be used for architectural treatments, decorations or architectural accents provided they do not constitute more than 15% of any facade:

- i. Architectural steel
- ii. Stone
- iii. Glass exposed aggregate panels
- iv. Extruded or architecturally finished concrete
- v. Cast in place concrete
- vi. Wood and engineered wood
- vii. Exterior Insulation Finishing System (E.F.I.S), stucco or Dryvit
- viii. Fiber cement siding
- ix. Cedar Shingle
- x. Equivalent or better materials or any combination of the above.

H. The following materials are not permitted as exterior building materials:

- i. Adhered masonry veneer shall not be permitted for exterior wall coverings unless used over an existing full-width structurally sound wall assembly.
- ii. Vinyl siding
- iii. Common concrete block (C.M.U.) or cinder block
- iv. Aluminum siding

I. Additions must conform to the building materials used for the existing structure. If there is difficulty in matching the existing material, then the architectural design of the addition must provide an attractive transition to a new material that is consistent with current building material requirements.

4. **Amend Section V.C.10. (Site Development Standards for Industrial Uses) to include masonry requirements for all industrial districts.** As stated above, current masonry regulations for non-residential buildings are located in the Comprehensive Building Code and does not distinguish between business/commercial (retail, service and office) or industrial buildings. Staff is proposing to remove the masonry requirements from the Building Code and incorporate them into the Zoning Ordinance. Current regulations are as follows:

- 1-3,000 SF: 100% face brick
- 3,001-40,000 SF: 75% face brick, 25% other masonry
- 40,001-80,000 SF: 60% face brick, 40% other masonry
- 80,001+ SF: 25% face brick, 75% other masonry

As part of this proposal staff is recommending the masonry requirements be incorporated into Section V. (*Supplementary District Regulations*) which provide General Regulations for Industrial Uses (Section V.C.10.). To remain consistent with the previous section staff is recommending this section reference districts rather than uses which allow for more consistent enforcement. In addition the current regulations reference the "Industrial and Commercial Commission" which no longer exists and therefore all references to this Commission has been deleted; sections duplicating Subdivision Regulations have also been deleted.

The M-1 (General Manufacturing) districts are primarily located south of 183rd Street west of 80th Avenue (Tinley Crossings PUD, Mercury Business Center and Northstar Business Center) and south of I-80 east of Oak Park Avenue and north of Prosperi Drive and the Hollywood Casino Music Center (First Industrial Realty PUD). The MU-1 (Mixed-Use Duval Drive Overlay) district is located east of Harlem Avenue north of the Metra tracks. There are

a few in-fill development or redevelopment opportunities but there are limited large scale development opportunities in these districts. Despite the limited development opportunities, the industry standard for these types of uses especially with structures greater than 40,000 sq. ft. does not require brick as currently required by the Building Code. The proposed amendments lessen the brick requirement for buildings greater than 10,000 sq. ft. but less than 40,000 sq. ft. by only requiring 50% of each façade as face brick or decorative stone. For structures greater than 40,001 sq. ft. but less than 80,000 sq. ft. the proposed amendment reduces the requirement from a 60% brick requirement to 25% brick or decorative stone but on the front façade only. The remaining facades are required to be masonry as defined but not brick. The masonry definition includes pre-cast concrete tilt up construction which represents the majority of the village's current industrial building inventory as well as what our neighboring communities require. Structures greater than 80,001 sq. ft. in size are no longer required to have brick but are still required to be masonry as defined.

The following table provides a comparison between existing and proposed masonry requirements. The breakdown of building sizes has been revised to add masonry requirements for structures of "3,001– 10,000 sq. ft." and "10,001– 40,000 SF".

M-1 & MU-1 Districts			
SIZE	EXISTING	PROPOSED*	Impact
≤3,000 SF	100 % Face Brick	100% Face Brick (Decorative stone allowed for 30%)	None- but provides flexibility with brick
3,001 – 10,000 SF	75% Face Brick, 25% other masonry (not defined)	75% Face Brick (Decorative stone allowed for 25% of the required brick area) , 25% other masonry as defined	None- but provides flexibility with brick with the use of stone and defines "other masonry"
10,001 – 40,000 SF	75% Face Brick, 25% other masonry (not defined)	50% Face Brick or decorative stone- Balance of 50% masonry as defined	Less restrictive –No longer requires brick but does require 50% decorative stone in lieu of brick, defines "other masonry"
40,001 -80,000 SF	60% face brick, 40% other masonry(not defined)	25% Face Brick or decorative stone on front façade only. Remaining facades masonry as defined.	Less restrictive - No longer requires brick but does require 25% decorative stone on front façade in lieu of brick, defines "other masonry"
≤ 80,001 SF	25% Face Brick, 75% other masonry (not defined)	No brick required, 100% approved masonry (defined)	Less restrictive- no brick required.

**15% of any one façade may use alternate building materials as defined in Section V.C.7.G. as architectural treatments, decorations or architectural accents*

The proposed text amendments and additions are identified in red as follows:

10. Site Development Standards for Industrial ~~Uses~~-Districts (M-1, MU-1):

- ~~A. No improvements shall be constructed, erected, placed, altered, maintained, or permitted on any building site until plans and specifications of the proposed improvements have been approved by the Industrial and Commercial Commission of the Village of Tinley Park. Such plans and specifications shall be drawn to scale and shall show, among other things: plot layout and all exterior elevations; materials and colors; signs and landscaping; number and size of parking spaces; driveways; grading, easements, and utilities; proposed building use; number of employees (approximately); and such other information as may be requested by said Commission.~~
- A. All buildings and improvements shall be constructed and maintained in accordance with the following standards:
- ~~1. No building or structure shall be erected nearer than fifty (50) feet to any existing street right-of-way, or nearer than twenty-five (25) feet to the side property lines of any building site;~~
 - ~~2. Building construction and design shall be used to create a structure with four (4) equally attractive sides of high quality, rather than place all emphasis on the front elevation of the building while neglecting or downgrading the aesthetic appeal of the side and rear elevations of the building;~~
 - ~~3. All on-site electrical telephone and other utility lines shall be underground and shall not be exposed on the exterior of any building or structure;~~
 1. All loading docks shall be located so as to not be visible from public right-of-way. If the operations or configuration of the lot prohibit this orientation then all loading docks must be located at least sixty (60) feet from the front lot line. No trucks, or portion thereof, shall be allowed to park in any street while loading or unloading;
 2. Any outside storage for equipment, raw materials, semi-finished and finished products, waste, or refuse must be located and screened in accordance with Section III.O.1.; any wall, solid fence, or hedge used for screening must be to the rear of the principal building and shall be screened from streets and adjoining property by a wall, solid fence, or hedge at least eight (8) feet in height.
 3. There shall be maintained on each site facilities for parking and passenger loading and unloading sufficient to serve the business conducted thereon without using adjacent streets. Parking areas and access drives and loading areas shall be paved with an impervious surface such as asphalt or concrete and shall be graded to assure proper drainage. No parking shall be permitted within ten (10) feet of the right-of-way line of any street, and no more than twenty-five (25) percent of the area between the front setback line and the street right-of-way line shall be used for parking areas and access drives.
 - ~~7. Every site on which a building or structure is placed shall be landscaped according to plans approved in writing by the Industrial and Commercial Commission. Such landscaping plan shall include information regarding other customary landscape treatment for the entire site. Further, it shall be the responsibility of the owner of the building site to landscape and maintain the area between the lot lines and the street pavement adjacent to the owner's building site. Landscaping shall be installed within sixty (60) days of the completion of construction or as soon thereafter as weather conditions permit.~~
 - ~~8. The Industrial and Commercial Commission shall base its recommended approval (or disapproval) on compliance with the standards of the Tinley Park Zoning Ordinance and such other things as: the adequacy of site dimensions; the effect of the proposed location and use on the development or maintenance of improvements on neighboring sites; the proposed operations and uses; the effect~~

~~upon neighboring sites of the topography, grade and finished ground elevations proposed for the site; coordination of landscaping within the site or with neighboring sites; and the facing of the main elevation with respect to nearby streets, the extent to which the design of all proposed elevations is integrated~~

B. All structures must conform to the building material requirements as outlined below:

- i. Structures equal to or less than 3,000 sq. ft. in area must be constructed with 100% face brick. Decorative stone may be used provided it does not constitute more than 30% of any one façade.
- ii. Structures measuring 3,001 to 10,000 sq. ft. must be constructed with at least 75% of each façade with face brick or decorative stone. The remaining 25% of each façade must be constructed of an approved masonry material as defined herein. Pre-cast concrete wall panels are allowed provided the structure includes architectural interest through the use of alternate masonry materials, use of alternate colors or scoring patterns.
- iii. Structures measuring 10,001 to 40,000 sq. ft. must be constructed of 50% brick or decorative stone. The remaining 50% of each façade must be constructed of an approved masonry material as defined herein. Pre-cast concrete wall panels are allowed provided the structure includes architectural interest through the use of alternate masonry materials, use of alternate colors or scoring patterns.
- iv. Structures measuring 40,001 to 80,000 sq. ft. must be constructed of 25% brick or decorative stone on the front façade only. The remaining façades must be constructed of an approved masonry material as defined herein. Pre-cast concrete wall panels are allowed provided the structure includes architectural interest through the use of alternate masonry materials, use of alternate colors or scoring patterns.
- v. Structures greater than 80,001 sq. ft. must be constructed of masonry as defined herein. Pre-cast concrete wall panels are allowed provided the structure includes architectural interest through the use of alternate masonry materials, use of alternate colors or scoring patterns.

C. The following alternate building materials may be used for architectural treatments, decorations or architectural accents on the structure provided they do not constitute more than 15% of any facade:

- i. Architectural steel
- ii. Stone
- iii. Glass exposed aggregate panels
- iv. Extruded or architecturally finished concrete
- v. Cast in place concrete
- vi. Wood and engineered wood
- vii. Exterior Insulation Finishing System (E.F.I.S), stucco or Dryvit
- viii. Fiber cement siding
- ix. Cedar Shingle
- x. Equivalent or better materials or any combination of the above.

D. The following materials are not permitted as exterior building materials:

- i. Adhered masonry veneer shall not be permitted for exterior wall coverings unless used over an existing full-width structurally sound wall assembly
- ii. Vinyl siding
- iii. Common concrete block (C.M.U.) or cinder block
- iv. Aluminum siding

- E. Additions must conform to the building materials used for the existing structure. If there is difficulty in matching the existing material, then the architectural design of the addition must provide an attractive transition to a new material that is consistent with current building material requirements.

RECOMMENDATION

If the Plan Commission wishes to take action on the proposed Text Amendments, the appropriate wording of the motions are listed below.

Motion 1 : "...make a motion to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definition:

MASONRY: *Brick, stone, or architectural/decorative concrete block (split face, fluted or smooth). Tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed where brick is required. Pre-cast concrete wall panels are included in this definition provided the structure includes architectural interest through the use of approved alternate building materials, use of alternate colors or scoring patterns as outlined in the Architectural and Site Design Standards.*

Motion 2: "...make a motion to recommend the Village Board amend Section III.U. (Site Plan Review) to include architectural review; provide architectural and site design standards as presented by staff.

Motion 3: "...make a motion to recommend the Village Board amend Section V. C. 4. (Elevations and Facades) to include masonry requirements for single-family detached, single-family attached, townhomes and all single-family semi- detached dwellings as presented by staff.

Motion 4: "...make a motion to recommend the Village Board amend Section V.C.7. (General Requirements/All Business & Commercial Districts) to include masonry requirements for all commercial districts including Office and Restricted Industrial District and multi-family dwellings as presented by staff.

Motion 5: "...make a motion to recommend the Village Board amend Section V.C.10. (Site Development Standards for Industrial Uses) to include masonry requirements for all industrial districts as presented by staff.