



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
February 19, 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 January 15, 2015 Regular Meeting

**ITEM #1 MAHER FUNERAL HOME (JOHN MAHER, PETITIONER) – 17101 71st AVENUE
– SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT, FRONT YARD
SETBACK VARIATION, AND SITE PLAN APPROVAL FOR A FUNERAL HOME
(New Item)**

Consider a proposal from John Maher, representing Maher Funeral Home, for a Special Use Permit for an accessory one-bedroom apartment, a front yard setback Variation for an architectural wall, and Site Plan Approval for a funeral home use located at 17101 71st Avenue. The property is the former Tinley Park Public Library and will be remodeled for use as a funeral home. The subject property is zoned B-4 (Office and Service Business) and R-4 (Single-Family Residential) and is located within the Town and Country Villas subdivision.

Adjourn



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JANUARY 15, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on January 15, 2015 at 7:30p.m.

ROLL CALL

Plan Commissioners:

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

Absent Plan Commissioners:

Jeff Ficaro
Tom Mahoney

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 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the December 18, 2014 and December 30, 2014 Plan Commission Meetings were presented for approval. A motion was made by COMMISSIONER REIDY seconded by COMMISSIONER PIERCE 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 JANUARY 15, 2015 MEETING

PUBLIC

HEARING #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, Planned Unit Development) 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
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Jeff Ficaro
Tom Mahoney

Village Staff:

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

CHAIRMAN WALKER opened the Public Hearing at 7:33 p.m. 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. She requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in. The record reflects no one presented.

CHAIRMAN WALKER reported that Village Staff received a telephone call yesterday indicating that the Petitioner intended to withdraw the petition; however, Staff had not yet received this withdrawal in writing. She further explained that due to the fact that no one is here to represent the Petitioner, the Plan Commission cannot hear evidence, take testimony or cross examine the Petitioner on the variation petition. Therefore, the Public Hearing must be closed and no action taken.

A Motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER PIERCE to close the Public Hearing at 7:35 p.m.

AYE: Plan Commissioners Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker
NAY: None

ABSENT: Plan Commissioners Jeff Ficaro and Tom Mahoney

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved. CHAIRMAN WALKER further explained that if the Petitioner wishes to appear before the Plan Commission again, they will require a new petition and must go through the review and public notice process all over again.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 15, 2015 MEETING

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

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 6.8 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 and is 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
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Jeff Ficaro
Tom Mahoney

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
Bill Crandall, Managing Principal, Carr Baier Crandall, LLC

CHAIRMAN WALKER opened the Public Hearing at 7:35 p.m. 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 and notices were also sent to residents within 250' of the proposed site. She requested anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

DAVID SILVERMAN, Attorney representing Bickford Senior Living, stated the Petitioner is seeking Site Plan Approval, Preliminary Plat of Subdivision, Variations, and Rezoning of approximately six (6) acres of the site from R-1 to R-6 to construct a congregate elderly care facility. He introduced the Petitioner, RICHARD EBY, and ERIC MANCKE, Sr. Project Manager for Manhard Consulting Ltd. He requested the Village Staff Report and Petitioner's Findings of Fact be submitted for public record.

RICHARD EBY, Director of Development for Bickford Senior Living, reviewed the request to construct a 60-unit elderly housing facility at 17301 80th Avenue whose focus will be to provide assisted living and memory care. He stated Bickford Senior Living is a family-owned business based out of Olathe, Kansas that currently owns and operates fifty (50) assisted living facilities. 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. He showed the front façade consisting almost 100% of brick/stone and also noted the many architectural features including asphalt shingles, copper eyebrow panels over the windows, shutters, a significant amount of landscaping surrounding the building, and two (2) outside courtyards.

MR. EBY reported that their typical assisted living resident is eighty-five (85) years or older and requires 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 proceeded to review photographs of the inside of the facility including common areas consisting of living room/sitting areas, dining rooms, a bistro, salon, remembrance stations, and individual resident rooms. He stressed the facility will have a residential feel, stating the goal is to keep patients engaged and out of their individual rooms. He also 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/bracelet with a transmitter that will notify staff if they leave the premises.

MR. EBY reviewed an aerial view of the proposed site explaining the 19-acre parcel will be subdivided into separate parcels that will include the Bickford residential building that is being constructed approximately 160 feet back from 80th Avenue where there is more stable soil, an access road, and stormwater detention area with the remaining 13-14 acres of the site being left zoned R-1 for any future use. 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 that will house a screened-in dumpster and generator, where there is no residential housing. He reviewed the landscape plan noting the significant amount of trees and landscaping that will be added, in addition to the existing large evergreen tree, on the north side of the facility that will help shield the facility from nearby residential homes.

Concluding the Petitioner's report, MR. EBY highlighted the following:

1. The Bickford residential facility is a one-story building with a residential appearance and low impact use;
2. Traffic impact on the area is low, noting that traffic flow will consist mostly of employees during shift changes and service deliveries including dumpster pickup and food deliveries, each only twice weekly; He reviewed ITE (Institute of Transportation Engineers) and American Senior Housing Association traffic studies and parking ratios from other Bickford locations;

3. Bickford Senior Living will be a quiet neighbor since their residents typically do not leave the facility and the only noise will be from traffic generated during daytime hours only (approximately 13 vehicles per peak hour); He further noted the parking areas will be on the south side of the facility, away from the neighboring residential areas;
4. No impact on public safety stating all employees will have criminal background checks, elder abuse checks, and ongoing drug screenings;
5. Neighborhood privacy with residents typically not leaving the facility and a secured building;
6. Minimal drainage/stormwater output by decreasing the rate of run-off and providing additional compensatory storage;
7. High quality landscaping; and
8. A photometric study was conducted and the facility will have fourteen foot (14') residential pole lights with shields to ensure no light spillage onto the residential neighbors.

AMY CONNOLLY, Planning Director, presented the Staff report. She explained the Petitioners request includes:

1. Annexation of the site to the Village since the site is currently unincorporated;
2. Rezoning following annexation from R-1 (Single-Family Residential) to R-6 (Medium Density Residential) since this is a congregate elderly housing facility that is only allowed in R-6 zoning;
3. Obtaining a Special Use Permit for congregate elderly housing since the facility will provide both assisted living and memory care;
4. A Preliminary Plat of Subdivision to subdivide the property into parcels;
5. Site Plan Approval for the building, stormwater detention area, elevations and landscaping; and
6. Two variations for a monument sign.

MS. CONNOLLY explained this has been a lengthy process, originating in Summer 2014 when pre-application meetings were held with various Village departments to discuss general requirements including stormwater, building requirements, etc. She reported plans were then submitted at the end of October 2014. These plans were reviewed by all Village departments and initially presented to the Plan Commission in December 2014. She complimented the Petitioner on being very cooperative and receptive to Staff comments and recommendations. She further explained this site was marked as a potential site for senior housing use according to the Village's Comprehensive Plan from 2000.

MS. CONNOLLY explained this Public Hearing by the Plan Commission will be followed by another Public Hearing at the Village Board level regarding annexation, which is a 20-year agreement between the Village and the Petitioner. She further explained the Plan Commission is a recommending body only and that final decisions are made by the Village Board.

MS. CONNOLLY reviewed the subject property, which is the location of the former Jones Farm, explaining the site is burdened with low quality soil conditions and drainage issues. She reported both Staff and Petitioner are working diligently with both the Village Engineer and the Petitioner's Engineer to ensure there will be no adverse impact on the neighborhood regarding flooding. She reported the Petitioner will not only be retaining stormwater from their own site but also providing compensatory water storage since it is in the floodplain. She proceeded to review Village floodplain maps, topography, and elevations of properties. She confirmed that the Bickford building will be elevated so it will not be in the floodplain elevation.

MS. CONNOLLY reviewed 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 that includes Lot #1 zoned R-6, that will contain the Bickford building, access road and stormwater area; and, Lot #2 zoned R-1, whose use has not yet been determined, that will contain the compensatory water storage with easements.

MS. CONNOLLY reviewed the Site Plan that includes the Bickford building, parking areas on the west and south side, two (2) detention sites and proposed fire lanes already reviewed by the Fire Department.

MS. CONNOLLY reviewed the landscape plan noting that Village Staff requested additional landscaping and trees on the north side of the site near the residential area that would provide year-round coverage. She confirmed the Petitioner agreed to be responsible for care of the existing 30-40 foot evergreen tree currently on the site. She reported a sidewalk would be installed along the east side of 80th Avenue and around the Bickford building.

MS. CONNOLLY showed photographs of the Bickford building complimenting the architectural features of the facility including unique roof peaks and the building's residential appearance. She confirmed the building meets all building material requirements.

MS. CONNOLLY showed a photograph of the proposed monument sign explaining a six foot (6') monument sign is appropriate for the location due to the speed of traffic along 80th Avenue, setback of the Bickford building and setback of the sign (10' from 80th Avenue). She stated that Staff is supportive of the sign variations.

Upon conclusion of the Staff report, CHAIRMAN WALKER opened the Hearing to questions or comments from the Public Body who were previously sworn in.

BILL MACYAUSKI, 7913 W. 172nd Street, claimed the road on 80th Avenue is sinking. He expressed concerns regarding soils on the site and questioned the type of fill that will be used. MR. MANCKE agreed that soils on the site are not favorable for construction; however, the building will be placed out of the soils. Based on the soils that were sampled by a geotechnical consultant, the soils will be undercut to an allowable bearing strength and then backfill used to construct the road and keep it from moving. Once construction takes place, he confirmed the proper materials will be used to ensure proper compaction. He reported that soil boring reports indicate the soil on the east side of the site is suitable for this type of fill and it is the plan to move as much of this good soil to the other areas.

MS. CONNOLLY confirmed Village Engineers have reviewed the soil boring reports. She stated the access road being installed will be a private street and not owned by the Village, therefore, the developer has the risk of building something without suitable soil without liability to the Village. She clarified the Village will ensure there will be no negative impact on drainage, public utilities, stormwater or wetlands.

THERESA SAURIOL, 17330 Ozark Avenue, expressed concerns regarding the impact that digging on the site will have on nearby homes, specifically foundation cracks or eroding soils. She also expressed concerns regarding noise from service vehicles and lighting levels from the facility. MR. MANCKE again explained undercutting is planned for the entire bad area underneath the building and no pilings are mentioned in the soils report. He reported a lighting study was submitted and there will be no light spillover from the site.

DAVID ROMPOLA, 7912 W. 172nd Place, reported several questions have arisen and requested answers to these questions in writing from the Plan Commission. He suggested broadening the area of notification for proposed projects. He inquired if his home and surrounding properties could be classified as a flood area.

MS. CONNOLLY explained determination of a floodplain is done by elevation models at FEMA and unless there is a change in elevation of a property, a property cannot be placed in a floodplain. She confirmed the surrounding properties are not in the floodplain and the proposed project is not changing the elevation of these properties. She also reported the Village has several brochures on the website relative to floodplain information and agreed to provide answers to those questions submitted.

SUSAN KISCHLIEL, 17709 Dooneen Avenue, expressed concerns regarding easement flooding and the affect this facility will have on the value of her home.

CHAIRMAN WALKER explained the facility will be properly screened from neighboring residential properties, the project is a low impact use and is actually improving the area of property within the Village, therefore, adding value to

the area. Agreeing there is a lack of drainage, MR. MANCKE again explained an underground storm sewer is being installed along the edge of the building that will collect the water and taken to the detention areas.

MICHAEL ROCHE, 7934 Dooneen Avenue, inquired if anything was planned for the remainder of the parcel of Lot #2. MR. EBY again stated the Bickford organization is not interested in further expansion on this site reporting that less than half of that parcel is developable due to bad soils and flooding but explained the entire parcel needed to be purchased and subsequently annexed in order to proceed with their project.

MR. ROCHE expressed concerns regarding the amount of parking spaces available during holidays or special events. MR. EBY stated that the new private access road can be used for additional parking and if necessary, an off-site facility such as a church or school can be used with busses being used to transport visitors.

MR. ROCHE also requested clarification regarding the monument sign. MR. EBY showed a photograph of the monument sign at the Carmel, Indiana location that will be the same as the Tinley Park location. He confirmed the sign will be set back ten feet (10') from the new sidewalk on 80th Avenue and will be surrounded by significant landscaping and will be lit via a flood light.

BRIAN KROTSER, 7931 W. 172nd Place, believes there was a lack of communication with residents. He submitted a petition from surrounding residents that opposes construction of the facility on this site. He presented a list of questions from residents and requested answers in writing. He also expressed concerns regarding flooding on the site.

MR. MANCKE again stated the Petitioner is fully aware of flooding on the site and will compensate for any fill done in the area of the floodplain, and is actually providing more water storage than at present, therefore, providing a benefit to the area. He stated construction drawings, studies, calculations, computer models and analyses will be submitted to the Village and the Metropolitan Water Reclamation District (MWRD) for review and any necessary changes will be made.

MR. KROTSER requested all information being presented during this Hearing by Staff and the Petitioner become available for the public. MS. CONNOLLY reported that all packet information including the Staff Report and drawings are included on the Village's website. She added that she will ensure the Power Point presentations from this evening will also become available.

CHAIRMAN WALKER read the questions submitted by MR. KROTSER repeating the answers already given during the Hearing. She stated the answers will also be provided in writing and posted on the Village website.

MR. EBY suggested also visiting the Bickford Senior Living organization website, www.enrichinghappiness.com or www.BickfordSeniorLiving.com.

MR. SILVERMAN added that the project has not been finally engineered and this Public Hearing is intended for Site Plan Approval, Preliminary Plat of Consolidation and Rezoning purposes only. MS. CONNOLLY added that there will be another opportunity for public comment when the Public Hearing is held at the Village Board level.

There being no further questions or comments from the Public Body, CHAIRMAN WALKER opened the Hearing to discussion by the Plan Commissioners.

COMMISSIONER REIDY requested clarification regarding water tie in on Lot #1. In order to ensure proper water pressure, MS. CONNOLLY explained there will be a looped water main to serve the site which means there will be two different connections into the water main at two different locations. She reported the Petitioner is spending a significant amount of money installing this water system that will be located on the northwest corner of the site on Lot #2 noting this will improve the value of the building in addition to improving the water pressure that she stated pleased the Fire Department greatly.

COMMISSIONER MCCLELLAN agreed that flooding seems to be the main concern; however, final engineering has not yet been completed. He believes this is an aesthetically pleasing project and is the best use for this unincorporated parcel of land on such a challenging site, noting that much of the land will remain undeveloped. He commented the Petitioner has been very cooperative throughout the entire process and recommends moving forward with the project stressing the Plan Commission is only a recommending body with final decisions made by the Village Board.

COMMISSIONER PIERCE stated he resides in this area. He agreed that the area initially had flooding issues that were subsequently addressed. He noted it is the primary goal of the Village when it relates to development is to increase value. He believes this project accomplishes that noting the addition of sidewalks and intense landscaping, therefore, has no objections to the project.

COMMISSIONER MOYLAN confirmed that the sewers on this particular site will be separate from the surrounding residential properties. He stressed the importance of addressing any additional questions or concerns from residents.

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

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. 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, 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 automatically 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 and is 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 Congregate Elderly Care.

Special Use Permit (Special Use for a Congregate Elderly Care Facility in the R-6 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 stormwater 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 stormwater 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 a negative impact to the existing developments 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 safely housed within 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 stormwater 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 stormwater facilities;*
 - *The Applicant is proposing to add an access road, new utilities (including a looped water system to ensure adequate water pressures), stormwater detention facilities, stormwater 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 if the Cook County Department of Transportation will allow 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 that meet Village standards along the east side of 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 going from the 80th Avenue sidewalks to the main entrance of the facility.*
- 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 than is allowed by current codes.*

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 height 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. The particular physical surroundings, shape or topographical condition of the specific property would result in a particular hardship upon 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 stormwater detention needs, the proposed building is set back well beyond the traditional front yard setback requirement. As a result, there is a need for a larger monument sign to provide way finding and branding to the subject site. The Applicant is not asking for the maximum sign height allowed in Tinley Park, but an amount well below the maximum allowed in commercial zoning districts (10' is the maximum allowed).

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 congregate elderly care 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 travel 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.

There being no further questions or comments regarding the Findings of Fact, COMMISSIONER REIDY made 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 square foot Congregate Elderly Care facility and related site improvements for use by Bickford Senior Living.

Additionally, we recommend that the Village Board grant, to Bickford 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 Elderly 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 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;
2. Street lights along 80th Avenue will be added to the plans, consistent with Village standards; and
3. 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.

The Motion was seconded by COMMISSIONER PIERCE.

AYE: Plan Commissioners Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Jeff Ficaro and Tom Mahoney

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

A motion was made by COMMISSIONER PIERCE, seconded by COMMISSIONER MCLEOD to close the Public Hearing at 10:11 p.m. THE MOTION WAS APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER MCLEOD to adjourn the regular meeting of the Plan Commission of December 18, 2014 at 10:12 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

**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: DBA Maher Funeral Home
Name: Phillip A. Maher Funeral Services
Mailing Address: 2033 W. Roscoe St.
City, State, Zip: Chicago, IL 60618
Phone Numbers: Cell #'s (Day) Fax Number: N/A
Cell #'s (Evening)
John 312-804-9912 (Cell) Phillip 773-412-3917
Email Address: johnmaher8724@hotmail.com
pmaher1044@aol.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):

Has a signed Purchase Agreement on the property

B. Property Information:

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

Property Owner(s): Dick Post
Mailing Address: 7711 W. 159th St.
City, State, Zip: Tinley Park, IL 60477

Property Address: 17101 71st Ave.
Permanent Index No. (PINs) 28-30-315-019
Existing land use: Vacant Municipal Library
Lot dimensions and area: 140' x 580' = 81,200 S.F.

C. Petition Information:

Present Zoning District: B-4
Requested Zoning District: B-4

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

Yes ☒ No ☐

If yes, identify the proposed use: An apartment within a new
funeral home within the existing municipal library.

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.

Paul A. Maher
Signature of Applicant

12-4-14
Date

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- 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 apartment will not endanger the public or general welfare of the surrounding residents.

- 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 apartment for 1 family will not have any negative impact to the safety of the surrounding properties.

- 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 apartment will have no negative impact to the surrounding properties. Some which to the surrounding directions are residential.

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

All existing utilities, roads, drainage & other facilities are adequate to handle the needs of the apartment.

- 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 apartment will have typically only have 1 or 2 vehicles that will utilize the apartment and as a result will have no impact on providing 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 apartment allowed would conform to the applicable regulations of the B-4 District.

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

The apartment for the funeral home does not provide a direct impact to the community. Indirectly it provides a benefit for families that will be cared for at the funeral home as they know that their loved one has someone living in the facility while they are laying in state.

Maher Funeral Home

Findings of Fact Responses

- A. By allowing an apartment within the proposed new Maher Funeral Home, it will not provide an unsafe environment to the public. The apartment will be utilized by one of the funeral home owner's, both whom are single, professionals. The apartment inclusion will not add any significant traffic, as the owner already will be at the facility for its business use. Anybody in the neighborhood will not even realize that someone is living there as it would be very difficult to distinguish the difference between business or private use with the owner.
- B. The existing site has been vacant for many years. The existing of the new funeral home will drive some traffic to the site that has obviously not happened since the library was open. The new funeral home and apartment, by means of upgrading the existing interior and exterior of the facility will only increase the value of this property and therefore the surrounding properties in the neighborhood.
- C. The apartment being allowed through the Special Use Permit is conducive with the already established residential uses in the neighborhood. For the most part the properties around this site have been developed for many years. The apartment is simply providing a need for the funeral home but also is a compatible use for the residential establishments existing in the area.
- D. The apartment will be feed by the existing sewer, water, gas electric and storm sewer the currently provide utilities to the property. These services are currently adequate and will be adequate for the minor use that this one bedroom apartment would provide. The road that accesses the property is 71st Avenue and it is more than adequate to provide the access needed of the apartment.
- E. The current and future access to the site is located off of 71st Avenue. The apartment will be utilized by 1 person and that person will be working at the facility anyway so the traffic generated by the apartment use is insignificant. The access to 71st Avenue is therefore more than adequate to handle the traffic generated by allowing the apartment use in the funeral home.
- F. The funeral home is a permitted use in the B-4 zoning and conforms with the existing requirements of the Village of Tinley Park. By allowing the apartment within the funeral home through the Special Use, the project will comply with all other requirements for this zoning at this location.
- G. The apartment provides little impact to the economic development of the neighborhood. The funeral home, however, by taking an existing, vacant building and improving its function, look, and value, will help and encourage other vacant buildings to be repurposed.

Maher Funeral Home

Special Use Narrative

The Maher Funeral Home has recently purchased the old Tinley Park Municipal Library building located at 17101 71st Ave. Their plan is to convert this building into a new funeral home facility.

The project consists of updating the exterior of the facility with new windows, paint, new stone, a resurfaced parking lot and updated landscaping. The interior of the building will be gutted and redone with new finishes and systems from top to bottom.

As customary in many funeral homes, the Maher family would like to include an apartment within the funeral home. By providing an apartment, staff are able to live at the facility and provide 24 hour care and supervision for the loved ones of the families they serve.

As a requirement in the B-4 zoning, a residence is only allowed through a Special Use Permit and therefore the Maher family is requesting approval from the village for allowing an apartment within their building.

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: Maher Funeral Home - John Maher

Mailing Address: 2033 W. Roscoe St.

City: Chicago State: IL Zip: 60618

Day Phone: N/A Evening Phone: N/A

Cell Phone: 312-804-9912 Fax Number: N/A

Email Address: johnmaher8724@hotmail.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).

PROPERTY INFORMATION

Street Address: 17101 71st Ave.

Owners: John & Phillip Maher

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

A 28.25' variance to allow for a decorative stone colonnade at the main entrance to the facility.

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 or 900 square foot garage on this residential property."

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

REASON THAT THE VARIANCE IS NEEDED: (See Examples below)

The reason the variance is needed is because the existing building already encroaches on the setback. We are trying to dress up the building with a new stone colonnade it is impossible to do so without the variance.

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, swing set, 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: _____

Date: _____

Printed Name: _____

JOHN N. MANIER

OFFICE USE ONLY:

Current Zoning on Property _____

Present Use _____

Notes

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?

The difficulty is because the existing building already encroaches on the setbacks. This was before we owned the building and therefore was not by anything we have caused.

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

The 50' setback would give us very little of our property to actually build anything upon.

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

Was created by an old building being built prior to setback requirements being put in place.

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.

It is unique because of the existing conditions set forth years ago on this property.

- 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.

The variance is ~~not~~ to allow for an attractive new entrance and by allowing would provide no financial gain for us as owners.

- 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).

The variance will not affect automotive site lines on streets - also will not affect views from neighboring properties.

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

This variance would only enhance the character of the neighborhood by enhance a main entrance to a very old structure that has been vacant for years.

FINDINGS OF FACT (Continued)

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

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

Colonnade is in the middle of the property so will not affect light on neighboring properties.

2. Substantially increase the congestion of the public streets.

The enhanced main entrance will have zero impact as to congestion on streets.

3. Increase the danger of fire.

The variance allows for a stone colonnade that is non-combustible & therefore provides no fire danger.

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

The colonnade is away from the parking lot & does not have any impact on water drainage or runoff.

5. Endanger the public safety.

The colonnade enhances the beauty of an entrance. It will not be a structure that could endanger the public in any way.

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

The enhanced entrance should only increase the value of the building & therefore the values of those around it.

PLAN COMMISSION

February 19, 2015

Applicant

Philip A. Maher Funeral
Services
c/o Dave DeBrake, Miller
Architects & Builders

Property Location

Southeast corner of 171st Street
and 71st Avenue

Parcel Size

North lot : 1.59 ac
South lot : .26 ac
Total : 1.85 ac

General Zoning

North lot: B-4
Office / Service Business District
South lot: R-4
Single-Family Residential District

Approval Sought

Site Plan
Special Use
Variation

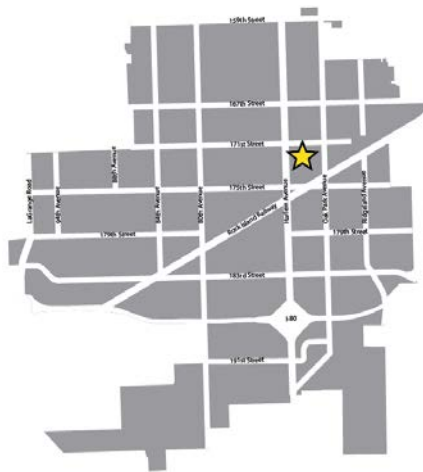
Requested Action

That two Commissioners be
assigned to meet with the
Petitioner in a work session.

Project Planner

Paula J. Wallrich

**MAHER FUNERAL HOME
17101 71st AVENUE**



PROJECT DESCRIPTION

The Applicant proposes to convert the former Tinley Park Library, located at 17101 71st Avenue, into a new funeral home facility with a one-bedroom apartment as an accessory use. The proposed apartment use requires a Special Use Permit. As part of the Special Use process, the Plan Commission must review the proposed site plan and elevation changes.

Plans for the renovation include updating the exterior facility with new windows, stone veneer, a resurfaced parking lot, signage, and landscaping. The interior of the building will be gutted and renovated with new finishes and mechanical systems. (Note: Building permits for interior renovation have been released.) Renovations are limited to the first floor at this time; the basement has no programmed use.

The project architect has designed an architectural wall to serve as an entrance feature at the southwest corner of the building. The wall extends into the required front yard and therefore requires a variation.

LIST OF SUBMITTED PLANS

Submitted Sheet Name	Date On Sheet
T-1.1R Title Sheet	02/10/15
A-1.1R Site Plan	02/10/15
A-2.1 First Floor Plan	02/10/15
A-2.2 Basement Floor Plan	02/10/15
A-3.1R Reflected Ceiling Plan	02/10/15
A-4.1R Roof Plan Details	02/10/15
A-5.1R Schedules	02/10/15
A-5.2R Schedules	02/10/15
A-6.1R Building Elevations	02/10/15
A-7.1 Section Details	02/10/15
A-7.2R Details	02/10/15
A-8.1R Interior Elevations and Details	02/10/15
PH1.0 Site Photometric Plan	02/10/15
PH1.1 Site Photometric Plan	02/10/15
L-1 Landscape Plan- Revised	02/11/05
L-2 Tree Preservation & Removal Plan	02/11/05

EXISTING SITE

The proposed development site contains two lots with separate property identification numbers. The north lot contains an existing 12,715 s.f. commercial building, parking lot, and landscape; the lot measures approximately 1.59 acres. The south lot contains the southernmost portion of the parking lot and measures approximately .26 acres. The two properties together comprise approximately 1.85 acres in total.

The property is within the corporate boundaries of the Village of Tinley Park. The site is not in a FEMA flood area. The subject site is within the Town and Country Villas Subdivision. The topography of the lot is generally flat; the base floor of the structure sits approximately 3-5' higher than the residential property to the east.

The property is bounded by single-family residential residences to the east, multiple-family residences to the west, residential commercial development (vacant building, daycare) to the north (across 171st Street), and single-family residences to the south (across 172nd Street).



The site is a corner “through” lot, bounded by 71st Avenue, 172nd Street, and 171st Street (meaning, it is bounded by streets on three sides). The Village Zoning dictates that the lot has two front yards – one adjacent to 171st Street and one adjacent to 71st Avenue. The rear yard is adjacent to 172nd Street and the side yard is adjacent to the single-family residences to the east.

The existing parking lot will remain in its current configuration; new landscaping will be installed. The residences to the east have fences along their rear property line, most of which are chain link.

PROPOSED USE

The Applicant proposes to convert the existing building into a new funeral home facility with a one-bedroom apartment as an accessory use. There are two chapels proposed on the first floor. Chapel A is planned to host 167 seats and Chapel B will host 121 seats. The first floor will also contain offices and reception areas, lounges around the chapels, lobby areas, and preparation rooms for embalming (no cremation is proposed). As customary to many family-run funeral homes, the Maher Family proposes a one-bedroom apartment to assist with the 24-hour service and custodianship of the premises. The apartment will be located on the first floor and comprises 954 square feet in size. It is located on the east side of the building with a separate external entrance.

The parking lot will remain in its current configuration. The loading area and trash enclosure are located at the east side of the building and a 6' PVC fence will be erected to screen both uses.

At this time, the Applicant states that they have no planned uses for the lower level/basement of the existing building. The Applicant has been informed that any new use of the lower floor will require a Change of Use application and inspections by the Village. Any proposed use for the basement area will also need to meet the Zoning Ordinance, parking regulations, and be a compatible use to the funeral home.

COMPREHENSIVE PLAN

According to the Village of Tinley Park Comprehensive Plan (2000), this site was designated for government/schools/open space/institutional, most likely due the site's prior use as a Public Library prior to the Library's moving to 80th Avenue. The proposed use (apartment and funeral home) is not incompatible with the Village Comprehensive Plan.

ZONING

The northern lot of the subject property is currently zoned B-4 Office and Service Business Zoning District. According to Village records, the property was rezoned from R-4, Single-Family Residential Zoning District, to B-4, Office and Service Business District in 2005, thus creating a legal non-conforming lot with respect to the front yard setback requirements for the structure. The southern lot is zoned R-4, Single-Family Residential; a portion of the parking lot is located on this lot. Off-street parking is allowed in the R-4 district as an accessory use provided they are "located on the same lot as the use to which such spaces are accessory, except that spaces may be provided within a radius of three hundred (300) feet from the lot boundary on land which is in the same ownership as the use to which they are accessory, subject to deed restrictions binding the owner and his heirs, successors, and assigns to maintain the required number of spaces available throughout the life of such use." Both lots are in common ownership; therefore the parking is a permitted accessory use. The two parcels will be considered one zoning lot for purposes of this review.



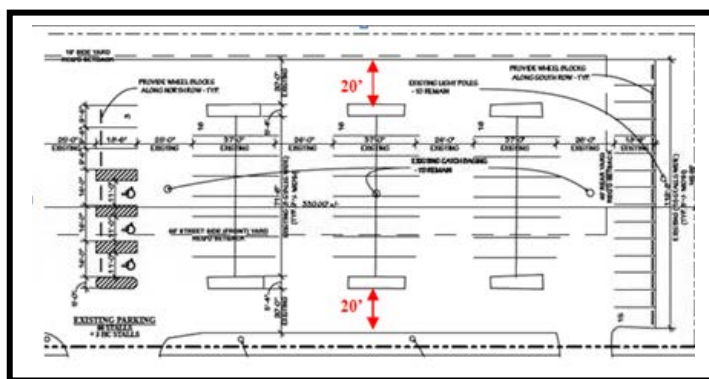
Special Use Permit: The proposed funeral home/mortuary use is permitted by right in the B-4 Zoning District. However, an apartment must be considered as a Special Use under the category, “*other similar and compatible uses, as recommended by the Plan Commission and approved by the Village Board.*” Note that residential uses are not listed as a permitted or special use in the B-4 District, but staff is considering this particular use because funeral homes have traditionally had apartments within their buildings in order to house trainees and to provide 24-hour mortuary services to the public.

In 2012, the Village granted a Special Use Permit for two apartments above the new Lawn Funeral Home at the southeast corner of 179th and 84th Avenue using a similar argument – that apartments within funeral homes are a traditional accessory use. The Lawn Funeral Home property was also zoned B-4, Office and Service Business District and required a Special Use Permit for the apartments.

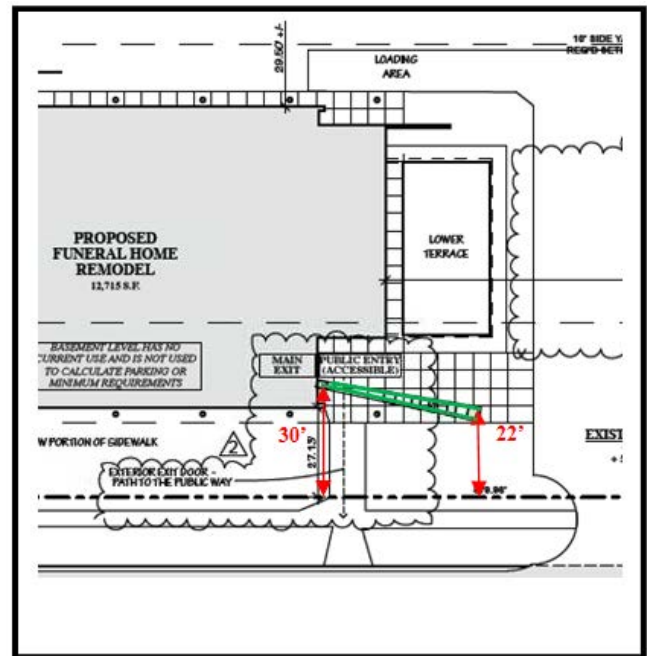
The Village has a policy delineating specific locations for the granting of Special Uses for apartments to achieve a Cook County Tax Incentive program designed to lower the property taxes for commercial properties with apartments. The areas within the boundaries include Oak Park Avenue and portions of 183rd Street between Oak Park Avenue and Harlem Avenue. This property, similar to Lawn Funeral Home, is outside of the boundaries of that Village policy. However, a precedent was set with Lawn Funeral Home in 2012 to make an exception for accessory apartments that are “customary and typical” when a funeral home is the principal use.

VILLAGE REGULATION	APPLICABLE REQUIREMENT	APPLICANT'S DIMENSION
Front Yard Setback	50 feet	88.87' (north); 21'9.5" (west)
Side Yard(s) Setback	10' one side; 25' total of two	29.50'
Rear Yard Setback	40 feet	330'
Maximum Building Height	35 feet	13' building; 18.5' architectural wall
Maximum F.A.R.	1.5	.31
Lot Area Minimum	20,000 square feet	69,162 sf (north lot); 11,156 sf (south lot)
Lot Width Minimum	100 feet	140 feet
Lot Depth Minimum	200 feet	579+/- feet
Maximum Lot Coverage	50%	16%
Usable Floor Area Minimum (apartment)	800 s.f. (one-bedroom)	945 s.f.
Parking	44.5 spaces/1 loading zone	67/ including 4 accessible spaces/1 loading zone

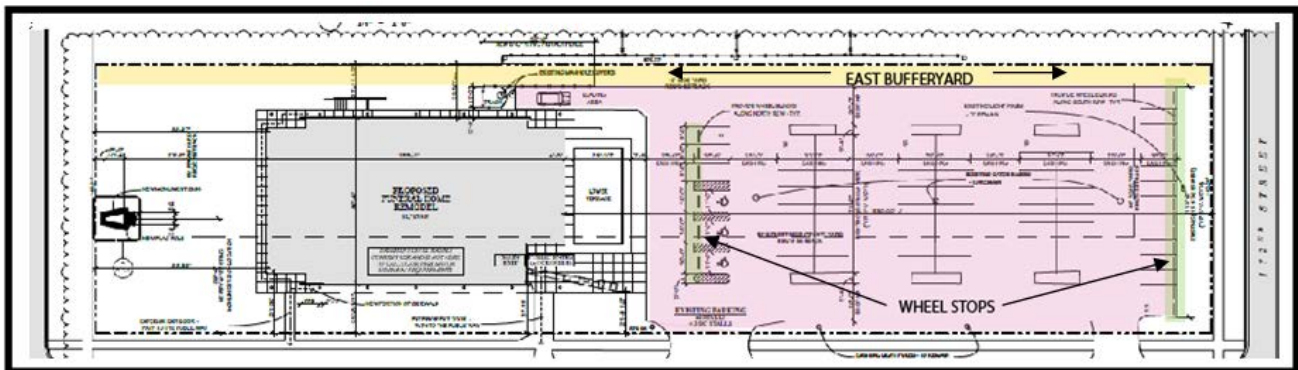
Variation: The proposed improvements meet all requirements of the B-4 Zoning District with the exception of the front yard setback for the new architectural wall. The parking lot will remain in its current configuration; therefore it is considered legal non-conforming with respect to dimensions of the landscape islands and aisle widths. The parking stalls and aisles between the parking spaces meet code; the two access aisles running along the east and west end of the parking lot measure 20' instead of the required 26'. The landscape islands comprise 150 square feet instead of the required 200 square feet.



The Applicant has petitioned for a Variation to allow for the construction of an architectural wall. The wall serves as an enhancement and modernization of the existing architecture and, as stated by the project architect, “provides a guide for the pedestrian and vehicular flow from the public way and the parking area, to further enhance the main building entry as a sculpture and begin the pedestrian procession in the interior of the building.” The wall is 3’6” in width and 18’6” in height. It has been designed with four openings of varying sizes and is integrated into the existing roof line. It will include the same stone veneer as the new masonry veneer applied to the building façade. The approximate 22’ setback from the west property line mirrors the same setback as the eave on the main building; however eaves are an allowable front yard encroachment. The architectural wall is oriented in a northeast-southwest alignment with the southwestern most corner of the wall defining the 22’ setback and the rest of the wall intersecting with the building at a 30’ setback. The west building façade has a legal non-conforming setback of 27.13’ which resulted from the rezoning of the parcel from R-4 to B-1.



SITE PLAN REVIEW



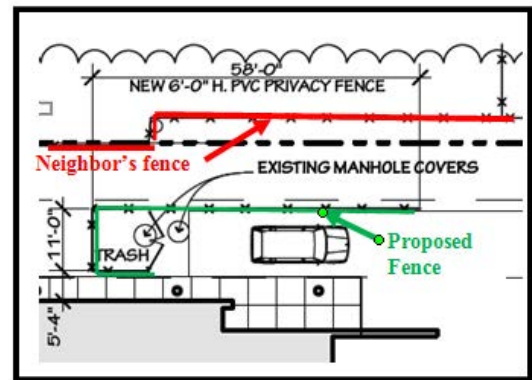
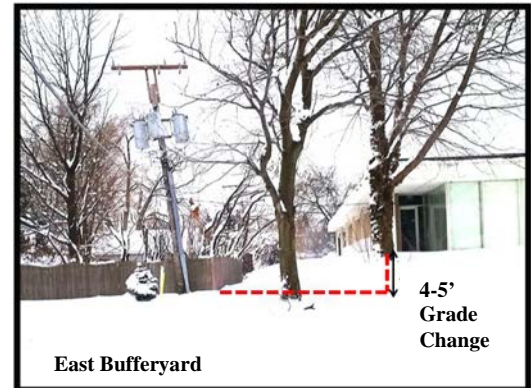
The site plan for the former Tinley Park Library is remaining generally intact. The parking lot will remain in its current configuration with two points of access to 171st Avenue. There is no curbing for the existing parking lot therefore wheel stops have been provided to protect the landscape area to the south and the drive aisle/drop off area, at the north end of the parking lot. The loading zone remains at the southeast end of the building. The open lower level terrace will also remain.

LANDSCAPE

Existing landscape material has been preserved where possible and has been supplemented to meet bufferyard requirements. Special attention has been given to the east bufferyard due to its immediate adjacency to single-family residential uses. There is an existing fence line which runs the length of the subject property's east property line. Staff recommended the planting of a vegetative screen in lieu of erecting a redundant fence that would result in a 'no man's land' between the residential fence to the east and the petitioner's fence that might prove difficult to maintain. In addition, there is an approximate 4-5' grade change between the east building façade and residential property line to the east.

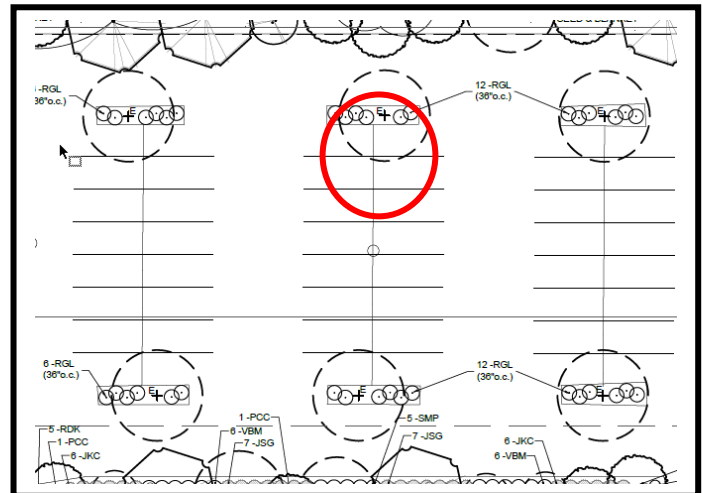
A fence at the bottom of the slope would have minimal impact on screening the delivery area located at the southeast corner of the structure. The proposed east bufferyard plantings exceed ordinance requirements and have provided for large evergreen plantings to screen headlight glare from the parking lot.

A 6' PVC fence will be constructed adjacent to the loading zone at the top of the slope; the trash enclosure has been incorporated into this area. Locating the fence at the top of the slope provides for the maximum screening of these two areas.



There are no existing street trees along the three street frontages. The landscape plan provides for new street tree plantings that meet the intent of the Landscape Ordinance. The plan provides a spacing of 30-35' on-center; closer spacing is limited due to existing trees and clear vision triangles at the entrances.

The existing parking lot configuration will remain intact and does not include curbing. Wheel stops will be installed at the south end of the parking lot to protect the landscape area; wheel stops have also been provided along the north line of parking (accessible parking area) to protect the drop-off area. The existing landscape islands are legal non-conforming in size (150 s.f. proposed vs 200 s.f. required) and lack curbing, therefore staff has expressed concern that vehicles or snow plows could damage the landscape areas if they are not planted with a significant amount of plant material.



Open Item #1: Staff has recommended additional landscaping within the islands in the hope of preventing vehicles from trespassing across the islands. The most recent landscape plan provides for six (6), 24" Gro-low Sumac. Sumac is a very hardy shrub, however staff is recommending adding 5-6 larger, hardy evergreens shrubs that are greater in height (3-4'), such as Inkberry (*Ilex glabra*) or a variety of Juniper, along with 4-6 additional Gro-low Sumac, for a total of 10-12 Sumac. In addition, staff has requested a snow removal/storage plan from the Applicant.

New landscaping material has been provided around the ground mounted sign as well as along the foundation of the building. Staff expressed concern regarding the area at the northeast corner of the building that might function as an outdoor smoking area, therefore additional landscaping has been provided to screen this area.

PHOTOMETRICS AND LIGHTING

The architect has proposed to use three (3) of the five (5) existing light standards in the parking lot. The two (2) lights mounted on the Com Ed poles on the east property line will not be used and will be removed. This will aid in mitigating any light spillage onto the adjacent residential properties. A photometric plan has been reviewed and found to be in compliance with Village code. The remaining existing light poles will be retrofitted with new LED lighting.

There are ten (10) new LED soffit lights (the underside of the eave) proposed on the west façade and at the southern entrance to the building. There is also one located in the soffit at the exit door at the northeast corner of the building. The ground mounted sign will be spot lit with two (2) LED spot lights; a third spot light will highlight the flag pole.

The funeral home business is episodic and therefore there will be times the facility will not be in use, however evenings and weekends may experience heavy usage. The lighting for the facility therefore does not need to be on at all times. The outdoor lighting needs for the residential unit is minimal.

Open Item #2: Staff has requested a schedule for outdoor lighting with the goal of reducing the amount of time the outdoor lights will be on.

PARKING/TRASH ENCLOSURE

Parking Lot

This facility must meet parking standards for the “Funeral Home” and “Multiple Family Dwellings” categories as outlined below:

Use	Minimum Required Parking Spaces	Applicant’s Minimum Requirement
Funeral Homes	<i>Twenty (20) spaces for each chapel, plus one (1) space for each funeral vehicle kept on the premises. There are two (2) chapels and two (2) funeral vehicles</i>	42 spaces
Dwellings, Multiple Family	<i>Two-and-one-half (2 ½) spaces for each dwelling unit. One bedroom apartment proposed</i>	2 ½ spaces required

The Applicant proposes to leave the existing parking lot in its current configuration. The lot provides 66 parking spaces plus three (3) accessible spaces. Per the Zoning Ordinance 44.5 parking spaces are required. The Village acknowledges that the applicant is providing parking in excess of the Village requirements and agrees that this excess parking will likely be needed at peak times.

The proposed site plan also indicates a loading area dimensioned at 8 ½ x 72 feet at the east of the building. This area will be used for the deliveries of bodies. The Applicant has agreed to erect a 6’ PVC fence in this area. Locating the fence in this area rather than at the east property line will ensure adequate screening of this activity.

Trash Enclosure

A trash enclosure will be located north of the loading area. This will provide easy access for waste services. The PVC fence that will enclose the loading area will also serve as the screen for the trash enclosure. A masonry enclosure cannot be constructed in this location due to the location of sanitary and storm service lines.

ARCHITECTURE/SIGNAGE



Architecture: The architect has proposed renovations to that existing structure that respect the original modernistic architectural design and style. A new stone veneer on the north façade will provide necessary privacy for the chapel and new glazing has been proposed to replace the existing storefront system which will create a more energy efficient building envelope. The original floorplan was one large open area, the new floor plan provides for a more compartmentalized floor plan and consequently will require new mechanical systems and associated ductwork. A suspended ceiling will conceal the ductwork from view and provide better acoustics for the chapels and offices.

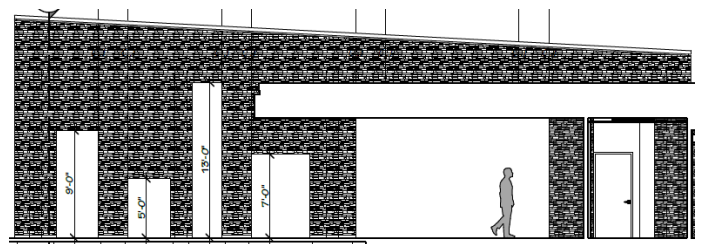
The original façade included floor to ceiling windows. The new design mimics this design but includes a ‘transom’ window that will use Spandrel glass to conceal the required space for the mechanical system. The new window design retains the existing exterior “modern” architectural design of minimal framework, strong horizontal elements, and full height windows.



The Plan Commission has previously expressed concern regarding the use of Spandrel glass. Staff investigated alternate materials however the architect states that Spandrel glass is the best material choice and states that it is consistent with the appearance of the rest of the windows except for its opacity. The architect feels the use of Spandrel glass in this limited area “*lends itself to the original building design by keeping the exterior simple and not introducing another element to conceal the interstitial space.*”

Open Item #3: *The Commission may wish to discuss the use of Spandrel glass in the transom areas.*

The introduction of the stone veneer on the north façade and on the architectural wall provides an updated appearance to the existing structure; the stone provides a focal point and accent to the overall architecture as a contrasting building material. The stone is centered on the north facade between the large bank of windows and provides the necessary privacy screening for the chapel that is located in this area.



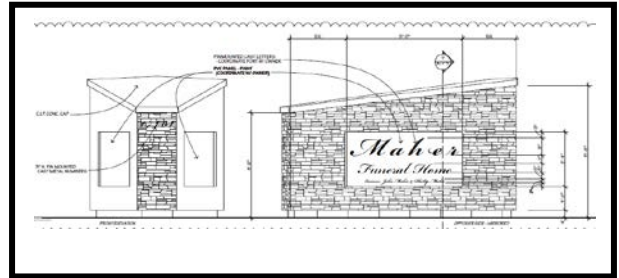
The architectural wall is a significant feature that extends west from the existing roof at the southwest side of the building. It increases in height from a point of intersection with the roof at 15'6" to its full height of 18'2" as it extends in a southwesterly direction. The architectural wall is designed with four (4) openings of varying sizes and height and serves as a unique entryway feature for the funeral home.



The architect has proposed all new mechanical systems and therefore the existing rooftop units will be replaced. The new units will be smaller in size (4'9") and will utilize the existing metal louvered screen. Staff has not been able to verify the height of the existing metal louvered screen

Open Item #4: *Staff has requested information on the height of the rooftop mechanical screen from the project architect. The goal is to ensure all rooftop mechanical units are properly screened.*

Signage: A new ground sign has been proposed at the north end of the property. It is in the same location as the previous sign for the Tinley Park Library. It has been updated with a stone veneer, consistent with the stone veneer on the building, and measures 5'8" in height. Pin mounted cast letters affixed to a PVC panel will spell out the name of the funeral home and the proprietor. The content of signs in B-4 districts is limited to the business name, address and the major enterprise conducted on the premises; therefore the name of the proprietor is not allowed. The sign will be externally illuminated with two spot lights.



Open Item #5: *The Applicant has stated that Illinois Funeral Code requires the name of the licensed funeral director to be included on signage for the funeral home. Staff has requested the code citation be provided for verification.*

Signs in B-4 districts are limited to "One-quarter (1/4) square foot per frontage foot in excess of 100' of frontage, but in no event more than one hundred twenty (120) square feet of facing." The subject property has two building frontages totally 230 linear feet; as a corner lot the property is allowed two (2) signs. There is only one (1) sign proposed. The name of the funeral home, 'Maher Funeral Home' will be affixed to the north side of the architectural wall in 8" high letters totaling less than 8 square feet in area. The sign is not internally or externally illuminated. The sign is in conformance with Zoning Ordinance standards.

ENGINEERING

The Village has experienced problems with the sanitary sewer in this area over the past several years. The Applicant televised the system and staff reviewed the results; however in light of past history with the sewer in this area, the Village Engineer is requesting that the sanitary service be air tested. If the service passes the air test, no improvement will be required. If the line fails the air test, then the service will need to be lined or replaced and a MWRD sewer permit will be required.

Open Item #6: Staff recommends the Special Use Permit be conditioned upon the Applicant conducting an air test on the sanitary sewer line. The Village Engineer and Public Works staff must be present for the air test.

Due to the snow cover it is difficult to ascertain the condition of the sidewalks surrounding the site. The Applicant will be responsible to replace any public sidewalks found to be in need of repair.

Open Item #7: Staff recommends the Special Use Permit be conditioned upon an inspection of the sidewalk by Village staff when feasible.

SUMMARY OF OPEN ITEMS

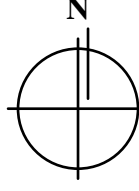



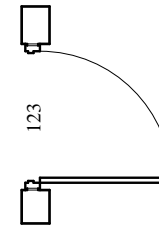

#	Open Items	Suggested Resolutions
1	Parking lot landscape islands are undersized and may be trespassed by vehicles	Provide additional landscape material in the landscape islands
2	Outdoor lighting impact on neighborhood	Turn off outdoor lighting when funeral services are not scheduled; or maintain a consistent turn off schedule
3	Use of Spandrel glass	Research alternate materials or accept Spandrel glass
4	Adequate screening of rooftop HVAC	Require metal louver screens to fully screen new units
5	Text on ground mounted sign is prohibited	Research funeral code to determine if name of funeral director is required; State law may trump Village sign code
6	Sanitary sewer line may be compromised	Air test the line; condition of Special Use Permit
7	Condition of existing sidewalk	Conduct inspection

RECOMMENDATION

Assign two Commissioners to meet with the Applicant in a work session with Staff.

An architectural rendering of the Maher Funeral Home. The main building is a long, single-story structure with a flat roof and a prominent white horizontal band. The facade features large glass windows and a central section with a stone veneer. To the right of the building is a tall flagpole flying the American flag. In the foreground, a large, rectangular stone monument stands on a dark, textured surface. The monument is made of stacked stones and has a white plaque with the text "Maher Funeral Home" in a script font, followed by "a place of peace" in a smaller font. The background is a plain, light gray sky.

DRAWING CONVENTIONS

<p>NOTE</p> <p>SECTION NOTE / ON NUMBER</p>  <p>DIMENSION</p> <p>DIMENSION</p> <p>ME</p> <p>_____ ROOM LABEL</p> <p>_____ WALL LABEL</p> <p>_____</p> <p>_____ STRUCTURAL GRID</p> <p>AIL NAME</p> <p>_____ TITLE BAR</p>	<p>DETAIL NUMBER SHEET NUMBER</p>  <p>DETAIL NUMBER SHEET NUMBER</p>  <p></p> <p></p> <p></p>
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1. CONCERNING PLYWOOD AND WOOD BLOCKING, ETC.: IN ACCORDANCE WITH IBC 2006, SECTION 603.1.1: 603.1 ALLOWABLE MATERIALS. COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR TYPE II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 601.2 AND 602.2 WHERE THE REQUIRED FIRE-RESISTANCE RATING IS:
 1. FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN:
 - 1.1 NONBEARING EXTERIOR WALLS WHERE NO FIRE-RATING IS REQUIRED.
 - 1.2 ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING EXCEPTS IN BUILDINGS OF TYPE I CONSTRUCTION EXCEEDING TWO STORIES IN HEIGHT. FIRE-RETARDANT-TREATED WOOD IS NOT PERMITTED IN ROOF CONSTRUCTION WHEN THE VERTICAL DISTANCE FROM THE UPPER FLOOR TO THE ROOF IS LESS THAN 20 FEET.
2. SEE SECTION 719: THERMAL- AND SOUND-INSULATING MATERIALS OF THE 2006 IBC FOR MAXIMUM FLAME SPREAD & SMOKE DEVELOPED RATINGS.
3. SEE SECTION 2603: FOAM PLASTIC INSULATION OF THE 2006 IBC FOR MAXIMUM FLAME SPREAD & SMOKE DEVELOPED RATINGS.
4. SEE SECTION 803: WALL AND CEILING FINISHES OF THE 2006 IBC FOR MAXIMUM FLAME SPREAD & SMOKE DEVELOPED RATINGS.
5. SEE SECTION 806: DECORATIVE MATERIALS AND TRIM OF THE 2006 IBC TO MEET FLAME PROPAGATION PERFORMANCE CRITERIA.
6. SEE SECTION 2603: FOAM PLASTIC INSULATION & SECTION 2606: LIGHT-TRANSMITTING PLASTICS OF THE 2006 IBC FOR COMPLIANCE REGARDING ANY OPTIC SMOKE.

A. DISTRICT (Office and Service Business District)

B. USE Funeral Home (Assembly)

C. BULK AREA

Site Area: +/- 81,194 sq. ft.

Building Area: 12,715 sq. ft. (Existing)

Proposed Building: 12,715 sq. ft. (Existing)

Floor Area Ratio (Far) Allowed: 1.5

Wetland Area: NA

Impervious Area: +/- 50,057 sq. ft.

Greenspace Area: +/- 31,137 sq. ft.

D. BUILDING SETBACKS

Front Yard:

Allowed: 50'-0"

Actual: +/- 89'-0"

Side Yard (East):

Allowed: 10'-0"

Actual: +/- 21'-9"

Side Yard: (West)

Allowed: 10'-0"

Actual: +/- 28'-0"

Rear Yard:

Allowed: 40'-0"

Actual: +/- 308'-8"

E. BUILDING HEIGHT

Allowed: 35 feet

Actual: (To mid-point of roof) +/- 18'-7"

F. PARKING REQUIREMENTS

Chapel: 20 spaces / chapel, 1 / funeral vehicle

Required: 41 spaces

Provided: 69 spaces

G. BUILDING CODE 2006 IBC

A. OCCUPANCY USE (see below for reference) A-3, B, R-3, S-1

A. OCCUPANCY SEPARATIONS (1) Hr @ dwelling unit, shafts

C. CONSTRUCTION TYPE I-B

Separations based on fire area 0 HR (Non-Separated Use)

Structural Frame: 0 HR

Bearing Walls/Exterior: 0 HR

Bearing Walls/Interior: 0 HR

Non-Bearing Walls/Exterior: 0 HR

Non-Bearing Walls/Interior: 0 HR

Floor Construction: 0 HR

Roof Construction: 0 HR

D. FIRE SPRINKLING

Sprinkler Provided: (fully sprinklered- NFPA 13/IBC 903.3.1.1) YES

Fire Alarm Provided: YES

E. BUILDING AREAS

Group	Actual Area	Allow Stories	Allowable Area	Allow Area Increase	Increase w/ sprinkling	Total allowable	Incr w/ stories
A-3	7,610 SF	2	9,500 SF	75%+ 7,125 SF	(62)(2)=19,000 SF	35,625 SF	3
B	3,684 SF	USE A-3 REQUIREMENTS MOST RESTRICTIVE					
R-3	958 SF	USE A-3 REQUIREMENTS MOST RESTRICTIVE					
S-1	12,715 SF	USE A-3 REQUIREMENTS MOST RESTRICTIVE (Basement)					

OCCUPANT LOADS

Lobby: 2,209 SF/5 S.F. = 442 Occup (N.I.)
(107)

Foyer: 531 S.F./5 S.F. = 106 Occup. (N.I.)
(103)

Office: 3,684 S.F./100 S.F. = 37 Occup.
(114, 116, 120, 121,122,124,125,126, 127, 128, 129, 130, 131, 134)

Chapel 'A': 1,748 S.F/ 7 S.F. = 250 Occup.
(111)

Chapel 'B': 1,572 S.F/ 7 S.F. = 225 Occup.
(112)

Lounge 'A': 601 S.F/ 15 S.F. = 40 Occup.
(113)

Lounge 'B': 617 S.F/ 15 S.F. = 41 Occup.
(110)

Apartment: 958 S.F/ 200 S.F. = 5 Occup.
(115, 117, 118, 119)

Storage (Basement): 12,715 S.F/ 500 S.F. = 25 Occup.
(001, 002, 003, 004, 005)

Total: 623 Occup.

G. ROOM EXITING

Chapel 'A': 250 O.L. x .15 = 37.5" (2 exits min) 18.75" (2 exits)

Chapel 'B': 225 O.L. x .15 = 33.75" (2 exits min) 16.88" (2 exits)

Lounge 'A': 40 O.L. x .15 = 6.00" (1 exit min)

Lounge 'B': 41 O.L. x .15 = 6.15" (1 exit min)

Office: 37 O.L. x .15 = 5.55" (1 exit min)

Apartment: 5 x .15" = 0.75" (1 exit min)

Lobby/Foyer: 548 O.L. x .15 = 82.2" (2 exits min) 41.1" (2 exits)

H. BUILDING MAIN EXITING

Exit 'A': 423 O.L. x .15 = 63.45"

Exit 'B': 423 O.L. x .15 = 63.45"

Exit 'C': 302 O.L. x .15 = 45.30"

I. PLUMBING FIXTURES (Based on actual chapel seating on A-2.1)

Building Occupancy:

A3 Occupancy: 369 occup./2 = 185 (men) 185 (women) 1/150 = 1.23 (M) 1/75 (F) = 2.47

B Occupancy: 37 Occup. /2 = 19 (men) 19 (women) 1/25 = 0.74 (M) 1/25 = 0.74 (F)

R-3 Occupancy: 1 per dwelling unit

S-1 Occupancy: 25 Occup. / 2 = 13 (men) 13 (women) 1/100 = 0.13 (M) 1/100 = 0.13 (F)

Total W.C. Required 2.1 (M) 3.34 (F), 1 @ Dwelling Unit

Provided:2 (M) W.C., 3 (F) W.C., 1 unisex W.C., 1 residence W.C., 6 lavs, 2 DF, 1 shower, 1 utility sink

OWNER: JOHN & PHILLIP MAHER 10600 W. KNIPPS STREET CHICAGO, ILLINOIS 60655 ATTN: PHILLIP MAHER PHONE: 773.412.3917	ELECTRICAL ENGINEER: RYMAT ENGINEERING CORPORATION 2412 PUTNAM DRIVE NAPERVILLE, ILLINOIS 60565 ATTN: CHRIS LISKA, P.E. PHONE: 630.310.8660
ARCHITECT: MILLER ARCHITECTURE, INC. 3325 N. ST. GERMAIN STREET ST. CLOUD, MN 56302 ATTN: BRADY HICKOK, AIA PHONE: 320.251.4109	MECHANICAL ENGINEER: RYMAT ENGINEERING CORPORATION 2412 PUTNAM DRIVE NAPERVILLE, ILLINOIS 60565 ATTN: CHRIS LISKA, P.E. PHONE: 630.310.8660
STRUCTURAL ENGINEER: LARSON ENGINEERING 36294 LABORE ROAD WHITE PEAK LAKE, MN 55104 ATTN: KESH RAMDULAL, P.E. PHONE: 616.481.9120	INTERIOR DESIGNER: TBD
GENERAL CONTRACTOR: MILLER ARCHITECTS & BUILDERS, INC. 3325 N. ST. GERMAIN STREET ST. CLOUD, MN 56302 ATTN: FANDY MEZZER, PROJECT MANAGER	CIVIL ENGINEER: N/A
	SPRINKLER DESIGNER: DEFERRED SUBMITTAL
	FIRE ALARM DESIGNER: DEFERRED SUBMITTAL

ACH	ANCHOR BOLT	EP.W	FLOOD PROTECTION WALL	PRF	PRE-FINISHED
ACU	ACUSTICAL	FL	FLOW LINE	PSF	POUNDS PER SQUARE FOOT
ACE	ACROUSTIC CEILING TILE	FP	FIRE PROOF	PSI	POUNDS PER SQUARE INCH
ADJ	ADJUST	FRP	FIBERGLASS REINFORCED	PNT	PANT
AD	ADJUSTOR	FS	FANILING	PVC	POLYVINYL CHLORIDE
ADH	ADHESIVE FLOOR	FRF	FIREPROOF	PVP	PAVING
AG	AGGREGATE	FSMC	FLOOR FINISH	PVT	PAYMENT
AGU	AIR HANDLING UNIT	F	EQUIPMENT CONTRACTOR	PL	PROPERTY LINE
ALT	ALTERNATE	FTG	FOOTING	PC	PIPE
ALUM	ALUMINUM	FT	FOOT (FEET)	PF	PRE-FINISHED PANEL
ANOD	ANODIZED	FURN	FURNISHED	QT	QUARRY TILE
APPROX	APPROXIMATE	FURR	FURRED		
ARCH	ARCHITECTURAL	FV	FIRE VALVE CABINET	R	RADIUS
ASPH	ASPHALT	G	GAGE	R/A	RETURN AIR
ATTN	ATTENTION(ING)	GAL	GALLON	R/R	RETURN AIR GRILLE
AUTO	AUTOMATIC	GALV	GALVANIZED	R	REINFORCED CONCRETE
AUX	AUXILIARY	GCB	GYPSON BOARD	R	PIPE
AVE	AVENUE	GC	GENERAL CONTRACTOR	R	ROOF DRAIN
AVG	AVERAGE	GD	GRADE, GRADING	REAR	REINFORCED BAR
AC	AIR CONDITIONING	GEN	GENERAL	REC	RELEASED
AV	AUDIO VISUAL	GL	GLASS, GLAZING	RECEP	RECEPTACLE
		GM	GUARANTEED	RECEPT	RECEPT
BD	BOARD	GR	GRANULATED MAXIMUM	REG	REGULATION
BLDG	BUILDING	GR	GRAND	REG	REGISTRATION
BK	BLOCKING	GT	GRANITE TILE	REQ	REQUIRED
B	BOTTOM	GT	GRANITE TILE	REQ	REQUIRED
BM	BEAM	GYP	GYPSON	RET	RETURN
BOT	BOTTOM			RET	RETURN
BRG	BEARING	HB	HOUSE BIBB	REV	REVISION
BRKT	BRACKET	HC	HOLLOW CORE	RFG	ROUGH FINISH
BSMT	BASEMENT	HPC	HANDICAPED	R	REFLECT
BETW	BETWEEN	HDWD	HARDWOOD	R	RISER
BUP	BACK UP ROOFING	H	HEAD	R	ROOM
B&B	BALLED & BURLAPPED	HD	HEAD	ROW	RIGHT OF WAY
B B	BENCH MARK	HFS	HALL FULL SIZE		
B	BENCH MARK	H	HOLLOW METAL	S	SOLID CORE
CAF	BOTH FACES	HORIZ	HORIZONTAL	SCH	SCHEDULE
		HP	HORSEPOWER	SCH	SCHEDULE
CB	CABINET	HR	HOUR	S	SQUARE FEET
CC	CATCH BASIN	H	HEIGHT	SHV	SHELVES
CCTV	CLOSED CIRCUIT TELEVISION	HVAC	HEATING/VENTILATING/	S	SHEET
CEM	CEMENT	HC	HOT CONDITIONING	SHTH	SHEATHING
CER	CERAMIC	HYD	HYDRATION	S	SIMILAR
CFM	COLD FORMED STEEL	ID	INSIDE DIAMETER	SPEC	SPECIFICATION
		INC	INCANDESCENT	ST	STAINLESS STEEL
CP	CORNER IN PLACE	INC	INCANDESCENT	ST	STABILIZE (D)
CPB	CONTROL BOARD	INFO	INFORMATION	STA	STATION
CLG	CEILING	INSUL	INSULATION (ING)	ST	SOUND TRANSMISSION
CL	CLEARANCE	INT	INTERIOR	C	COEFFICIENT
CMU	CONCRETE MASONRY UNIT	IN	INCH	STD	STANDARD
C	CENTER	INS	INSIDE PIPE SIZE	STN	STAIN
COL	COLUMN	JAN	JANITOR	STOR	STORAGE
COMP	COMPRESSION	JST	JOIST	SUSP	SUSPENSION (AL)
COMP	COMPOSITION	J	JOINT	SUSP	SUSPENDED
CONC	CONCRETE	K	KNOCK DOWN	SV	SHEET VINYL
CONC	CONCRETE	K	KNOCK DOWN	SW	SWITCH
CONC	CONCRETE	LAM	LAMINATE (D)	SYN	SYNTHETIC
CONC	CONCRETE	LAV	LAVATORY	SAD	SUPPLY AIR DIFFUSER
CONTR	CONTRACTOR	LGTH	LENGTH		
CONTR	CONTRACTOR	LAM	LAMINATE (D)	T	TOP
CORRU	CORRUGATED	LAV	LAVATORY	T	TOILET ACCESSORY
CORR	CORRUGATED	LGTH	LENGTH	TCUB	TEXTURE COAT
COR	CORNER GAUGE	LGTH	LENGTH	TCOC	TEXTURE COATING
CPT	CARPET	L	LEFT HAND	T	TELEPHONE
CSE	CASING	L	LEVEL	TEMP	TEMPERED
CTR	CENTER	L	LINEAR	THK	THICK (NESS)
CT	CENTRAL	L	LEVEL	THRS	THRESHOLD
CT	CERAMIC TILE	L	LIGHT	TAK	TACKBOARD
CT	CERAMIC TILE	LWT	LIGHTWEIGHT	TF	TOP OF STEEL
CUYD	CUBIC YARD	MAINT	MAINTENANCE	TOS	TOP OF STRUCTURAL SLAB
C	CURB	MACH	MACHINE	TRANS	TRANSFORMER
C	CURB	MACH	MACHINE	TERAZZO	TERAZZO
CTR	CENTER TO CENTER	MAS	MASONRY	T	TREAD
CEN	CASE OPENING	MATL	MATERIAL	TTC	TELEPHONE TERMINAL
		MAX	MAXIMUM	CABINET	CABINET
DBL	DOUBLE	MCH	MACHINE	TYP	TYPE
DBL	DOUBLE	MCH	MACHINE	UL	UNDERWRITERS LABORATORY
DEFL	DEFLECTION	MCH	MACHINE	UNO	UNLESS NOTED OTHERWISE
DEFL	DEFLECTION	MCH	MACHINE	UN	UNLESS
DIAG	DIAGONAL	MCH	MACHINE		
DISP	DISPERSION	MCH	MACHINE		
DIM	DIMENSION	MFR	MANUFACTURER		
DISC	DISC	MH	MANHOLE		
DSP	DISPERSION	MH	MANHOLE		
D	DEAD LOAD	MN	MINIMUM		
DMPF	DAMP PROOFING	MISC	MISCELLANEOUS	V	VINYL
DN	DOWN	ML	METAL LATH	VAC	VACUUM
DN	DOWN	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DN	DOWN	MR	MASONRY RESISTANT	V	VERTICAL
DN	DOWN	MTG	MOUNTED	VEST	VESTIBULE
DWC	DRY WALL FURRING CHANNEL	MTG	MOUNTING	VNT	

A detailed map of the area surrounding the Maier Funeral Home. The funeral home is located at the intersection of 171st St and 7th Ave, marked with a black star and a white label. The map shows a grid of streets including 17th St, 171st St, 173rd St, 175th St, 177th St, 179th St, 181st St, 183rd St, 185th St, 187th St, 189th St, 191st St, 193rd St, 195th St, 197th St, 199th St, 201st St, 203rd St, 205th St, 207th St, 209th St, 211st St, 213th St, 215th St, 217th St, 219th St, 221st St, 223rd St, 225th St, 227th St, 229th St, 231st St, 233rd St, 235th St, 237th St, 239th St, 241st St, 243rd St, 245th St, 247th St, 249th St, 251st St, 253rd St, 255th St, 257th St, 259th St, 261st St, 263rd St, 265th St, 267th St, 269th St, 271st St, 273rd St, 275th St, 277th St, 279th St, 281st St, 283rd St, 285th St, 287th St, 289th St, 291st St, 293rd St, 295th St, 297th St, 299th St, 301st St, 303rd St, 305th St, 307th St, 309th St, 311st St, 313th St, 315th St, 317th St, 319th St, 321st St, 323rd St, 325th St, 327th St, 329th St, 331st St, 333rd St, 335th St, 337th St, 339th St, 341st St, 343rd St, 345th St, 347th St, 349th St, 351st St, 353rd St, 355th St, 357th St, 359th St, 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St, 1147th St, 1149th St, 1151st St, 1153rd St, 1155th St, 1157th St, 1159th St, 1161st St, 1163rd St, 1165th St, 1167th St, 1169th St, 1171st St, 1173rd St, 1175th St, 1177th St, 1179th St, 1181st St, 1183rd St, 1185th St, 1187th St, 1189th St, 1191st St, 1193rd St, 1195th St, 1197th St, 1199th St, 1201st St, 1203rd St, 1205th St, 1207th St, 1209th St, 1211st St, 1213th St, 1215th St, 1217th St, 1219th St, 1221st St, 1223rd St, 1225th St, 1227th St, 1229th St, 1231st St, 1233rd St, 1235th St, 1237th St, 1239th St, 1241st St, 1243rd St, 1245th St, 1247th St, 1249th St, 1251st St, 1253rd St, 1255th St, 1257th St, 1259th St, 1261st St, 1263rd St, 1265th St, 1267th St, 1269th St, 12

NO.	SHEET NAME
T-1.1R	TITLE SHEET
A-1.1R	SITE PLAN
A-2.1R	FIRST FLOOR PLAN
A-2.2	BASEMENT FLOOR PLAN
A-3.1R	REFLECTED CEILING PLAN
A-4.1R	ROOF PLAN / DETAILS
A-5.1R	SCHEDULES
A-5.2R	SCHEDULES
A-6.1R	BUILDING ELEVATIONS
A-7.1	SECTIONS/DETAILS
A-7.2R	DETAILS
A-8.1R	INTERIOR ELEVATIONS & DETAILS
SP-1	SPECIFICATIONS
SP-2R	SPECIFICATIONS
SP-3R	SPECIFICATION
S000	GENERAL STRUCTURAL NOTES AND ABBREVIATIONS
I00	BASEMENT AND FIRST FLOOR PLANS
S500	DETAILS
-0.0	ELECTRICAL SYMBOLS SHEET
-0.1	ELECTRICAL PANEL SCHEDULES SHEET
-1.0	SITE ELECTRICAL PLAN
-2.1	FIRST FLOOR ELECTRICAL LIGHTING PLAN
-3.0	BASEMENT ELECTRICAL POWER PLAN
-3.1	FIRST FLOOR ELECTRICAL POWER PLAN
-1	LANDSCAPE PLAN
-2	TREE PRESERVATION & REMOVAL PLAN
R0.1	MECHANICAL SCHEDULES
I1.1	FIRST FLOOR MECHANICAL PLAN
O.1	PLUMBING NOTES AND SCHEDULES
I.1	FIRST FLOOR SANITARY / VENT PLAN
-2.1	FIRST FLOOR DOMESTIC WATER PLAN
3.1	PLUMBING NOTES
HI.0	SITE PHOTOMETRIC PLAN
HI.1	SITE PHOTOMETRIC PLAN
	DEFERRED SUBMITTALS
	FIRE SUPPRESSION SYSTEM (DRAWING SET)
	FIRE ALARM SYSTEM (DRAWING SET)
	STRUCTURAL STEEL (SHOP DRAWINGS)
	MANUFACTURER'S PRODUCT DATA - FOAM PLASTIC INSULATION (REPORT

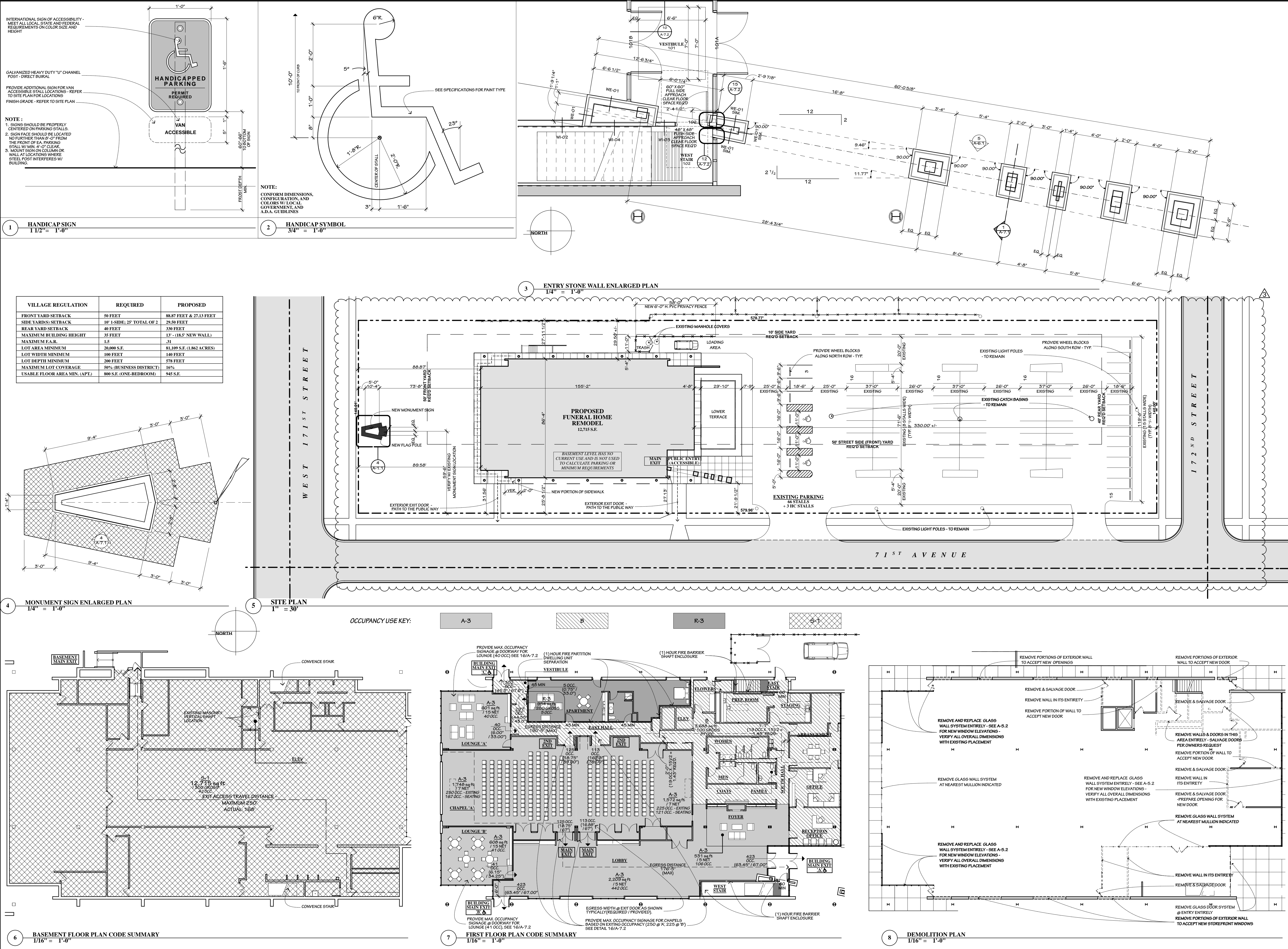
Village of Tinley Park Building Codes 2007
2006 International Building Code
2006 International Residential Code for One and Two Family Dwellings
2006 International Mechanical Code
2006 International Fire Gas Code
2009 International Energy Conservation Code
2004 Illinois State Plumbing Code
2006 International Fire Code
2005 National Electric Code (NEC)

**MAHER FUNERAL HOME
INTERIOR & EXTERIOR REMODEL**
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

1	ADDENDUM 1 12/05/2014
2	ADDENDUM 2 12/22/2014
3	CCD 1 02/10/2015

DRAWN BY:	DATE:	PROJ. NO.
BRH BAT CJH	02/10/2015	34245

T-1.1R



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Signature: CHRISTOPHER J. HOGAN

Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME
INTERIOR & EXTERIOR REMODEL
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

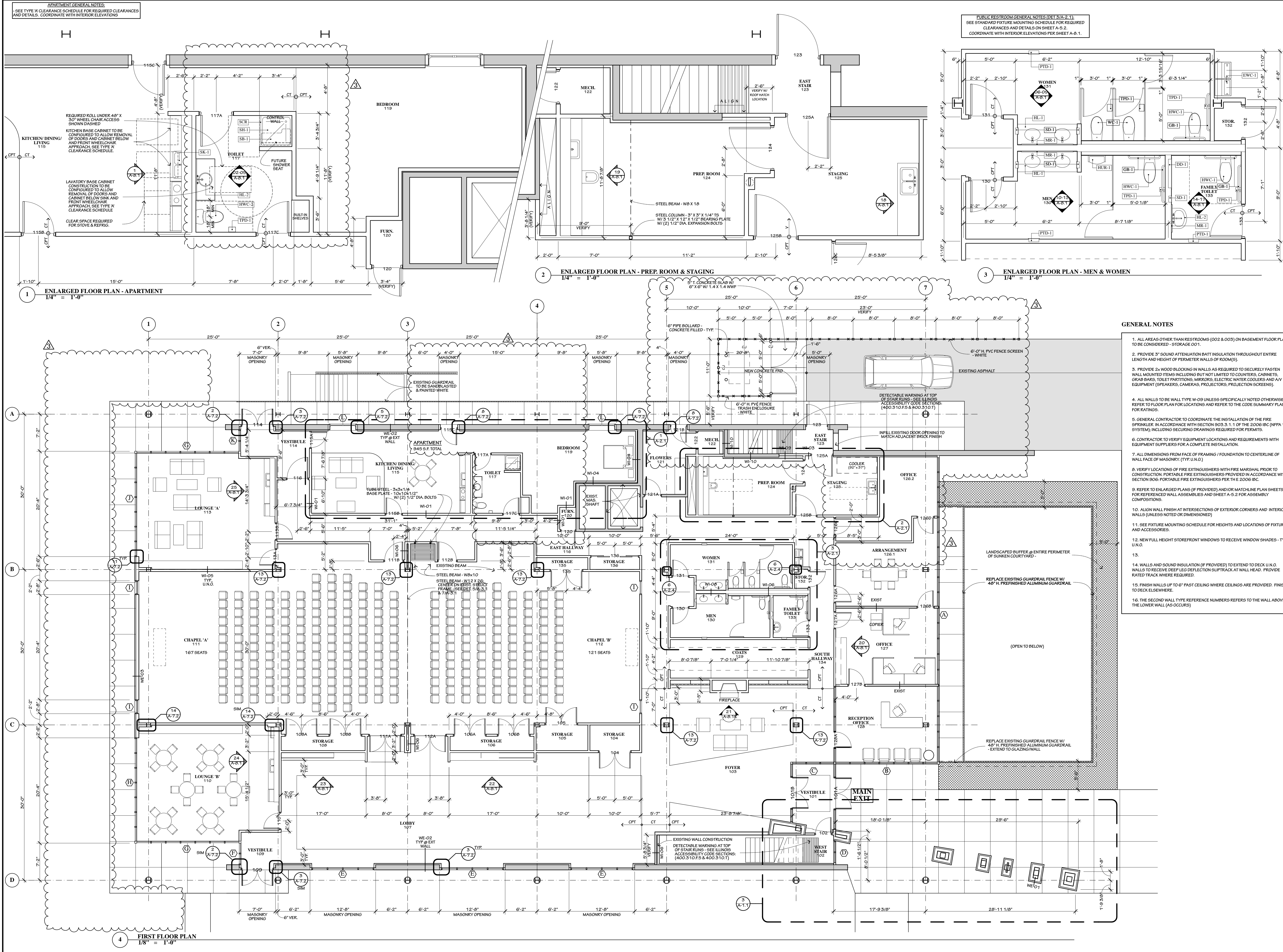
REVISIONS

ADDENDUM 1	12/05/2014
ADDENDUM 2	12/22/2014
CD 1	02/10/2015

SHEET TITLE
SITE PLAN

DRAWN BY: BRH BAT CJH
DATE: 02/10/2015
PROJ. NO.: 34245

SHEET NO.
A-1.1R



Miller
ARCHITECTURE, INC.

320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
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St Cloud, MN 56302

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Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME
INTERIOR & EXTERIOR REMODEL
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

REVISIONS

ADDENDUM 1	12/05/2014
ADDENDUM 2	12/22/2014
CD 1	02/10/2015

SHEET TITLE
FIRST FLOOR PLAN

DRAWN BY: BRH BAT CJH **DATE:** 02/10/2015 **PROJ. NO.** 34245

SHEET NO.
A-2.1R

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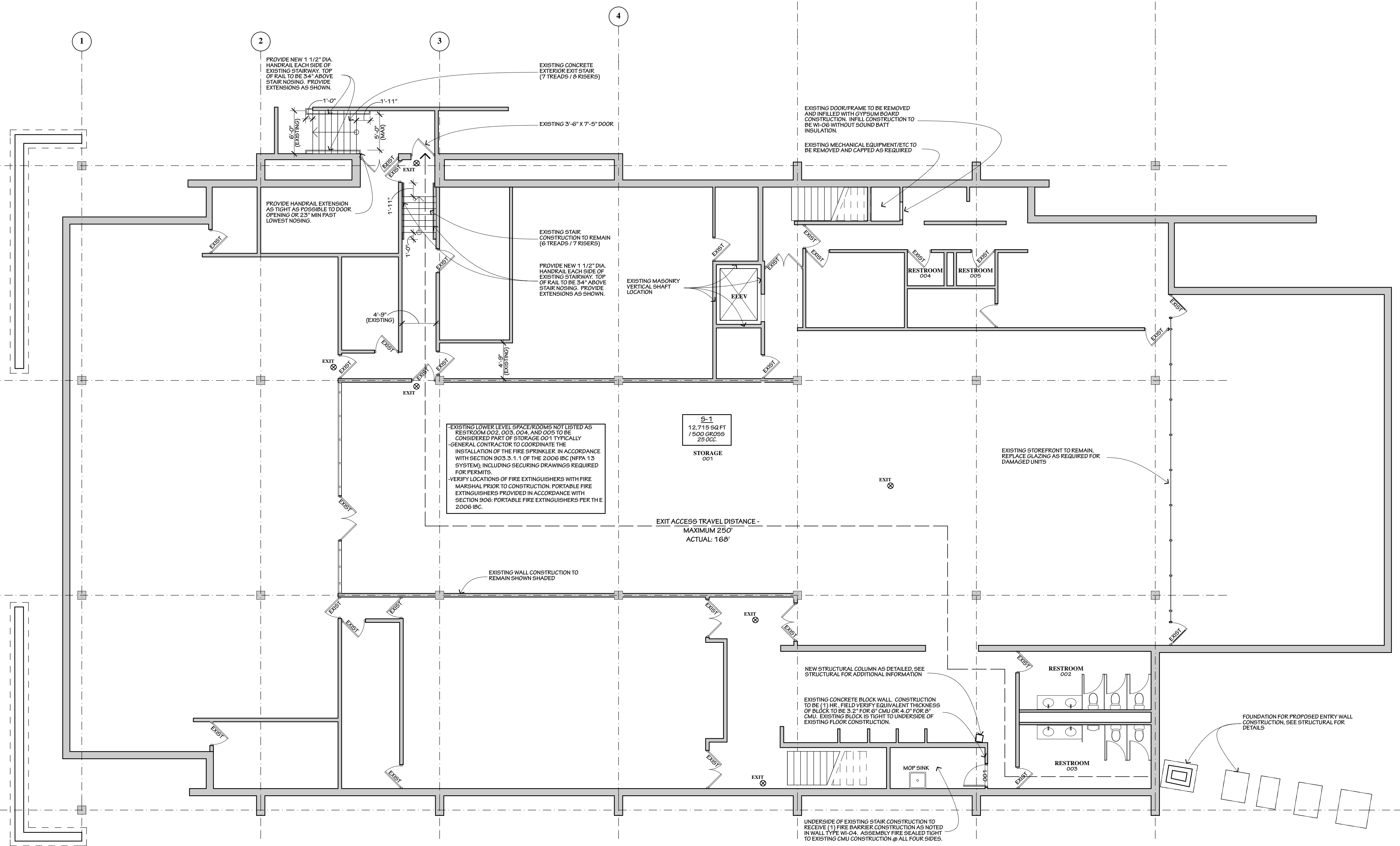
Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME

INTERIOR & EXTERIOR REMODEL

17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

- GENERAL NOTES
1. ALL AREAS OTHER THAN RESTROOMS (002 & 003) ON BASEMENT FLOOR PLAN TO BE CONSIDERED - STORAGE 001.
 2. PROVIDE 3" SOUND ATTENUATION BATT INSULATION THROUGHOUT ENTIRE LENGTH AND HEIGHT OF PERIMETER WALLS OF ROOM(S).
 3. PROVIDE 2x WOOD BLOCKING IN WALLS AS REQUIRED TO SECURELY FASTEN WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO COUNTERS, CABINETS, GRAB BARS, TOILET PARTITIONS, MIRRORS, ELECTRIC WATER COOLERS AND A/V EQUIPMENT (SPEAKERS, CAMERAS, PROJECTORS, PROJECTION SCREENS).
 4. ALL WALLS TO BE WALL TYPE W-09 UNLESS SPECIFICALLY NOTED OTHERWISE REFER TO FLOOR PLAN FOR LOCATIONS AND REFER TO THE CODE SUMMARY PLAN FOR RATINGS.
 5. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION OF THE FIRE SPRINKLER IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE 2006 IBC (NFPA 13 SYSTEM); INCLUDING SECURING DRAWINGS REQUIRED FOR PERMITS.
 6. CONTRACTOR TO VERIFY EQUIPMENT LOCATIONS AND REQUIREMENTS WITH EQUIPMENT SUPPLIERS FOR A COMPLETE INSTALLATION.
 7. ALL DIMENSIONS FROM FACE OF FRAMING / FOUNDATION TO CENTERLINE OF WALL FACE OF MASONRY. (TYP. U.N.O.)
 8. VERIFY LOCATIONS OF FIRE EXTINGUISHERS WITH FIRE MARSHAL PRIOR TO CONSTRUCTION. PORTABLE FIRE EXTINGUISHERS PROVIDED IN ACCORDANCE WITH SECTION 906: PORTABLE FIRE EXTINGUISHERS PER THE 2006 IBC.
 9. REFER TO ENLARGED PLANS (IF PROVIDED) AND/OR MATCHLINE PLAN SHEETS FOR REFERENCED WALL ASSEMBLIES AND SHEET A-5.2 FOR ASSEMBLY COMPOSITIONS.
 10. ALIGN WALL FINISH AT INTERSECTIONS OF EXTERIOR CORNERS AND INTERIOR WALLS (UNLESS NOTED OR DIMENSIONED).
 11. SEE FIXTURE MOUNTING SCHEDULE FOR HEIGHTS AND LOCATIONS OF FIXTURES AND ACCESSORIES.
 12. NEW FULL HEIGHT STOREFRONT WINDOWS TO RECEIVE WINDOW SHADES - TYP. U.N.O.
 - 13.
 14. WALLS AND SOUND INSULATION (IF PROVIDED) TO EXTEND TO DECK U.N.O. WALLS TO RECEIVE DEEP LEG DEFLECTION SLIP TRACK AT WALL HEAD. PROVIDE RATED TRACK WHERE REQUIRED.
 15. FINISH WALLS UP TO 6" PAST CEILING WHERE CEILINGS ARE PROVIDED. FINISH TO DECK ELSEWHERE.
 16. THE SECOND WALL TYPE REFERENCE NUMBERS REFERS TO THE WALL ABOVE THE LOWER WALL (AS OCCURS).



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"

REVISIONS		
ADDENDUM 1	12/05/2014	
ADDENDUM 2	12/22/2014	
001	02/10/2015	

SHEET TITLE BASEMENT FLOOR PLAN		
DRAWN BY:	DATE:	PROJ. NO.
BRH BAT CJH	02/10/2015	34245

SHEET NO.	
A-2.2	

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Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME

INTERIOR & EXTERIOR REMODEL

17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

REVISIONS

ADDENDUM 1	12/05/2014
ADDENDUM 2	12/22/2014
CCD 1	02/10/2015

SHEET TITLE

REFLECTED CEILING PLAN

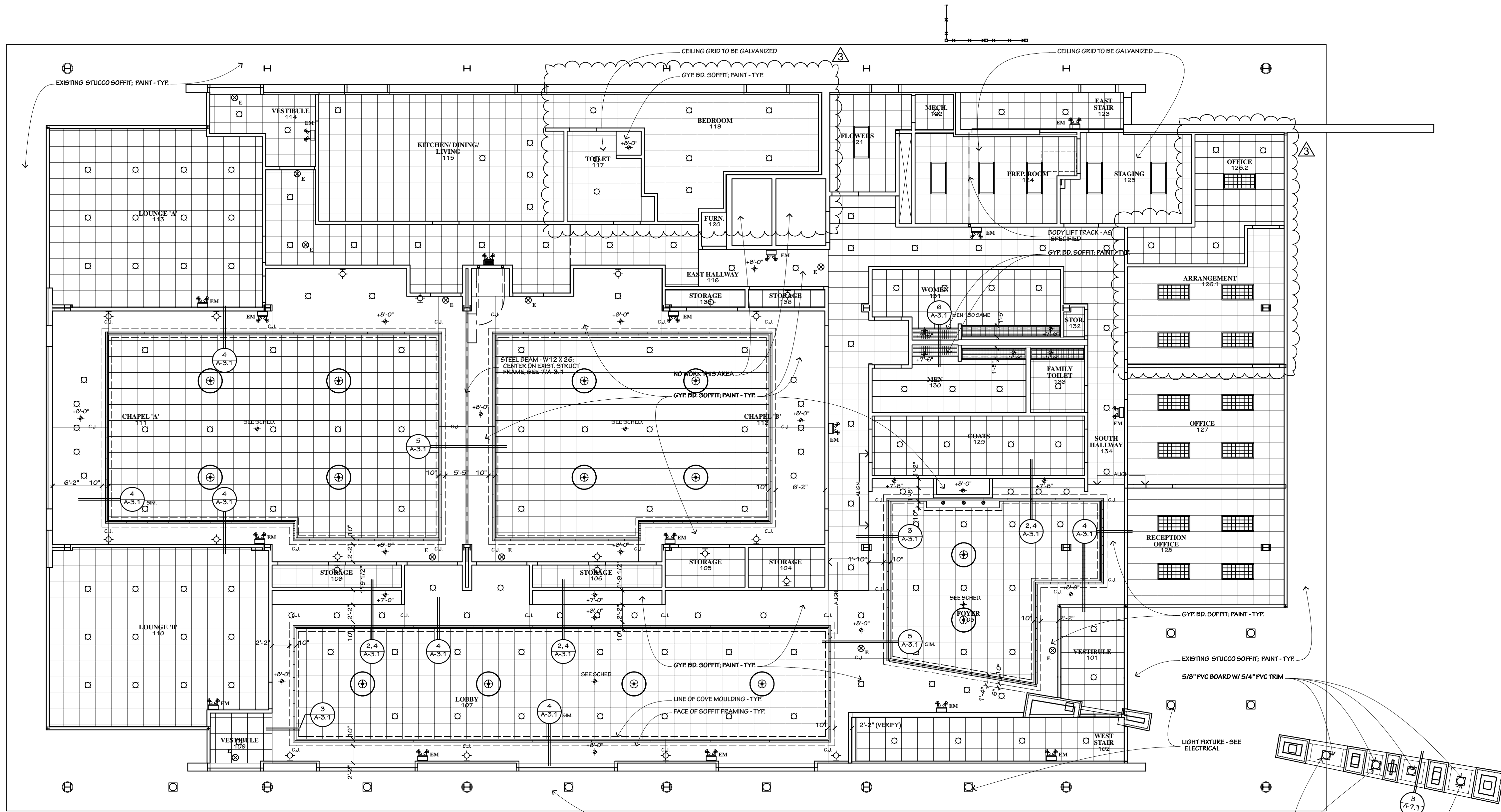
DRAWN BY: DATE: PROJ. NO.
BRH BAT CJH 02/10/2015 34245

SHEET NO.

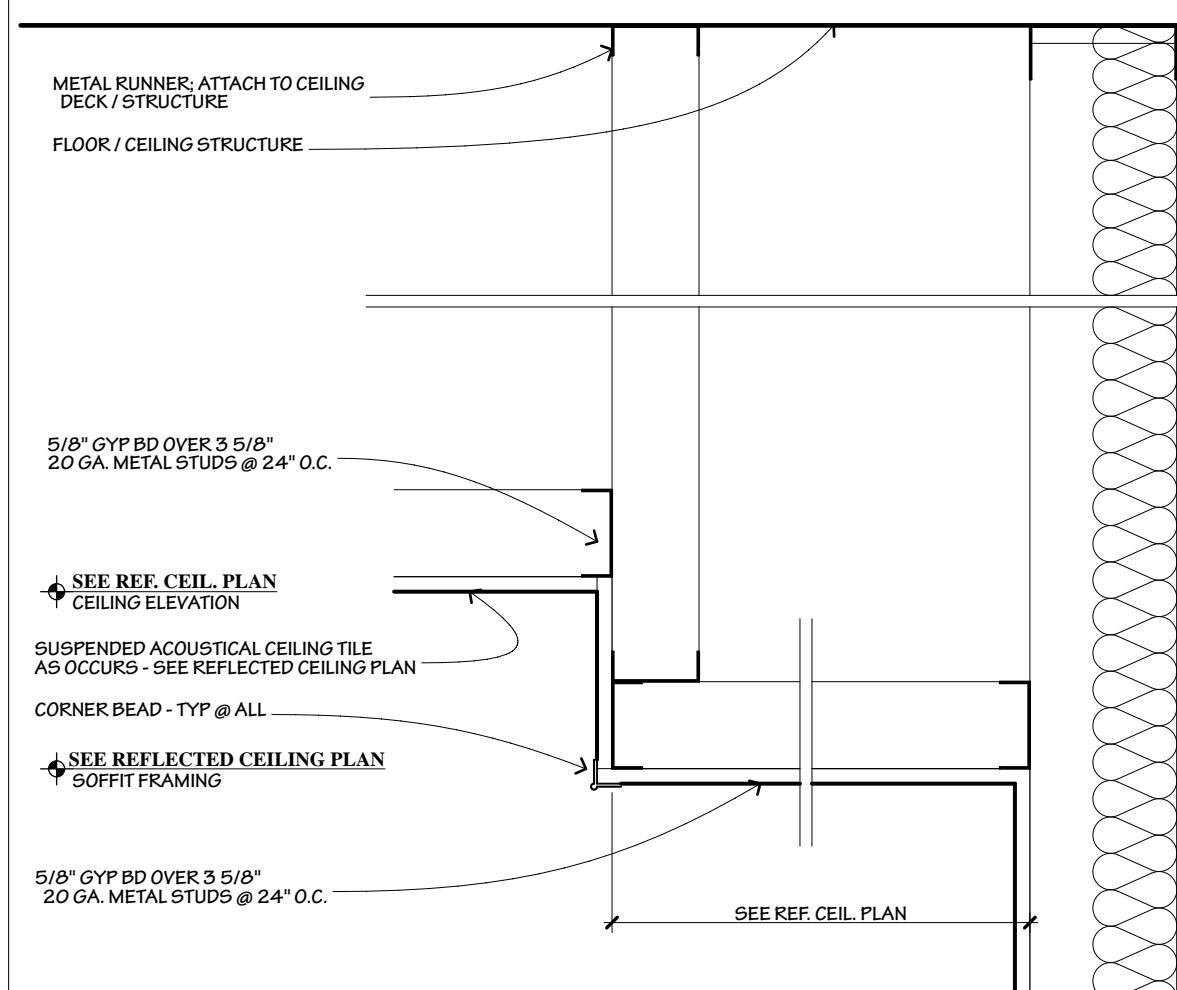
A-3.1R

GENERAL NOTES

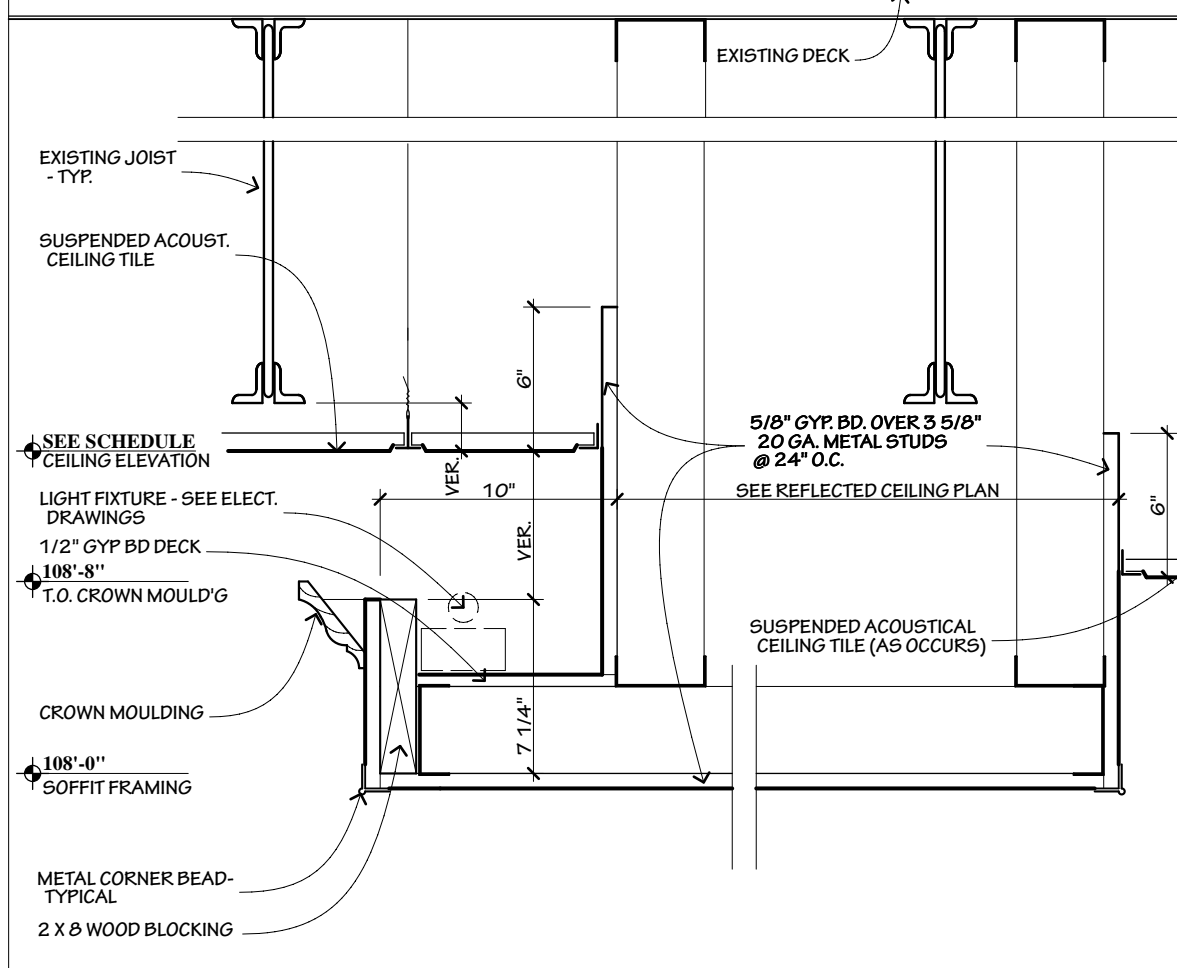
- DIMENSIONS OF CEILING CONSTRUCTIONS, SOFFITS, VERTICAL TRANSITIONS ETC. ARE TO FRAMING ELEMENTS (U.N.O.)
- SPRINKLER HEADS TO BE CENTERED WITHIN CEILING TILES AND CENTERED WITHIN CEILING CONSTRUCTIONS TO THE MAXIMUM EXTENT POSSIBLE.
- CENTER LIGHT FIXTURES IN ROOMS, BAYS, SOFFITS OR HALLWAYS UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
- REFER TO ROOM FINISH SCHEDULE FOR CEILING HEIGHTS.
- PROVIDE EMERGENCY LIGHTING LOCATIONS AND LEVELS AS REQUIRED BY CODE. COORDINATE LOCATIONS SHOWN WITH ELECTRICAL DRAWINGS.



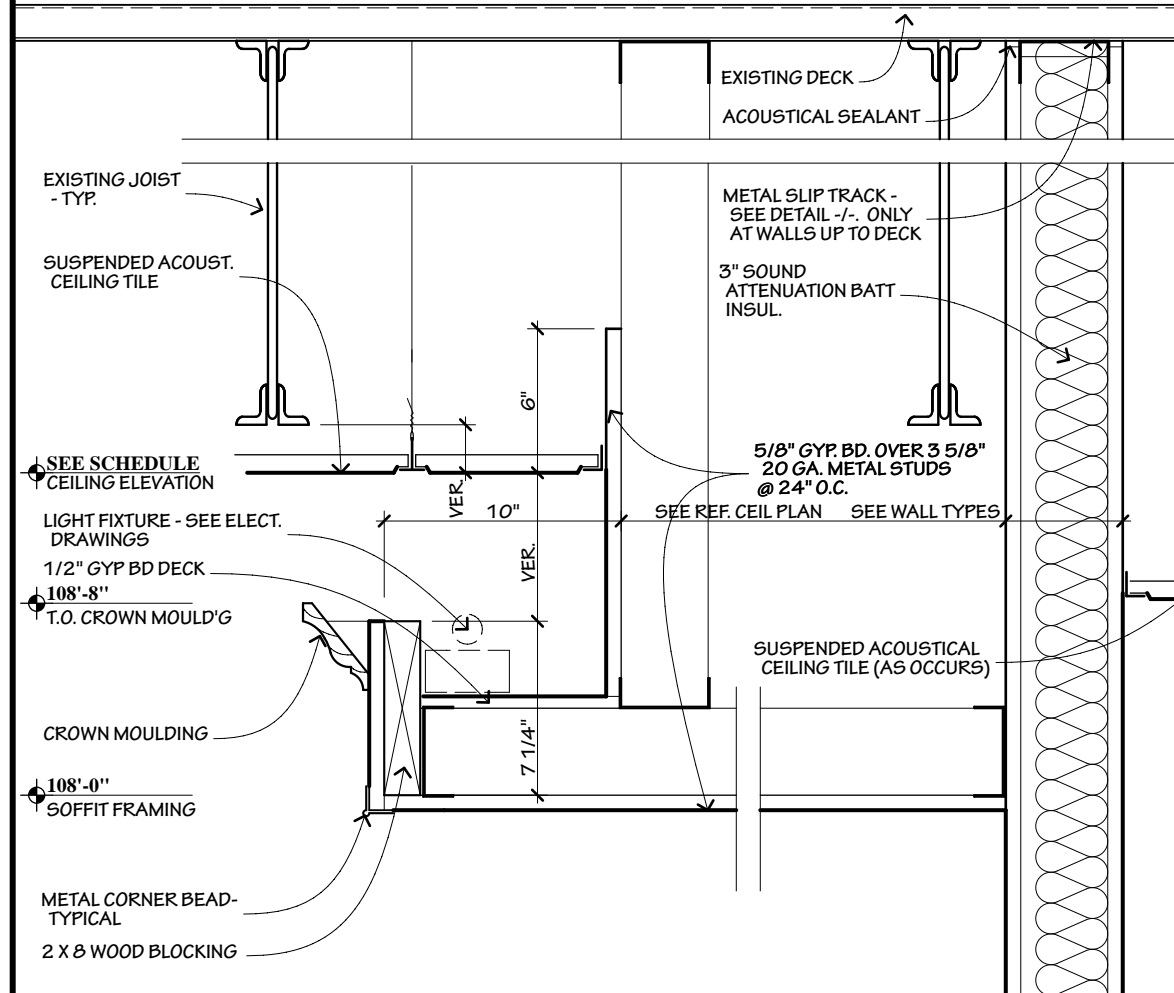
1 REFLECTED CEILING PLAN
1/8" = 1'-0"



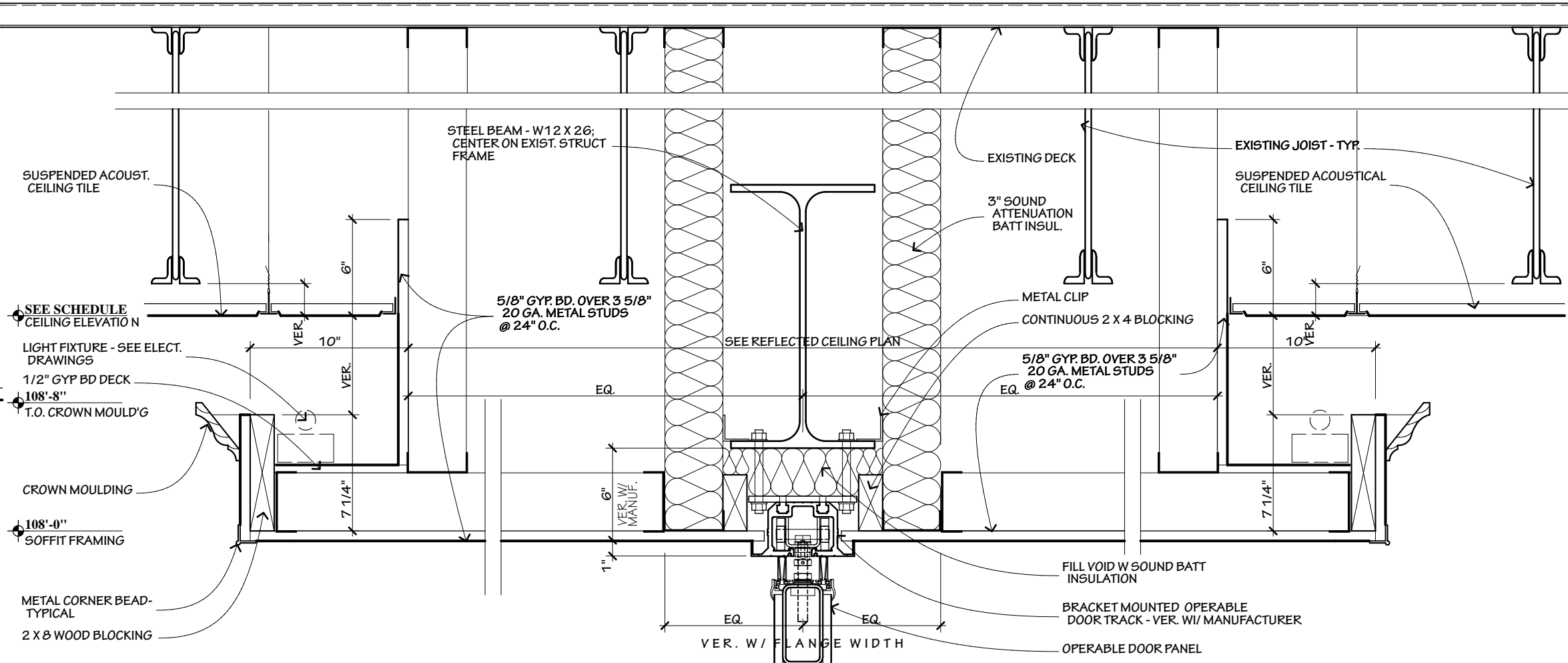
2 DETAIL @ SOFFIT
1 1/2" = 1'-0"



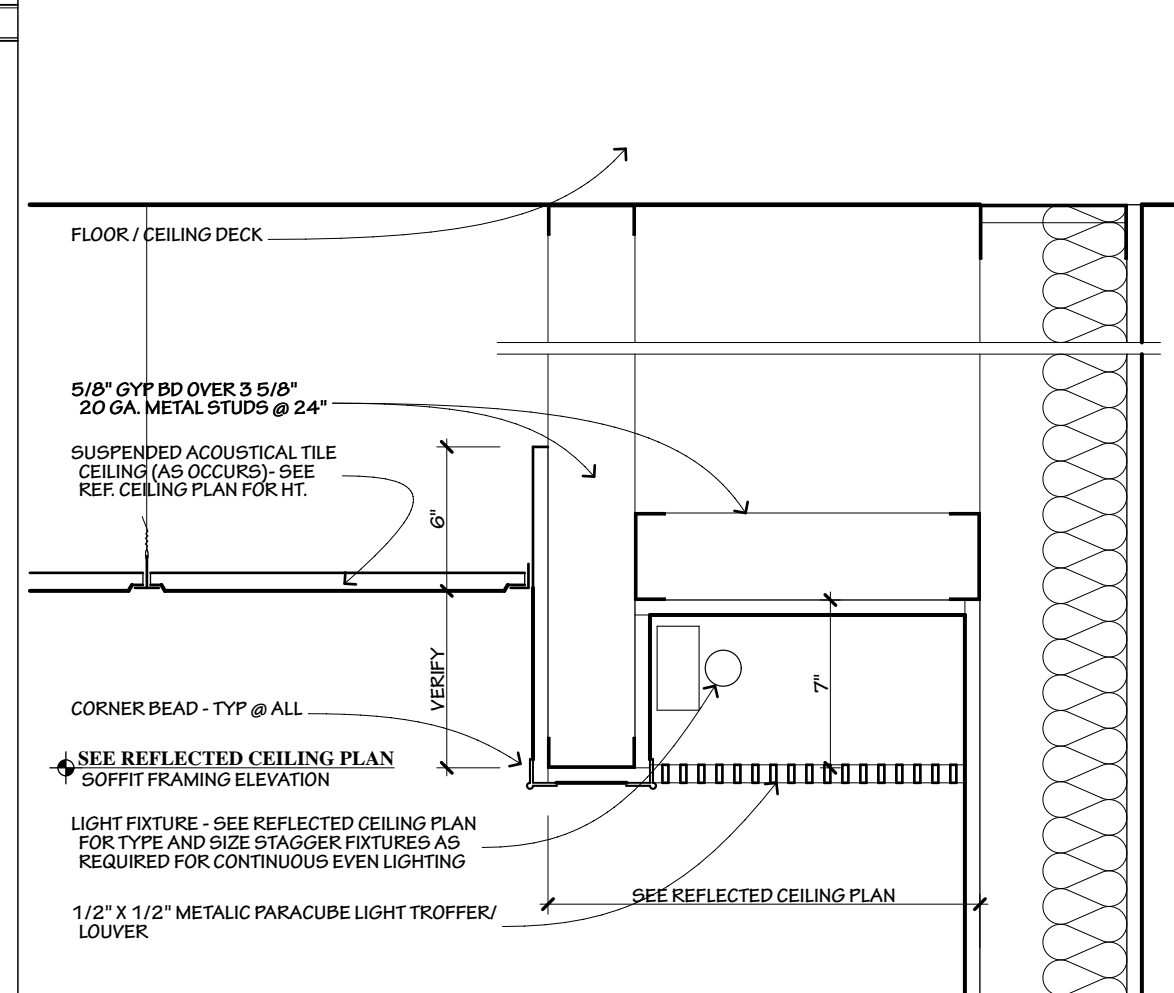
3 DETAIL @ SOFFIT
1 1/2" = 1'-0"



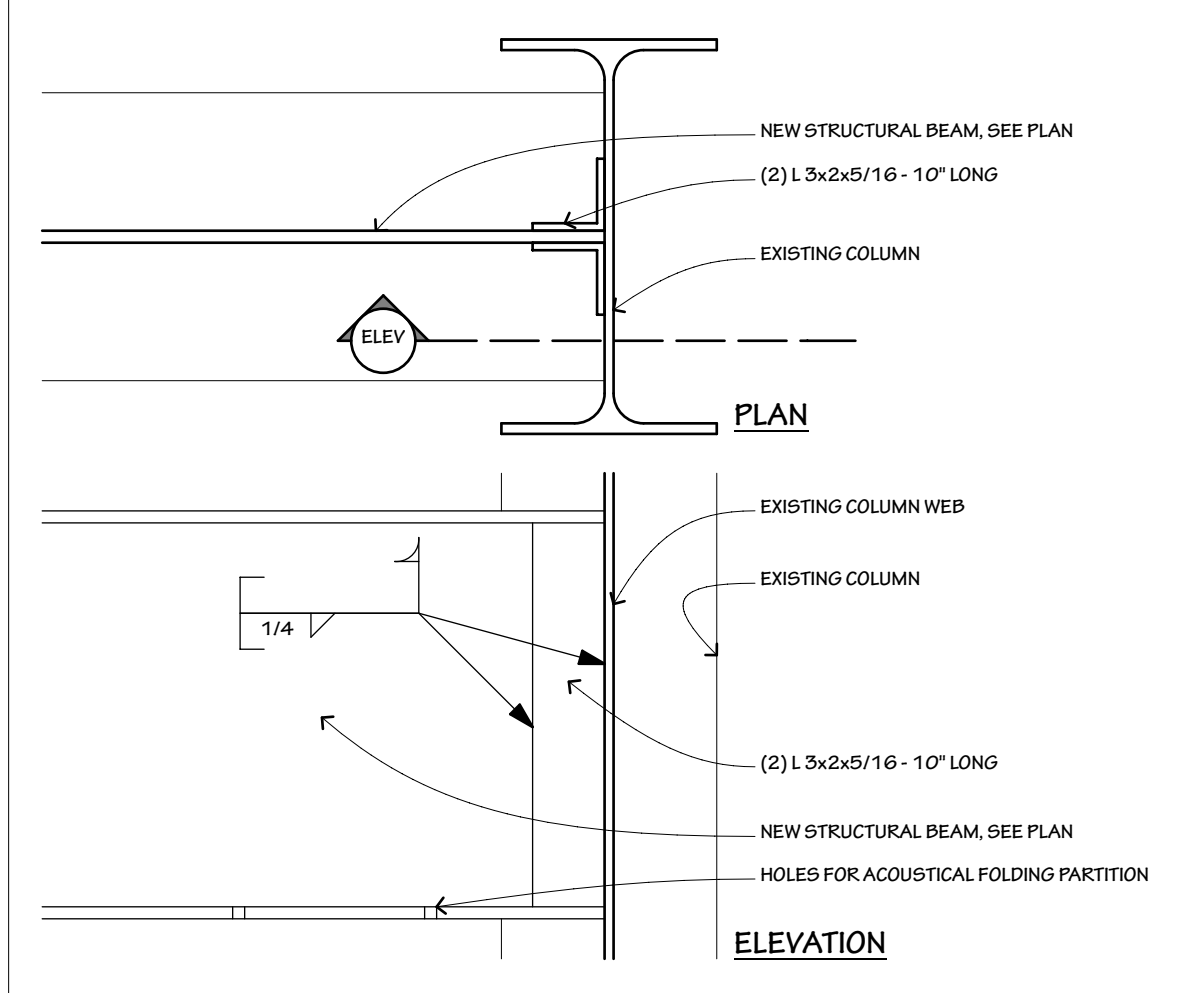
4 DETAIL @ SOFFIT / WALL
1 1/2" = 1'-0"



5 DETAIL @ OPERABLE WALL
1 1/2" = 1'-0"



6 DETAIL @ LIGHT SOFFIT
1 1/2" = 1'-0"



7 NEW STRUCTURAL BEAM @ EXISTING COLUMN DETAIL
1 1/2" = 1'-0"

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Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME

INTERIOR & EXTERIOR REMODEL

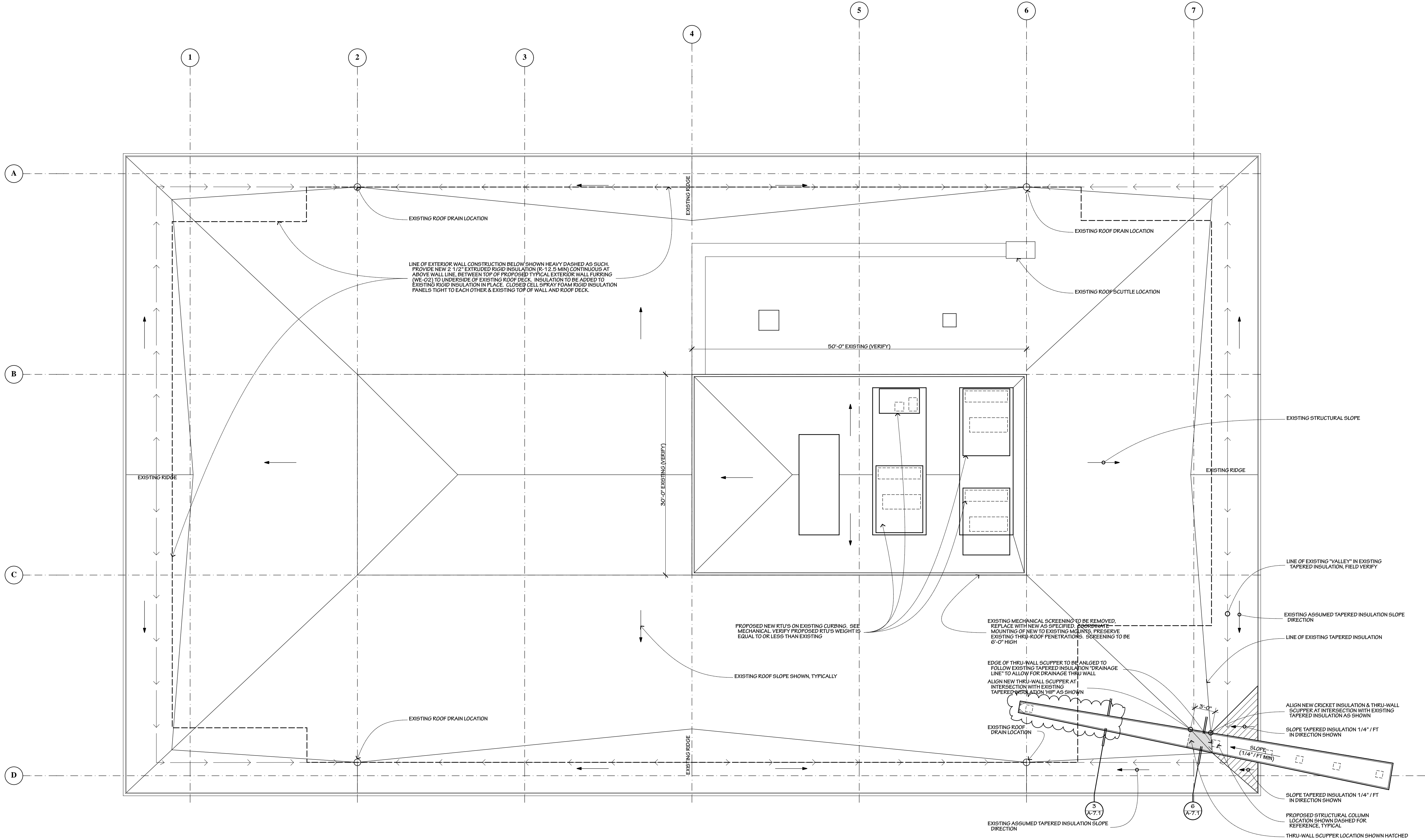
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

REVISIONS	
	ADDENDUM 1 12/05/2014
	ADDENDUM 2 12/22/2014
	CCD 1 02/10/2015

SHEET TITLE ROOF PLAN / DETAILS		
DRAWN BY:	DATE:	PROJ. NO.
BRH BAT CJH	02/10/2015	34245

SHEET NO.

A-4.1R



1 Roof Plan
1/8" = 1'-0"

DOOR AND FRAME SCHEDULE																
NO.	DOOR					FRAME						GLAZING	FIRE RATE	HDWR	REMARKS	
	SIZE			MAT'L	ELEV.	FINISH	MAT'L	ELEV.	FINISH	DETAIL						
	W	HT	THK							HEAD	JAMB					SILL
001	3'-0"	7'-0"	0-1 3/4"	HM	C	PNT	HM	V	PNT	-	-	-	-	60 MIN	9	DOOR TO BE SELF CLOSING
101A	6'-4"	10'-0"	0-1 3/4"	ALUM	B	ANOD	ALUM	I	ANOD	-	-	-	CLEAR/TEMP/INSUL	-	1	(2) 3'-0" LEAVES, 8'-0" H.
101B	6'-4"	8'-0"	0-1 3/4"	ALUM	B	ANOD	ALUM	II	ANOD	-	-	-	CLEAR/TEMP	-	2	(2) 3'-0" LEAVES, 7'-0" H.
102	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	60 MIN	6	DOOR TO BE SELF CLOSING
104	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
105	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
106A	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
106B	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
108A	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
108B	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
109	6'-4"	10'-0"	0-1 3/4"	ALUM	B	ANOD	ALUM	VI	ANOD	-	-	-	CLEAR/TEMP	-	1	(2) 3'-0" LEAVES, 8'-0" H.
110	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	14	-
111A	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	10	(2) 3'-0" LEAVES
111B	3'-6"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	13	-
112A	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	10	(2) 3'-0" LEAVES
112B	3'-6"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	13	-
113A	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	14	-
113B	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	14	-
114	6'-4"	10'-0"	0-1 3/4"	ALUM	B	ANOD	ALUM	VI	ANOD	-	-	-	CLEAR/TEMP	-	1	(2) 3'-0" LEAVES, 8'-0" H.
115A	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	45 MIN	14	DOOR TO BE SELF CLOSING
115B	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	45 MIN	14	DOOR TO BE SELF CLOSING
115C	3'-0"	7'-0"	0-1 3/4"	HM	A	PNT	HM	V	PNT	-	-	-	-	-	7	NO KICK PLATE
116	4'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	8	-
117A	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	16	-
117B	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	45 MIN	9	DOOR TO BE SELF CLOSING
118	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	8	-
119	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	8	-
120	2'-8"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	11	-
121A	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
121B	3'-0"	7'-0"	0-1 3/4"	HM	A	PNT	HM	V	PNT	-	-	-	-	-	15	-
122	3'-0"	7'-0"	0-1 3/4"	HM	A	PNT	HM	V	PNT	-	-	-	-	-	11	-
123	4'-0"	7'-0"	0-1 3/4"	HM	A	PNT	HM	V	PNT	-	-	-	-	-	4	-
124	4'-0"	7'-0"	0-1 3/4"	HM	C	PNT	HM	V	PNT	-	-	-	-	-	5	-
125A	4'-0"	7'-0"	0-1 3/4"	HM	C	PNT	HM	V	PNT	-	-	-	-	60 MIN	7	DOOR TO BE SELF CLOSING
125B	4'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
126A	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
126B	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
126C	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
126D	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
127A	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
127B	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	9	-
128A	3'-0"	7'-0"	0-1 3/4"	SCWD	B	PNT	WD	V	PNT	-	-	-	-	-	9	-
130	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	18	-
131	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	18	-
132	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	11	-
133	3'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	16	-
136	6'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	12	(2) 3'-0" LEAVES
136	9'-0"	7'-0"	0-1 3/4"	SCWD	C	PNT	WD	V	PNT	-	-	-	-	-	-	BYPASS CLOSET (4 EQ. DOORS)

ABBREVIATIONS									
DOORS AND FRAMES					GLASS				
AL	ALUMINUM	PNT	PAINT	BE	BAKED ENAMEL	TEMP	TEMPERED	GRY	GREY
SC/WD	SOLID CORE WOOD	STN	STAIN	G	GALVANIZED	WIRE	WIRED GLASS	GRN	GREEN
HC/WD	HOLLOW CORE WOOD	HM	HOLLOW METAL	PRF	PREFINISHED	CLR	CLEAR	BLU	BLUE
AC/WD	ALUMINUM CLAD WOOD	HD	HOLLOW METAL KNOCK-DOWN	STL	STEEL	LTB	LIGHT BRONZE	FL	FIRE RATED CERAMIC
ANOD	ANODIZED	SS	STAINLESS STEEL	PL	PLASTIC LAMINATE	MDB	MEDIUM BRONZE	INS	INSULATED
AC	ALUMINUM CLAD	MDB	MEDIUM BRONZE	GL	GLASS (CLEAR)	DKB	DARK BRONZE		

GENERAL NOTES:

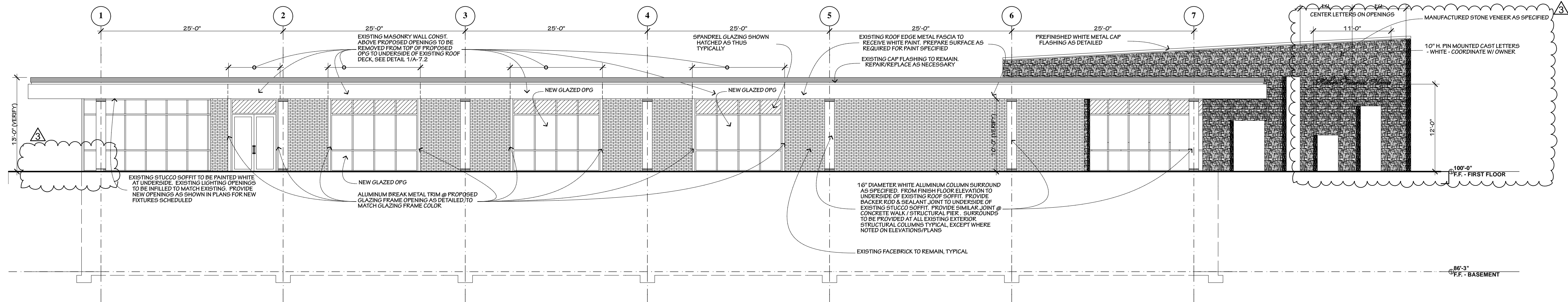
1. REFER TO SPECIFICATIONS FOR DOOR HARDWARE TYPES NOTED.

2. DOORS & DOOR HARDWARE WILL COMPLY WITH SECTION 1009 OF 2006 IBC AND SECTION 403.2(3)(1) OF THE ILLINOIS ACCESSIBILITY CODE.

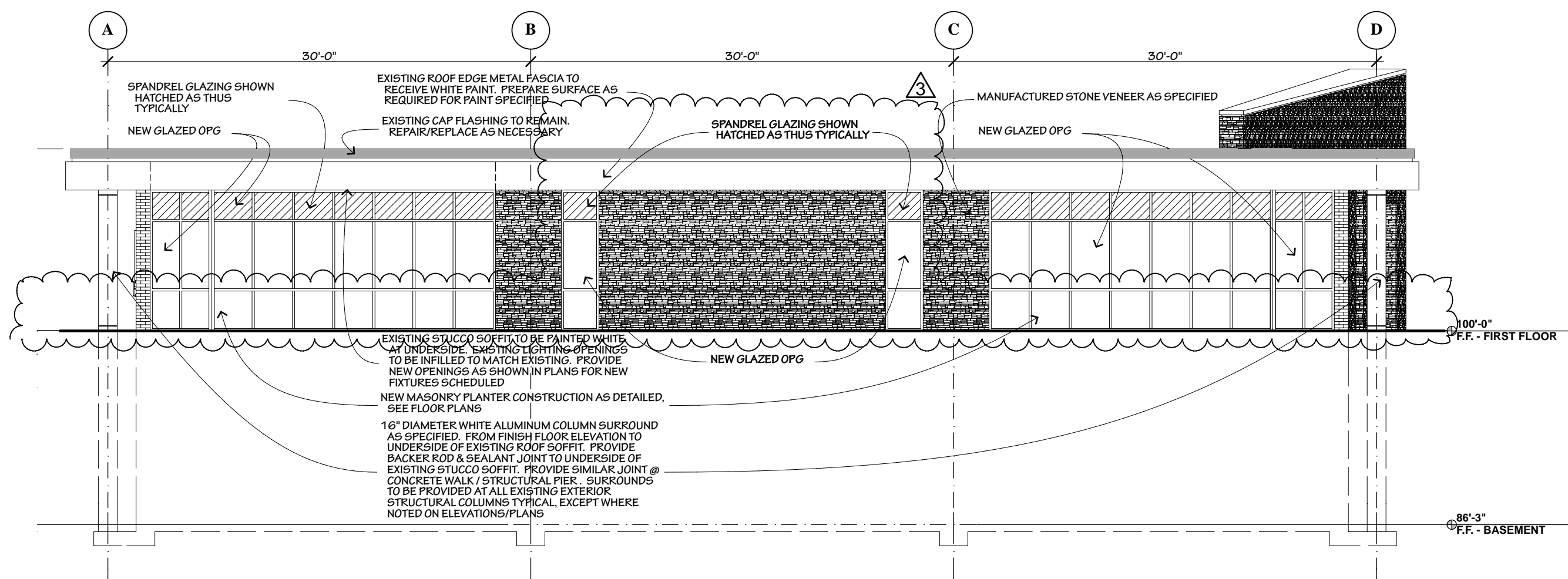
3. TACTILE EXIT SIGNS SHALL BE PROVIDED AT EXITS 101A, 101B, 102, 111, 111A, 112A, 112B, 114, 116, 123. SIGNAGE TO MEET IBC 101.3 AND IAC 403.3(1). SEE DETAIL 171A-7.2.

					CONSTRUCTION NOTES:				
					1. H.M. JAMBS TO BE FILLED W/ INSULATION @ EXTERIOR WALLS				

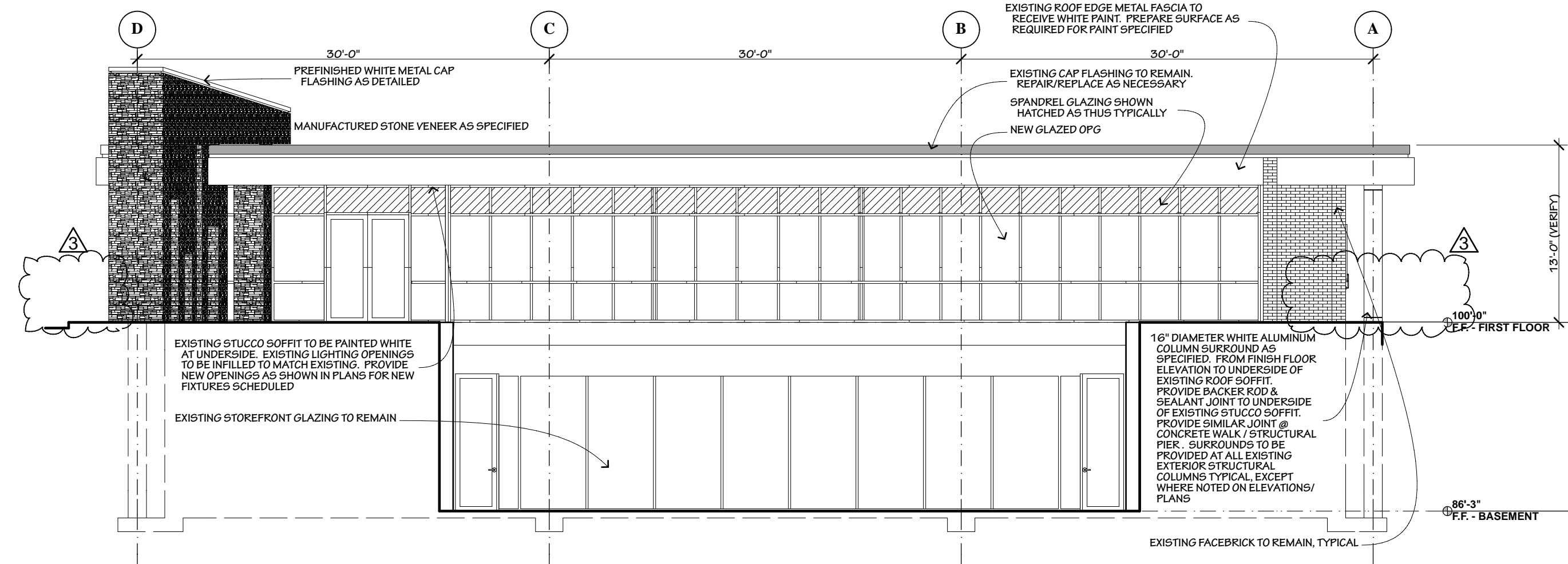
ROOM FINISH SCHEDULE																
NO.	ROOM NAME	FLOORS			WALLS						CEILING			NOTES / REMARKS		
		MAT'L	FLOOR	BASE	NORTH	SOUTH	EAST	WEST	WALL FINISH	MAT'L	HEIGHT	FINISH				
001	STORAGE	EX	EX	EX	EX	EX	EX	EX	EX	EX	-	-	EXISTING FINISHES TO REMAIN			
002	RESTROOM	EX	EX	EX	EX	EX	EX	EX	EX	EX	-	-	EXISTING FINISHES TO REMAIN			
003	RESTROOM	EX	EX	EX	EX	EX	EX	EX	EX	EX	-	-	EXISTING FINISHES TO REMAIN			
004	RESTROOM	EX	EX	EX	EX	EX	EX	EX	EX	EX	-	-	EXISTING FINISHES TO REMAIN			
005	RESTROOM	EX	EX	EX	EX	EX	EX	EX	EX	EX	-	-	EXISTING FINISHES TO REMAIN			
101	VESTIBULE	EXIST	CT	CT	GB/GLZ	GB/GLZ	GB/GLZ	MAS	PNT	ACT	10'-0"	-	WALK-OFF MAT AS SPCD.			
102	WEST STAIR	EXIST	SEAL	V	EX	EX	EX	EX	PNT	EX	EX	-	-			
103	FOYER	EXIST	CPT/CT	WD	GB	GB/GLZ	GB	GB	PNT	ACT/GB	10'-0" / 8'-0"	-	6, SEE DETAILS FOR MILLWORK/TRIM			
104	STORAGE	EXIST	CPT	CPT	GB	GB	GB	GB	PNT	ACT	8'-0"	-	-			
105	STORAGE	EXIST	CPT	CPT	GB	GB	GB	GB	PNT	ACT	8'-0"	-	-			
106	STORAGE	EXIST	CPT	CPT	GB	GB	GB	GB	PNT	ACT	8'-0"	-	-			
107	LOBBY	EXIST	CPT/CT	WD	GB	GB	GB	GB/GLZ	PNT	ACT/GB	10'-0" / 8'-0"	-	6, SEE DETAILS FOR MILLWORK/TRIM			
108	STORAGE	EXIST	CPT	CPT	GB	GB	GB	GB	PNT	ACT	8'-0"	-	-			
109	VESTIBULE	EXIST	CT	CT	GB/GLZ	GB	GB	GB/GLZ	PNT	ACT	9'-0"	-	-			
110	LOUNGE "B"	EXIST	CT	WD	GB	GB	GB	GB	PNT	ACT	10'-0"	-	5			
111	CHAPEL "A"	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT/GB	10'-0" / 8'-0"	-	5, SEE DETAILS FOR MILLWORK/TRIM			
112	CHAPEL "B"	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT/GB	10'-0" / 8'-0"	-	5, SEE DETAILS FOR MILLWORK/TRIM			
113	LOUNGE "A"	EXIST	CT	WD	GB	GB	GB	GB	PNT	ACT	10'-0"	-	5			
114	VESTIBULE	EXIST	CT	CT	GB/GLZ	GB	GB/GLZ	GB	PNT	ACT	9'-0"	-	-			
115	KITCHEN/ DINING/ LIVING	EXIST	CPT/CT	WD	GB	GB	GB	GB	PNT	ACT	9'-0"	-	SEE PLAN FOR FLOOR TRANSITIONS			
116	EAST HALLWAY	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT/GB	9'-0" / 8'-0"	-	-			
117	TOILET	EXIST	CT	CT	GB	GB	GB	GB	PNT	VT	9'-0"	-	CLG GRID TO BE GALVANIZED			
118	WALK-IN CLOSET	EXIST	SPH	WD	GB	GB	GB	GB	PNT	MAT	9'-6"	-	-			
119	BEDROOM	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	9'-0"	-	-			
120	FURN.	EXIST	SEAL	V	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
121	FLOWERS	EXIST	SV-1	V	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
122	MECH.	EXIST	SEAL	V	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
123	EAST STAIR	EXIST	SEAL	V	EX	EX	EX	EX	PNT	EX	EX	-	-			
124	PREP. ROOM	EXIST	SV-2	V	FRP	FRP	FRP	FRP	PNT	VT	10'-0"	-	VINYL INTEGRAL COVE BASE			
125	STAGING	EXIST	SV-2	V	FRP	FRP	FRP	FRP	PNT	VT	10'-0"	-	VINYL INTEGRAL COVE BASE			
126.1	ARRANGEMENT	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
126.2	OFFICE	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
127	OFFICE	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
128	RECEPTION OFFICE	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
129	COATS	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	9'-0"	-	-			
130	MEN	EXIST	CT	CT	GB	GB	GB	GB	PNT/CT	ACT	9'-0"	-	CT TO 4'-0" AFF			
131	WOMEN	EXIST	CT	CT	GB	GB	GB	GB	PNT/CT	ACT	9'-0"	-	CT TO 4'-0" AFF			
132	STOR.	EXIST	SEAL	V	GB	GB	GB	GB	PNT	ACT	10'-0"	-	-			
133	FAMILY TOILET	EXIST	CT	CT	GB	GB	GB	GB	PNT/CT	ACT	9'-0"	-	CT TO 4'-0" AFF			
134	SOUTH HALLWAY	EXIST	CPT	WD	GB	GB	GB	GB	PNT	ACT	9'-0"	-	-			
135	STORAGE	EXIST	CPT	CPT	GB	GB	GB	GB	PNT	ACT	8'-0"	-	-			
136	STORAGE	EXIST	CPT	CPT	GB	GB	GB	GB	PNT	ACT	8'-0"	-	-			



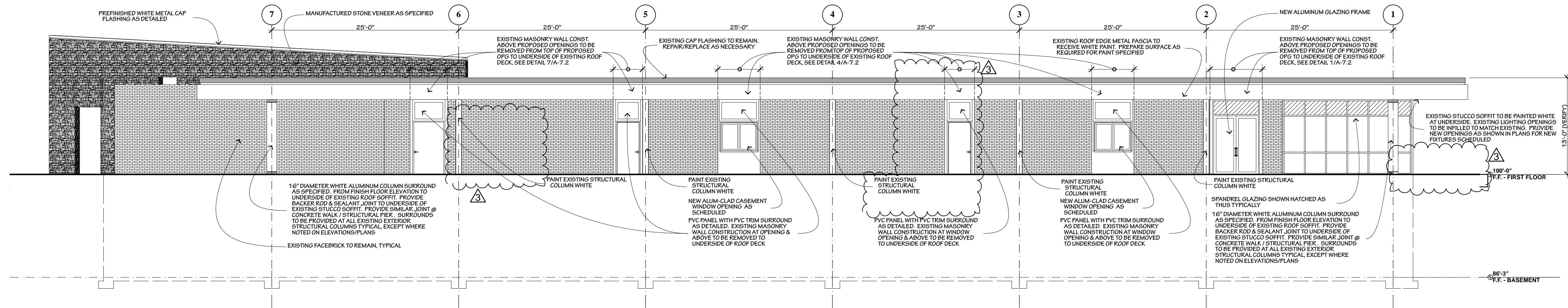
1 WEST ELEVATION
1/8" = 1'-0"



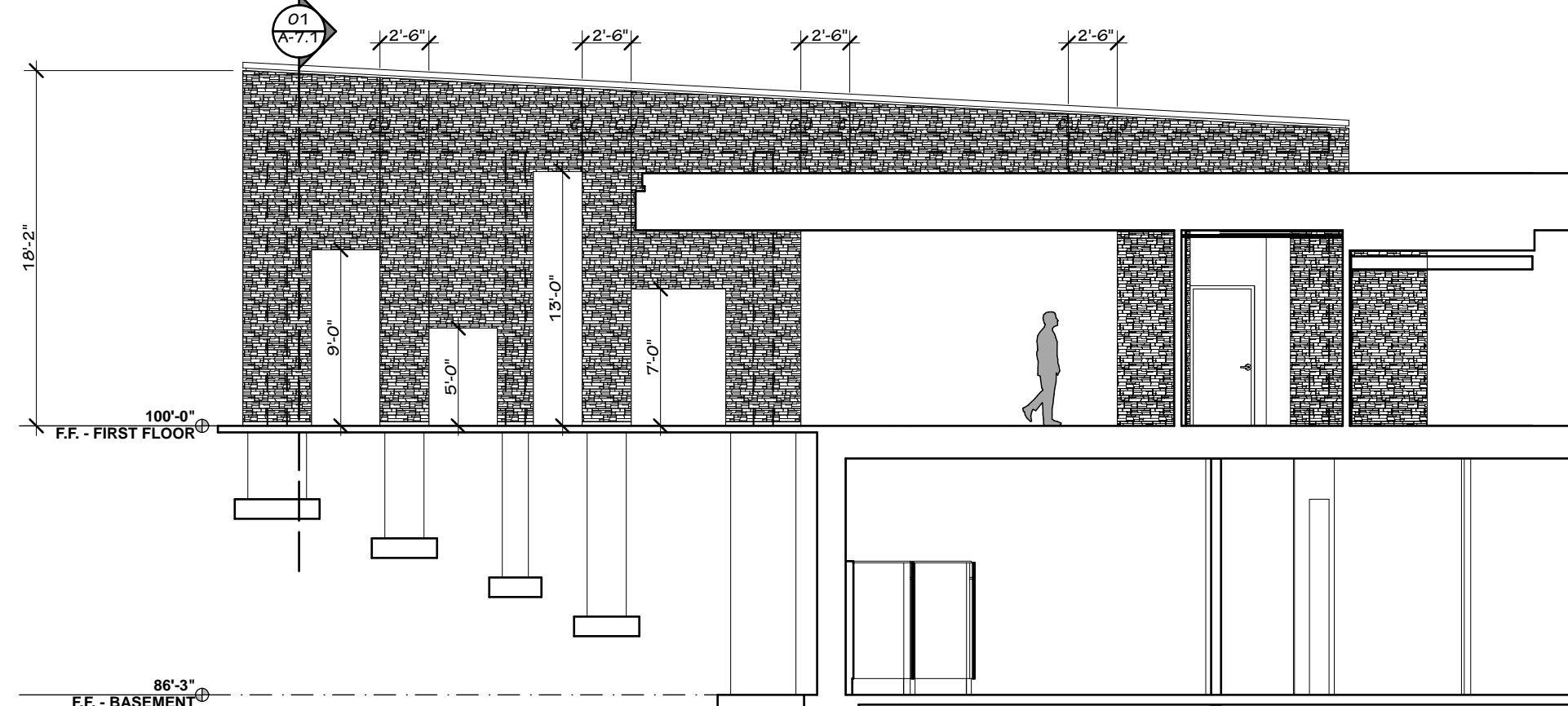
2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



5 WALL ELEVATION
1/8" = 1'-0"

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Signature: CHRISTOPHER J. HOGAN

Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME

INTERIOR & EXTERIOR REMODEL

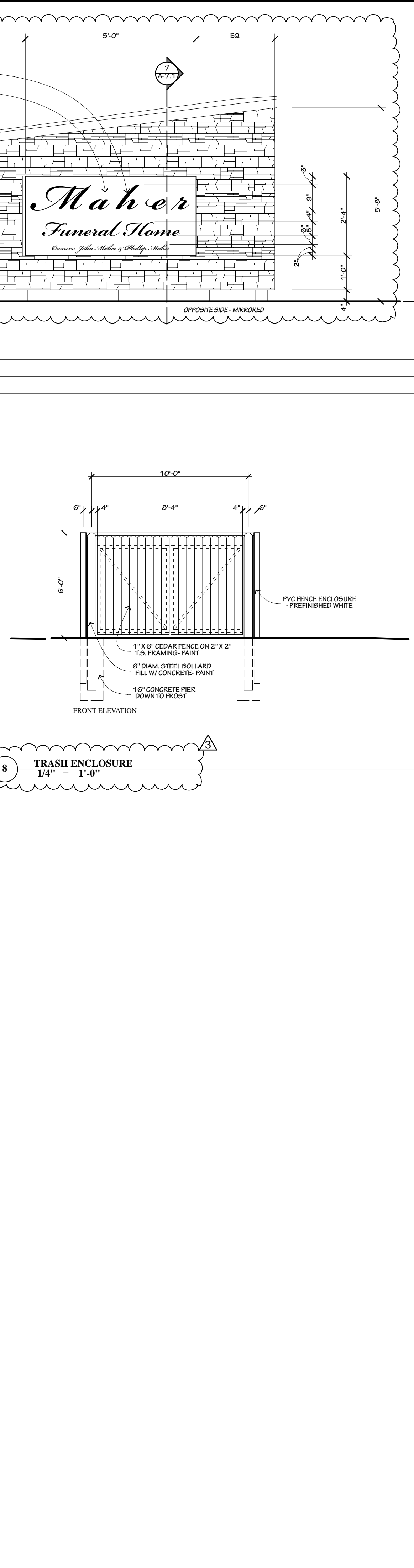
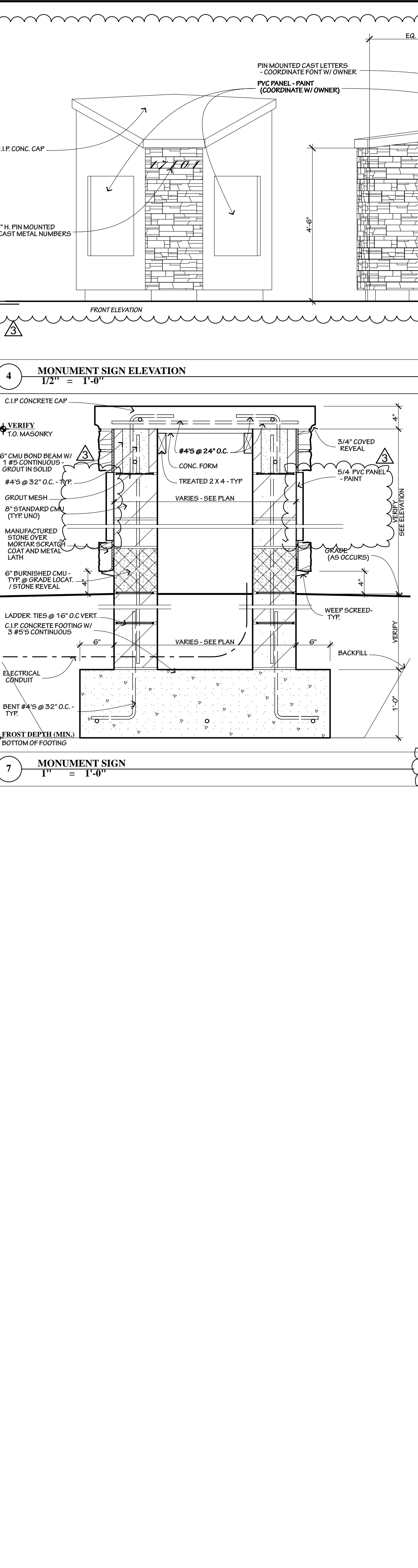
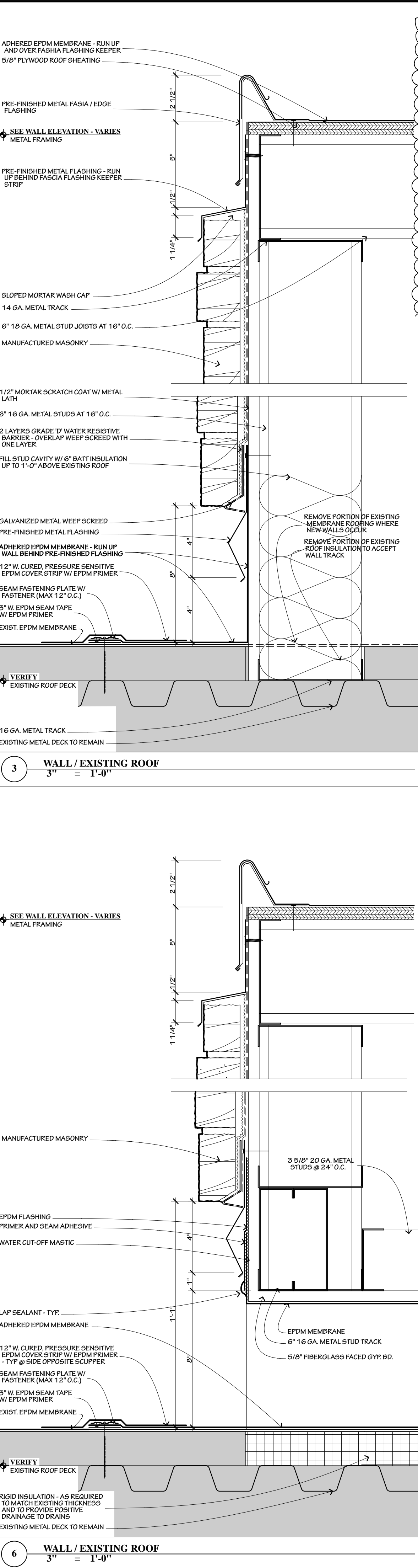
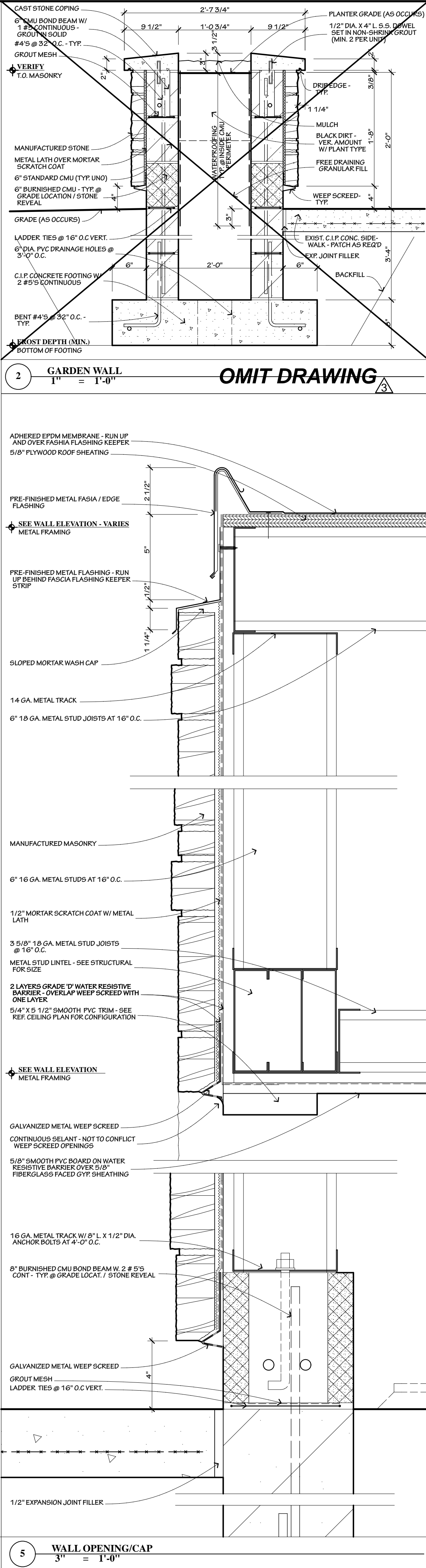
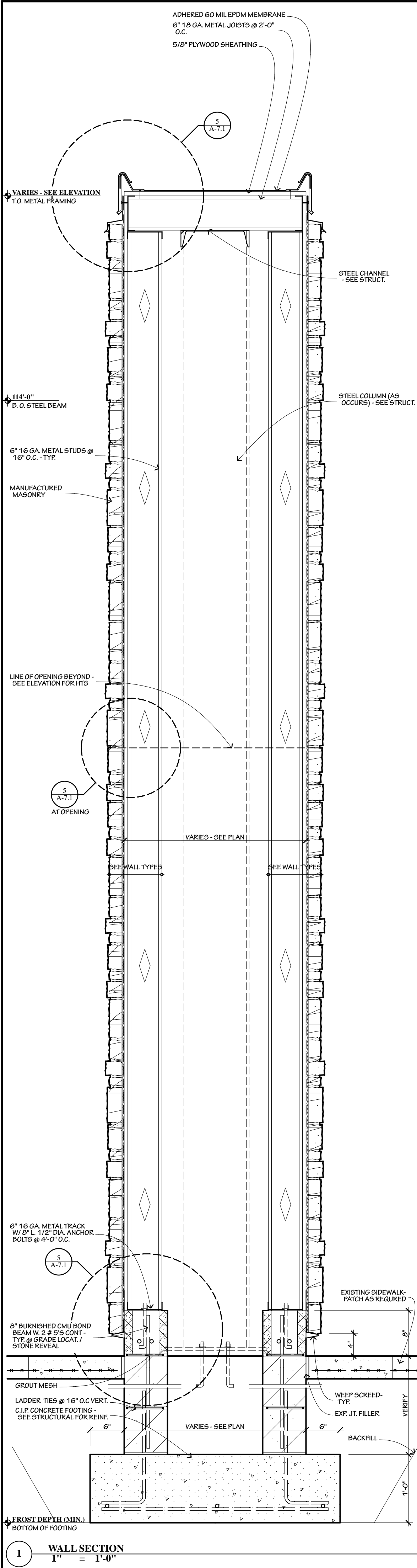
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

REVISIONS	
ADDENDUM 1	12/05/2014
ADDENDUM 2	12/22/2014
CC1	02/10/2015

SHEET TITLE:
BUILDING ELEVATIONS

DRAWN BY: DATE: PROJ. NO.
BRH BAT CJH 02/10/2015 34245

SHEET NO.
A-6.1R



Miller

ARCHITECTURE, INC.

320.251.4109 | 320.251.4693 fx

3335 West St Germain Street

PO Box 1228

St Cloud, MN 56302

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Signature: CHRISTOPHER J. HOGAN

Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME

INTERIOR & EXTERIOR REMODEL

17101 71ST AVENUE

TINLEY PARK, ILLINOIS 60477

REVISIONS

ADDENDUM 1	12/05/2014
ADDENDUM 2	12/22/2014
CD 1	02/10/2015

SHEET TITLE

SECTIONS/DETAILS

DRAWN BY: DATE: PROJ. NO.

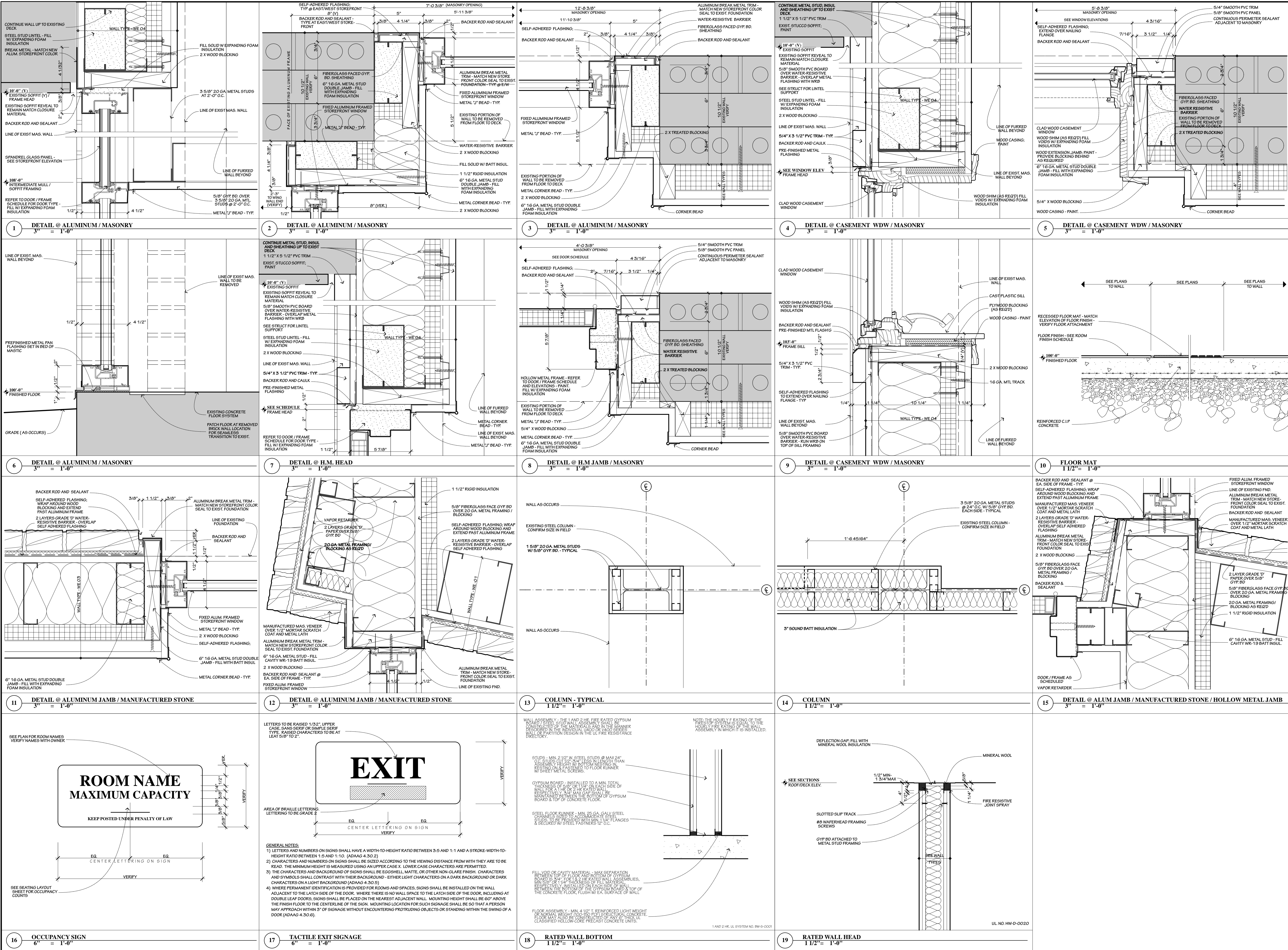
BRH BAT CJH 02/10/2015 34245

SHEET NO.

A-7.1

10 - SECTIONS/DETAILS : Plotted on 2/11/15 at 2:23 PM - /Users/bradyhickcox/Public/Miller Projects/34245•Maher Funeral Home/Plans/Maher FH CA.pln

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Reg. No. : 001.021549 Date: 11/20/2014

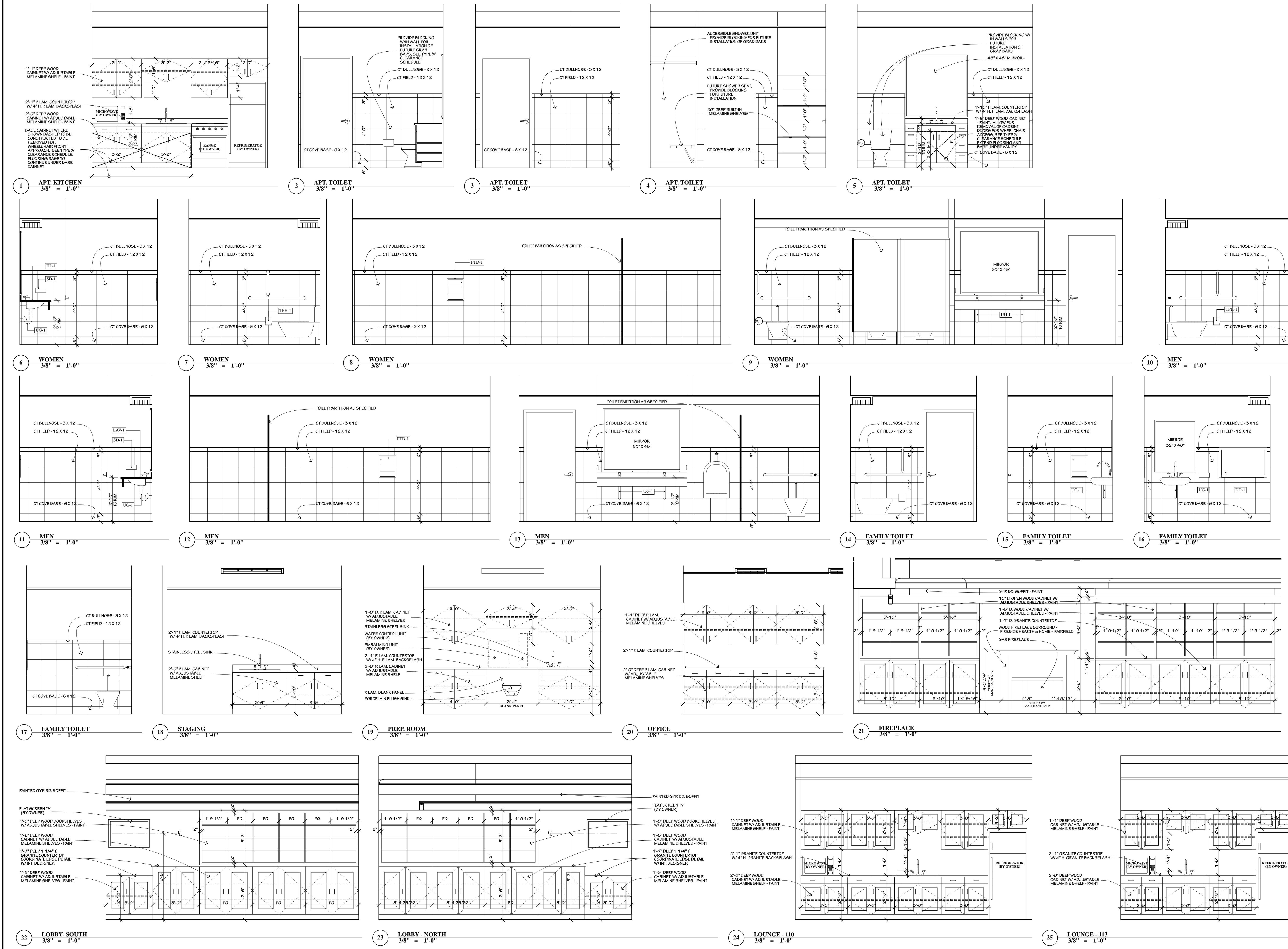
MAHER FUNERAL HOME
INTERIOR & EXTERIOR REMODEL
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

REVISIONS		
ADDENDUM 1	12/05/2014	
ADDENDUM 2	12/22/2014	
CD 1	02/10/2015	

SHEET TITLE
DETAILS

DRAWN BY: DATE: PROJ. NO.
BRH BAT CJH 02/10/2015 34245

SHEET NO.
A-7.2R



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St Cloud, MN 56302

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Signature: CHRISTOPHER J. HOGAN
Reg. No. : 001.021549 Date: 11/20/2014

MAHER FUNERAL HOME
INTERIOR & EXTERIOR REMODEL
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

REVISIONS

ADDENDUM 1
12/05/2014

ADDENDUM 2
12/22/2014

CD 1
02/10/2015

SHEET TITLE:
INTERIOR ELEVATIONS & DETAILS

DRAWN BY: DATE: PROJ. NO.

BRH BAT CJH 02/10/2015 34245

SHEET NO.

A-8.1R



Consulting Engineers
2412 Putnam Drive, Naperville, Illinois 60565
Phone (630) 310-8660 Fax (630) 310-8485
www.rvmatengineering.com

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ENGINEER'S SEAL
EXP: 11/30/2015

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17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

PLOT DATE:	SCALE:
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14022	MILLER ARCHITECTS
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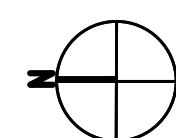
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1. <u>THE</u>

TITLE

SITE PHOTOMETRIC PLAN

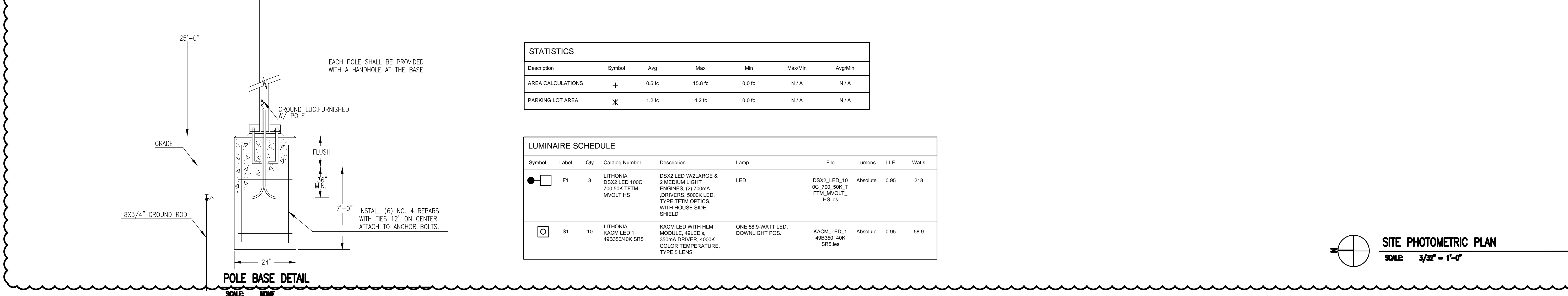
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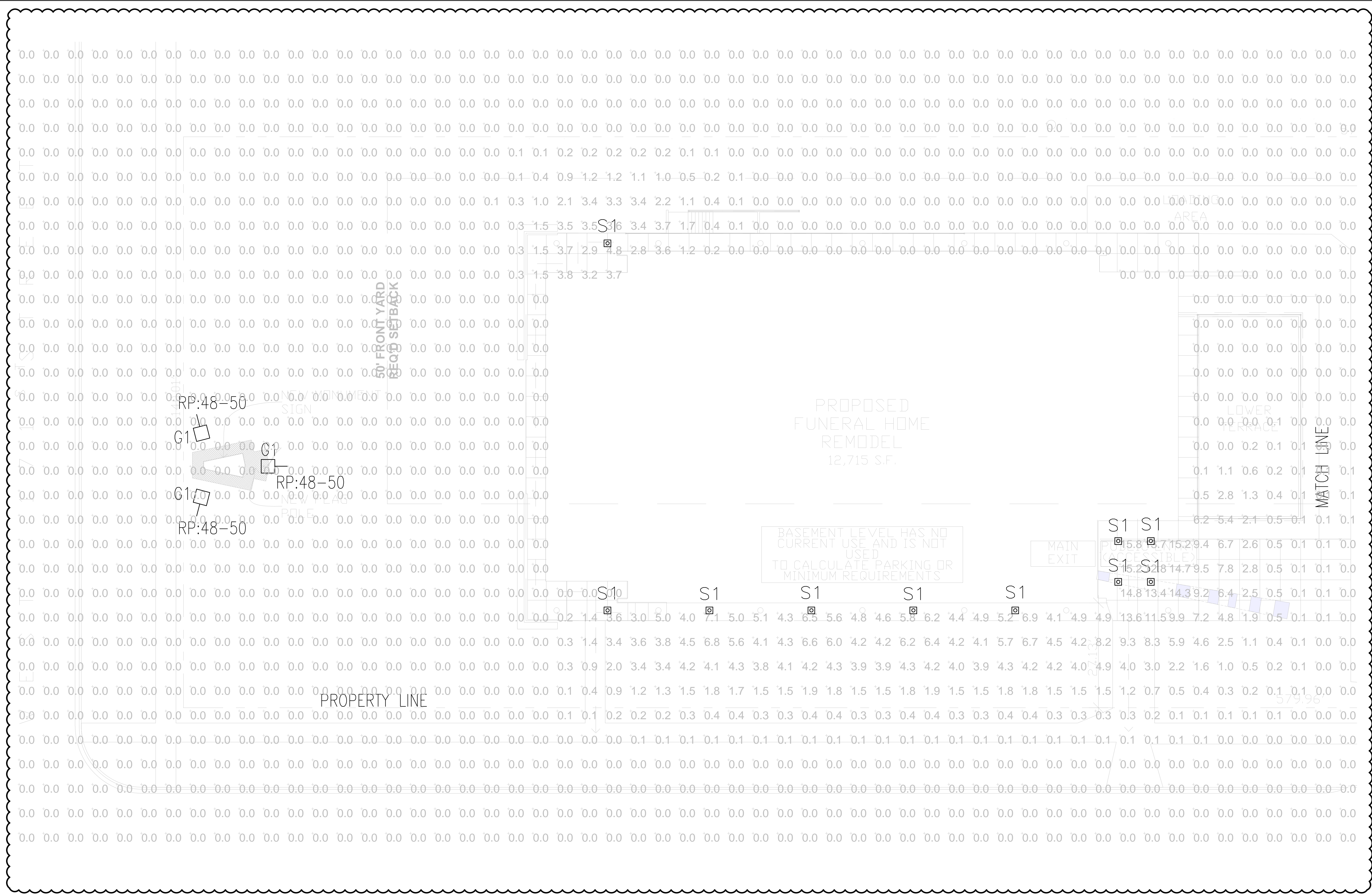


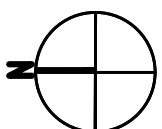
SITE PHOTOMETRIC PLAN


SCALE: $3/32" = 1'-0"$



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	F1	3	LITHONIA DSX2 LED 100C 700 50K TFTM MVOLT HS	DSX2 LED W/LARGE & 2 MEDIUM LIGHT ENGINES, (2) 700mA DRIVERS, 5200K LED, TYPE TFTM OPTICS, WITH HOUSE SIDE SHIELD	LED	DSX2_LED_10 0C_700_50K_T FTM_MVOLT_ HS.lns	Absolute	0.95	218
	S1	10	LITHONIA KACM LED 1 49B350/40K SR5	KACM LED WITH HLM MODULO, 49Lx5.9", 350mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 5 LENS	ONE 58.9-WATT LED, DOWNLIGHT POS.	KACM_LED_1 _49B350_40K_ SR5.lns	Absolute	0.95	58.9




 **SITE PHOTOMETRIC PLAN**
SCALE: 3/32" = 1'-0"


REC
Rymat Engineering Corporation
Consulting Engineers
2412 Putnam Drive, Naperville, Illinois 60565
Phone (630) 310-8660 Fax (630) 310-8485
www.rymatengineering.com
IL. Design Firm Reg. # 184-004253

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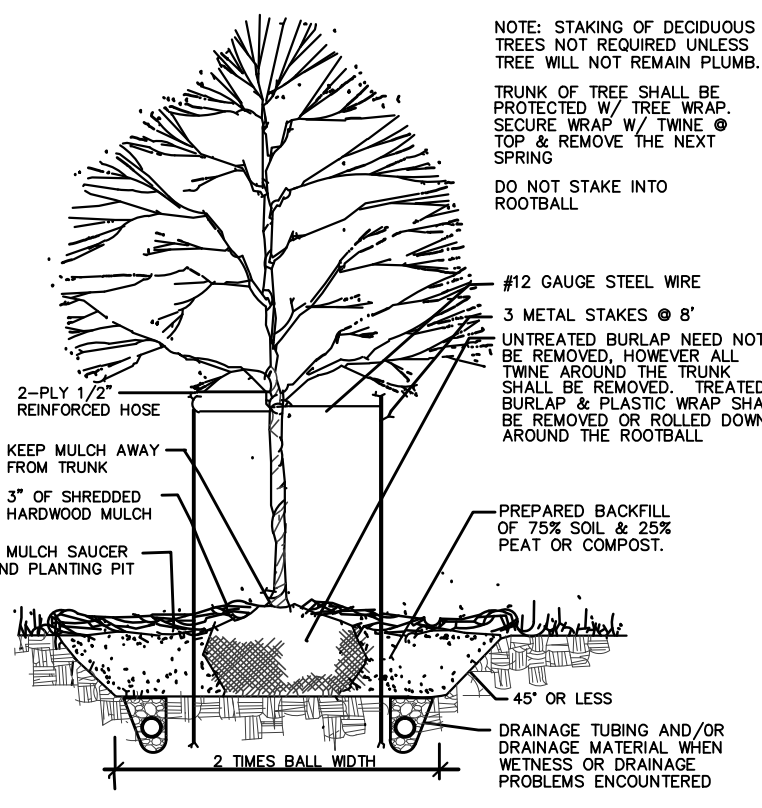
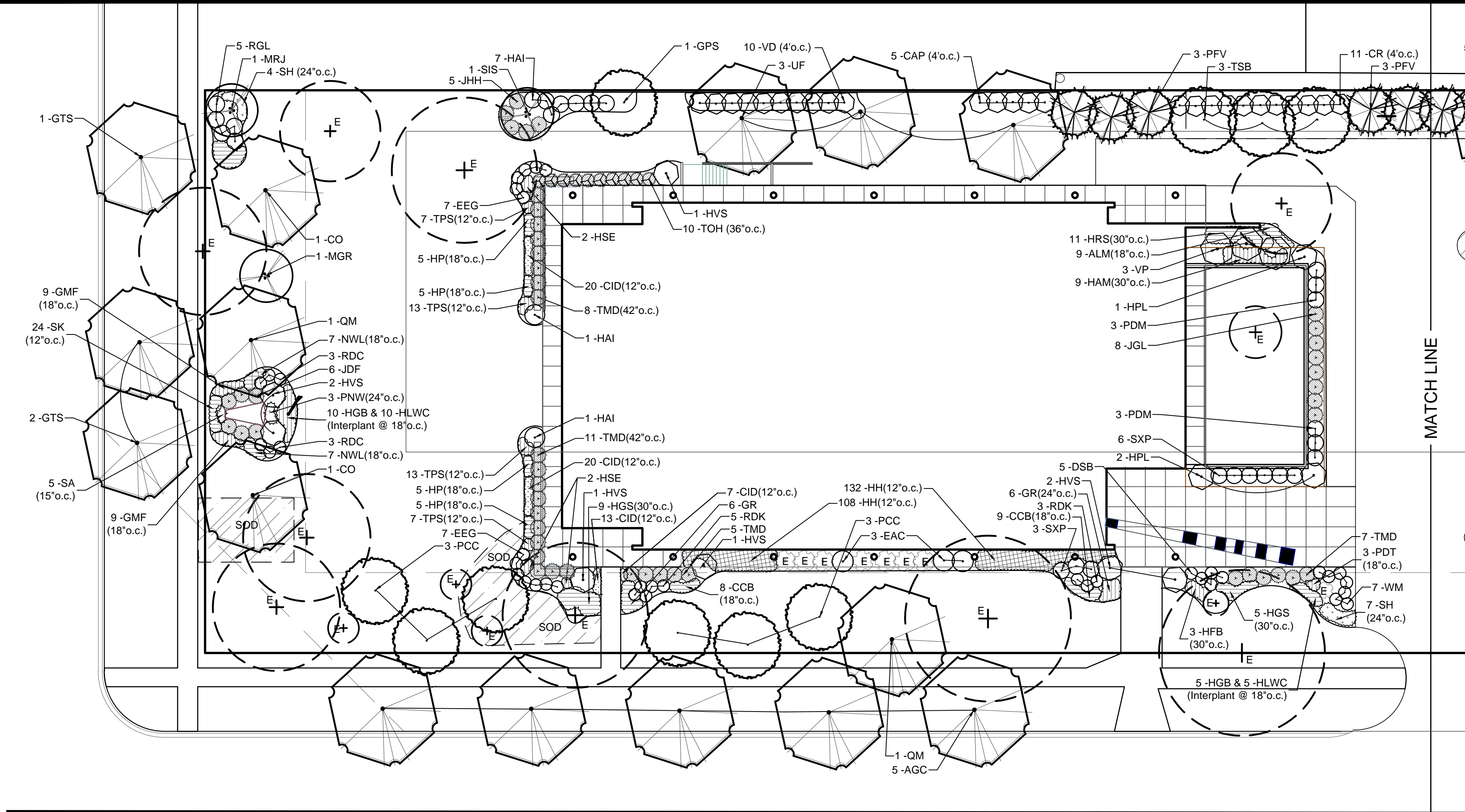
	
ENGINEER'S SEAL EXP: 11/30/2015	
DATE	DESCRIPTION
11.20.14	ISSUE FOR PERMIT
01.06.15	REVISED PER VILLAGE REVIEW
02.10.15	REVISED PER VILLAGE REVIEW

MAHER FUNERAL HOME
INTERIOR & EXTERIOR REMODEL
17101 71ST AVENUE
TINLEY PARK, ILLINOIS 60477

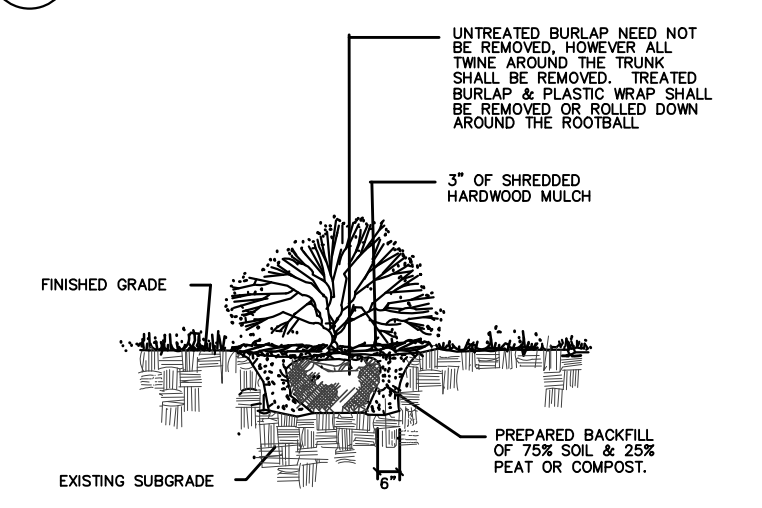
DRAWN BY: MG	REVIEWED BY: CL
PLOT DATE: 11.20.14	SCALE: AS NOTED
PROJECT#: 14022	ARCHITECT: MILLER ARCHITECTS

TITLE
SITE PHOTOMETRIC PLAN

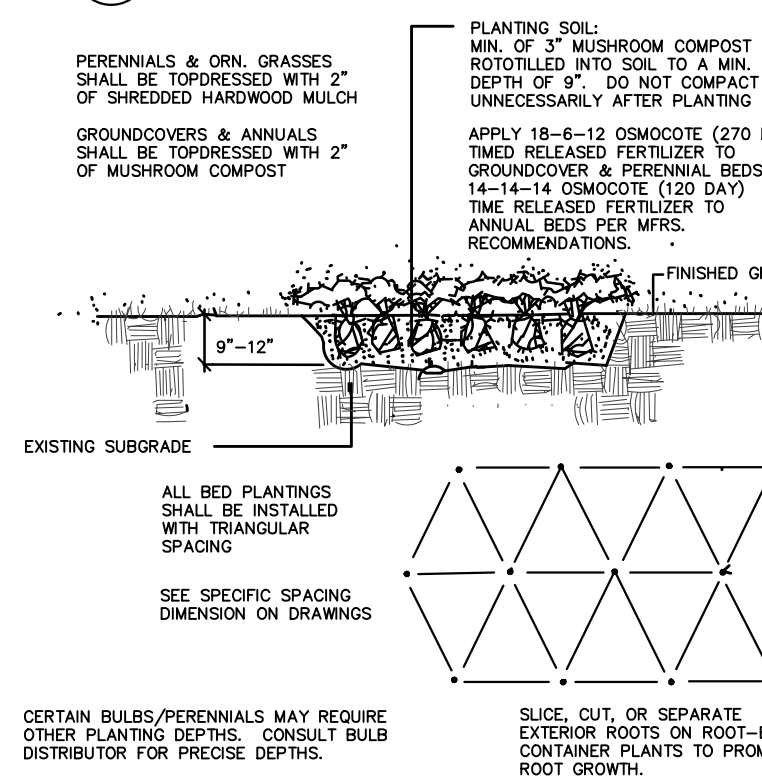
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DECIDUOUS TREE

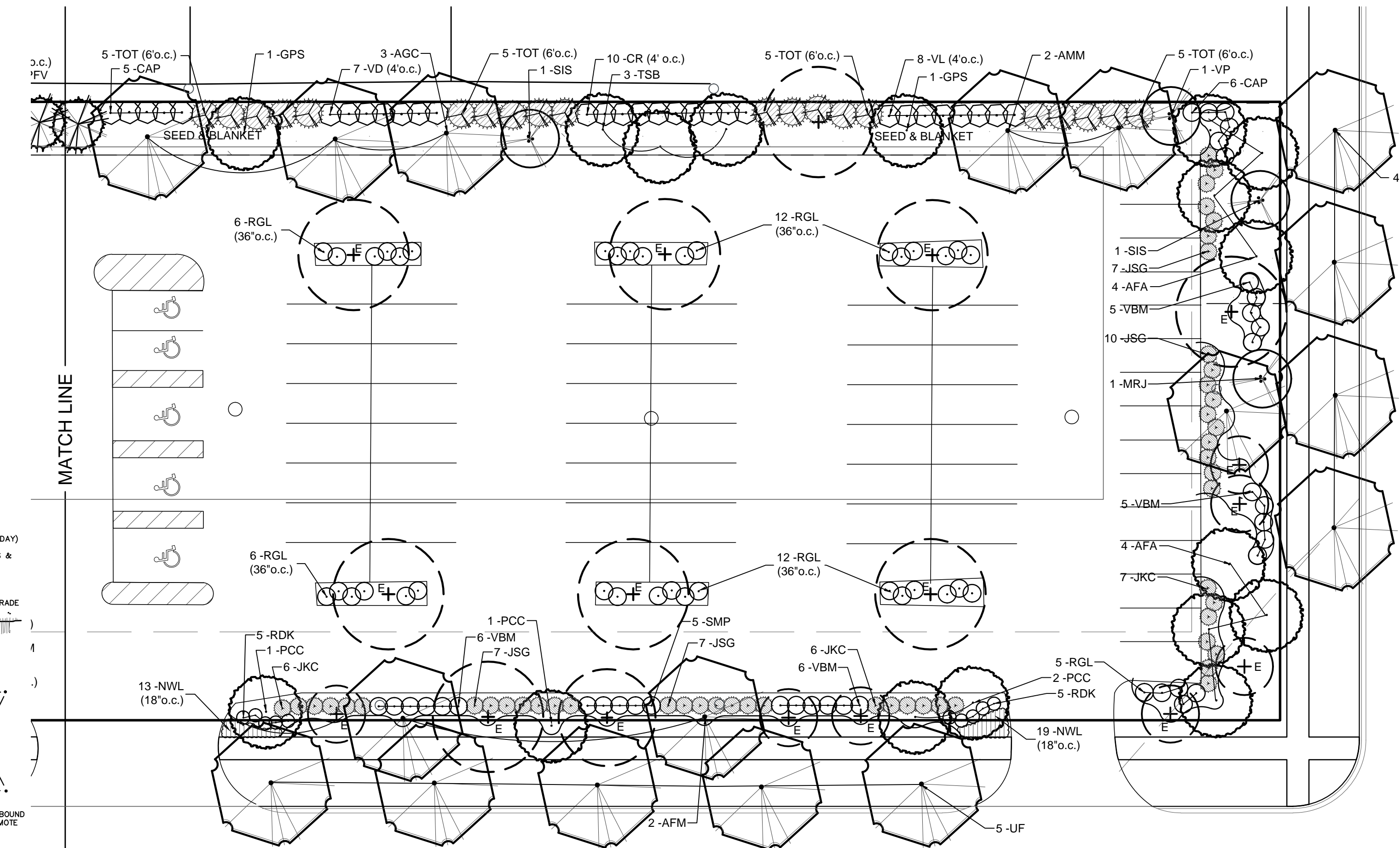


SHRUBS

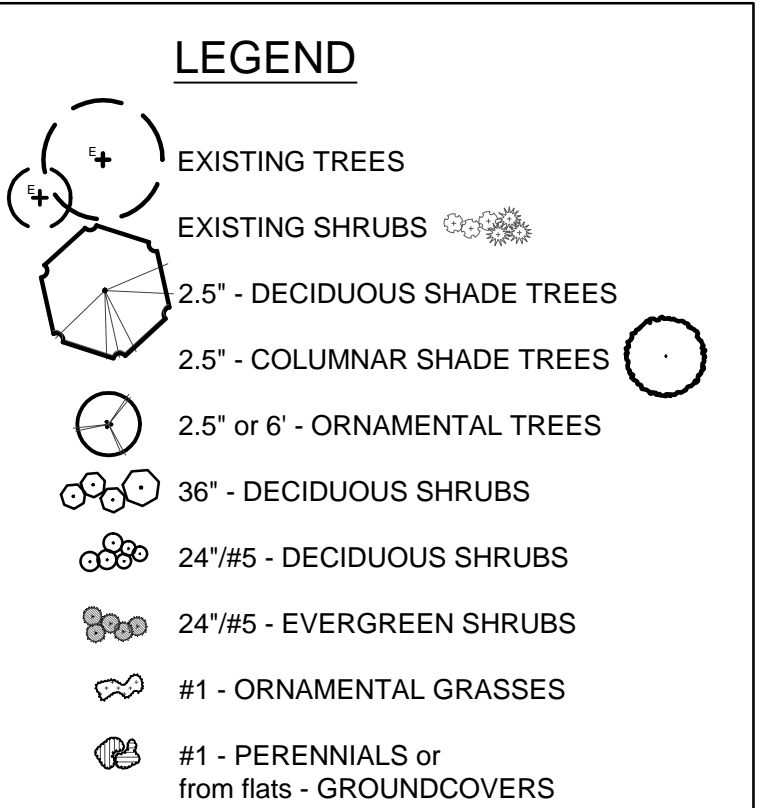


BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVERS & ANNUALS)

QTY	ITEM	DESCRIPTION
310 SY	Seed w/ Straw Blanket	Kentucky Bluegrass/Rye Blend
100 SY	Sod	S75 by North American Green (or equal)
49 CY	Mulch	Kentucky Bluegrass Blend (mineral base)
11 CY	Mulch	Shredded Hardwood Bark
		Compost (Yard Waste or Mushroom)



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFA	8	Acer f. 'Armstrong'	Armstrong Freeman Maple	2.5" BB
AFM	2	Acer f. 'Mormo'	Mormo Freeman Maple	2.5" BB
AMM	2	Acer m. 'Morton'	State Street Maple	2.5" BB
AGC	8	Acer n. 'Green Column'	Green Column Black Maple	2.5" BB
CO	2	Celtis occidentalis	Hackberry	2.5" BB
GPS	3	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" BB
GTS	7	Gleditsia li. 'Skyline'	Skyline Honeylocust	2.5" BB
PCC	10	Pyrus c. 'Glen's Form'	Chanticleer Pear	2.5" BB
QM	2	Quercus muehlenbergii	Chinkapin Oak	2.5" BB
TSB	6	Taxodium d. 'Shawnee Brave'	Shawnee Brave Bald Cypress	2.5" BB
UF	8	Ulmus 'Frontier'	Frontier Elm	2.5" BB
DECIDUOUS ORNAMENTAL TREES				
MGR	1	Malus 'JFS-KWS'	Royal Raindrop Crabapple	8" BBd
MRJ	2	Malus 'Red Jewel'	Red Jewel Crabapple	2.5" BB
SIS	3	Syringa r. 'Ivory Silk'	Ivory Silk Jap. Tree Lilac	2.5" BB
EVERGREEN TREES				
PFV	6	Pinus f. 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	8" BB
TOT	20	Thuja o. 'Techny'	Techny Arborvitae	8" BB
DECIDUOUS SHRUBS & SHRUB ROSES				
CR	21	Cornus racemosa	Grey Dogwood	3" BB
CAP	16	Cotoneaster acutifolius	Peking Cotoneaster	3" BB
DSB	5	Diervilla s. 'Butterfly'	Butterfly Bush Honeysuckle	24" #5
EAC	3	Eouymnus a. 'Compactus'	Dwarf Burningbush Euonymus	4" BB
HAI	9	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	#5
HPL	3	Hydrangea p. 'Limelight'	Limelight Hydrangea	#5
HVS	7	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5
PDM	6	Physocarpus o. 'Donna May'	Little Devil Ninebark	#3
RGL	48	Rhus a. 'Gro-Low'	Go-Low Sumac	24" #5
RDC	6	Rosa f. 'Meidiflora'	Coral Drift Rose	#3
RDK	18	Rosa 'Radtko'	Double Knockout Shrub Rose	#3
SXP	9	Syringa x. 'Penda'	Bloomerang Lilac	18" #5
SMP	5	Syringa m. 'Palibin'	Dwarf Korean Lilac	24" #5
VD	17	Viburnum d. 'Synnestvedt'	Chicago Lustre Viburnum	#3
BBM	22	Viburnum d. 'Christom'	Blue Muffin Viburnum	24" #5
VL	8	Viburnum lentago	Nannyberry Viburnum	3" BB
VP	4	Viburnum prunifolium	Blackhaw Viburnum	4" BB
WM	7	Weigela f. 'Mnuet'	Mnuet Weigela	#3
EVERGREEN & BROADLEAF EVERGREEN SHRUBS				
EEG	13	Euonymus f. 'Emerald n Gold'	Emerald n Gold Euonymus	#5
JDF	6	Juniperus c. 'Daub's Frosted'	Daub's Frosted Juniper	24" #5
JGL	8	Juniperus c. 'Gold Lace'	Gold Lace Juniper	24" #5
JKC	19	Juniperus c. 'Kalleys'	Kalleys Compact Juniper	24" #5
JSG	31	Juniperus c. 'Sea Green'	Sea Green Juniper	24" #5
JHH	5	Juniperus h. 'Hughes'	Hughes Juniper	24" #5
TMD	31	Taxus m. 'Densiformis'	Dense Yew	24" #5
TOH	10	Thuja o. 'Holmstrup'	Holmstrup Upright Arborvitae	6" BB
ORNAMENTAL GRASS				
CID	60	Carex m. 'Ice Dance'	Ice Dance Sedge	from 12 flat
PNW	3	Panicum v. 'Northwind'	Northwind Switch Grass	#1
SA	5	Sesleria autumnalis	Autumn Moor Grass	#1
SH	11	Sporobolus heterolepis	Prairie Dropseed	#1
PERENNIALS				
ALM	9	Alchemilla mollis	Lady's Mantle	#1
CVM	17	Coreopsis v. 'Moonbeam'	Moonbeam Coreopsis	#1
GR	12	Geranium 'Gerwat'	Rozanne Geranium	#1
GMF	18	Geranium s. 'Max Frie'	Max Frie Geranium	#1
HGB	15	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1
HLWC	15	Hemerocallis 'Little Wine Cup'	Little Wine Cup Daylily	#1
HAM	9	Hosta 'August Moon'	August Moon Plantain-lily	#1
HFB	3	Hosta 'Fragrant Bouquet'	Fragrant Bouquet Plantain-lily	#1
HGS	14	Hosta 'Gold Standard'	Gold Standard Plantain-lily	#1
HP	20	Hosta 'Patriot'	Patriot Plantain-lily	#1
HRS	11	Hosta 'Regal Splendor'	Regal Splendor Plantain-lily	#1
HSE	4	Hosta s. 'Elegans'	Elegans Siebold Hosta	#1
NWL	46	Nepeta f. 'Walker's Low'	Walker's Low Catmint	#1
POT	3	Penstemon x. 'Dark Tower'	Dark Tower Beardtongue	#1
TPS	40	Tiarella 'Pink Skyrocket'	Pink Skyrocket Foamflower	#1
GROUNDCOVERS & VINES				
HH	240	Hedra h. 'Thorndale'	English Ivy	from 24 flat
SK	24	Sedum kamtschaticum	Russian Stonecrop	from 24 flat

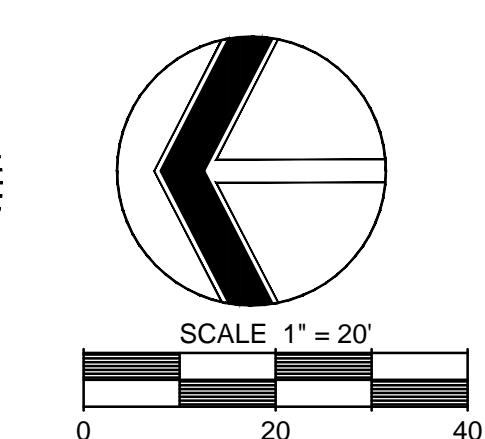
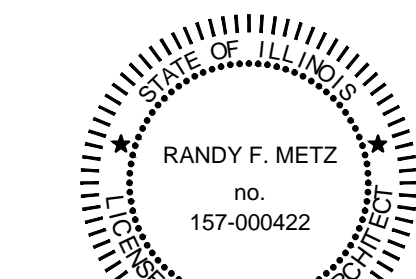


GENERAL NOTES:
Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
Size and grading standards of plant materials shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association.
Any materials with damaged or crooked/distorted leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).
Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.
All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.
Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.
All perennial, ornamental grass, groundcover and annual beds shall be topdressed with a minimum of three inches (3") of mushroom compost. The topdressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.
All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.
All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.
Planting beds adjacent to building shall be mulched in their entirety to the building foundation.
Grass seed shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified straw blanket or Hydro-mulch.
All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT REQUIREMENT CALCULATIONS

Category	Calculation	Provided
171st Street - Adjacent Land-use: Arterial Road - 25' Bufferyard 'C'	Calculation: 140' divided by 100 = 1.4 Plant multiplier	
#1 Shade Tree (2.5")	1.4 x 3.5 = 4.9 or 5 required trees	5 (4 new & 1 existing)
#1 Ornamental Tree (2.5" or 6")	1.4 x 1.4 = 2 required trees	2
#1 Shrubs (24-36")	1.4 x 14 = 20 required shrubs	20
172st Street - Adjacent Land-use: SF Residential - 30' Bufferyard 'D'	Calculation: 140' divided by 100 = 1.4 Plant multiplier	
#1 Shade Tree (2.5")	1.4 x 3.5 = 4.9 or 5 required trees	5 (4 new & 1 existing)
#1 Ornamental Tree (2.5" or 6")	1.4 x 3.3 = 4.6 or 5 required trees	5 (2 new & 3 existing)
#1 Shrubs (24-36")	1.4 x 28 = 39.2 or 40 required shrubs	40
71st Avenue - Adjacent Land-use: MF Residential - 20' Bufferyard 'C'	Calculation: 484' divided by 100 = 4.8 Plant multiplier	
#1 Shade Tree (2.5")	4.8 x 4 = 19.2 or 20 required trees	18 (13 new & 5 existing)
#1 Ornamental Tree (2.5" or 6")	4.8 x 1.6 = 7.7 or 8 required trees	8 existing
#1 Shrubs (24-36")	4.8 x 16 = 76.8 or 77 required shrubs	79 (77 new & 2 existing)
East Buffer - Adjacent Land-use: SF Residential - 30' Bufferyard 'D'	Calculation: 580' - 55' (buffer overlap) = 525' 525 divided by 100 = 5.3 Plant multiplier	
#1 Shade Tree (2.5")	5.3 x 3.5 = 18.6 or 19 required trees	18 (17 new & 1 existing)
#1 Ornamental Tree (2.5" or 6")	5.3 x 3.3 = 17.5 or 18 required trees	28 (2 ornamental & 26 evergreen)
#1 Shrubs (24-36")	5.3 x 28 = 149.2 or 150 required shrubs	69

Interior Lot Landscaping - Total Site 81,196.7 SF Requirement : 1 tree per 10,000 SF - 81,197 divided by 10,000 = 8.1 or 8 trees Provided: Category: Shade Tree (2.5") 6 existing	
Parking Lot Island Landscaping - Total area 781 SF Requirement : 1 tree & 1 shrub per 200 SF - 781 divided by 200 = 3.9 or 4 Category: Shade Tree (2.5") 4 existing Shrubs (24-36") 24	
Parkway Trees 171st Street - 140 LF divide by 50 = 2.8 or 3 71st Street - 526" LF divide by 50 = 10.5 or 11 172st Street - 140 LF divide by 50 = 2.8 or 3 ** Less access driveways	4 (3 new & 1 existing) 10 new 4 new



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REVISIONS
3 Additional Review Comments 2-11-15
2 Review Comments/Site Plan 2-10-15
1 Village Review Comments 2-2-15

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LANDSCAPE PLAN

PROJECT NO.: JOB NO.:
L2414 8686A

DATE: 12/05/14
SCALE: 1"=20'
PLANNER: RM
DRAWN BY: RM
CHECKED: _____

SHEET L-1

SHEET L-2 : Tree Preservation and Removal Plan



Spandrel Glass

Introduction

Description

Capabilities

Applications

Characteristics

**Additional Important
Information**



Oldcastle Glass®

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**The Offices
at Park 10**

Houston, Texas
Architect: Philip Ewald
Architecture, Inc.

Spandrel Glass



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Section 11•03
Page 1



Due to the limitations of the printing process, colors above may vary.
Consult factory for actual color samples.

Spandrel Applications

Spandrel glass' applications range from functional to decorative ones:

- Masking equipment while maintaining a consistent glass look
- Custom Color Applications
- Nonvision Areas
- Partitions
- Curtain Walls
- Storefronts
- Wall Cladding

Offered monolithically, in insulating units, or as laminated glass, Spandrel glass is typically specified for buildings' nonvision areas to mask construction materials. Even refurbished buildings covered in a combination of vision and spandrel glass can appear to be constructed entirely of glass. Color samples are shown at left. (*White and black are also available.*)

Alterra

Milwaukee, Wisconsin
Architect: Epstein Uhen Architects



Spandrel Glass

Introduction

Oldcastle Glass® provides today's design professional with a family of glass products that create that distinctive look, from refreshingly new exterior cladding designs to exciting interior applications. Oldcastle Glass® spandrel glass is available in a palette of colors, allowing the glass to become a critical design element that is not only functional, but also aesthetically important. Many buildings are covered in a combination of vision and spandrel glass, giving them a complete glass appearance. Even refurbished buildings, with little or no actual vision glass, can have a look of expansive glass areas through the use of spandrel glass. The versatile nature of this product, allows it to be produced in many colors, which makes opaque glass an attractive product choice for owners, architects and designers who seek to

attain unique features in the structures they create or refine. Spandrel glass is an opaque, painted glass, traditionally used in nonvision areas of a building to mask construction materials. The paint, a ceramic frit or an elastomeric silicone, is applied directly to the glass surface by utilizing modern coating technology.

Designed for nonvision areas, spandrel glass should be glazed against a dark uniform background, void of light. Spandrel glass is normally heat-strengthened to withstand higher temperatures associated with these areas of the building's facade, reduce the risk of fallout and minimize the possibility of spontaneous breakage. Spandrel glass can be tempered to meet safety glazing requirements for hazardous locations.

Description

Ceramic Frit Spandrel

Available in a variety of colors to harmonize or contrast with the vision area, the ceramic frit is applied to the #2 surface of the glass by using a horizontal roller-coating process. Ceramic enamel frits contain finely ground glass mixed with inorganic pigments to produce a desired color. The coated glass is then heated to about 1,150°F, fusing the frit to the glass surface, which produces a ceramic coating almost as hard and tough as the glass itself. A fired ceramic frit is durable and resists scratching, chipping, peeling, fading and chemical attacks.

Opaci-Coat-300® Silicone Paint Spandrel

Opaci-Coat-300® silicone paint is a water-based, elastomeric coating that provides optimal glass

opacification. Applied without heat during the final stage of the spandrel fabrication process, Opaci-Coat-300® can be used with equal effectiveness on annealed glass (interior only) or heat-treated glass. Opaci-Coat-300® creates a rubberlike film when applied to glass, and, when specified, may satisfy criteria for fallout protection without the need for taping or the application of scrim films.

Spandrel glass color charts are available from Oldcastle Glass®. These charts assume that a standard clear glass substrate is being specified, but any tinted glass substrate may be used to complement or contrast the project's vision glass.

For a list of available glass products/colors, go to the White Glass Options Tab.



Spandrel Glass

Capabilities

Size:

Maximum size on 1/4" glass⁽¹⁾	72" x 144"
Minimum size on 1/4" glass	12" x 12"

(1) Represents typical standard size limitations; please review larger and smaller size requirements with Oldcastle Glass®.

Ceramic Frit Colors

Standard colors include gunmetal, charcoal, Solargray®, Solarbronze®, gray black, Solex®, blue,

lava bronze, Graylite® and EverGreen™. Additional industry standard colors are available along with a variety of custom color options. For additional information, log on to www.oldcastleglass.com.

Opaci-Coat-300® Colors

Standard colors include black, bronze, green, blue, blue-green, charcoal, gray, Graylite® and Pilkington EverGreen™. Custom color matches are also available.

Applications

Spandrel glass can be installed monolithically, using insulated metal backpans, but is more often found as a component of an insulating glass unit. Reflective spandrel glass units are widely used when a uniform all-glass look is desired for the building exterior. Typical applications include commercial fixed windows, curtain walls, store-fronts and wall cladding. Spandrel glass is traditionally an opaque material not intended for use in vision areas. Glazing conditions, such as in transoms and partitions, where the glass can be viewed in transmission, should be avoided.

See the White Glass Selector Tab for some common applications.

Variable sky conditions may influence the perception of glass color and appearance. When viewing glass from the outside, the dominant visual characteristic is the visible light reflectance. Overcast (gray) skies result in a greater visual disparity between vision and spandrel areas. This is due to the relative transparency of the vision glass, resulting in the perception of depth in the vision areas. By contrast, the opaque spandrel glass tends to look two-dimensional.

Curtain Walls

Curtain wall construction typically includes both vision glazing and spandrel glazing. The spandrel area often complements the vision area in terms of exterior appearance. This is relatively easy to achieve when low-light transmitting (or highly reflective) glass types are used. These glass types provide the least contrast between vision and spandrel areas under a variety of lighting conditions. Glass with high light transmission or low reflectance typically provides greater contrast between vision and spandrel areas.

Spandrel and Low-E

We recommend avoiding the combination of Low-Emissivity coated glasses with ceramic frit spandrel in an IG unit, if the Low-E is on the #3 surface. The performance of the Low-E glass is significantly reduced as a result of the paint being in contact with or adjacent to the coated glass surface. When Low-E glass is utilized in the vision glass of a project, we recommend substituting an uncoated clear substrate in the spandrel unit. As always, full-size mock-ups should be viewed prior to the final design decision.

(continued on next page)



Spandrel Glass

Applications (continued)

Spandrel with Insulation

Many companies throughout the glass industry have long studied the subject of exterior spandrel glass and its accompanying use with building insulations.

It has been suggested that the best possible method of using spandrel glass with insulation is to have an air gap between the two materials. Any glass, if installed improperly, can become stained or mottled from moisture when it is allowed to remain in contact with the glass for long periods of time. Airborne contaminants can also be present before and during the time of installation. When this moisture blends with alkaline materials, staining potential is increased if moisture is trapped between the insulation and the coated surface of the spandrel glass. Thermal breakage can also be influenced by the use of insulation.

On darker colors the heat buildup can be significant. If insulation should be improperly applied, an uneven distribution of heat can occur, resulting in hot and cold spots.

Reflective Glass Products

The use of insulation in direct contact with reflective surfaces is not recommended. Manufacturers of reflective glass products recommend a minimum air gap of 1" to 2" (26 mm to 51 mm) when the coated surface is in the #2 position. This recommendation applies to both sputter/vacuum deposited (soft coat) and pyrolytic coated (hard coat) reflective glass products.

See the White Glass Selector Tab for some typical applications.

Characteristics

Installed Appearance

Standard industry practice advises against the use of spandrel glass in vision areas. In areas without a dark background, scattered pinholes and some nonuniformity in the ceramic frit thickness or coverage may be evident. Spandrel glass is designed to be glazed against a dark background and should not be used in transoms, partitions, or other areas where it can be viewed in transmission. If it is used where light may be seen through the glass, a consultation with the glass fabricator is mandatory.

Quality

Pinholes, screen marks and opaque particles are permissible in ceramic enamel spandrel glass.

Visual Characteristics

Greater contrast between vision and spandrel areas occurs when using tinted (uncoated) glass or high-transmission Low-E coatings on clear substrates. Under these conditions, insulating glass spandrel units (shadowbox IG units) can provide the illusion of depth and approximate the look of the vision glass more closely. Keeping both the vision and the spandrel glass construction similar (the same exterior glass color, coating, etc.) can minimize the contrast under various lighting conditions. Oldcastle Glass® suggests specifying a neutral colored opaque spandrel (a ceramic frit or silicone paint) on the #4 surface of the IG for this application.

Spandrel Glass

Additional Important Information

Design Criteria

Details on the following important topics can be found in the Black Design Criteria Tab: Glazing Instructions, Thermal Stress, Deflection, Glass Design Loads, Glass Thickness Selection, Spontaneous Breakage of Tempered Glass, Roller Wave Distortion in Heat-treated Glass, Mock-ups and Warranties.

Specifications

A sample Section 08800 Specification for North America can be found in the Black Specifications Tab. Information specific to spandrel glass can be found in Part 2 Products, 2.02 Materials.

Contact Us

For any additional information, including details, technical data, specifications, technical assistance and samples, or to speak with an architectural specialist, call 1-866-OLDCASTLE(653-2278).

Visit Us on the Web

Log on to www.oldcastleglass.com for project photos, product colors, general inquiries and project assistance.

To view performance data on a wide range of glass makeups, or to build your own product specification, log on to www.oldcastleglass.com and choose GlasSelect™ 