



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
January 15, 2015 – 7:30 P.M.
Council Chambers
Village Hall - 16250 South Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the December 18, 2014 Regular Meeting
Minutes of the December 30, 2014 Special Meeting

**PUBLIC
HEARING #1**

EAGLE BUFFET (JOYCE LEE, PETITIONER) – 18305 LA GRANGE ROAD – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MID-CONTINENT PLANNED UNIT DEVELOPMENT FOR A INCREASE IN THE NUMBER OF SIGNS (Commissioners Pierce and Ficaro)

Consider a petition from Joyce Lee of Eagle Buffet (formerly Grand Buffet) for a Special Use Permit for a Substantial Deviation from the Mid-Continent Planned Unit Development/ B-3 PD (General Business and Commercial) Zoning District for one (1) additional wall-mounted sign to allow for a total of three (3) wall-mounted signs at Eagle Buffet, located at 18305 La Grange Road.

**PUBLIC
HEARING #2**

BICKFORD SENIOR LIVING (RICHARD EBY, EBY REALTY GROUP, PETITIONER) – 17301 S. 80th AVENUE – MAP AMENDMENT/REZONING, SPECIAL USE PERMIT, PRELIMINARY PLAT OF SUBDIVISION, VARIATIONS, AND SITE PLAN APPROVAL FOR A 60-UNIT CONGREGATE ELDERLY HOUSING FACILITY (Commissioners Reidy and Mahoney)

Consider a proposal from Richard Eby of Eby Realty Group for a new, single-story, sixty (60) bed elderly housing facility providing both assisted living and memory care (Congregate Elderly Housing Facility) comprising 37,000 square feet and related site improvements within 5.8 acres of a 19 acre site. The subject site is generally located east of 80th Avenue and south of Dooneen Avenue and is currently unincorporated. The Applicant wishes to incorporate the full 19 acres, but rezone and receive a Special Use Permit, Variations, and Site Plan Approval for only 5.8 acres (Lot 1).

This proposal requires that the Plan Commission consider recommending to the Village Board to grant the following:

1. Map Amendment/Rezoning from R-1 (Single-Family Residential) Zoning District to R-6 (Medium Density Residential) Zoning District, of the 5.8 acre lot subsequent to annexation;
2. Special Use Permit for a congregate elderly housing facility within the R-6 (Medium Density Residential) Zoning District for the 5.8 acre lot;
3. Preliminary Plat of Subdivision for approximately nineteen (19) acres;
4. Variations for a monument sign:
 - a. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
 - b. A nineteen (19) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum allowed in residential zoning districts.

Adjourn

ORDER OF PUBLIC HEARING

- a. Opening of public hearing
- b. Swearing in Petitioner, Objectors and Interested Persons
- c. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- d. Village staff presentation
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- e. Petitioner presentation
 - i. Cross examination
 - ii. Questions by Public Body
- f. Objectors presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
- g. Interested Persons presentation(s)
 - i. Cross examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- h. Petitioner Rebuttal (if any)
- i. Final questions by Public Body
- j. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- k. Close or continuation of public hearing

PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

DECEMBER 18, 2014

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 18, 2014 at 7:30p.m.

ROLL CALL

Plan Commissioners:

Bob McClellan
Maureen McLeod
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Mark Moylan

Village Staff:

Amy Connolly, Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:34 p.m.

APPROVAL OF MINUTES

Minutes of the December 4, 2014 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER MCLEOD to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 18, 2014 MEETING

ITEM #1: EAGLE BUFFET (JOYCE LEE, PETITIONER) – 18305 LA GRANGE ROAD – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE MIDCONTINENT PLANNED UNIT DEVELOPMENT FOR AN INCREASE IN THE NUMBER OF WALL SIGNS

Consider a petition from Joyce Lee of Eagle Buffet (formerly Hope Buffet and Grand Buffet) for a Special Use Permit for a Substantial Deviation from the Midcontinent Planned Unit Development/B-3 PD (General Business and Commercial) Zoning District for one (1) additional wall-mounted sign to allow for a total of three (3) wall-mounted signs at Eagle Buffet located at 18305 La Grange Road.

Present were the following:

Plan Commissioners:	Bob McClellan Maureen McLeod Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioners:	Jeff Ficaro Tom Mahoney Mark Moylan
Village Staff:	Amy Connolly, Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guest(s):	Joyce Lee, Petitioner Chris Huang of Athena Design Group, Sign Contractor

STEPHANIE KISLER, Planner, presented the Staff report. She stated the Petitioner is seeking a Special Use Permit for an additional wall sign on the Eagle Buffet restaurant. She proceeded to review photographs of the restaurant, existing signage and surrounding location. She noted the restaurant currently has three (3) signs including a ten foot (10') internally lit monument sign and channel lettering reading 'EAGLE BUFFET' on the west and south facades of the building. She reported the Petitioner is seeking to add additional channel lettering, similar to those on the west and south facades, to the north side of the restaurant for added visibility for customers travelling south on La Grange Road and also on 183rd Street.

MS. KISLER added that the existing monument sign on La Grange Road, though 10' tall, appears smaller due to overgrown landscaping and the natural vegetation and is not distinctly visible on La Grange Road. She reviewed photographs of nearby properties that include two (2) hotels and a Texas Roadhouse restaurant, noting that the hotels have substantially taller monument signs on La Grange Road. She also reminded members that this particular development can only be entered from White Eagle Drive off of 183rd Street.

In conclusion, MS. KISLER reported Staff recommends relocating the channel letter sign from the west side of the building, where the monument sign is also located, and moving it to the north side of the restaurant rather than allowing a third sign.

CHRIS HUANG of Athena Design Group (ADG), a sign contractor representing the Petitioner, complimented Staff on the presentation. He stated the additional sign is necessary in order for people to find the restaurant. He agreed the existing monument sign is below grade and not very visible.

Noting the speed of traffic on La Grange Road and lack of visibility of the monument sign due to grading, COMMISSIONER MCCLELLAN suggested eliminating the existing monument sign and adding the additional channel letter sign thus making the restaurant in compliance.

MS. KISLER referred to the PUD document for this particular development that allows for one (1) 10' monument sign. She added the wall signage is not part of the PUD but subject to zoning ordinance requirements, therefore, additional signage would still deviate from the PUD.

AMY CONNOLLY, Planning Director, added that the zoning ordinance allows for 120 square foot maximum wall signage and with the two (2) existing channel letter signs, they are currently at the maximum allowed. She stated eliminating the monument sign would not solve the issue.

COMMISSIONER PIERCE suggested a larger monument sign.

COMMISSIONER REIDY suggested erecting an additional monument sign at the corner of 183rd Street denoting where to turn into the development to include the names of all businesses in the development.

A discussion took place regarding a temporary sign that currently exists at the corner of 183rd Street and La Grange Road with the names of the two hotels and Texas Roadhouse restaurant, but not Eagle Buffet. MS. CONNOLLY reported that is an off-site sign that was added for tourism and way-finding purposes, but not permitted and without permission from the Village.

COMMISSIONER MCLEOD inquired as to who is responsible for maintaining the condition of the landscaping surrounding the monument sign. MS. CONNOLLY it was the responsibility of the Petitioner for the area directly around the monument sign, however, the natural vegetation west of the sign is the responsibility of the property owner.

There being no further questions or comments, CHAIRMAN WALKER assigned PLAN COMMISSIONERS JEFF FICARO and ART PIERCE to work with Staff and Petitioner.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 18, 2014 MEETING

ITEM #2: BICKFORD SENIOR LIVING (RICHARD EBY, EBY REALTY GROUP, PETITIONER) – 17301 S. 80TH AVENUE – MAP AMENDMENT/REZONING, SPECIAL USE PERMIT, PRELIMINARY PLAT OF SUBDIVISION, VARIATIONS AND SITE PLAN APPROVAL FOR A 60-UNIT CONGREGATE ELDERLY HOUSING FACILITY

Consider a proposal from Richard Eby of Eby Realty Group for a new, single story, sixty (60) bed congregate elderly housing facility providing both assisted living and memory care comprising 37,000 square feet and related site improvements within 5.8 acres of a 19 acre site. The subject site is generally located east of 80th Avenue and south of Dooneen Avenue and is comprised of approximately nineteen (19) acres, currently unincorporated.

This proposal requires the Plan Commission recommending to the Village Board the granting of the following:

1. Map Amendment/Rezoning from R-1 (Single Family Residential) Zoning District to R-6 (Medium Density Residential) Zoning District, subsequent to annexation;
2. Special Use Permit for a congregate elderly housing facility within the R-6 Zoning District;
3. Preliminary Plat of Subdivision for approximately nineteen (19) acres;
4. Variations for a monument sign:
 - a. a two foot (2') variation from Section IX.D.4.a.(1)(Height Limitations) to allow a six foot (6') high sign where four feet (4') is the maximum allowed; and,
 - b. a nineteen (19) square foot variation from Section IX.D.3.a (Sign Face Area) to allow an approximate twenty-four (24) square foot sign face area where five (5) square feet is the maximum allowed.

Present were the following:

Plan Commissioners:

Bob McClellan
Maureen McLeod
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Mark Moylan

Village Staff:

Amy Connolly, Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

Guest(s):

Richard Eby, Petitioner
Eric Mancke, Sr. Project Manager, Manhard Consulting
David Silverman, Attorney

DAVID SILVERMAN, Attorney representing Bickford Senior Living, introduced the Petitioner, RICHARD EBY and ERIC MANCKE, Sr. Project Manager for Manhard Consulting Ltd. whose responsibilities will include site plan and any stormwater issues.

RICHARD EBY, Director of Development for Bickford Senior Living, presented a request to construct an elderly housing facility whose focus will be to provide assisted living and memory care. He reported Bickford Senior Living is a family-owned business based out of Kansas that currently owns and operates forty-nine (49) assisted living facilities with the motto “enriching happiness”. He reported locations in the Chicagoland area include Rockford, Crystal Lake, St. Charles, Oswego and Crown Point, Indiana. He explained the proposed Tinley Park facility will be very similar to the Crown Point location. He proceeded to review photographs of the Crown Point facility noting its single-story, residential appearance with the front façade consisting almost 100% of brick/stone. He provided display samples of the materials that will be used on the building including the brick, cultured stone, asphalt shingles, and copper eyebrow panels for over the windows, noting there will be no vinyl siding.

MR. EBY reviewed an aerial photograph of the building explaining the building will consist of two (2) wings; the larger assisted living wing and a smaller wing for memory care patients. He reported the facility will be licensed by the State and will house forty-six (46) assisted living residents who require assistance with daily living including meals, cleaning and medication supervision with the remainder of the residents being memory care patients who require much more specialized care.

MR. EBY reviewed photographs of the inside of the facility including common areas consisting of living room/sitting areas, dining rooms, a bistro, salon, remembrance stations, individual resident rooms and outside courtyards with a gardening area. He stressed the facility will have a residential feel stating the goal is to keep patients engaged and out of their individual rooms. He stressed the importance of safety at the facility. He reported the building will have 24-hour security and those patients with a tendency to wander will have a watch with a transmitter that will notify caregivers they attempted to exit the facility.

COMMISSIONER MCCLELLAN inquired as to the cost per patient. MR. SILVERMAN quoted an average price of \$4,500 per month for assisted living patients and \$5,500 per month for memory care patients.

MR. EBY reviewed architectural renderings of the proposed site located at 17301 80th Avenue. He explained the 19-acre site will be subdivided into sections including approximately 6 acres for the building, access road and detention area with the remaining 12+ acres of the site being left zoned R-1. He stated the Bickford organization is not interested in further developing that area.

MR. EBY reviewed architectural renderings of the site noting the service area of the building will be located on the south side of the facility where there is no residential housing. He stated service vehicles will include dumpster pickup and food deliveries, each only twice weekly. He described the significant amount of trees and landscaping on the north side of the facility that will help shield the facility from nearby residential homes. He reported the facility is expected to have very low traffic flow consisting mostly of employees during shift changes. He reported employees will have criminal background checks, elder abuse checks, and drug screenings. He explained the facility will have low residential lights with shields to ensure no light spillage.

COMMISSIONER PIERCE expressed concerns with the amount of traffic along 80th Avenue, particularly during peak hours, with the nearby Metra train station. He also inquired if the site is within a flood area. MR. MANCKE reported that area is not included in the flood maps. He also reported the building will be flood proofed with appropriate elevation.

MR. EBY presented the request for a sign variance. He showed a photograph of the proposed six foot (6') monument sign to be installed along 80th Avenue.

AMY CONNOLLY, Planning Director, presented the Staff report. She reported the proposed site is currently unincorporated; therefore, more entitlement needs to occur. She explained annexation can only be approved by the Village Board followed by a map amendment/rezoning of the parcel R-1 to R-6. She further explained a Special Use Permit is required since this is a congregate care facility providing both assisted living and memory care that is only allowed in R-6 zoning. She reported the Petitioner is also seeking a preliminary plat in order to subdivide the property. She explained they are also seeking site plan approval for the building and stormwater detention area. She reported variations have also been presented for the monument sign to include a 6' high sign and increased sign face area.

MS. CONNOLLY reviewed the proposed site which is the location of the former Jones Farm. She proceeded to review the zoning of the surrounding areas that includes a mix of R-1, R-2, R-4 and R-5. She stated the requested rezoning to R-6 is appropriate since the facilities anticipated use will be residential in nature. She proceeded to review the proposed Plat of Subdivision including the building site, public easement, detention site and not yet determined area of parcel to remain zoned R-1. She explained Staff has proposed a fire lane from the access road with final paving materials to be determined. She stated Staff was very happy with the Petitioner's revised landscape plan that includes foundation plantings over 75% of the property, street trees along 80th Avenue and the private drive, and a dense bufferyard between the facility and the surrounding residential homes. She noted the added sidewalks meet all the Village's pedestrian requirements.

MS. CONNOLLY complimented the architectural features of the facility and proceeded to review elevation drawings including facades, windows and roof lines.

MS. CONNOLLY reported the outstanding issues include clarification of the monument sign to include colored drawings, locations of ground-mounted equipment such as generators and screening, final landscape plan approval by the landscape architect, minor issues raised by Public Works and Building departments regarding stormwater, and clarification requested by the Fire Department including materials being used for the fire lane.

CHAIRMAN WALKER requested clarification regarding ownership of the detention pond on the site. MS. CONNOLLY reported the Village is not interested in owning the detention area since it is not providing detention to any other area except this site.

CHAIRMAN WALKER stated the facility would be a welcome addition to the Village. She proceeded to assign PLAN COMMISSIONERS TOM MAHONEY and BILL REIDY to further work with Staff and Petitioner. MS. CONNOLLY stated Public Hearings have been scheduled for January, 2015.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MCLEOD seconded by COMMISSIONER MCCLELLAN to adjourn the regular meeting of the Plan Commission of December 18, 2014 at 9:07 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

DECEMBER 30, 2014

Due to the holiday, the regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on Tuesday, December 30, 2014 at 7:30p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Bob McClellan

Village Staff:

Amy Connolly, Planning Director
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

A Motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER REIDY to table Approval of Minutes from the December 18, 2014 Plan Commission Meeting.

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE DECEMBER 30, 2014 MEETING

PUBLIC

HEARING: ANTHEM MEMORY CARE (STEVE MILLER, PETITIONER) – NORTHEAST CORNER OF 179TH STREET & HARLEM AVENUE – SPECIAL USE PERMIT, VARIATIONS, AND SITE PLAN APPROVAL FOR A 66-UNIT NURSING HOME

Consider recommending to the Village Board the granting of a Special Use Permit for a nursing home generally located at the northeast corner of 179th Street and Harlem Avenue. The property is 3.2 acres and zoned R-1 (Single Family Residential) Zoning District. The project involves the combination of three lots and the construction of a new, 66-bed memory/Alzheimer's care facility of 41,606 square feet and related site improvements. The Petitioner also requests the following variations for a monument sign:

1. A six foot (6') Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a 10 foot (10') high sign where four feet (4') is the maximum allowed in residential districts; and,
2. A forty-eight (48) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately fifty-three (53) square foot area sign face where five (5) square feet is the maximum allowed in residential districts.

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners: Bob McClellan

Village Staff: Amy Connolly, Planning Director
Debra Kotas, Commission Secretary

Guest(s): Steve Miller, Petitioner, Anthem Memory Care

CHAIRMAN WALKER opened the Public Hearing at 7:31 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

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.

AMY CONNOLLY, Planning Director, presented the Staff report. She stated the Petitioner is seeking Site Plan Approval, a Special Use Permit for nursing home use in an R-1 district, and two (2) sign variations in order to construct a memory/Alzheimer's care facility at the northeast corner of 179th Street and Harlem Avenue.

MS. CONNOLLY reported the site is comprised of three (3) lots that will be combined into one (1) parcel. She reviewed the surrounding lots and their respective zoning.

MS. CONNOLLY reported there are two (2) existing residential structures and accessory buildings on the site that will be demolished. She proceeded to review photographs of the proposed site that will consist of a one-story building and new access road. Following the standards for the urban design overlay district (which begins on the south side of 179th Street), she noted the building is close to Harlem Avenue and there is no parking or transportation facilities between the building and street, which is a favorable design element. She stated there will be two (2) access points to the site from the new access road off of 179th Street with only one (1) curb cut along 179th Street and no curb cuts along Harlem Avenue. She highlighted the roundabout drop off area of the building and surrounding parking. The building is proposed to utilize two (2) entrances: the primary entrance facing 179th Street and a service entrance on the north elevation of the building. She also reported the site is well-served with sidewalks.

MS. CONNOLLY reviewed topography maps showing the topography of the proposed site that denotes a flat parcel of land. She noted the property is served by a detention pond ("Settler's Pond") and all stormwater from the site will become part of the pond. She discussed the new public access street which was envisioned by the Village's Legacy Plan that will not only allow access to the pond for future recreational use, but to future developments in this area.

MS. CONNOLLY stated Staff was very happy with the landscape plan noting the street trees along Harlem Avenue and significant amount of foundation plantings and a landscaped parking lot.

MS. CONNOLLY reviewed elevations and renderings of the building itself confirming it meets the 75% face brick ordinance standard. She stated the one-story building has a residential appearance and will blend in well with the existing neighborhood and provides a nice transition from Harlem Avenue to the residential areas.

STEVE MILLER, Development Director of Anthem Memory Care, complimented Staff on the thorough presentation. He wished to highlight the following features of the proposed site including undergrounding of all overhead power lines, addition of the new access road on the east side of the facility, the substantial landscaping and foresighted architecture for future development in the area.

CHAIRMAN WALKER requested MR. MILLER explain the sign variation requests. MR. MILLER reported only a single monument sign is planned, stating there will be no directional or building signs. He noted the facility is quasi-use, both residential and commercial in nature and due to the busy traffic on Harlem Avenue, an increase in the height of the monument sign and an increased sign face area is necessary for identification of the facility, especially for families and other visitors. He reported the sign is the same as at other locations and will have a lantern design on it to denote the company's brand and match it to the historical element in Tinley Park.

Upon conclusion of both Staff and Petitioner presentations, CHAIRMAN WALKER opened the Hearing to questions or comments from the public audience.

DON WEGRZYN, 17801 Harlem Avenue, expressed concerns regarding the pond not being well maintained.

MR. PRYOR, 17856 Sayre Avenue, inquired if this project will have any affect on residential property taxes in the area.

CHAIRMAN WALKER stressed the positive impact of improvement to property in the area, particularly in the generation of tax dollars for the Village. MR. MILLER reported the cost of construction for the facility is approximately \$10-12 million. He anticipated construction to begin in May, allowing for completion in 9-10 months.

CHAIRMAN WALKER suggested MR. PRYOR contact the County Tax Assessor for further information.

There being no further questions or comments for Staff or Petitioner, CHAIRMAN WALKER opened the Hearing to questions or comments from the Commissioners.

COMMISSIONER MOYLAN stated the variations for the monument sign are acceptable, particularly due to the speed of traffic along Harlem Avenue and since it will be the only sign on the property.

COMMISSIONER MCLEOD complimented the attractiveness of the building and believes it will be an asset to the community. She asked Staff if the stop bar issue had been resolved. MS. CONNOLLY stated it is a minor issue that will be resolved by Engineering during the building permit phase. MR. MILLER stated he is amenable to the Village's recommendations in this regard. She further inquired about looped water lines. MS. CONNOLLY reported as an additional benefit, the Petitioner has agreed to looping the water main to ensure adequate water and fire hydrant pressure at all times, noting this will be an added expense to them, but they were agreeable to this request from the Fire Department.

COMMISSIONER PIERCE expressed concerns regarding traffic flow noting the only way to enter/exit the property will be from 179th Street. MS. CONNOLLY reported the facility is a low traffic generator in terms of its use and no traffic issues are anticipated. She discussed a potential stop light at the location once the Mental Health Center property is redeveloped. He also inquired to the height of the building. MR. MILLER reported a maximum roof height of twenty-seven feet (27') on the peak at the building's entrance.

There being no further questions or comments from Commissioners, CHAIRMAN WALKER asked if there were any objectors or other interested parties who further wished to address the Hearing. The record reflects no one presented.

COMMISSIONER MCLEOD proceeded to review the following Findings of Fact and respective responses with regards to the proposed Special Use Permit:

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 Petitioner has met all dimensional standards set forth in the Zoning Ordinance;
- The Petitioner is proposing to construct a new public street in order to ensure safe access to the site;
- The Petitioner is using a Village-constructed detention pond to hold stormwater, which was designed to hold stormwater from surrounding parcels and will, thus, not create a flooding issue;
- The Petitioner's use is residential in nature and provides a service to the Tinley Park community;
- The Petitioner has represented that they will provide security and safety for their memory care patients;
- The proposed use, memory care/senior care, is consistent with elements of the Village's Master Plan, which identifies the subject site as a potential location for senior housing;

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 will it substantially diminish and impair property values within the neighborhood.

- The Petitioner is proposing to construct a new public street in order to ensure safe access to the site, which will also create redevelopment opportunities through the creation of new access to the north and east of the subject site;
- The new public street also creates opportunities to access the Village created "Settler's Pond" which could now be accessed by the public as a passive recreation and fishing facility;
- The Petitioner is using a Village-constructed detention pond to hold stormwater, which was designed to hold stormwater from surrounding parcels and will, thus, not create a flooding issue;
- The proposed use has minimal impact to the surrounding neighborhood as the residents of the facility will not be driving and will be safe within a secure facility;
- The Petitioner proposes to bury unsightly power lines, which will dramatically improve the aesthetics of the site and will improve public safety access to the building.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- The new public street proposed by the Petitioner sets the stage for future orderly development to the north and east of the proposed facility;
- The proposed use will likely spur future development in the area because of its investment in high quality building materials and a site development plan that is consistent with elements of the Legacy Plan and the Urban Overlay District. This project is not within these zoning districts, but they are adjacent to the site;
- The Petitioner proposes to place the building to the front of the site with parking at the side and rear, which is the preferred development arrangement along Harlem Avenue. This arrangement places the architecture of the building as the primary view to the site from the road, rather than automobile parking.

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

- The Petitioner proposes to meet all Village engineering requirements, including for the provision of utilities, access streets, and stormwater facilities;
- The Petitioner is additionally burying private power lines, which is a significant benefit to the site and neighbors to 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.

- As previously mentioned, the Petitioner is following best practice in access management and developing a new public street, running parallel to Harlem Avenue, to serve the development and create an access road for development along Harlem Avenue and to the east of the site;
- This particular vehicular circulation allows creates better flow through the intersection of Harlem Avenue and 179th Street;
- The Petitioner is additionally making improvements to 179th Street and improving parkway conditions adjacent to Harlem Avenue.

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 Petitioner is requesting a variation from the Village's sign regulations;
- However, the Petitioner does meet all of the remaining Village codes and regulations, as relating to the development of the site.

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

- This project contributes directly to the economic development of the community as a whole by developing three parcels of property that have been minimally used, residentially, for many years. The proposed project improves the assessed value of the property and, thus, creates economic improvement for the Village as a whole;
- The project contributes indirectly to economic development as a catalyst project for the Harlem/Sayre/179th Street area, which has been in need of economic improvement for many years.

COMMISSIONER MOYLAN proceeded to review the following Findings of Fact and respective responses with regards to the proposed Variations:

- 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.**

The Petitioner has asked for two sign variations – one for sign face area and one for sign height. These variations are being considered due to the following:

- a. The subject site is located adjacent to Harlem Avenue, which is an arterial street with a posted speed of 40 miles per hour and a design speed of 50 miles per hour;
- b. There are currently no stop lights or traffic control devices along Harlem Avenue that encouraging the slowing or stopping or traffic adjacent to the subject site;
- c. The result of this arrangement is that vehicles will be traveling at a high rate of speed;
- d. This high rate of speed will require that a sign be designed at a height and with letters of a certain size as to be visible from the roadway at traveling speeds between 40 and 50 miles per hour.

2. The plight of the owner is due to unique circumstances.

The unique circumstance is that the Petitioner proposed to develop a residential use that will require visitors from the medical community, family visitors from out of town, and certain staff members. So, thus, while it is a compatible use for a residential district, the use is somewhat commercial in nature. As a result, there is a unique need for a larger sign than is allowed in the Village's residentially-zoned districts. This is a unique circumstance that was not anticipated in the Village's Zoning Ordinance.

3. The variation, if granted, will not alter the essential character of the locality.

We do not believe that essential character of the area will be changed with a larger sign and sign face. This is due to the amount of commercial development along Harlem Avenue and the distance the proposed sign will be set back from Harlem Avenue, creating good line of sight and an additional landscaped feature on the site.

4. Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the Petitioner have been established by evidence.

a. The particular physical surroundings, shape or topographical condition of the specific property would result in a particular hardship up on the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;

The subject site is a corner lot, adjacent to an arterial street (Harlem Avenue) and a collector street (179th Street). The site will additionally benefit from a new public street that runs to the east of the proposed building. The site is slightly lower than Harlem Avenue, so the sign will not appear as large to vehicles traveling along Harlem Avenue due to the elevation of the land the sign will sit upon.

b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;

Other properties zoned R-1 and used as single-family residential would have no need for a similar petition. However, the proposed nursing home use is an allowable Special Use within the R-1 Zoning District and should be allowed a larger sign due to the more commercial nature of the use and the conditions along Harlem Avenue.

c. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;

The purpose of the variation is for effective sign visibility. The Petitioner does not plan on utilizing much signage on the property, other than directional signage. The monument sign will be the primary signage for the site.

This particular sign is used at all locations of the same company, Anthem Memory Care. There is an attractive light affiliated designed into the sign and the company intends to brand the name of the facility to match an historical element in Tinley Park.

- d. The alleged hardship was not created by the owner of the property, or by a previous owner;**
The owner is developing the property, as allowed by the Village of Tinley Park Zoning Ordinance.
- e. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;**
The sign height variation will not be detrimental to the public welfare or neighboring properties. Line-of-sight will be properly maintained, the base of the sign will be landscaped, the sign will be aesthetically pleasing and will improve the site.
- f. The proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.**
Line-of-sight will be properly maintained so that vehicles will not have any danger at the intersection of Harlem Avenue and 179th Street, the sign will not contain a changeable message so there will be no distractions with the sign, the base of the sign will be landscaped, the sign will be aesthetically pleasing and will improve the site and the value of the neighboring properties.

There being no further questions or comments regarding the Findings of Fact, COMMISSIONER MOYLAN made a motion to recommend to the Village Board to grant Site Plan Approval for the proposed redevelopment of three lots generally located at the northeast corner of 179th Street and Harlem Avenue, including a new approximately 41,000 square foot nursing home/memory care facility and site improvements for use by the Anthem Memory Care within the R-1 (Single-Family Residential) Zoning District, consistent with plans dated November 18, 2014. We additionally recommend that the Village Board grant a Special Use Permit and Variations to the Petitioner, consistent with the Findings of Fact submitted by the Petitioner and Findings of Fact made by the Plan Commission at this meeting, specifically:

1. A Special Use Permit for a Nursing Home Facility;
2. A six (6) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a ten (10) feet high sign where four (4) feet is the maximum height allowed in residential districts; and
3. A forty-eight (48) square foot Variation from Section IX.D.3.a (Sign Face Area) to allow an approximately fifty-three (53) square foot sign face area where five (5) square feet is the maximum allowed in residential districts.

The Motion was seconded by COMMISSIONER MCLEOD.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Bob McClellan

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER FICARO to close the Public Hearing at 8:12 p.m. THE MOTION WAS APPROVED by voice call. PLAN COMMISSION CHAIRMAN declared the Motion approved.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MAHONEY to adjourn the regular meeting of the Plan Commission of December 30, 2014 at 8:12 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

DRAFT

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Eagle Buffet (Joyce Lee)
Mailing Address: 18305 S LaGrange RD
City, State, Zip: Tinley park
Phone Numbers: 708 802 5255 (Day) Fax Number: _____
773 627 8663 (Evening)
(Cell)
Email Address: Joyce Li 1688 @ gmail . Com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Kai Feng Lee
Mailing Address: 8249 Aster Ln Tinley park
City, State, Zip: _____

Property Address: 18305 S LaGrange Road
Permanent Index No. (PINs) 19-09-04-201-001-0000
Existing land use: Restaurant
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District: B-3 PD
Requested Zoning District: N/A

Is a Special Use Permit being requested (including Planned Developments):

Yes No

If yes, identify the proposed use: additional sign

Will any variances be required from the terms of the Zoning Ordinance?

Yes No

If yes, please explain (note that Variation application will be required to be submitted):

additional sign

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Kai Feng Lee
Signature of Applicant

10/29/14
Date

FINDINGS OF FACT

ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

Our property's main entrance, located on the south side of the building, does not face any major roads, just the parking lot. Current regulation limits the number of channel letter signs to two (2), and the building is visible on major routes from both the west and the north. The direction of the main entrance, combined with the lack of a visible sign facing the north has seriously limited the business potential. The building had already gone through several owners but business was not ideal. In this economic downturn, an additional sign would be beneficial to our business.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

Under the current zoning regulations & restrictions, the decrease in business leads to decrease in the value of the building property.

- C. Describe how the above difficulty or hardship was created.

The above difficulty was created because the main entrance does not face any major streets, causing one side of the building facing 183rd Street does not have a sign that indicates to the potential customers what the business is and how / where to enter.

FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

This variance request is unique to this property because this building has multiple sides and one side of the building does not have any sign indicating to potential customers what the business is and how / where to enter.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

This variance is not an attempt at financial gain, but to indicate to to potential customers what the business is and how / where to enter.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

Granting this variance request will not be detrimental to the public welfare because its only purpose is to indicate to to potential customers what the business is and how / where to enter.

- G. Explain how granting this Variance will not alter the essential charter of the neighborhood or locality:

Granting this variance will not alter the essential charter of the neighborhood or locality because its only purpose is to indicate to to potential customers what the business is and how / where to enter.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

The requested variance is a small LED sign mounted to building, it will not affect any adjacent properties in terms of light and air.

2. Substantially increase the congestion of the public streets.

The requested variance will potentially increase the business volume but definitely not substantially increase the congestion of the public streets.

3. Increase the danger of fire.

The requested variance is be a small LED sign composed of low voltage lights and this type of sign has already approved by the Village of Tinley Park. Danger of fire is not increased.

4. Impair natural drainage or create drainage problems on adjacent property.

The requested variance is a sign indication to potential customers and will not affect drainage on adjacent property.

5. Endanger the public safety.

The requested variance is a sign indication to potential customers and will not endanger the public safety.

6. Substantially diminish or impair property values within the neighborhood.

The requested variance will promote more business opportunities, and the property values within the neighborhood will only increase, not decrease.



Athena Design Group

1882 S. Normal Avenue, Chicago, IL 60616

Tel: 312-733-2828

Fax: 312-733-2822

E-mail: mail@3228.com

Fire Deck Sign

ALL New Channel Letter



Sign permit, bond, and special insurance required by the city are extra.

Approved by: *Joyce Lee*

Client: Eagle Buffet

Date: 06/17/2014

Site Address: 18305 S Lagrange Rd, Tinley Park, IL

Scale:

Sign Type: Channel Letter

Letter Color: Red

All sign designs and concepts shown here are confidential and are the property of ADG. They are not to be distributed, exhibited, copied, or otherwise used without our written permission. Computer generated colors are not a true match to any PMS, VINYL, or PAINT.



Athena Design Group

1882 S. Normal Avenue, Chicago, IL 60616

Tel: 312-733-2828

Fax: 312-733-2822

E-mail: mail@3228.com

CHANNEL LETTER SIGN

213"



SIGN TO BE 5" DEEP ALUMINUM CONSTRUCTION INTERNALLY ILLUMINATED BY LED LIGHT
 FACES TO BE 1/8" RED ACRYLIC
 GOLDEN TRIM WILL BE 1" THICKNESS
 RETURN ARE BLACK 0.40 ALUMINUM COIL
 AND WILL INSTALLED WITH RACEWAY (COLOR TO BE MATCH BUILDING FACADE)

Eagle Buffet

SIGN ELEVATION EXHIBIT

Address: 18305 S LaGrange

City: Tinley Park

State: IL 60487

Account Rep: _____

Sales Rep: _____

APPROVALS

CLIENT: _____

DESIGN: _____

PROD: _____

Designer: _____

Design No: _____

DATE: 06-17-2014

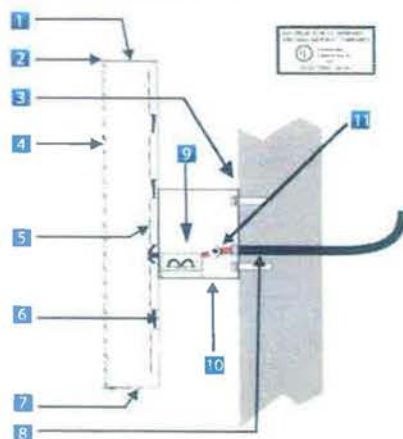
Rev. Date: _____

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SPECIFICATIONS

1. Fabricated Aluminum Letter Returns, Black
2. Trim Cap, Golden
3. Non-Corrosive Installation Hardware SEE DETAIL
4. 1/8" Thick Red Polycarbonate Face
5. LED Module
6. Flat Aluminum Back Welded To Returns
7. 1/4" Weep Holes (2) For Per Letter
8. Grounded Wall Race (Dry Sealed Water Tight)
9. Low Voltage Electronic Transformer (Located in Interior Wall Area Inside a Protective Case Box)
10. Tube Switch

SIDE SECTION VIEW



COLOR SCHEDULE



MOUNTING OPTION DETAIL



PLAN COMMISSION

January 15, 2015

Applicant

Joyce Lee

Property Location

SE Corner of 183rd Street and La Grange Road

Zoning

B-3 PD (General Business and Commercial, Planned Unit Development)

Building Size

Approximately 8,000 s.f.

Approvals Sought

Special Use Permit for a Substantial Deviation from the Mid-Continent Planned Unit Development

Requested Action

Recommend a Special Use Permit (for a substantial deviation to the Planned Unit Development to allow for additional wall signage) to the Village Board

Project Planner

Stephanie Kisler, Planner

EAGLE BUFFET
18305 LA GRANGE ROAD



PROJECT DESCRIPTION & HISTORY

The Applicant, Joyce Lee of Eagle Buffet (formerly Grand Buffet and Hope Buffet) seeks a Special Use Permit for a substantial deviation to the Mid-Continent Planned Unit Development to allow for a third wall sign on the building.

During the project’s appearance at the Plan Commission in late 2008, the project was known as Joyce Lee’s China Buffet and Hope Buffet. According to the minutes of the October 2, 2008 Plan Commission meeting, the Plan Commission originally approved the project as an “approximately 7,900 square foot, 260-seat buffet style restaurant.” The building was completed in 2010 and name of the restaurant changed to Grand Buffet. In the summer of 2014, a Change of Use occurred and the restaurant’s name changed to Eagle Buffet.

PLANNED UNIT DEVELOPMENT

Summary

This parcel is Lot 1 in the Mid-Continent/Hilton Garden Inn Planned Unit Development (ordinance 2003-O-070). Other sites within this PUD include the Hilton Garden Inn, Country Inn and Suites, Texas Roadhouse, and one undeveloped lot. The property was annexed in 2003 under resolution 2003-R-031.

SIGNAGE

Existing Signage

The restaurant currently has channel letters reading “EAGLE BUFFET” on the west (C) and south (B) façades of the building. The restaurant also has a monument sign (A) in their west bufferyard between La Grange Road and the building. See the aerial below for a visual of the sign locations.



- A – Monument Sign (Between La Grange Road and Restaurant)
- B – Wall Sign (Front Entrance/South Elevation)
- C – Wall Sign (La Grange Road/West Elevation)
- ☆ – Proposed Wall Sign (183rd Street/North Elevation)

Village Staff and the Plan Commission did not receive a final sign package at the time of Site Plan Approval. The site plan and elevations approved at the Plan Commission anticipated wall signage above the main entrance on the south façade (B) and assumed that the monument sign (A) would be ample signage for the La Grange Road side of the property.

The sign on the south façade (B) was applied for in December of 2009 and approved by Village staff through the administrative process. The sign on the west façade (C) was applied for in March of 2010 and approved by Village staff through the administrative process. The lettering for both wall signs was changed in September 2014 to reflect the name change to “Eagle Buffet”.



The PUD ordinance and Annexation Agreement do not outline regulations for wall signs within the development, leaving the wall signage governed by the Zoning Ordinance. The Planning Department believes that the wall sign on the west façade (C) was originally approved assuming that this property was a corner lot, which would be allowed two wall signs according to the Zoning Ordinance. Therefore, we assume that the signage was allowed based on the following calculations:

- Sign B: 30" x 213" = 44.375 square feet
- Sign C: 30" x 213" = 44.375 square feet
- Building frontage on primary (south) façade: 94 feet
- Allowable sign face area on building: 94 square feet
- Sign B + Sign C = 88.75 square feet

If another wall sign was added as proposed, the total sign face area would be 133.125 square feet, which exceeds the allowable sign face area per the building frontage (94 square feet allowed) and also exceeds the maximum of 120 square feet of sign face area allowed by the Zoning Ordinance.

The monument sign (A) was applied for in November of 2009 and approved by Village staff through the administrative process. The sign face was changed in September 2014 to reflect the name change to "Eagle Buffet". The monument sign is ten feet (10') tall.



Proposed Signage

The Applicant is seeking additional signage on the north façade of the building (location shown as the yellow star in the aerial on the previous page). Additional channel letters, identical to the existing wall signs, are proposed.



SIGNAGE ON NEARBY PROPERTIES

Texas Roadhouse



Hilton Garden Inn



Other Monument Signs within the PUD (along La Grange Road)



WORK SESSION (12/22/2014)

Work Session Notes

The Assigned Commissioners, Art Pierce and Jeff Ficaro, met with Staff and the Applicant on Monday, December 22, 2014 to discuss the requested Special Use Permit. The following topics were discussed:

- *The need for the additional signage.* The Applicant explained that customers traveling southbound on La Grange Road did not see the signage in time to make the necessary left turn onto 183rd Street. The Applicant also mentioned that increasing the height of the monument sign would be a good solution to gain visibility, but was too costly for them to afford at this time. An abundance of plant material exists near the monument sign and in the area between the monument sign and La Grange Road, reducing the visibility of the ten foot (10') tall sign.
- *Staff's recommendation.* Staff mentioned that it would be more ideal to relocate the existing wall sign from the west elevation to the proposed location on the north elevation. The sign face area would exceed the allowable amount of square footage if a third identical wall sign was added to the building.
- *The Assigned Commissioner's recommendation.* In speaking with the Applicant, the Assigned Commissioners decided that the addition of a third set of channel letters on the north elevation was appropriate. The Commissioners also discussed whether the sign could be removed once the business terminated use of the building or when the property to the north of the restaurant developed since it would likely be less visible to customers north of the building. The Commissioners agreed that the development is not easy to access if customers do not know that the entrance is off of 183rd Street.

RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

“...make a motion to recommend that the Village Board grant a Special Use Permit for a substantial deviation to the Mid-Continent Planned Unit Development for additional wall signage to the Applicant, Joyce Lee of Eagle Buffet (located at 18305 La Grange Road) and within the B-3 PD (General Business and Commercial, Planned Unit Development) Zoning District.

...with the following conditions:

1. All signage for the restaurant must be in proper working condition at all times and must have consistent illumination.
2. [Any other conditions that the Plan Commission would like to recommend.]

###

Staff Report Reviewed and Approved,

Amy Connolly
Planning Director

JUL 28 2014

VILLAGE OF TINLEY PARK
APPLICATION FOR SITE PLAN APPROVAL

The undersigned hereby requests that the Tinley Park Long Range Plan Commission and/or the Village Board consider authorizing Site Plan Approval as follows:

A. Applicant Information:

Name: RICHARD EBY - EBY REALTY GROUP
Mailing Address: 13795 S. MURLEN RD
City, State, Zip: OLATHE, KS 66062
Phone Numbers: 913-782-3200 (Day) Fax Number: 913-254-4809
913-707-7039 (Evening)
" " " " " " (Cell)

Email Address: RICHARD.EBY@ENRICHINGHAPPINESS.COM

The nature of Applicant's interest in the property and/or relationship to the owner:
CONTRACT PURCHASER

B. Property Information:

The identity of the owner and beneficiary of any land trust:
Property Owner(s): LARRY + JUDY JONES
Mailing Address: 1900 CLYDE DR.
City, State, Zip: NAPERVILLE, IL 60565
Property Address: 17301 80th AVE
Permanent Index #:
(PINs) 27-25-300-007
Existing Land Use: RESIDENTIAL + OPEN SPACE / PASTURES
Zoning District: COOK COUNTY BULK REGULATIONS - R-4 DISTRICT
Lot dimensions & area: 654' X 1282' - 19.259 AC.

C Application Information:

Description of proposed project (use additional sheets or attach a Project Narrative if necessary): 60-UNIT INDEPENDENT SENIOR LIVING FACILITY WITH PARKING LOT, STORMWATER MANAGEMENT, AND UTILITY SERVICES

Is the applicant aware of any Variances required from the terms of the Zoning Ordinance?
Yes _____ No X

If yes, explain (note that a separate Variation application will be required to be submitted):
N/A

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[Signature]
Signature of Applicant

Oct 24, 2014
Date

**SPECIAL USE PERMIT STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

- 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 Use is for an Assisted Living Facility which is not detrimental to or endanger public health, safety, morals, comfort or general welfare. The facility provides care and housing for the elderly.

- 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 exterior architecture and landscaping on the Assisted Living Facility compliments the architecture and landscaping of the surrounding neighborhoods. A development such as this provides a benefit by low generating low levels of noise, traffic, and crime.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The building and landscaping serve as a desirable transition between a high traffic roadway, characterized by congestion and road noise, and a quieter residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from the 80th Avenue traffic and the future development to the east. Other uses such as multifamily housing, office or retail would have a much higher impact on the neighborhood.

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

With reliance on the Preliminary Engineering Plan provided with the Site Plan Application, adequate utilities, access roads, drainage and other facilities are being provided in accordance with Village standards and good engineering practice.

- 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.

Access to the site is proposed off of 80th Avenue and no traffic is planned to be routed through the adjacent residential neighborhoods.

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 Assisted Living Facility is being planned without Variances in accordance with the Village Zoning Ordinance under the R6 Medium Density Residential Zoning District pursuant to the Zoning Map Amendement Request.

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

The Assisted Living Facility would generate visitors who travel to Tinley Park to visit their elderly family members. In these instances, family members will dine at local restaurants, use local services, and shop at local stores for goods and groceries while providing a direct benefit to the economic development of the community.

(Please attach additional pages as necessary)

OCT 28 2014

VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: Eby Realty Group (Bickford Senior Living)
Mailing Address: 13295 S Munten
City, State, Zip: Olath KS 66062
Phone Numbers: 913-282-3200 (Day) Fax Number: 782-4851
913-707-7039 (Cell)
Email Address: richard.eby@eby.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):
Real Contract to Contract

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed. Revocable Living Trust
Property Owner(s): Lawrence M Jones & Judy P Jones
Mailing Address: 1900 Clyde Drive
City, State, Zip: Naperville, ILL 60565
Property Address: 17301 80th Ave
Permanent Index No. (PINs) 27-25-300-007
Existing land use: Agricultural
Lot dimensions and area: 19.259 Ac 654.25' N/S, 1282.50' E/W

C. Petition Information:

Present Zoning District: Cook County R-4 Single Family Residence
Requested Zoning District: R-4

Is a Special Use Permit being requested (including Planned Developments):
Yes No
If yes, identify the proposed use: AL (Assisted Living for Seniors)

Will any variances be required from the terms of the Zoning Ordinance?
Yes No
If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant: [Signature] Date: Oct 16, 2014

**SPECIAL USE PERMIT STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

- 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 Use is for an Assisted Living Facility which is not detrimental to or endanger public health, safety, morals, comfort or general welfare. The facility provides care and housing for the elderly.

- 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 exterior architecture and landscaping on the Assisted Living Facility compliments the architecture and landscaping of the surrounding neighborhoods. A development such as this provides a benefit by low generating low levels of noise, traffic, and crime.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The building and landscaping serve as a desirable transition between a high traffic roadway, characterized by congestion and road noise, and a quieter residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from the 80th Avenue traffic and the future development to the east. Other uses such as multifamily housing, office or retail would have a much higher impact on the neighborhood.

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

With reliance on the Preliminary Engineering Plan provided with the Site Plan Application, adequate utilities, access roads, drainage and other facilities are being provided in accordance with Village standards and good engineering practice.

- 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.

Access to the site is proposed off of 80th Avenue and no traffic is planned to be routed through the adjacent residential neighborhoods.

**SPECIAL USE PERMIT STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

- 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 Use is for an Assisted Living Facility which is not detrimental to or endanger public health, safety, morals, comfort or general welfare. The facility provides care and housing for the elderly.

- 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 exterior architecture and landscaping on the Assisted Living Facility compliments the architecture and landscaping of the surrounding neighborhoods. A development such as this provides a benefit by low generating low levels of noise, traffic, and crime.

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The building and landscaping serve as a desirable transition between a high traffic roadway, characterized by congestion and road noise, and a quieter residential neighborhood. In this particular case, Bickford will provide a visual and sound buffer from the 80th Avenue traffic and the future development to the east. Other uses such as multifamily housing, office or retail would have a much higher impact on the neighborhood.

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

With reliance on the Preliminary Engineering Plan provided with the Site Plan Application, adequate utilities, access roads, drainage and other facilities are being provided in accordance with Village standards and good engineering practice.

- 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.

Access to the site is proposed off of 80th Avenue and no traffic is planned to be routed through the adjacent residential neighborhoods.

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 Assisted Living Facility is being planned without Variances in accordance with the Village Zoning Ordinance under the R6 Medium Density Residential Zoning District pursuant to the Zoning Map Amendmant Request.

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

The Assisted Living Facility would generate visitors who travel to Tinley Park to visit their elderly family members. In these instances, family members will dine at local restaurants, use local services, and shop at local stores for goods and groceries while providing a direct benefit to the economic development of the community.

(Please attach additional pages as necessary)

**SPECIAL USE PERMIT
STANDARDS
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING
ORDINANCE**

Section X.J.5 of the Village of Tinley Park Zoning Ordinance requires that the Plan Commission determine compliance with Special Use Standards and make findings of fact for each standard. The Petitioner must respond to and confirm each and every one of the following findings by providing data and factual information supporting such findings. Please attach additional pages as necessary to thoroughly respond to each of the following:

- 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 use is for an Assisted Living Facility and Memory Care Facility. The facility will be utilized primarily by elderly patients. The architecture, landscaping, buffering and site layout will enable the special use to exist in harmony with the surrounding area.

The special use will be operated to improve the quality of life of the clients utilizing the facility and their families. Providing these services in the area will enhance and not detract from the public health, comfort and general welfare.

Facilities of this nature do not, in any manner, increase the likelihood of any criminal or anti-social activity in the area.

The facilities should bring no negative impact to the area. Traffic will be easily managed by access to 80th Avenue and the on-site parking and access facilities being constructed. Parking and other areas will be well-lit to provide security for the area to promote safety.

Existing wetlands on the site will be appropriately managed so as not to cause any adverse environmental effects.

- 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 construction cost of the facility, together with all associated improvements will be substantial. The design of the facility and parking areas will provide for the movement of traffic into and out of the facility from 80th Avenue. Clients, visitors, deliveries, etc. will have no need to travel through any residential areas.

The investment in the project will cause a substantial increase in the assessed valuation of the property which is currently vacant. The project will be appropriately landscaped with vegetation and berming to provide for a visual and audio buffer from adjacent residential uses. Further, the nature of the project will not create any negative noise, environmental or other factors. The project will have a residential "feel."

The property to the east of the special use is currently vacant. The property to the south is a storm water management area and will be buffered by storm water maintenance areas and wetlands. The property to the west across 80th Avenue will not be affected.

The Developers of the project operate a number of other facilities in other areas and to their knowledge there has been no diminishing or impairment of property values in the neighborhood of these facilities. The Developers real estate advisors believe that area property values will not be impaired. Further, the site layout and buffering provided will be an enhancement to 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.

Surrounding property will not be impacted from development of the project property. To the west across 80th Avenue will not be affected by this project nor will that property affect this property. No development to the south is possible because it is a storm water management facility. The property to the north is already developed and the property to the east will be generally planned in conjunction with this project so as to ensure compatibility. Because this is essentially an “infill” development, the likelihood of a negative impact on the development of other property is virtually eliminated.

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

The project engineers have determined that adequate utilities can be provided to this project. They have also determined that ingress and egress off of 80th Avenue will be adequate. The engineers are also of the opinion that adequate drainage will be provided. The project will conform with Village requirements and good engineering practices. The project engineers have made this determination based upon an evaluation of existing and proposed facilities.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Access to the project will be provided from 80th Avenue. This project and the future residential on the same property will be the only traffic utilizing the 80th Avenue ingress and egress. The project engineers using good engineering practices and traffic generation assumptions have provided for a roadway and intersection design that will adequately serve the project and not create congestion on public streets.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The project is intended to conform with all Village regulations and should not require any substantial variances or exceptions. The proposed zoning for the project is the Village’s R-6 Medium Density with a special use which is consistent with the R6 District.

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

The property is currently vacant and underutilized. The special use will enable a significant investment that will result in substantially increased property values. The increased values will result in significant real estate taxes while not causing any negative impact on the Village or other taxing districts. The project will also create jobs which currently do not exist. Employees, as well as visitors to the project, will have a positive impact on local businesses, such as restaurants, gas stations, etc.

**VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE**

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

PETITIONER INFORMATION

Name: Eby Realty Group (aka Bickford of Tinley Park)

Mailing Address: 13795 S. Mur-Len Road, #301

City: Olathe State Kansas Zip 66062

Day Phone: (913)254-2225 Evening Phone: _____

Cell Phone: (913)707-7039 Fax Number: _____

Email Address: richard.eby@enrichinghappiness.com

Nature of Petitioner's interest in the property and/or relationship to the owner:
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization)

Contract Purchaser

PROPERTY INFORMATION

Street Address: 17301 80th Avenue, Tinley Park, IL

Owners: Lawrence M. Jones Revocable Trust

SPECIFIC TYPE OF VARIANCE REQUESTED (see examples below):

A 2'-0" Variance to the Sign height to allow for a 6'-0" tall sign and

A 19 sf Variance to the Sign size to allow for a 24 sf sign on proposed Lot 1

Signed by: Richard Eby
Dated: 12/22/14

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence. For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6 foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot by 30 foot or 900 square foot garage on this residential property."

"A 10' Variance to the 10' maximum allowable height for a sign to allow for a 20' high monument sign on this commercial property."

REASON THAT THE VARIANCE IS NEEDED: (see examples below)

We would like to have a 6'-0" tall, 24 sf sign to allow for proper visual recognition of the new facility as our building is set back.

Examples of Reasons that the Variance is needed:

"We would like to extend our fence 15 feet toward the street from the front corner of the house so that we can enclose a pool, swingset, shed, landscaping, trees, side entrance, etc., and provide a safe area for our children to play"

"We would like to build an oversized garage on our property so that we may store our antique vehicle, snow mobiles, riding lawn mower, etc., inside; as well as our two other cars, which are currently parked in the driveway"

The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature Richard Eby Date December 11, 2014

Printed Name Richard Eby

OFFICE USE ONLY:

Current Zoning of Property _____ Present Use _____

Notes

FINDINGS OF FACT

- A. Describe the difficulty that you have in conforming with the **current** zoning regulations and restrictions relating to you property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

ANSWER: The current zoning on the property would permit a sign 4 feet tall by 5 feet wide for a total of 20 square feet of signage. The project is located on 80th Avenue which is a high traffic volume four lane divided highway. Because the project involves a senior living facility, many motorists traveling on 80th Avenue looking for the facility will be elderly. A larger sign will enable greater visibility thereby enhancing traffic safety on 80th Avenue. Additionally, the size of the parcel for the senior facility is approximately 300,000 square feet and the buildings will consist of approximately 30,000 square feet. The requested sign area of 24 square feet will permit a more proportional ratio of signage to the facility and property.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

ANSWER: Many of the residents of the facility will be attracted to it by traveling past the facility. Therefore, the signage will be an integral part of the marketing. The lack of adequate signage and proportionality makes awareness of the facility difficult. This deficiency may result in lower occupancy causing an economic hardship.

- C. Describe how the above difficulty or hardship was created.

ANSWER: The hardship was created by visibility issues, including 80th Avenue configuration and other factors such as the requirement for storm water detention along 80th Avenue which forces the building further back from the road thereby reducing the effectiveness of building signage. These are matters beyond the control of the applicant.

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

ANSWER: The unique nature of the building, business and site plan (including storm water requirements). Additionally, the building is proposed to have approximately 38,000 square feet and be situated on a lot of approximately 300,000 square feet which distinguishes it from many businesses in the Zoning District.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

ANSWER: The increased signage will not result in financial gain. The marketing value of the signage will permit a reasonable return on investment. Not allowing the Variance will result in a negative economic impact.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic.)

ANSWER: The proposed signage will be located so as not to have a negative impact on traffic safety. Additionally, the sign will be aesthetically pleasing enhancing the image of the business and the community.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality.

ANSWER: The proportionality of the sign to the size of the property and project will serve to maintain the essential character of the neighborhood/locality. Additionally, the size of the project will reduce sign clutter by eliminating the need for multiple signage along the frontage.

- H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.
2. Substantially increase the congestion of the public streets.
3. Increase the danger of fire.
4. Impair natural drainage or create drainage problems on adjacent property.
5. Endanger the public safety.
6. Substantially diminish or impair property values within the neighborhood.

ANSWER:

1. **Because of its size and location, the sign will in no manner effect light and air to adjacent properties.**
2. **A larger sign will not increase congestion, but rather will serve to reduce congestion as it will reduce or eliminate confusion over where the business is located.**
3. **The signage will not be close to any building or structure. Because of its location in the unlikely event of an electrical fire, no buildings will be affected and the sign will be easily accessible by firefighting apparatuses.**

- 4. The sign will be located as part of an overall site plan which will consider drainage and detention issues.**
- 5. The sign will be located off the right-of-way and positioned so as to not impair traffic.**
- 6. The overall project will enhance the property values in the area. The quality of the sign will not impair values.**

PLAN COMMISSION

JANUARY 15, 2015

Applicant

Richard Eby
(Eby Realty Group)

Property Location

17301 80th Avenue
(Jones Farm property)

Parcel Size

Approximately 19.2 acres;
subject parcel is approximately
6.8 acres

Building Size

Approximately 37,000 s.f.
(60 Beds)

Requested Zoning

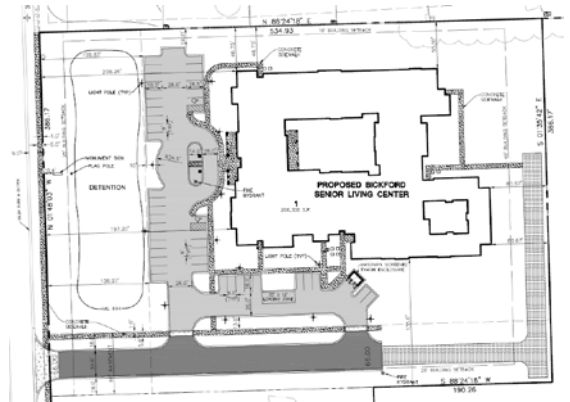
R-6 (Medium-Density
Residential)

Approvals Sought

Rezoning (after annexation),
Preliminary Plat of Subdivision,
Special Use Permit, Variations,
and Site Plan Approval

Requested Action

Grant Site Plan approval and
recommend Rezoning,
Preliminary Plat, Special Use,
& Variations to the Village
Board



PROJECT DESCRIPTION

The Applicant, Richard Eby of Eby Realty Group, seeks approvals for Annexation, Map Amendment (Rezoning), Preliminary Plat of Subdivision, Special Use Permit, Variations, and Site Plan to construct Bickford of Tinley Park, a senior living facility. The project involves the demolition of a single-family home and adjacent agricultural structures, followed by the construction of a new single-story assisted living/memory care facility of approximately 37,000 square feet and related site improvements at 17301 80th Avenue.

The Bickford Senior Living project will have sixty (60) total beds, forty-four (44) will be assisted living and sixteen (16) will be within a secured memory care wing. There are common areas for dining, activities, a salon, and courtyards.

EXISTING SITE

Summary

The proposed development site is a single parcel containing a single-family home, a barn, and agricultural uses on the land. The property is approximately nineteen (19) acres total. This site is the former Jones Farm, which was used for many years as a family farm. The proposed Bickford Senior Living project will utilize approximately seven (6.8) acres (assisted living center, access easement, stormwater management area) generally located at the western half of the parcel. The Applicant estimates that there are eight (8) buildable acres remaining on the eastern half of the property that may be developed in the future. The site is known for having troublesome soils that could prevent building structures; therefore, some of the remaining property will not be able to be developed.

The property is not within the corporate boundaries of the Village of Tinley Park, but has applied for annexation to the Village. The site is also within the FEMA 500-year flood area.

The property is bounded by single-family residences to the north, single-family attached residences with a detention pond to the south, 80th Avenue to the west (Park District property across 80th Avenue), and a single-family residential subdivision, Sundale Ridge, to the east.

ZONING & USE

General Requirements of the R-6 Zoning District

VILLAGE REGULATION	DIMENSION REQUIRED	APPLICANT'S DIMENSION
Front Yard Setback	25 feet minimum	197.2 feet
Side Yard(s) Setback	10' one side; 30' total of two	46.75 feet (north), 135 feet (south)
Rear Yard Setback	40 feet minimum	60.67 feet
Maximum Building Height	40 feet	31 feet, 4 inches
Maximum F.A.R.	0.6	0.12
Lot Area Minimum	15,000 square feet	298,205 square feet (6.85 acres)
Lot Width Minimum	100 feet	654.25 feet
Maximum Lot Coverage	35% <u>(residential district)</u>	29.8%
<u>Gross Density</u>	<u>12 du/acre</u>	<u>Approximately</u> 8.75 du/acre

Summary

The property is currently un-annexed and is zoned R-4 by Cook County. According to the Cook County website, “The R-4 Single-Family Residence District is intended to provide an urban environment of single-family homes on a lot size that may not accommodate individual sewage disposal systems. Uses compatible to the residential character of the district are allowed. All commercial activities are prohibited, except for selected recreation and sanitary uses.”

The Applicant is seeking annexation to the Village of Tinley Park and a map amendment (rezoning) from the default zoning, after annexation, of R-1 (Single-Family Residential) to R-6 (Medium Density Residential) for the 6.8 acre lot (Lot 1) created by the preliminary plat. The remaining 12 acres will remain zoned R-1 (Single Family Residential), which is the default zoning after annexation. The rezoning is necessary because the use proposed by the Applicant most closely meets the definition of “Congregate Elderly Housing”, as defined by the Zoning Ordinance. “Congregate Elderly Housing” is only allowed as a Special Use in the R-6 Zoning District. Thus, the Applicant requires a Special Use Permit to operate an assisted living/memory care facility at this site. The proposed use is not exclusively a skilled care/nursing home use and has a range of services for the elderly.

“Congregate Elderly Housing” is defined in the Village Zoning Ordinance as: “...a building or use housing more than one person or family, with or without separate dwelling units for each, the occupancy of which is limited to persons who are at least fifty-

five (55) years of age (or if two (2) or more persons occupy a single unit, one of whom is at least fifty-five (55) years of age) and which provides coordinated social and support services to residents such as some or all meals, housekeeping, laundry, recreation, education, and transportation. Congregate Elderly Housing may include a range of care levels from Independent to Assisted to Skilled Care. However, a Skilled Care institution alone, not adjacent to or associated with one or more other levels of Congregate Elderly Housing, shall be considered a Nursing Home, not Congregate Elderly Housing.”

Services and Care

Bickford provides their assisted living residents with an individual living unit, three meals per day, weekly laundry, housekeeping, group activities, and social events all within a safe environment. Many residents need individual personal care services which may include medication reminders, cueing, and help with bathing and dressing. Resident care is provided and monitored by a staff of Certified Nursing Assistants (CNAs) under the supervision of a Registered Nurse (RN).

Employees

The Bickford of Tinley Park will employ 45-50 people. All employees will be certified or licensed in their respective fields. The employees will work in three shifts:

1. 7:00am – 3:00pm: Maximum of 15 employees
2. 3:00pm – 11:00pm: 6 employees
3. 11:00pm – 7:00am: 5 employees

Security

Bickford will provide multiple layers of security which are designed to prevent residents from wandering. These measures include:

- The building is secured, which means the only way to enter or exit the building (without sounding the alarm) is to enter a security code at the door or use the intercom to request entry from one of the staff members.
- Residents who have a tendency to wander are provided with a watch or device which will notify staff when that person is near an open door. This same system monitors the residents' location every two minutes and is transmitted to a dedicated computer monitor.

Bickford Residents who want to be outdoors are encouraged to use secured interior courtyards that include sitting areas, walking paths, and vegetable gardens.

COMPREHENSIVE PLAN

Summary

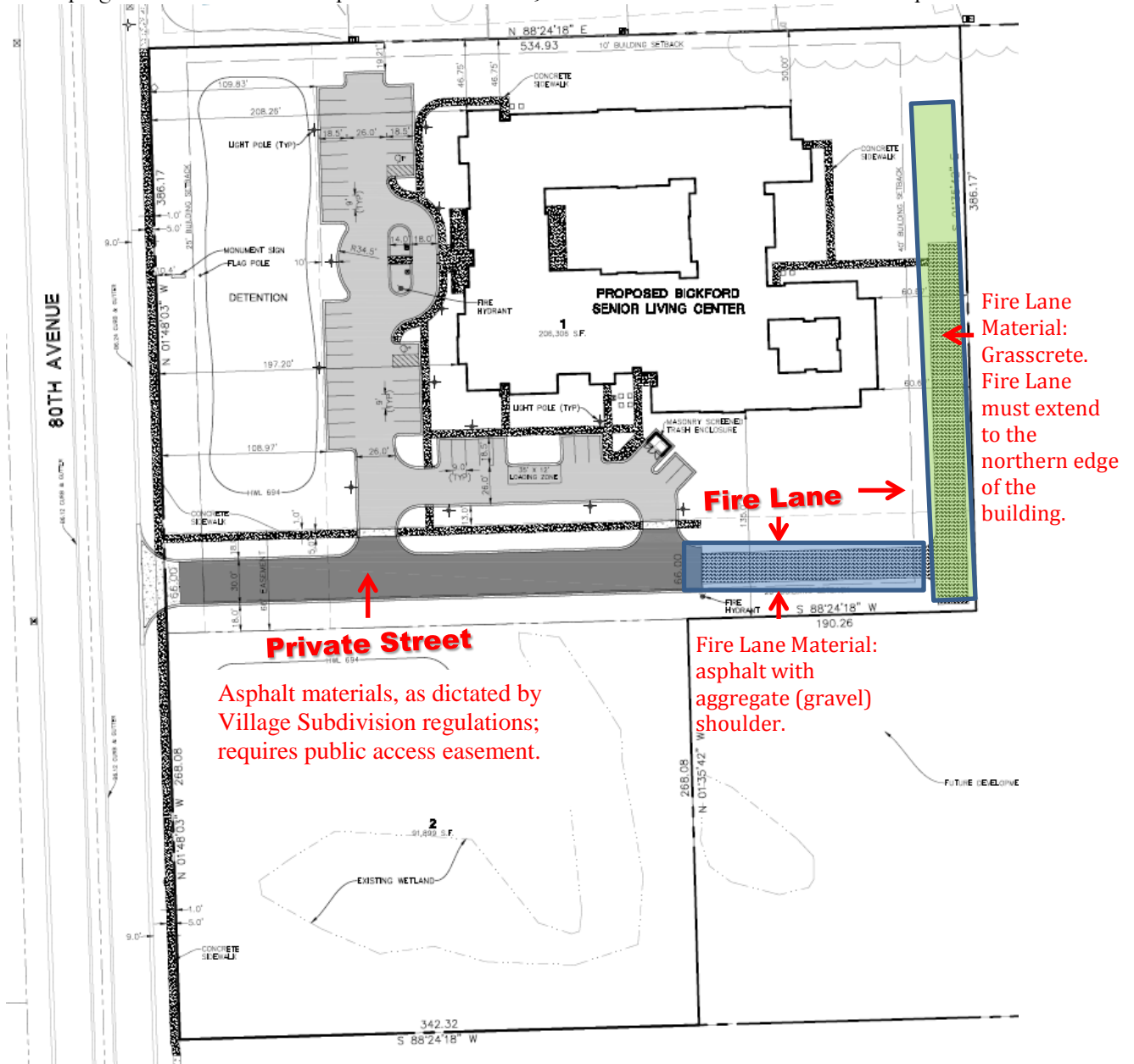
According to the Village of Tinley Park Comprehensive Plan (2000), this site was marked as a potential site for a Senior Housing use. The Comprehensive Plan also calls for residential uses in this area. Therefore, the proposed development is in accord with the Village's Comprehensive Plan. A scan of a map indicating existing and potential senior housing sites is pictured (to the right) with the Bickford project outlined in red.



SITE PLAN

Summary

The Preliminary Site Plan generally consists of constructing the senior living facility, detention ponds, a parking lot, various landscaping, and construction of a private street and adjacent fire access lane. The Site Plan is pictured below.



Phasing/Later Development

The Applicant has indicated the potential development of the eastern portion of the property at a later date. Some ideas that have been talked about include senior housing, but there are no conceptual plans at this point. The Applicant is not proposing development for this portion of the property with this application.

LANDSCAPE PLAN

According to the site plan, the overall green space accounts for 70.2% of the site. The landscape plan submitted by the Applicant depicts a variety of plant species that are shown on all sides of the Bickford site. Foundation plantings are utilized on the west and south sides of the building. During the staff review of the landscape, denser landscape was requested between the building and the single-family residences to the north of the property to ensure better buffering between the site and the homes. Additional parkway trees were requested along the 80th Avenue frontage.

The applicant complied with Village requests, but staff has held off on a final landscape plan review by the Village's Landscape Architect because some of the landscaping at the east side of the building may need to be altered based upon a request from the Fire Department to lengthen the fire access lane. Staff suggests waiting until final fire lane decisions have been made before a final review from the Village Landscape Architect. We do not anticipate a significant change from the plans currently under review as the Applicant has been very responsive to our requests.

UPDATE FOR 1/15/15 MEETING: The applicant's final landscape plans will be reviewed and approved by the Village's landscape architect. Based upon comments made at the Assigned Commissioner workshop and feedback that will be received at the Public Hearing, the applicant may wish to revise the landscape plans slightly. Overall, the proposed landscape plan meets and exceeds Village standards. However, because of the project's proximity to single family neighborhoods, staff recommends that we wait until after the public hearing to give a final blessing to the landscape plan.

PARKING & CIRCULATION

Parking

The Applicant has provided 43 total parking spaces, including two handicap spaces, where 30 spaces were required. Based on the Applicant's familiarity with the operation of similar senior living facilities and the Applicant exceeding the required parking count, the Village deems the amount of spaces proposed on the site as acceptable.

How many residents will have a vehicle?

The Applicant notes: "Based on Bickford's 23 years of experience of operating assisted living residence including observation of the 49 facilities we now operate, we anticipate less than 1% of the residents will have vehicles. The proposed 60 unit Bickford Residence will contain 44 units of assisted living and 16 memory care. Memory Care residence are in a secured section of the building and not allowed to leave the building without supervision of a loved one. Our typical assisted living resident is an elderly person age 84+ with many having mobility issues and typically physically unable to drive."

How will employees impact the available parking?

The Applicant notes: "The employees will be on three different shifts with a maximum shift size of 15. This will leave about 28 parking stalls available for guests and visitors."

Sidewalks

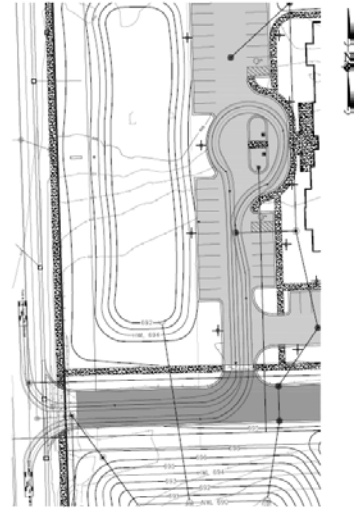
The Applicant will be installing five foot (5') wide sidewalks along the east side of 80th Avenue that match up with existing sidewalks to the north and south of the site (the requirement for commercial development is six feet, but five feet is appropriate in this case). There are also sidewalks planned along the north edge of the private street. These sidewalks provide connection to the sidewalks around the outside edges of the building. There are additional sidewalks planned, as requested by the Fire Department, between the rear doorways of the building and the proposed fire lane.

Vehicular Circulation

Staff feels that the site circulation is well-designed and will serve the residents and their families well. The site plan proposes a full access driveway at 80th Avenue positioned roughly in the middle of the site frontage. The site is served with the private street that leads from the driveway to the parking areas of the site and terminates into a fire lane. The fire lane is intended to provide access by Fire Department vehicles to the rear of the building and any necessary fire

hydrants that may be necessary to serve the north and eastern portions of the proposed building. This fire lane is consistent with other developments that are required to be set back from the public street - in this case, the Applicant cannot locate the building adjacent to 80th Avenue because of soil conditions. Therefore, the building is proposed to be set back on the site and a fire lane will be necessary so that three sides of the building are accessible by the Fire Department. UPDATE FOR THE 1/15/15 MEETING: *The Applicant and the Fire Department have agreed that the proposed fire lane be constructed of asphalt for the southern portion of the fire lane and Grasscrete for the northern portion of the fire lane. The Fire Department has also asked that the fire lane extend to the northern building line and Brickford has agreed. The applicant will provide a final design of the fire lane to ensure that the design accommodates Village Fire Trucks. This design may be presented at the meeting, so we will make this a condition of approval.*

There was much discussion in the earlier stages of this project about the ownership of the proposed street. In ideal conditions, the Village staff would recommend a public street that would link 80th Avenue to 173rd Place to the east (Sundale Ridge subdivision). However, a public street was not recommended by Village staff for the following reasons: 1.) soil conditions are very concerning and the Village does not want to maintain a public street with potentially problematic soils underneath; 2.) We are unsure of the soil conditions of the vacant property to the east of the Senior living facility proposed, therefore, we were unsure if a street connection to the neighboring subdivision was even possible; 3.) Without a full development plan for the entire 19 acres, we were uncomfortable recommending a public street connection, and 4.) We were unsure of the need, from a traffic demand perspective, for a public east/west connection. We note that constructing a street to meet Village standard is more expensive than constructing a private street.



The Applicant has been willing to make site plan changes to address circulation issues. Note the arrangements around the “port cochere” in the front of the building (facing 80th Avenue) have been improved so that Village Ambulances can maneuver around the parking lot easier.

SIGNAGE

Summary

The Applicant’s plans indicate that they propose to have a monument sign near 80th Avenue in the west bufferyard. Wall signage and directional signage are not proposed at this time.



Sign Variations

The Applicant is requesting two variations in order to allow a monument sign on the site that exceeds the Zoning Ordinance regulations for ground signs in residential zoning districts. The requested variations are:

1. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts; and
2. A nineteen (19) square foot Variation from Section IX.D.3.a. (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum sign face area allowed in residential zoning districts.

UPDATE FOR THE 1/15/15 MEETING: The Applicant has provided the Village with new color sign designs and confirmed sign height. An application for variation attached. These plans will be available at the Plan Commission meeting and are consistent with the dimensions listed in the sign variations proposed.

PHOTOMETRICS

Streetlights

The Applicant will install street lights that meet Village standards along 80th Avenue, which will likely include cobra-head lights on larger poles, matching what currently exists along 80th Avenue. UPDATE FOR THE 1/15/15 MEETING: The applicant will provide a conceptual plan for the location of 80th Avenue Streetlights during the Building Permit phase of their project. At this time, Bickford has agreed to provide the streetlights and will use the Village Engineering Standards to properly locate the streetlights.

Photometric Study

The applicant also proposes to install private street lights along their entrance drive and within their parking lots. The photometric study shows that there is very minimal light spillage across the property line (.1 footcandles in just a few spots at the property line). This is extremely small amount of light and is consistent with the residential use proposed.

BUILDING ARCHITECTURE

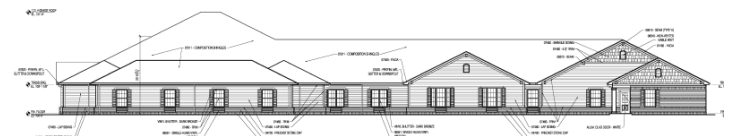
The applicant proposes a one-story, primarily masonry building with varied rooflines, dormers on the roof, and a significant amount of windows along all elevations of the building. The elevation facing west features a “port cochere” canopy area that allows for residents and visitors to be picked up and dropped off with close access to a canopy.

The proposed building is truly a four-sided building and is attractive from all sides. Staff believes that the proposed architecture is complimentary to the architecture of the surrounding neighborhoods.

The materials proposed for the exterior of the building comply with the Village’s requirement for a minimum of 75% of the exterior materials being face brick or equivalent. The Applicant provided a table depicting the quantity of the materials used on exterior walls of the building, both in square feet and percentages and by each elevation. The Applicant’s building is 76% masonry with the remaining 24% of materials proposed as lap siding, which is proposed predominately along the east (rear) elevation of the building.

The roof materials are composition shingles with a small amount of metal roof in locations that will not be visible from the street.

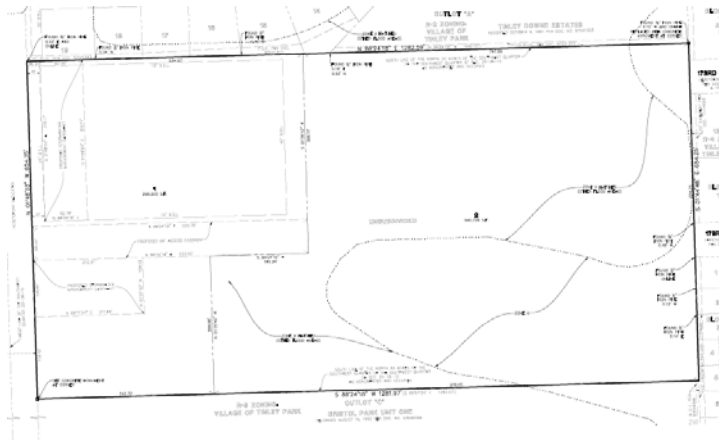
There are a few small mechanicals that will be located on the roof, but will be placed on the interior side of the roof so as not to be visible from the street. There are transformers and other utilities/mechanicals on the site that we would like the Applicant to identify on the site plan and indicate the screening for each, particularly any ground mounted transformers, condensers, and generators. UPDATE FOR THE 1/15/15 MEETING: The applicant has agreed to screen, with landscape, the ground utilities that are located to the north and south of the building and will update the landscape plans accordingly. These plans will be approved by the Village’s Landscape Architect.



The Applicant proposes terminal air conditioner units for each residential unit within the building and there will be a small grille that is colored to match the brick color and will be flush to the exterior of the wall.

PRELIMINARY PLAT OF SUBDIVISION

This project requires the Applicant to submit a preliminary plat of subdivision, which is reviewed by the Plan Commission, but ultimately approved by the Village Board. *UPDATE FOR THE 1/15/15 MEETING:* The applicant has updated the preliminary plat of subdivision to show that Lot 1 will now contain the building property (previously shown as Lot 1) and the stormwater detention area (previously shown as Lot 2). Lot 2 will become the undeveloped land and compensatory storage area to the east of the Lot 1. This was done because the stormwater provided to the south of the building will benefit this building/site only and not the property to the east. Therefore, our Village Attorneys felt that it was best for the property to be one lot, as opposed to two lots and with easements running between the lots. A revised Plat is attached to the Plan Commission packet.



Note that the preliminary plat shows a public utility and drainage easement where the proposed private road will be. The Village Attorney recommends that the Applicant include a “public access easement” for the private street in order to meet County requirements and best position the title. *NEW:* The applicant will revise the preliminary plat to show a “Public access easement.” Another easement may be shown indicating an easement between Lot 1 and a new compensatory storage area to the east of the proposed detention pond. This compensatory storage area will be maintained within the new “Lot 2” to the east of the subject site.

The site is split between the parcels necessary for the assisted living facility and related improvements (building, detention areas, street, etc.). The remaining portions of the 19 acres, approximately half of the site, will be left unsubdivided until a site plan can be developed.

ENGINEERING AND PUBLIC WORKS

Village staff and the applicant’s team are continuing to work on the provision of facilities for stormwater on the site. This site is burdened with low quality soil conditions, a floodplain designation, and wetlands. Note that the Applicant is in conceptual engineering at the Plan Commission stage of entitlement, so these issues do not have to be finalized, but we need to ensure that there are no site plan impacts to any changes in engineering plans.

There may be a need to establish more stormwater detention areas for compensatory storage, if required by the Village Engineer. The impact to the site plan may be to expand the detention areas to the south of the proposed assisted living facility. It is unlikely that the location of the assisted living facility building or the location of the stormwater facility to the west of the building will be impacted. Therefore, staff is comfortable moving this project forward and continuing to work with the Applicant to finalize the stormwater requirements over the next few weeks. *UPDATE FOR THE 1/15/15 MEETING:* The applicant has provided additional compensatory storage, located on the remainder lot within the preliminary plat. Lot 1 will benefit from the compensatory storage, as well the remainder of the parcel at a future date. Lot 1 may maintain a drainage easement to the compensatory storage area so that it will be forever linked. This could be reflected on the preliminary plat.

The Village continues to work with the Applicant on the provision of water to the site. Currently, the applicant is considering a looped water main to serve the site, which will ensure a quality water supply to the building. *UPDATE FOR THE 1/15/15 MEETING:* The applicant has agreed to provide a looped water main system. They are proposing to connect to the existing water system at the NW corner of the site and the NE corner of the site, running a new water line between these two connection

points. This arrangement will provide better water pressure to the site and insure fire hydrants function as required. Details on this system will be worked out between the applicant and the Village Engineer at the time of final engineering design.

WORKSESSION MINUTES

Assigned Commissioners Reidy and Mahoney met with the applicant on January 7th at Village Hall and also via conference call. The Assigned Commissioners went through the list of open items that staff identified in the previous staff report and received updates from the applicant on these issues. Below is a summary of the open items and the resolution through the Assigned Commissioner Meeting.

Planning Department

1. The Planning Department noted that the plan for the monument sign lists the height as a “minimum” measurement. Please clarify is this is the proposed height or if the height will be increased to be taller than the current measurement of six feet (6’). **UPDATE: This item has been resolved. The applicant has agreed to provide staff with new sign drawings indicating specific dimensions, consistent with the variations proposed. These drawings will be shown at the January 15 meeting.**
2. Staff would like to see a colored sign plan reflecting the finalized design and dimensions for the sign. **UPDATE: This item has been resolved. The applicant will show these plans/drawings at the January 15 meeting.**
3. The Applicant must submit formal applications and findings of fact for the requested sign variations prior to the public hearing for the sign. **UPDATE: This item has been resolved. Staff received a complete application and findings of fact from the applicant in December. This will be provided in the packet to the Plan Commission.**
4. The Applicant should indicate the location of any ground mounted equipment, such as generators, condensers, etc. and show screening for those units on the site plan. **UPDATE: This item has been resolved. The applicant plans to revise the landscape plan to properly screen ground equipment and will show those plans at the January 15 Plan Commission meeting.**
5. Final landscape review should be completed prior to the public hearing and the granting of site plan approval. **UPDATE: This item has been resolved. The Village landscape architect will review the plans prior to the Plan Commission meeting. If that does not occur due to timing, staff will recommend that landscape review by the Village consultant be a condition of approval.**

Engineering/Public Works Department

1. Various engineering items must be worked out to the satisfaction of the Village Engineer. The Village has requested that conceptual engineering be completed in early January 2015 so that any stormwater or floodplain questions can be properly addressed at the Public Hearing at the Plan Commission (Scheduled for January 15). **UPDATE: This item has been resolved. The applicant has indicated that they are providing additional compensatory storage on the site and the Village Engineer has indicated the plans meet the standard for conceptual engineering approval.**
2. Any changes to the location of stormwater facilities may require changes to the preliminary plat of subdivision. **UPDATE: This item has been resolved. The applicant has indicated that they are updating the Preliminary Plat of Subdivision to include a different arrangement for stormwater and therefore, also, a different arrangement of parcels. These plans will be presented for approval at the January 15 Plan Commission meeting.**
3. Plat of subdivision may need to include “public access easement” along the proposed private street. **UPDATE: This item has been resolved and added to the preliminary plat.**

4. Determinations about water main connections and looped systems should be finalized in early January in time for the Public Hearing. **UPDATE: This item has been resolved. The applicant indicates that the revised conceptual engineering plans indicated a looped water system.**

Fire Department

1. The Applicant must supply a turning radius study that shows the ability for Fire Department vehicles to maneuver the fire access lane. **UPDATE: This item has been resolved. The applicant has indicated that they will provide a turning radius study to show how fire trucks will maneuver the fire lane.**
2. The fire access lane must be extended north to the furthest extent of the building. **UPDATE: This item has been resolved. The applicant has indicated that they will provide a new site plan showing the fire lane extended to the north building line. These plans will be shown at the January 15 Plan Commission meeting.**
3. An additional fire hydrant may need to be added to the east side of the building. **UPDATE: This item has not been resolved, but will be reviewed during Building Permit reviews and final engineering. It will not affect the site plan and, therefore, the Plan Commission can rely on the Fire Department and Engineering to catch this during Building Permit review. Staff is comfortable with not making this a condition of approval because it is an engineering issue.**
4. Final fire lane materials, final width, and provision of curbs or gravel side paths must be agreed upon prior to site plan approval by Plan Commission. **UPDATE: This item has been resolved. The Village and the applicant have agreed to a particular arrangement of location and materials for the fire lane.**

While we are awaiting final revised plans from the applicant, assigned commissioners and staff feel that the applicant is very close to achieving a clean review and approval without conditions at the January 15th meeting. We are unsure if staff will receive revised plans to send out to the Plan Commission with their packets or if these plans will arrive for review at the meeting, but staff will make sure all of these open items are covered with the revised plans and may provide a revised motion for the Plan Commission to consider on January 15th.

FINDINGS OF FACT

The applicant's findings of fact are attached to the staff report for both the Special Use Permit and the Variations and should be reviewed and made part of the official minutes, if the Plan Commission agrees with those facts. If the Plan Commission wishes to make their own findings of fact, the following information is relevant to the applications.

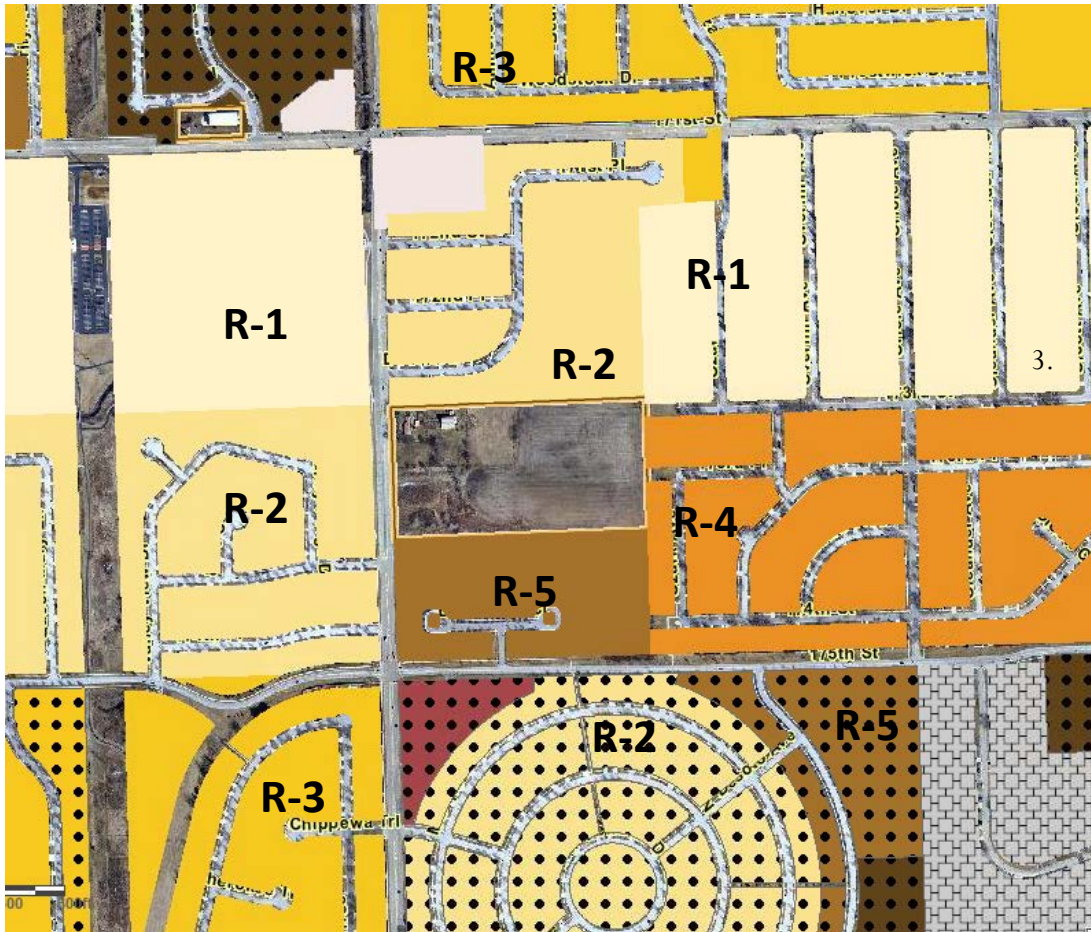
Rezoning (Map Amendment) from R-1 Single Family Residential to R-6 Multiple Family Residential

1. **The proposed zoning is consistent with the existing uses in the area.**

The predominant land uses in the area are both single-family residential (to the north and east) and multiple-family residential to the south. The Bettenhausen Recreation Center is located to the west of the subject site. Based upon this mix of uses, the proposed zoning (R-6) is consistent with existing uses in the area.

2. **The proposed zoning is compatible with present zoning in the area.**

The proposed site is currently zoned R-4 Single Family Residential within Cook County because the site is currently un-annexed to the Village of Tinley Park. As shown in the graphic on the next page, the property is surrounded by R-2 Zoning to the North, R-4 Zoning to the east, R-5 Zoning to the south and R-1/R-2 zoning across 80th Avenue to the west. Note that while the proposed zoning is not the same zoning as neighboring areas, however, the proposed zoning (R-6) is not incompatible with the surrounding zoning. The site is large and



significant portions of the subject site are undevelopable because of soil conditions. As a result, it is unlikely that any use of the land would resemble a single-family residential subdivision.

3. The existing zoning is not suitable for the property or its surrounding area.

Once the subject parcel is annexed into the Village by the Village Board, it will be zoned R-1 Single Family residential. In order to fulfill any development of the site beyond its existing use as one single-family residence and a family farm, the zoning must change to a

multiple family residential district. The site cannot be developed as a cohesive single-family residential neighborhood due to bad soil conditions. The development of the property is more likely to occur in higher densities in the small areas of the site with acceptable soil conditions, as opposed to low density in all areas of the subject property.

4. The proposed zoning is consistent with the trend of development in the area.

This parcel of land is among the last parcels to be developed in the area. Surrounding developments are relatively recent and are not likely to be redeveloped. The subject site has been minimally use/vacant for many years due to unfavorable soil conditions.

5. There is a need for the proposed rezoning.

The subject site is not likely to be redeveloped or used for anything other than its exiting use if the property is not annexed into the Village and rezoned. The proposed zoning to R-6 was selected by the applicant because that is the only zoning district where Congregate Elderly Care is allowed as a special use. In order to develop into a low-impact, residential development for the elderly, the site must be rezoned to R-6. There are no other zoning districts in town that allow elderly congregate care.

Special Use Permit (Special Use for a Congregate Elderly Care Facility in the R6 Zoning District)

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 applicant has met all dimensional standards set forth in the Zoning Ordinance (except the variation for sign height and sign face area);
- The applicant is proposing to construct a new private access drive and new fire lanes in order to ensure safe access to the site;
- The applicant is providing a new detention pond to hold storm water and because the community is aware of significant flooding issues on the property, the applicant is providing additional compensatory storage areas that will be necessary during heavy rainfalls;
- The applicant's use is residential in nature and provides a service to the Tinley Park community by housing elderly residents in need of different levels of care;
- The applicant has represented that they will provide security and safety for their patients; and
- The proposed use is residential in nature and is complimentary to the residential uses that surround the subject property.

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 applicant and the Village are taking care to ensure that this development will not impact the existing drainage patterns established by existing development and that the site will contain and detain all the storm water it will create from the development;
- The Village and the applicant understand that this site has troublesome soils and the development proposed will be engineered to take soils into account and will not create an impact to the existing developed in the area;
- The proposed use has minimal impact to the surrounding neighborhood as most of the residents of the facility will not be driving and will be safe, in a secure facility;
- The applicant proposes to dramatically improve the value of the site through the development and, thus, will add value to the surrounding neighborhoods and improve 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.

- The proposed site plan indicates that the site is self-sufficient, with its own driveway/access, its own storm water facilities, new water and sewer lines (water line is proposed to be looped), and fire lanes to ensure access for emergency vehicles.
- The subject site is surrounded by previously developed property and, therefore, is the last property in the area to be developed. As such, it does not impede any future development.
- The project is divided into two phases: 1.) the first phase is the development of the Bickford facility and related improvements and 2.) a second phase would be the development of the properties within the eastern half of the site. The development of the first phase has been designed to accommodate a future residential development within the eastern half of the site. The accommodations include a central driveway going through the middle of the site (that could be extended east), compensatory storage that will benefit the eastern half of the property, utility planning that incorporates the ability for future access for the eastern

half of the property, and a site design/layout that does not prohibit a future development on the eastern half of the property.

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

- The applicant proposes to meet all Village engineering requirements, particularly for the provision of utilities, access driveways and streets, and storm water facilities;
- The applicant is proposing to add an access road, new utilities (including a looped water system to ensure adequate water pressures), storm water detention facilities, storm water compensatory storage facilities, fire lanes, and areas designed to accommodate public safety vehicles, such as ambulances and fire trucks.

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.

- The applicant will be working with the Cook County Department of Transportation to achieve one single access point to the site. This is preferable for access management along 80th Avenue. The applicant will apply for a full access point along 80th Avenue, however, we are unsure at this point what the County Department of Transportation will provide a full access or restricted access driveway.
- The proposed use does not create a significant amount of traffic because very few of the residents drive.
- The applicant will install street lights along 80th Avenue to add to the safety of traveling along 80th Avenue.
- The applicant proposes to install sidewalks along the 80th Avenue frontage, as well as sidewalks from 80th Avenue sidewalks to the front door of the site.

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 applicant is requesting a variation from the Village’s sign ordinance. However, the applicant does meet all of the remaining Village codes and regulations, as relating to the development of the site.

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

This project contributes directly to the economic development of the community as a whole by developing property that has been minimally used as a single-family residence and family farm for many years. The proposed project improves the assessed value of the property and, thus, creates economic improvement for the Village as a whole.

Variations

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

The applicant has asked for two sign variations – one for sign face area and one for sign height. These variations are being considered due to the following issues:

- a. The subject site is located adjacent to 80th Avenue, which is an arterial street with a posted speed of 40 miles per hour.
- b. There are currently no stop lights or traffic control devices this portion of 80th Avenue that encouraging the slowing or stopping or traffic adjacent to the subject site.
- c. The result of this arrangement is that vehicles will be traveling at a high rate of speed.
- d. This high rate of speed will require that a sign be designed at a height and with letters of a certain size as to be visible from the roadway at traveling speeds between 40 and 50 miles per hour.
- e. The proposed Bickford building will be set back from the roadway and will not contain signage on the walls of the proposed building. Therefore, the applicant is asking for a larger monument sign.

2. The plight of the owner is due to unique circumstances.

The unique circumstance is that the applicant is a residential use that will require visitors from the medical community, family visitors from out of town, and certain staff members. So, thus, while it is a compatible use for a residential district, the use is somewhat commercial in nature. As a result, there is a unique need for a larger sign than is allowed in the Village's residentially zoned districts. This is a unique circumstance that was not anticipated in the Village's zoning ordinance.

3. The variation, if granted, will not alter the essential character of the locality.

We do not believe that essential character of the area will be changed with a larger sign and sign face. This is due to the amount of commercial development along 80th Avenue and the distance the proposed sign will be set back from 80th Avenue, creating good line of sight and an additional landscaped feature on the site.

4. Where there are practical difficulties or particular hardships, taking into consideration the extent to which the following facts favorable to the applicant have been established by evidence. a. The particular physical surroundings, shape or topographical condition of the specific property would result in a particular hardship up on the owner, as distinguished from a mere inconvenience, if the strict letter of law was carried out;

The subject site is located along an arterial street (80th Avenue). Due to significant soil issues and storm water detention needs, the proposed building is set back well beyond the traditional front yard setback. As a result, there is a need for a larger monument sign to signify to provide wayfinding and branding to the subject site. The applicant is not asking for the maximum sign height, but an amount well below the maximum allowed in commercial zoning districts.

5. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;

Other properties zoned R-6 and used as single or multiple family residential would have no need for a similar petition with a similar height for a sign. However, the proposed nursing home use is an allowable Special Use within the R-6 Zoning District and should be allowed a larger sign due to the more commercial nature of the use and the conditions along 80th Avenue.

6. The purpose of the variation is not based exclusively upon a desire to make more money out of the property;

The purpose of the variation is for effective sign visibility. The applicant does not plan wall signage on the building. The monument sign will be the primary signage for the site.

This particular sign is used at all locations of the same company, Bickford Senior Living.

7. The alleged hardship was not created by the owner of the property, or by a previous owner;

The owner is developing the property, as allowed by the Village of Tinley Park Zoning Ordinance.

8. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood upon which the property is located;

The sign height variation will not be detrimental to the public welfare or neighboring properties. Line of sight will be properly maintained, the sign base will be landscaped, and the sign will be aesthetically pleasing and will improve the site.

9. The proposed variation will not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood.

Line of sight will be properly maintained so that vehicles will not have any danger at the intersection of the proposed private street and 80th Avenue, the sign will not contain a changeable message so there will be no distractions with the sign, the sign base will be landscaped, the sign will be aesthetically pleasing and will improve the site and the value of the neighboring properties.

RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

“.....make a motion to grant Site Plan Approval for the proposed redevelopment of approximately 6.8 acres at 17301 80th Avenue, including a new approximately 37,000 s.f. Congregate Elderly Care facility and related site improvements for use by Bickford Senior Living.

Additionally, we recommend that the Village Board grant, to Brickford Senior Living at 17301 80th Avenue, the following approvals and adopt findings of fact submitted by the Applicant and findings of fact made by Village staff and the Plan Commission at this meeting, specifically:

1. A rezoning (map amendment) for 6.8 acres of the 19 acre site, after annexation, from R-1 Single Family Residential to R-6 Multiple Family Residential;
2. Special Use Permit for a Congregate Care Facility within the R-6 Multiple Family Residential District;
3. A two (2) foot Variation from Section IX.D.4.a.(1) (Height Limitations) to allow a six (6) feet high sign where four (4) feet is the maximum height allowed in residential zoning districts;
4. A nineteen (19) square foot Variation from Section IX.D.3.a. (Sign Face Area) to allow an approximately twenty-four (24) square foot sign face area where five (5) square feet is the maximum sign face area allowed in residential zoning districts; and
5. Preliminary plat of subdivision.

The Plan Commission recommends these approvals with the following conditions, which can be satisfied prior to appearance at the Village Board:

1. The Village Landscape Architect provides final approval of the proposed landscape plan;
2. The Fire Department provides final approval of the proposed fire lane along the south and east side of the building, ensuring a design that accommodates fire trucks and materials agreed to by both the applicant and Village;
3. Streetlights along 80th Avenue will be added to the plans, consistent with Village standards; and
4. Village Engineer reviews and approves the preliminary plat of subdivision, particularly related to the wording of the access easements and any easements required for stormwater.

Staff Report Reviewed and Approved,

Amy Connolly
Planning Director