



**AGENDA FOR REGULAR MEETING  
VILLAGE OF TINLEY PARK  
PLAN COMMISSION  
April 2, 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 March 19, 2015 Regular Meeting

**Item #1**

**PUBLIC HEARING**

**DAVITA DIALYSIS CENTER (former Eiche Turner) – 16767 S. 80<sup>TH</sup> AVENUE - SITE PLAN APPROVAL, RE-SUBDIVISION PLAT, AND VARIATIONS FOR A NEW MEDICAL FACILITY** (Commissioners McClellan and Ficaro)

Consider a proposal from Sam Sarbacker of OGA, representing DaVita Dialysis, for Site Plan Approval, Re-subdivision Plat Approval, and Variations, for a 6,700 square foot medical facility that provides dialysis services. The project will involve the demolition of the Eiche Turner facility located at 16767 S. 80<sup>th</sup> Avenue, the construction of a new medical building, and site improvements. The property is zoned B-1.

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

1. A 65 foot front yard setback variation from the required 125 foot front yard setback to allow the proposed 60 foot front yard setback;
2. A 1.66 acre variation of the 4.0 acre minimum lot area to allow for an existing lot area of 2.34 acres; and
3. A 289.93 foot variation from the 600 foot lot width requirement to allow for an existing lot width of 310.07 feet.

**Adjourn Public Hearing**

**Item #2**

**E&B LIQUORS (former Family Video Store) – 16948 OAK PARK AVENUE – SITE PLAN APPROVAL AND SPECIAL USE PERMITS FOR A PACKAGE LIQUOR STORE AND A MIXED-USE BUILDING** (New Item)

Consider a proposal from Paul (Pravin) Patel of E&B Liquors for Site Plan Approval and Special Use Permits to create a package liquor store and add one residential apartment to create a mixed-use building. The project will include the renovation of an existing building at 16948 S. Oak Park Avenue and will be completed in two phases, with phase one being a façade improvement and phase two involving demolition of a portion of the building to create the required parking at the rear and related site improvements, along with construction of a residential unit within the building. The property is zoned NG (Neighborhood General) within the Village's 2009 Legacy Code.

**Adjourn Meeting**

### **ORDER OF PUBLIC HEARING**

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

### **PUBLIC HEARING REMINDERS**

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



## **MINUTES OF THE PLAN COMMISSION**

### **VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS**

**MARCH 19, 2015**

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on March 19, 2015 at 7:30 p.m.

#### **ROLL CALL**

**Plan Commissioners:**

Jeff Ficaro  
Tom Mahoney  
Bob McClellan  
Mark Moylan  
Bill Reidy  
Rita Walker, Chairman

**Absent Plan Commissioners:**

Maureen McLeod  
Art Pierce

**Village Staff:**

Amy Connolly, Planning Director  
Paula Wallrich, Deputy 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 March 5, 2015 Plan Commission Meeting were presented for approval. It was noted that on page 11 of the Minutes, the Edenbridge Apartments agenda item was listed as Item #2 for discussion but was actually Item #3. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MAHONEY to approve the Minutes with the correction.

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 MARCH 19, 2015 MEETING**

**ITEM #1: EDENBRIDGE APARTMENTS (ED SCHULZ, A&R KATZ, PETITIONER) – 18100 AND 18192 S. 66<sup>TH</sup> COURT – LANDSCAPE APPROVAL (Commissioners Reidy and Mahoney)**

Consider the final landscape plan for Edenbridge Apartments located at 18100 and 18201 S. 66<sup>th</sup> Court.

Present were the following:

|                            |   |
|----------------------------|---|
| Plan Commissioners:        | Jeff Ficaro<br>Tom Mahoney<br>Bob McClellan<br>Mark Moylan<br>Bill Reidy<br>Rita Walker, Chairman   |
| Absent Plan Commissioners: | Maureen McLeod<br>Art Pierce  |
| Village Staff:             | Amy Connolly, Planning Director<br>Paula Wallrich, Deputy Planning Director<br>Stephanie Kisler, Planner<br>Debra Kotas, Commission Secretary |
| Guest(s):                  | Darlene Carrero, Property Manager, Edenbridge Apartments  |

PAULA WALLRICH, Deputy Planning Director, presented the final landscape plan relative to parking lot expansion and related site improvement for the Edenbridge Apartment complex located at 181<sup>st</sup> Street and 66<sup>th</sup> Court. MS. WALLRICH reminded Commissioners that the Site Plan was previously approved at the last meeting of the Plan Commission, however, at that time concerns were expressed regarding the proposed landscape plan.

MS. WALLRICH reported that Staff and the Assigned Commissioners made a site visit and also met with the Village Engineer, Village Landscape Architect, and representatives for the Petitioner. As a result, she reported that it was agreed to relocate trees out of the vision triangle on 181<sup>st</sup> Street, increase the amount of landscaping at the location of the previously proposed Lot “D”, and add canopy trees to the area of the detention pond. Also, due to concerns regarding headlight glare from south Lot “A”, she reported additional plantings will be added to the area between the south “A” lot and the building and between the parking along the private drive and the west side of the building.

MS. WALLRICH also reviewed the following outstanding items that have been resolved:

1. Identify a timeline for phasing the parking lot improvements;  
*Phase 1, consisting of Lot “A”, both north and south, will begin this construction season with the remaining improvements in Phase 2 completed next year.*
2. Insufficient accessible parking spaces;  
*One (1) additional accessible parking space will be added.*
3. Location of snow storage areas;

*Snow storage areas that conflict with planting areas or encroach the vision triangle will be removed.*

4. Proximity of Parking Lot "D" to outdoor living areas in the north Fulton Commons building;
5. Screening of Parking Lot "D";

*Parking Lot "D" has been eliminated from the proposal.*

6. Photometrics exceed ordinance limits at west property line;  
*Lighting will remain, as proposed.*

7. Turning radius analysis for fire equipment is required;  
*A turning radius has been approved by and will be provided to the Fire Department.*

8. Engineering approval and payment of fee;  
*Final engineering approval will be required prior to issuance of a building permit.*

DARLENE CARRERO, Property Manager, stated she was pleased with the proposed changes, however, requested any trees being planted not be flowering trees or trees that may drop berries onto residents automobiles. MS. WALLRICH suggested Darlene relay this to the Petitioner's Landscape Architect since he selected the specific type of trees.

There being no further questions or concerns from the Commissioners, COMMISSIONER REIDY made a motion to grant Landscape Plan Approval, consistent with plans dated March 13, 2015.

The Motion was seconded by COMMISSIONER MAHONEY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Mark Moylan, Bill Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioners Maureen McLeod and Art Pierce

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 MARCH 5, 2015 MEETING**

**ITEM #2: DAVITA DIALYSIS CENTER (former Eiche Turner property) – 16767 S. 80TH AVENUE – SITE PLAN APPROVAL, RE-SUBDIVISION PLAT APPROVAL, AND VARIATIONS FOR A NEW MEDICAL FACILITY (New Item)**

Consider a proposal from Sam Sarbacker of OGA, representing DaVita Dialysis, for Site Plan approval, Re-Subdivision Plat approval and variations including a 65 foot front yard setback variation from the required 125 foot front yard setback to allow the proposed 60 foot front yard setback, a 1.66 acre variation of the 4.0 acre minimum lot area to allow for an existing lot area of 2.34 acres, and a 289.93 foot variation from the 600 foot lot width requirement to allow for an existing lot width of 310.07 feet, for a 6,700 SF medical facility that provides dialysis services. The project will involve the demolition of the Eiche Turner facility located at 16767 S. 80th Avenue, the construction of a new medical building, and site improvements. The property is zoned B-1.

Present were the following:

Plan Commissioners:

Jeff Ficaro  
Tom Mahoney  
Bob McClellan  
Mark Moylan  
Bill Reidy  
Rita Walker, Chairman

Absent Plan Commissioners:

Maureen McLeod  
Art Pierce

Village Staff:

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

Guest(s):

Sam Sarbacker, OGA  
Nikki Bridges, Studio GC Architecture

SAM SARBACKER, Vice President-OGA, a full service developer and real estate company specializing in dialysis projects, appeared on behalf of their client, DaVita Dialysis, who seeks to construct a medical facility that provides dialysis services at the location of the former Eiche Turner building located at 16767 S. 80<sup>th</sup> Avenue.

MR. SARBACKER explained they will be developer of the facility, and upon completion of the project be the owner of the property providing limited property management services. He explained DaVita Dialysis will be their tenant and operator of the facility. He reported that a contractor for the project has not yet been selected.

MR. SARBACKER stated the existing structure will be demolished and replaced with the brand new 6,600 sq. foot medical facility providing dialysis services. He proceeded to review renderings of the proposed building noting it will be in approximately the same location as the current building with the curb cut also in approximately the same location.

MR. SARBACKER reported the building meets all Village standards in terms of materials. He explained the facility is considered a quiet use with hours from 4:30 a.m.- 7:00 p.m., Monday through Saturday, having a staff of 10 employees. He explained traffic will be light since most patients are dropped off. He proceeded to review the floor plan and site plan.

NIKKI BRIDGES, Architect, displayed and reviewed the proposed materials for the building.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report regarding Site Plan approval, Re-Subdivision Plat approval and Variations for the proposed dialysis center. She reported that the property consists of two (2) parcels totaling 2.34 acres, that were never legally subdivided, most likely since the Eiche Turner property was tax-exempt and the lot configuration was never questioned by the County. With the transfer of ownership to DaVita, MS. WALLRICH reported the Applicant has agreed to consolidate the two (2) lots and will then be placed on the tax roll.

MS. WALLRICH noted the subject property is zoned B-1 and is surrounded by commercial properties zoned R-4 and R-6, and abuts a residential area that is surrounded by a chain link fence. She stated B-1 zoning requires a 125' front yard setback, however, the proposed site plan indicates a 60' front yard setback, thus necessitating the 65' variation. She proceeded to review similar front yard setbacks for the surrounding commercial properties.

MS. WALLRICH explained the Village is requesting a cross access easement in anticipation of the redevelopment of the parcel to the north that will ultimately benefit both properties. Though there are no planned improvements for that parcel at this time, Staff is requesting the cross access be provided, but it will not be improved until such time as the property to the north redevelops.

MS. WALLRICH reported the parking lot will consist of 45 parking spaces, which meets Ordinance requirements, with the amount of accessible spaces exceeding requirements. She stated the parking lot is adequately lit and meets photometric standards. She relayed Staff's concerns regarding the safety of patients and requested a crosswalk be installed and a canopy for the front of the building for which the Applicant has complied.

MS. WALLRICH reviewed the landscape plan. Staff is requesting the trees planned for the cross easement area be relocated to the parking lot interior to provide additional shade and additional evergreen screening across the front of the property. She reported minor concerns were also raised regarding shrub spacing that was not indicated on the landscape plan, and requested the landscape plan be revised to include the spacing information.

MS. WALLRICH stated it was a pleasure working with the Applicant who was very responsive to Staff's concerns and recommendations, including architectural changes to the buildings porte-cochere. She reported the Petitioner had proposed a gabled canopy that did not correlate with the roof lines of the main structure. Following discussion, she reported the Petitioner agreed to having a porte-cochere with a roof line that correlated with the roof line of the building. She also noted that the parapet has been revised, per staff request, to a full parapet. MS. WALLRICH then noted that staff had expressed concern regarding a lack of articulation along the west or street elevation. In response, the Architect provided a metal screen that extends over the lobby/waiting room windows. She also reported that Staff has expressed concerns regarding a lack of awnings over all the windows on the north façade with only two (2) of the four (4) windows east of the porte-cochere having awnings. She is requesting awnings for all four (4) windows for a more complete appearance.

MS. WALLRICH reported the Petitioner has verified that the rooftop HVAC equipment will not be visible from the public right-of-way or at ground level of the adjacent residential properties.

MS. WALLRICH showed the proposed monument sign that consists of blue aluminum with white cut-out lettering spelling out the business name "DaVita Dialysis" noting only the white lettering will be illuminated.

COMMISSIONER MCLELLAN complimented the Applicant on the proposed renderings. He suggested upgrading the light fixtures in the parking lot with more decorative fixtures.

COMMISSIONER REIDY raised concerns regarding the vision triangle being indicated on the landscape plan. MS. WALLRICH agreed to having this formally placed into landscape plans going forward. AMY CONNOLLY, Planning Director, stated that the Police Department customarily reviews the plan to ensure there is clear vision at access points.

COMMISSIONER MAHONEY commented the project will be a definite improvement to the property.

COMMISSIONER MOYLAN inquired if the proposed cross easement will feed into the parking lot to the north. MS. CONNOLLY stated that the easement will not be constructed at this time but will be a dedicated area on the plat for a drive aisle in the future.

CHAIRMAN WALKER complimented the Applicant on a beautiful plan and commented the proposed facility will be a tremendous asset to 80<sup>th</sup> Avenue.

Due to the completeness of the project and the Applicant agreeing to comply with Staff recommendations, CHAIRMAN WALKER waived a formal Commissioners Workshop. She assigned COMMISSIONER MCLELLAN and COMMISSIONER FICARO to meet with Staff and Applicant prior to the Public Hearing scheduled for April 2, 2015 to ensure any outstanding items were addressed.

#### **ADJOURNMENT**

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MCLELLAN to adjourn the regular meeting of the Plan Commission of March 19, 2015 at 8:08 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



# PLAN COMMISSION

**April 2, 2015**

**Applicant**

DaVita Dialysis  
c/o Sam Sarbacker, Vice  
President, OGA (Developer)

**Property Location**

16767 S. 80<sup>th</sup> Avenue  
(formerly Eiche Turner)

**Parcel Size**

101,695.48 s.f.  
(2.34 ac)

**General Zoning**

B-1  
*Neighborhood Shopping District*

**Approval Sought**

Site Plan  
Variation  
Re-Subdivision Plat

**Requested Action**

**Site Plan Approval, and  
Recommend for approval  
to the Village Board for  
Variations and Re-  
Subdivision Plat**

**Project Planner**

Paula J. Wallrich, AICP  
Deputy Planning Director

**REVISIONS ARE NOTED IN RED**

DAVITA DIALYSIS  
16767 S. 80<sup>TH</sup> AVENUE



**PROJECT DESCRIPTION**

The Applicant, Sam Sarbacker for DaVita Dialysis, seeks approvals for Variations, Plat of Re-Subdivision, and Site Plan, to construct a single-story, 6,700 square foot medical facility, that provides dialysis services to chronic kidney failure and end stage renal disease patients. The project will involve the demolition of the former Eiche Turner building and the construction of the new building and related site improvements, including the provision of 45 parking spaces, landscaping, and stormwater detention, on the 2.34 acre site located at 16767 S. 80<sup>th</sup> Avenue.

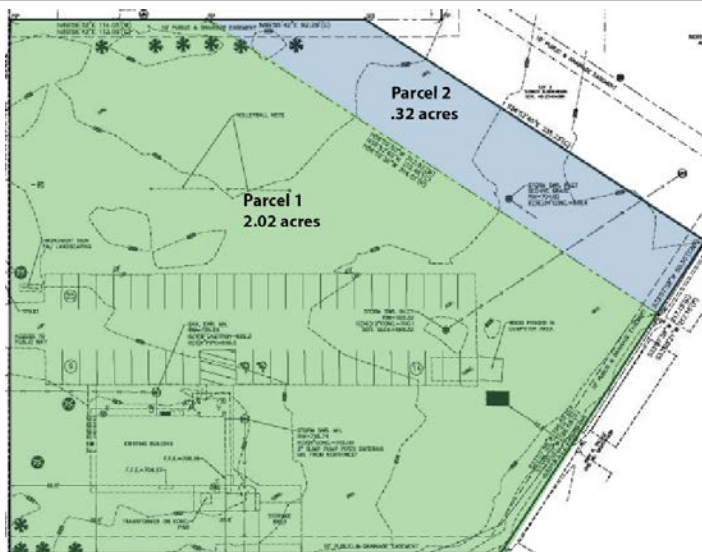
## LIST OF SUBMITTED PLANS

| Submitted Sheet Name  |                                 | Date On Sheet            |
|---|---------------------------------|--------------------------|
| SITE/ELEVATIONS/LANDSCAPE PLANS<br><i>Prepared by Studio GC, Chicago, IL</i>  |                                 | <i>Received 3.3.2015</i> |
| T1  | Title Sheet                     | 02.27.2015               |
| G-1   | Alta/ACSM Land Title Survey     | 09.05.2014               |
| LP-100  | Landscape Plan                  | <b>03.26.2015</b>        |
| LP-500  | Landscape Details               | 02.27.2015               |
| AC-1  | Site Plan                       | 02.27.2015               |
| A-1   | Floor Plan                      | 02.27.2015               |
| A-2   | Elevations                      | 02.27.2015               |
| A-3   | Elevations                      | 02.27.2015               |
| A-4   | Brick Percentage                | 02.27.2015               |
| SL1.00  | Site Lighting Plan              | 02.27.2015               |
| FINAL ENGINEERING PLANS<br><i>Prepared by ESI Consultants, Naperville, IL</i> |                                 | <i>Received 3.3.2015</i> |
| 1   | Cover Sheet                     | 02.27.2015               |
| 2   | General Notes and Legend        | 02.27.2015               |
| 3   | Site Plan                       | 02.27.2015               |
| 4   | Utility and Drainage Plan       | 02.27.2015               |
| 5   | Grading Plan                    | 02.27.2015               |
| 6   | Stormwater Pollution Prevention | 02.27.2015               |
| 7   | Erosion Control Notes           | 02.27.2015               |
| 8   | Erosion Control Details         | 02.27.2015               |
| 9   | Utility Details                 | 02.27.2015               |
| 10  | Utility Details                 | 02.27.2015               |
| 11  | Utility Details                 | 02.27.2015               |
| 12  | Utility Details                 | 02.27.2015               |
| 13  | Pavement Details                | 02.27.2015               |
| T-1   | Tributary Areas                 | 02.27.2015               |

## EXISTING SITE

The proposed development site is comprised of two parcels; Parcel 1 (Lot 1 of Turner Subdivision) comprises 2.02 acres and Parcel 2, which is the southern .32 acres of Lot 2 of Turner Subdivision. The total lot comprises 2.34 acres. A Plat of Re-subdivision which combines the two lots has been prepared for review and approval.

There is no existing stormwater management system. The project will utilize Parcel 2 to meet the new MWRD Watershed Management Ordinance.



The parcel is bounded by a one-story commercial strip center to the north and the Tinley Park Community Church to the northeast. Multi-family residential uses border the property to the south and southeast with one-story garages located along the south and southeast property line and three-story multi-family units located just beyond the garage units. Office uses are across 80<sup>th</sup> Avenue to the west. There is an existing chain link fence separating this parcel and the multi-family units to the south and to the southeast.

The proposed project will maintain one curb cut off of 80<sup>th</sup> Avenue; the new curb cut is approximately 6' north of the existing curb cut. There is no known flood area; FIRM maps indicate it as a Zone X- 'No Special Flood Hazard Area'.



## PROPOSED USE

The existing Eiche Turner structure will be demolished and a new one-story 6,607 square foot structure will be constructed for purposes of a medical facility providing kidney dialysis treatment. According to the Applicant, *DaVita Dialysis, a division of DaVita HealthCare Partners Inc., was founded in 1999 and is recognized as a Fortune 500® company that provides a variety of health care services to patient populations throughout the United States and abroad. DaVita Dialysis currently operates 2,152 outpatient dialysis centers in the United States serving approximately 170,000 patients, and 87 outpatient dialysis centers in 10 countries outside the United States.*

The proposed DaVita Dialysis facility consists of twelve (12) individual dialysis treatment stations, a waiting area, conference room, lab, five (5) private offices, restrooms, and a storage area. The proposed plans indicate four (4) additional dialysis stations to be built-out in the future for a total of 16 stations. The Applicant has stated that there would be no more than thirteen (13) employees on-site at any given time.



## COMPREHENSIVE PLAN

The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.



## ZONING

The subject parcel is zoned B-1, Neighborhood Shopping District. The proposed dialysis center is consistent with the definition of a ‘Medical Office’ in that it is “*generally characterized by a single or limited number of practitioners who offer a similar or compatible medical service.*” Professional offices, including medical, are a permitted use in the B-1 District.

Variation: The Petitioner must meet all lot, yard, and bulk requirements of the B-1 Zoning District or request a variation. Staff has identified three (3) issues of non-compliance, noted in bold in the table below.



| VILLAGE REGULATION B-1  | DIMENSION REQUIRED             | PETITIONER'S DIMENSION                                    |
|-------------------------|--------------------------------|---|
| Front Yard Setback      | 125 feet                       | <b>60.00 feet</b>   |
| Side Yard(s) Setback    | 25' one side; 50' total of two | 28' one side; 234' total of two                           |
| Rear Yard Setback       | 25 feet                        | 157 feet  |
| Maximum Building Height | Two stories; 30 feet           | One story; 23'7"  |
| Maximum F.A.R.          | 0.3                            | 0.065   |
| Lot Area Minimum        | 4 ac                           | <b>2.34 ac</b>  |
| Lot Width Minimum       | 600 feet                       | <b>320.17 feet</b>  |
| Lot Depth               | 250'                           | Irregular polygon ranging from 206' to 399' (mean = 285') |
| Maximum Lot Coverage    | 50%                            | 6.5%  |

The B-1 District requires a 125' front yard; the proposed site plan indicates a 60' front yard setback. As part of the analysis for the variance request, staff reviewed the property in context with the surrounding area in an effort to align the property with existing patterns of development. Although the property

does not fall within the Urban Design Overlay District, it is located relatively close to the District, therefore, staff also reviewed the proposal using the Overlay district design standards, (Section V. D.2. of Village Zoning Ordinance) keeping in mind site design and architectural guidelines.

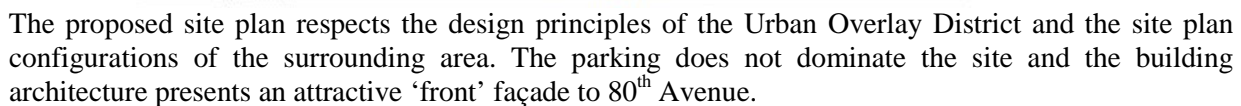
The commercial uses across the street reflect similar front yard setbacks (50-60') to the existing Eiche Turner building (50') and the proposed setback for DaVita (60'). The retail center to the north of the subject property is also less than the ordinance requirement of 125' measuring at approximately 80'.

The Applicant has cooperated with Staff in aligning their project with these principals and locating the parking field to the side and rear of the building and decreasing the front yard setback. In doing so the building has been proposed with a 60' front yard setback which will require a variation.



Two other variations will also be required; lot area and lot width minimums cannot be met with the existing parcel. According to the best information available, the Eiche Turner building was built in 1983. Per the Comprehensive Rezoning of 1978, which amended the Zoning Ordinance of 1956, the B-1 Zoning District requires a 4 acre lot minimum and a 600' lot width. Staff could not locate evidence of a variance approving lot width and lot area variations when the Eiche Turner building was constructed.. Staff is assuming that the B-1 District was assigned to these properties for the purpose of controlling uses rather than for enforcement of bulk regulations. Therefore, with the re-subdivision of the two lots it is appropriate to consider lot area and lot width variations to provide for their legal non-conforming status.

## GENERAL COMMENTS



The survey map shows Lot A, a rectangular parcel with a gross area of 101,695.48 SQ. FT. (2.33± ACRES). Lot A is situated between Lot 1 to the south and Lot 2 to the north. To the west of Lot A is a 30' Cross Access Easement. The map includes several boundary measurements: the northern boundary of Lot A is 314.51' long, with a bearing of S56°52'40"E and a distance of 235.23'; the eastern boundary is 174.90' long, with a bearing of S33°07'58"W and a distance of 217.15'; the southern boundary is 285.00' long, with a bearing of N89°39'00"W; and the western boundary is 310.07' long, with a bearing of N00°00'55"E. A 12' wide utility and drainage easement is shown along the western boundary. The map also indicates the locations of the 10' Public Utility & Drainage Easement and the 12' Public Utility & Drainage Easement. A north arrow is located in the bottom right corner.



In anticipation of the redevelopment of the parcel to the north, the Village is requesting a cross access easement benefitting both properties. A 30' wide easement will be platted with the proposed re-subdivision plat which aligns with the driveway of the north property. The Village is not requiring construction of the access at this time; when the property to the north redevelops the Village will discuss its construction at that time.

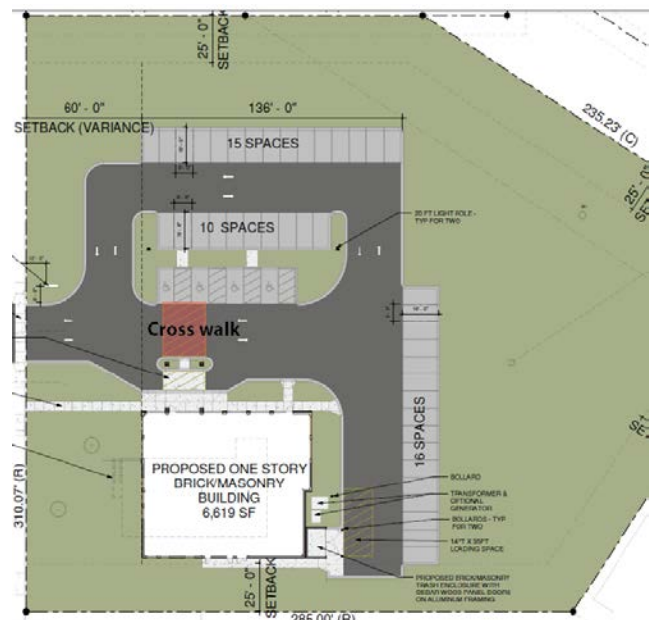
***(NEW) Open Item #1 Legal review of easement language on Re-Subdivision Plat.***

***A Plat of Re-Subdivision has been provided for your review. The location and size of the cross access easement is defined, however Staff and the Village Attorney recommend that the second paragraph related to the cross access easement be struck. Construction and responsibilities can be negotiated at a later date.***

## PARKING

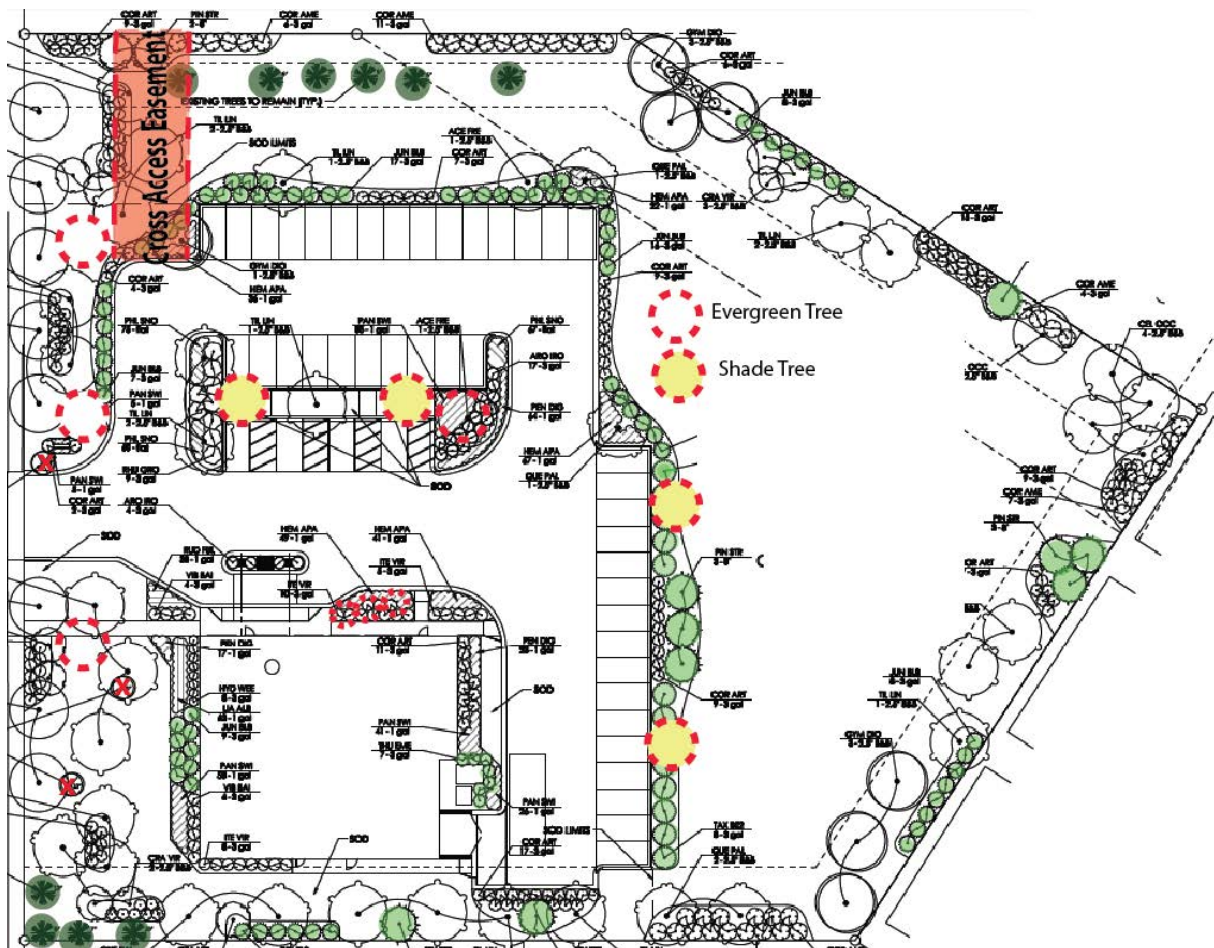
DaVita Dialysis serves a special population; they have patients whose health is compromised and may have difficulty walking. A porte-cochere has been provided to allow for easy drop off of clients. Those clients that will park in the parking lot are provided either accessible parking or sidewalks that provide easy access to the front door. The Applicant has provided two (2) accessible spaces in excess of what the Illinois Accessibility Code requires (two (2) spaces are required, four (4) accessible spaces provided). In addition, per Staff's request, the Applicant has provided a striped crosswalk connecting the accessible parking spaces with the front door.

The proposed site plan indicates a total of 45 parking spaces. Per the Zoning Ordinance, Medical Offices are required to provide "two (2) spaces for each office, examination room or treatment room, plus one (1) space for each employee." There are 16 treatment stations and 13 employees therefore this facility is required to provide 45 parking spaces. The parking is in conformance with ordinance requirements. In addition, the loading zone, all parking spaces, and drive aisles meet or exceed ordinance requirements.



## LANDSCAPE

The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. The Landscape Plan has been revised to reflect Staff's concern regarding location and adequacy of bufferyards and amount of evergreen material in the bufferyards to provide year round screening. Evergreen plantings have been highlighted in green in the plan below.



**Bufferyards:** Bufferyards have been provided along the perimeter of the property. A Bufferyard “C” has been provided along 80<sup>th</sup> Avenue, which incorporates the street trees per Staff’s recommendation. The parkway along 80<sup>th</sup> Avenue represents a harsh growing environment due to salt spray and traffic fumes; therefore, the required street trees have been incorporated into the required bufferyard rather than within the parkway. Along the north property line, the Applicant has provided a Bufferyard “B” which meets Landscape Ordinance requirements. The remaining property lines abut the church property at the northeast property line and the residential properties at the south and southeast property lines. The residential properties include detached garages at the property line, along with a chain link fence, which provides a structural screen between the proposed office use and the multi-family structures. These areas meet bufferyard requirements and have included additional evergreen material to provide year round screening per staff recommendation. There are several existing evergreen trees along the north property line that will be preserved.



A cross-access easement will be recorded with the plat to provide future cross-access if the property to the north redevelops. Staff recommends relocating any proposed landscaping out of the cross-access easement.

**Open Item#1: Proposed landscape conflicts with cross access easement.**

***The Applicant has revised the Landscape Plan and removed plant material from the cross access easement area.***

In addition to bufferyard requirements, the Site Plan must meet screening requirements for the parking areas. Parking areas are required to be “screened from the view of adjacent properties and streets by evergreen planting that will attain a height of three (3) feet within three (3) years”. The Applicant has revised their plans to provide additional screening along the perimeter of the parking lot, which includes a fair amount of evergreen material. Some deciduous trees have also been provided in the parking lot to provide some shade to the parking lot. Staff recommends relocating some of the trees that are shown in the cross-access easement area into the parking lot interior to provide additional shade. Staff also recommends providing a few more evergreen trees to balance the front façade and provide some year round screening in the parking lot.

**Open Item #2: Lack of shade and evergreen trees in parking lot.**

***The Applicant has revised the Landscape Plan and provided additional plant material as requested.***

The Landscape Plan indicates some areas where it appears the shrubs are located too far apart to create an adequate screen. The landscape architect has requested that shrub spacing be indicated on the plan.

**Open Item #3: Shrub spacing is not indicated on the plan.**

***The Applicant has revised the Landscape Plan and provided information on shrub spacing on the plan.***

## LIGHTING

The Zoning Ordinance limits the light shed from outdoor lighting to no greater than .5 foot candles at the property line. Off-site glare must also be eliminated. The proposed photometric plans conform to Village requirements and have readings of .1 foot candles or less along those property lines adjacent to residential uses, and readings of .3 or less along 80<sup>th</sup> Avenue.

The parking lot will have three lights as indicated in the adjacent diagram (indicated by red stars). These lights are metal halide, with full cutoff, and are 20' in height. The blue stars indicate wall sconces, and the green stars are recessed lighting in the porte-cochere.



***(NEW) Open Item #4: Commissioner McClellan requested the Applicant to upgrade the lighting fixtures in the parking lot to a more decorative design.***

***The Applicant has proposed a new decorative light fixture for the three (3) light poles in the parking lot.***



## ARCHITECTURE

The proposed architecture provides a one-story masonry structure that is in keeping with traditional office architecture. Per the Village Building Code, buildings measuring 3,000 – 40,000 square feet in size must be constructed with a minimum of 75% brick and 25% masonry. The proposed 6,619 square foot building is comprised of 75.23 % brick and 24.77% stone; therefore, the proposed structure meets Village Building Code.



|



Staff has worked with the Applicant to revise the originally proposed architecture. The first submittal consisted of a gabled porte-cochere with a standing seam roof that had little correlation with the roof lines of the main structure. There was an incomplete tower parapet element at the northwest corner of the building, and the building facades, especially the street (or west) façade, contained little articulation, with minimal shadow lines or elements of interest. The Applicant has cooperated with staff and revised the originally proposed architecture per staff's recommendations. The porte-cochere now has as a flat roof and the curved line of the parapet has been incorporated in the design. The parapet at the northwest corner of the building has also been modified to reflect a 'true' tower element with the parapet constructed on all four sides. A metal sunscreen projects from the north and west facades providing enhanced visual interest, a change of materials and better articulation along the façade.



The Applicant has stated that the roof top HVAC will not be visible from public ROW or at ground elevations





from adjacent residential properties. This is illustrated in the perspective renderings.

Staff has expressed concern regarding the lack of awnings over all the windows on the north façade. The Applicant provided awnings only over two (2) of the four (4) windows east of the port-cochere; Staff recommends providing awnings over all the windows for a more complete look to the façade.

***Open Item # 5: The north façade provides awning over two (2) windows, which appears inconsistent with the overall design.***

***The Applicant has provided awnings for all four (4) windows on the north façade (east of the porte-cochere). The architect has modified the window openings to accommodate the awning for the westernmost window since it conflicted with the overhang of the porte-cochere. Elevations are provided in the Commissioner's packet.***

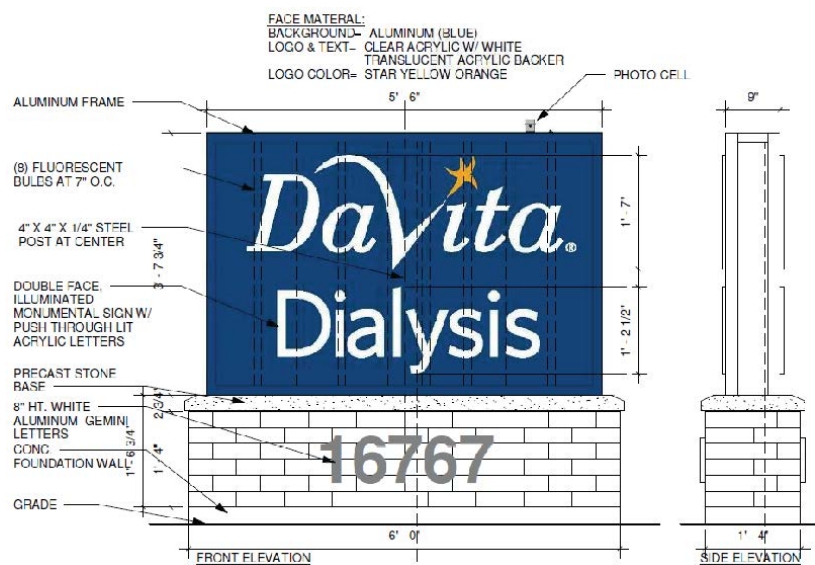


The Applicant also addressed Staff's concern regarding the lack of significant reveals along all facades. A 2" brick reveal was originally proposed, which Staff felt was unperceivable from the public right-of-way and would not provide the shadow lines as indicated in the submitted rendering. The Applicant has agreed to double the amount of the reveal and has provided a 4" setback in those specified areas along all facades.

## SIGNAGE

The Applicant has proposed one ground mounted sign measuring 5'3" in height, which meets the Village ordinance height limitation of ten (10) feet. Per Staff's recommendation, the sign is not an internally lit box sign, but rather the background is aluminum painted blue with cut out acrylic white letters spelling out "DaVita Dialysis" and with the signature yellow star. The blue background will not be illuminated.

The wall sign measures 40.5 square feet and meets Village ordinance requirements. The sign is individually lit letters featuring a white outline with blue vinyl inlay. The star will be yellow.



## ENGINEERING

The Village Engineer provided a list of concerns to the Applicant and the Applicant has responded to each concern. There are no outstanding issues at this time; however, final engineering approval will be required prior to issuance of a Building Permit.

## FIRE PREVENTION

The Fire Department provided comments to the Applicant regarding Building Life Safety and Fire Protection. The Applicant has responded to all identified issues; there are no open items at this time.

## SUMMARY OF OPEN ITEMS

|   | <i>Open Items</i>  | <i>Suggested Resolutions</i>   |
|---|--|--|
| 1 | <i>Legal review of easement language on Re-Subdivision Plat.</i>   | <i>A Plat of Re-Subdivision has been provided for your review. Staff and the Village Attorney recommend that the second paragraph be struck.</i> |
| 2 | <i>Proposed landscape conflicts with cross-access easement.</i>  | <i>The Applicant has revised the Landscape Plan and removed plant material from the cross access easement area.</i>                              |
| 3 | <i>Lack of shade and evergreen trees in parking lot.</i>   | <i>The Applicant has revised the Landscape Plan and provided additional plant material as requested.</i>   |
| 4 | <i>Shrub spacing is not indicated on the plan.</i>   | <i>The Applicant has revised the Landscape Plan and provided the recommended shrub spacing.</i>  |
| 5 | <i>Upgrade parking lot lighting</i>  | <i>The Applicant has provided cut sheets for a new parking lot light fixture.</i>  |
| 6 | <i>The north façade provides awnings over two (2) windows, which appears inconsistent with the overall design.</i> | <i>Two (2) additional awnings have been provided on the north façade.</i>  |

## FINDINGS OF FACT

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

### Variation:

**A sixty-five foot (65') Variation to the required one hundred twenty five foot (125') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) for properties located in a B-1, Neighborhood Shopping Zoning District, to allow for a sixty foot (60') front yard setback along 80<sup>th</sup> Avenue.**

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 proposed structure will have a greater front yard setback (60') than the current structure (former Eiche Turner building) which has a 50' front yard setback. The setbacks of surrounding commercial structures vary between 50' and 80'; the proposed setback of 60' reflects the design principals of the urban overlay district which prioritizes the architecture of the development versus the parking field. The site could accommodate a greater setback, however it would not reflect the context of the surrounding commercial area which has lessor setbacks.

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

The Applicant has responded to Staff's request to recognize the design principals of the Urban Overlay District and the context of the surrounding properties. In doing so the Applicant has located the building closer to the street and designed the parking field to the side of the building so that it does not dominate the frontage of the property. The B-1 district front yard setbacks have not been followed in this area; front yard setbacks of adjacent commercial property range between 50-80'. The existing building is vacant and has a 50' front yard setback.

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

The granting of this variation will not alter the essential character of the area because the setback of the existing structure (to be demolished) is 50' and the front yard setbacks of the commercial properties (Zoned B-1) in the surrounding area have front yard setbacks ranging between 50-80'.

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

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

The Applicant has responded to Staff's request to respect the Urban Overlay design guidelines and the setbacks of the surrounding area. If the proposed structure met the 125' front yard setback of the B-1 District it would be inconsistent with the site planning of the surrounding area and would compromise the development potential of the site representing a particular hardship rather than a mere inconvenience. The topography of the site lends itself to locating the storm water basin to the east side of the property. If the building were to be located further east it would impact the ability of providing storm water management for the property representing a hardship upon the owner.

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

The adjacent properties have similar setbacks as the proposed development; they are also zoned B-1. Other property within the Village zoned B-1 will not have the same site

planning context as the subject property. It is unlikely that any other property will have similar contextual site planning conditions.

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

The Applicant located the proposed building in the same general location as the previous Eiche Turner building. The proposed setback was a recommendation of Staff and recognized the setbacks of surrounding B-1 property and is not based exclusively upon a desire to make more money out of the property. The property has been vacant for some time and the property owner will develop the property in conformance with all other zoning requirements with the exception of lot area and lot width.

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

The hardship was created out of a request by Staff to have the front yard setback reflect the design principles of the Urban Overlay District and the average setbacks of adjacent properties.

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

The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood because the front yard setback is greater than the existing building and is consistent with the setbacks of surrounding property.

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

The project was reviewed by the Fire Department, Police Department, and Village Engineer, who did not find that the variation would create any public safety or danger to the general public. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood because the front yard setback is consistent with the setback that previously existed and is consistent with the setback of surrounding properties. The point of access from 80<sup>th</sup> Avenue is in the same approximate location as the previous use. A cross-access easement to the property to the north will be granted as part of the Re-Subdivision Plat.

**Variation:**

**A 1.66 acre Variation to the required 4 acre minimum lot area requirement (Section V.B. Schedule II – Schedule of District Regulations) for properties located in a B-1, Neighborhood Shopping Zoning District, to allow for a lot area of 2.34 acres.**

- 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 existing parcel consists of two lots, both of which are non-conforming. The Applicant has agreed to consolidate the lots; however they will remain non-conforming. The variation, if approved, will recognize the legal non-conformity of the property. If the variation were not granted the lots would be rendered undevelopable and any new development would need to utilize the existing structure.

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

The existing parcel consists of two lots, both of which are non-conforming with respect to lot area. Despite common ownership the lots were never consolidated, most likely because they were tax-exempt and did not receive the same scrutiny at the County level. The Applicant has agreed to consolidate the lots; however they will remain non-conforming. The variation, if approved, will recognize the legal non-conformity of the property.

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

The existing parcel consists of two lots, both of which are non-conforming with respect to lot area. The granting of the variation will recognize the non-conformity of the property. The surrounding area has co-existed with the former land use (Eiche Turner) on the same lot area. The essential character of the locality will not be altered; the proposed structure will be located in generally the same location as the previous structure. The size of the lots will remain the same, however the Applicant has agreed to consolidate the lots thus eliminating the land locked configuration of “Parcel 2”.

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

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

The existing parcel is non-conforming. The granting of the variation will recognize the non-conformity of the property. If the variation were not granted, the property would be undevelopable because it could not meet the current lot area standard, representing a particular hardship for the owner, rather than a mere inconvenience.

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

The nonconforming lot area is unique to the subject property. Newly subdivided lots are required to meet current lot area requirements of the B-1 District. The lot area existed with the previous development; the granting of the variation recognizes the non-conformity of the existing lot.

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

The granting of the variation recognizes the existing non-conformity of the subject property and is not based exclusively upon a desire to make more money out of the



property. The Applicant is working with an existing condition and must provide storm water detention which previously was not provided. With the exception of lot width and front yard setback, the project meets all other zoning requirements.

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

The hardship was not created by the property owner. It is an existing lot predating the construction of the Eiche Turner building.

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

The variation will not be detrimental or injurious because it is a pre-existing lot that predates the prior use. The lot accommodated the needs of the previous uses and functioned harmoniously with the neighborhood.

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

The project was reviewed by the Fire Department, Police Department, and Village Engineer, who did not find that the variation would create any public safety or danger to the general public. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood because the lot area is the same as with the previous use. The Applicant has agreed to consolidate the parcels in the Re-Subdivision Plat which eliminates the land-locked parcel.

**Variation:**

**A two hundred eighty foot (280') Variation to the required six hundred foot (600') lot width requirement (Section V.B. Schedule II – Schedule of District Regulations) for properties located in a B-1, Neighborhood Shopping Zoning District, to allow for a lot width of three hundred twenty feet (320').**

- 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 existing lot width (320') is non-conforming. The former Eiche Turner building was constructed in 1983 on the non-conforming lot. No variation was granted at that time. The variation, if approved, will recognize the legal non-conformity of the property.

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

The existing lot width (320') is non-conforming. The former Eiche Turner building was constructed in 1983. Per the Comprehensive Rezoning of 1978, which amended the Zoning Ordinance of 1956, the B-1 Zoning District required a 600' lot width. Staff could not locate evidence of a variance approving a lot width variation for the Eiche Turner building. The variation, if approved, will recognize the legal non-conformity of the property.

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

The lot width will remain the same as existed with the prior use of the property. The access will remain essentially in the same location and the proposed structure will be in the approximate location of the prior Eiche Turner building. The essential character of the locality will not be altered that lot width remains the same.

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

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

The lot width will remain the same as existed with the prior use of the property. The access will remain essentially in the same location and the proposed structure will be in the approximate location of the prior Eiche Turner building. The hardship upon the owner would be rendering the property undevelopable if a variation for lot width were not granted.

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

The nonconforming lot width is unique to the subject property and not generally applicable to other B-1 property. A newly created lot would be required to meet ordinance requirements; the lot width is the same as what existed with the previous development (Eiche Turner)

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

The purpose of the variation for lot width is to recognize the existing non-conformance of the subject property. The previous use (Eiche Turner) was constructed on the parcel with the same lot width. The purpose of the variation is not based exclusively upon a desire to make more money, but rather to grant legal non-conformance status to the property.

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

The hardship was not created by the property owner. It is an existing lot predating the construction of the Eiche Turner building.

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

The variation will not be detrimental or injurious because it is a pre-existing lot that predates the prior use and it has not negatively impacted the neighborhood in its current configuration.

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

The project was reviewed by the Fire Department, Police Department, and Village Engineer, who did not find that the variation would create any public safety or danger to the general public. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood because the lot width is the same as with the previous use. The point of access from 80<sup>th</sup> Avenue remains in the same general location as the previous use.

### **RECOMMENDED MOTION**

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

“.....make a motion to grant Site Plan Approval for the proposed redevelopment of 2.34 acres at 16767 80<sup>th</sup> Avenue, to include a new 6,700 SF medical facility and related site improvements for use by DaVita Dialysis.

Additionally, we recommend that the Village Board grant, to DaVita Dialysis at 16767 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 sixty-five foot (65') Variation to the required one hundred twenty five foot (125') front yard setback requirement (Section V.B. Schedule II – Schedule of District Regulations) for properties located in a B-1, Neighborhood Shopping Zoning District, to allow for a sixty foot (60') front yard setback along 80<sup>th</sup> Avenue.
- 2) A 1.66 acre Variation to the required 4 acre minimum lot area requirement (Section V.B. Schedule II – Schedule of District Regulations) for properties located in a B-1, Neighborhood Shopping Zoning District, to allow for a lot area of 2.34 acres.
- 3) A two hundred eighty foot (280') Variation to the required six hundred foot (600') lot width requirement (Section V.B. Schedule II – Schedule of District Regulations) for properties located in a B-1, Neighborhood Shopping Zoning District, to allow for a lot width of three hundred twenty feet (320').
- 4) Plat of Re-Subdivision of Turner Subdivision Lots 1 and 2.

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

- 1) Removal of the second paragraph as proposed on the plat.



TINLEY PARK  
DIALYSIS

For  
Tinley Park  
Healthcare, LLC

At:  
16767 S. 80TH AVE  
TINLEY PARK, IL 60477

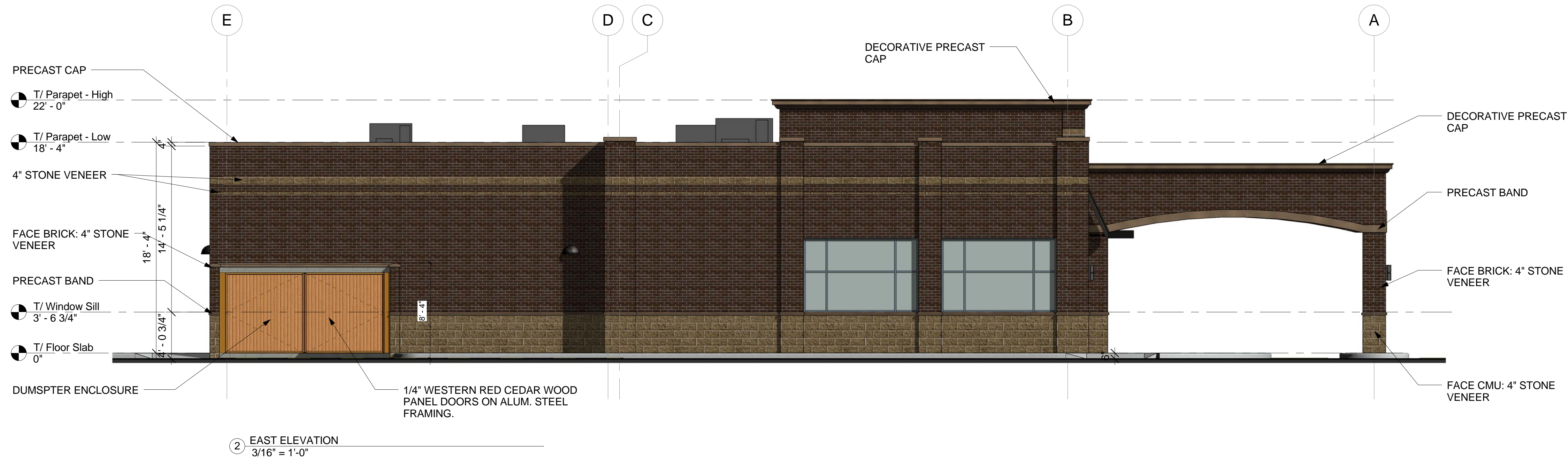
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| NO. | ISSUED FOR:               | DATE     |
|-----|---------------------------|----------|
|     | VILLAGE PLAN REVIEW       | 01/20/15 |
|     | VILLAGE PLAN RE-SUBMITTAL | 02/27/15 |
|     | VILLAGE PLAN RE-SUBMITTAL | 03/26/15 |

ELEVATIONS

Project: 14080B

A-2





TINLEY PARK  
DIALYSIS

For  
Tinley Park  
Healthcare, LLC

At:  
16767 S. 80TH AVE  
TINLEY PARK, IL 60477

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| NO. | ISSUED FOR:               | DATE     |
|-----|---------------------------|----------|
|     | VILLAGE PLAN REVIEW       | 01/20/15 |
|     | VILLAGE PLAN RE-SUBMITTAL | 02/27/15 |

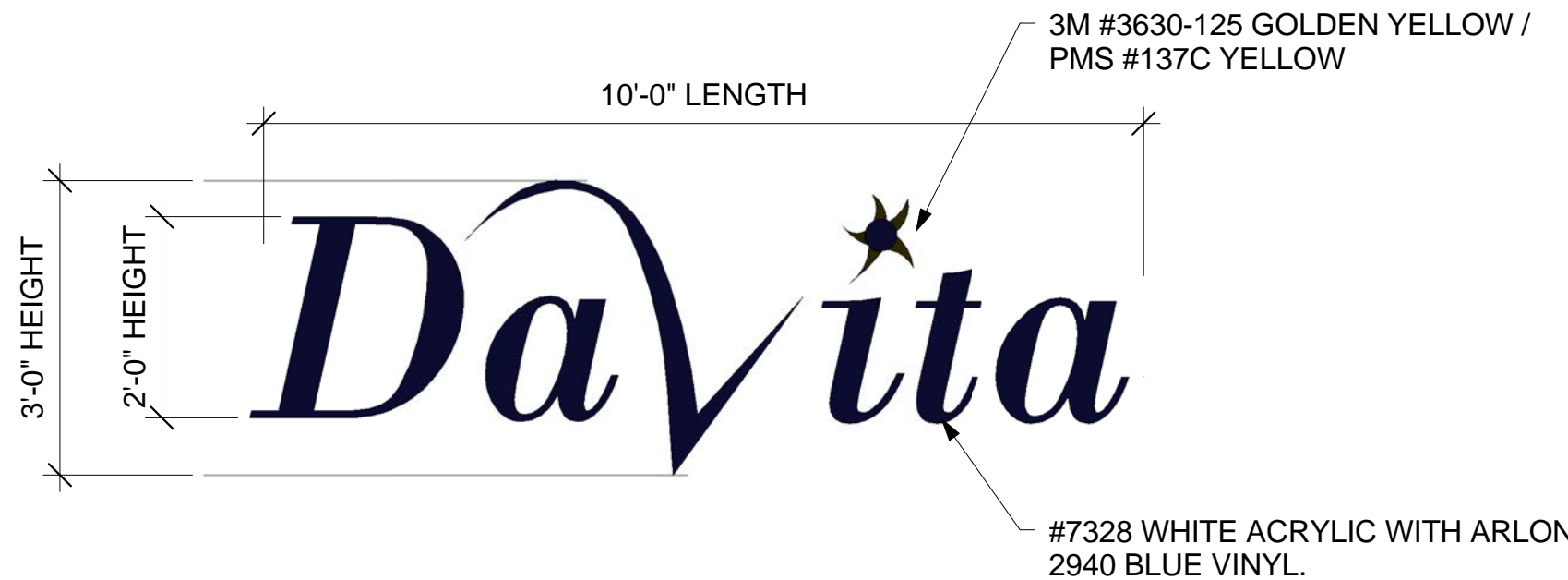
ELEVATIONS

Project: 14080B

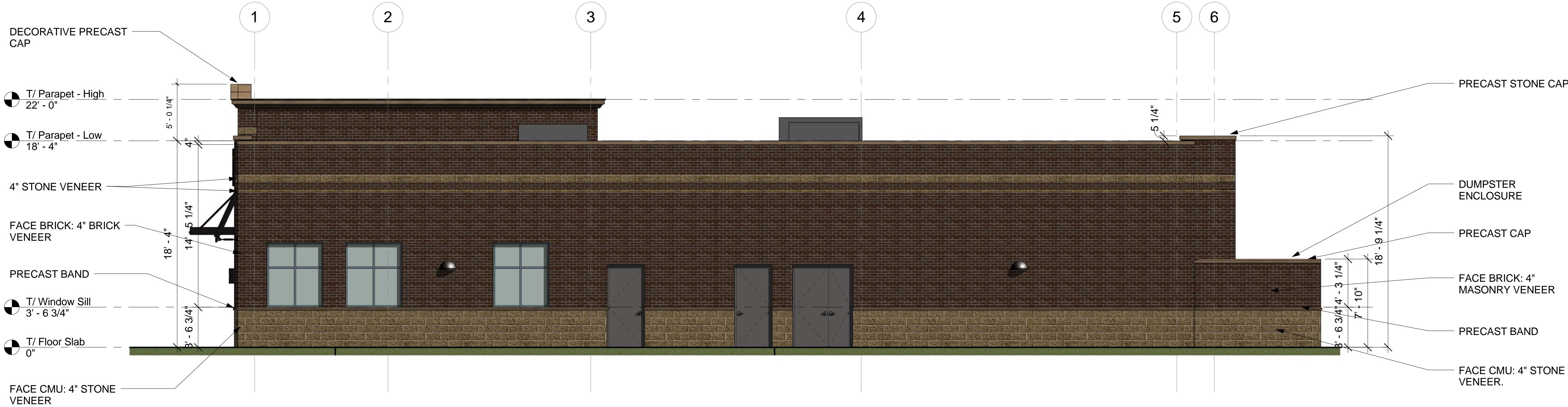
A-3



① WEST ELEVATION  
3/16" = 1'-0"



③ SIGNAGE DETAIL  
1/2" = 1'-0"



② SOUTH ELEVATION  
3/16" = 1'-0"



TINLEY PARK  
DIALYSIS

For  
Tinley Park  
Healthcare, LLC

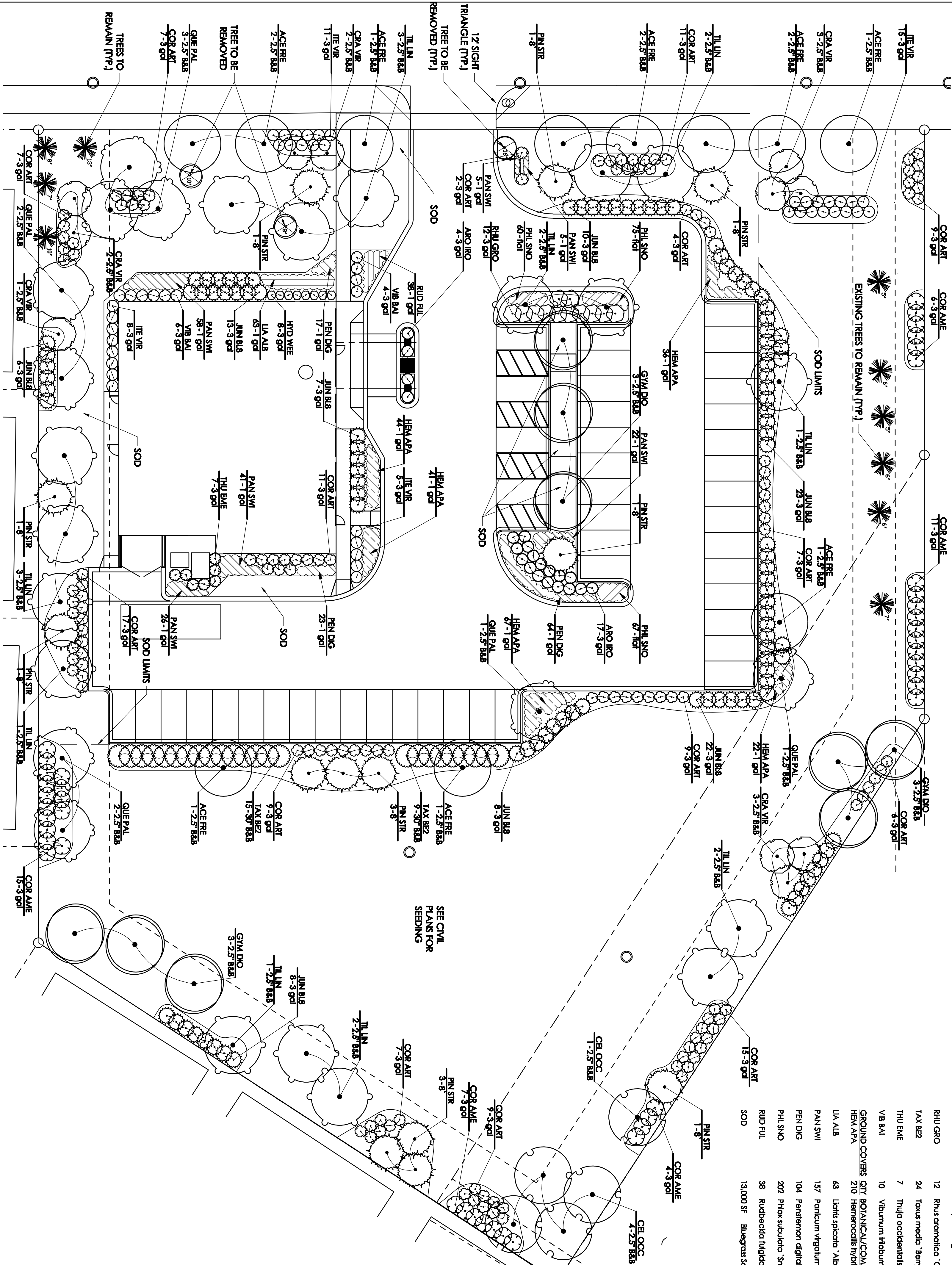
4E  
16977 S. 80TH AVE  
TINLEY PARK, IL 60477

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|-----------|---------------------|-----------|
| NO.       | Copyright 2014      | DATE      |
|           | ISSUED FOR:         |           |
|           | PLANNING COMMISSION |           |
| REVISIONS |                     | 3/26/2015 |

LANDSCAPE PLAN  
LP-100

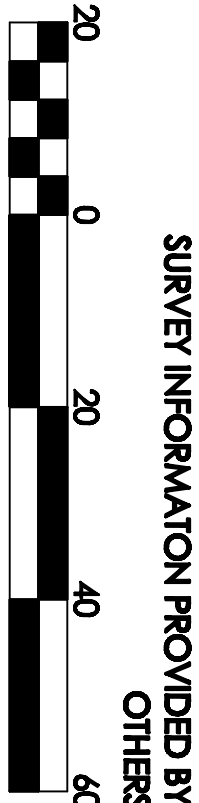
Project: 1408003

| TREES   | QNT       | BOTANICAL/COMMON   | CONT            | REMARKS    | SPACING   |
|---------|-----------|--|-----------------|------------|-----------|
| ACE FRE | 11        | Acer neomexill 'Jefferson' TM / Autumn Blaze Maple                             | 2.5' B&B        | 14' Height | See Plans |
| CEL OCC | 5         | Celtis occidentalis / Common Hackberry   | 2.5' B&B        | 14' Height | See Plans |
| CRA VIR | 11        | Cratogeomys viridis 'Winter King' / 'Winter King' Hawthorn                     | 2.5' B&B        | 14' Height | See Plans |
| GRM DO  | 9         | Gymnocladus dioica / Kentucky Coffee-tree                                      | 2.5' B&B        | 14' Height | See Plans |
| PN STR  | 13        | Pinus strobus / White Pine   | 8' Height       | See Plans  | See Plans |
| QUE PAL | 9         | Quercus palustris / Pin Oak  | 2.5' B&B        | 14' Height | See Plans |
| TIL LN  | 17        | Tilia americana / American Linden  | 2.5' B&B        | 14' Height | See Plans |
| SHURPS  | 21        | Shorea robusta 'Toques Beauty' TM / Black Chokeberry                           | 3' gcl          | 24" Height | See Plans |
| ARO IRO | 130       | Aronia melanocarpa 'Atlic Pie' / Atlic Pie Dogwood                             | 3' gcl          | 24" Height | See Plans |
| COR ART | 43        | Corylus americana / American Hazelnut  | 3' gcl          | 24" Height | See Plans |
| COR AME | 8         | Hydrangea quercifolia 'Pee Wee'  | 3' gcl          | 24" Height | See Plans |
| HYD WEE | 39        | Ilex virginica 'Henry's Garnet' / 'Henry's Garnet' Sweetgum/Virginia Sweetgum  | 3' gcl          | 24" Height | See Plans |
| IE VIR  | 105       | Juniperus virginiana 'Blue Mountain' / Blue Mountain Juniper                   | 3' gcl          | 24" Height | See Plans |
| JUN B&B | 12        | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                              | 3' gcl          | 24" Height | See Plans |
| RHU GRO | 24        | Toxus media 'Berryhill'  | 3' gcl          | 24" Height | See Plans |
| TAX B&B | 7         | Thuja occidentalis 'Emerald' / Emerald Arborvitae                              | 3' gcl          | 24" Height | See Plans |
| THU EME | 10        | Viburnum flabrum 'Bailey Compactum' / Bailey's Compact American Cranberry Bush | 3' gcl          | 24" Height | See Plans |
| VIB BAI | 210       | Hemerocallis hybrid 'Chicago Apache'   | 1' gcl @ 18" oc | 24" Height | See Plans |
| HEM APA | 63        | Urtica spicata 'Alba' / Spike Burning-Nettle                                   | 1' gcl @ 18" oc | 24" Height | See Plans |
| UA ALB  | 157       | Panicum virgatum / Switch Grass  | 1' gcl @ 18" oc | 24" Height | See Plans |
| PAN SWI | 104       | Parthenocissis vitacea 'Husker Red' / Husker Red Parthenoc                     | 1' gcl @ 18" oc | 24" Height | See Plans |
| PEN DIG | 202       | Phlox subulata 'Snowflake'   | 1' gcl @ 12" oc | 24" Height | See Plans |
| PHL SNO | 38        | Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan                     | 1' gcl @ 18" oc | 24" Height | See Plans |
| RUD RUL | 13,000 SF | Bluegrass Sod  | 1' gcl @ 18" oc | 24" Height | See Plans |
| SOD     |           |  |                 |            |           |

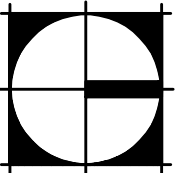


PLANT SCHEDULE

| TREES   | QNT       | BOTANICAL/COMMON   | CONT            | REMARKS    | SPACING   |
|---------|-----------|--|-----------------|------------|-----------|
| ACE FRE | 11        | Acer neomexill 'Jefferson' TM / Autumn Blaze Maple                             | 2.5' B&B        | 14' Height | See Plans |
| CEL OCC | 5         | Celtis occidentalis / Common Hackberry   | 2.5' B&B        | 14' Height | See Plans |
| CRA VIR | 11        | Cratogeomys viridis 'Winter King' / 'Winter King' Hawthorn                     | 2.5' B&B        | 14' Height | See Plans |
| GRM DO  | 9         | Gymnocladus dioica / Kentucky Coffee-tree                                      | 2.5' B&B        | 14' Height | See Plans |
| PN STR  | 13        | Pinus strobus / White Pine   | 8' Height       | See Plans  | See Plans |
| QUE PAL | 9         | Quercus palustris / Pin Oak  | 2.5' B&B        | 14' Height | See Plans |
| TIL LN  | 17        | Tilia americana / American Linden  | 2.5' B&B        | 14' Height | See Plans |
| SHURPS  | 21        | Shorea robusta 'Toques Beauty' TM / Black Chokeberry                           | 3' gcl          | 24" Height | See Plans |
| ARO IRO | 130       | Aronia melanocarpa 'Atlic Pie' / Atlic Pie Dogwood                             | 3' gcl          | 24" Height | See Plans |
| COR ART | 43        | Corylus americana / American Hazelnut  | 3' gcl          | 24" Height | See Plans |
| COR AME | 8         | Hydrangea quercifolia 'Pee Wee'  | 3' gcl          | 24" Height | See Plans |
| HYD WEE | 39        | Ilex virginica 'Henry's Garnet' / 'Henry's Garnet' Sweetgum/Virginia Sweetgum  | 3' gcl          | 24" Height | See Plans |
| IE VIR  | 105       | Juniperus virginiana 'Blue Mountain' / Blue Mountain Juniper                   | 3' gcl          | 24" Height | See Plans |
| JUN B&B | 12        | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                              | 3' gcl          | 24" Height | See Plans |
| RHU GRO | 24        | Toxus media 'Berryhill'  | 3' gcl          | 24" Height | See Plans |
| TAX B&B | 7         | Thuja occidentalis 'Emerald' / Emerald Arborvitae                              | 3' gcl          | 24" Height | See Plans |
| THU EME | 10        | Viburnum flabrum 'Bailey Compactum' / Bailey's Compact American Cranberry Bush | 3' gcl          | 24" Height | See Plans |
| VIB BAI | 210       | Hemerocallis hybrid 'Chicago Apache'   | 1' gcl @ 18" oc | 24" Height | See Plans |
| HEM APA | 63        | Urtica spicata 'Alba' / Spike Burning-Nettle                                   | 1' gcl @ 18" oc | 24" Height | See Plans |
| UA ALB  | 157       | Panicum virgatum / Switch Grass  | 1' gcl @ 18" oc | 24" Height | See Plans |
| PAN SWI | 104       | Parthenocissis vitacea 'Husker Red' / Husker Red Parthenoc                     | 1' gcl @ 18" oc | 24" Height | See Plans |
| PEN DIG | 202       | Phlox subulata 'Snowflake'   | 1' gcl @ 12" oc | 24" Height | See Plans |
| PHL SNO | 38        | Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan                     | 1' gcl @ 18" oc | 24" Height | See Plans |
| RUD RUL | 13,000 SF | Bluegrass Sod  | 1' gcl @ 18" oc | 24" Height | See Plans |
| SOD     |           |  |                 |            |           |



SURVEY INFORMATION PROVIDED BY  
OTHERS  
SCALE: 1" = 20'





RESUBDIVISION OF TURNER SUBDIVISION LOTS 1 AND 2

BEING A RESUBDIVISION OF:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

PARCEL 1

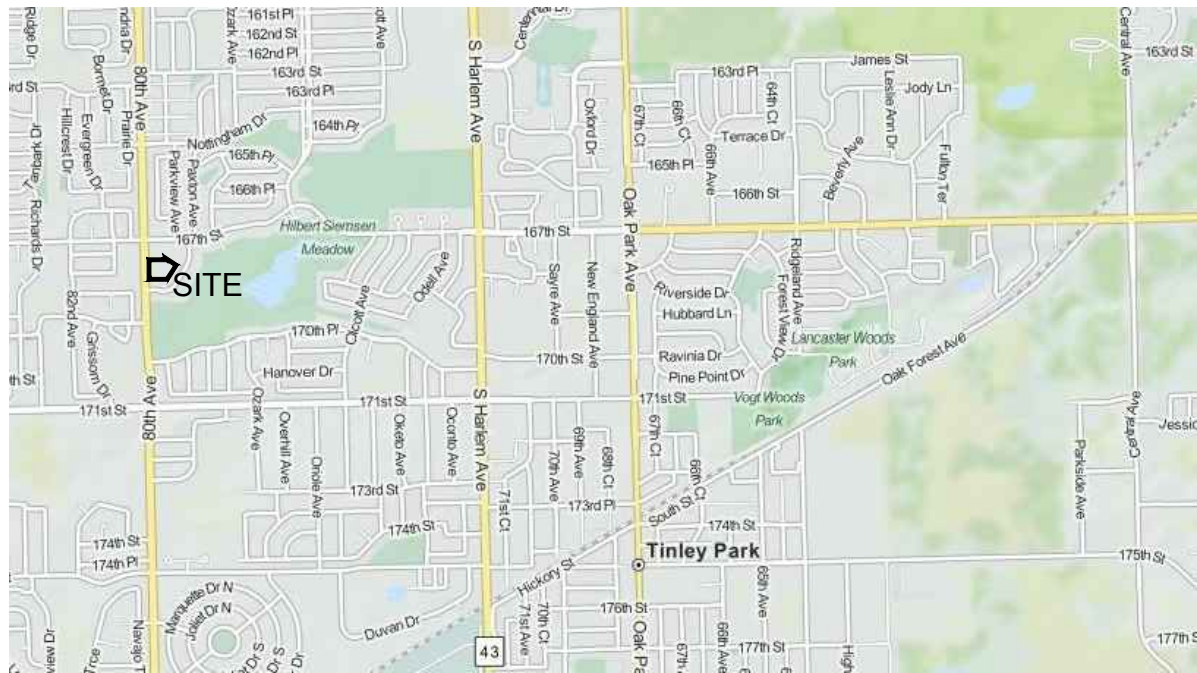
LOT 1 IN TURNER SUBDIVISION. BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 56 MINUTES 22 SECONDS EAST 550 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS EAST 290 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 21 SECONDS WEST 394.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 335 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 0 DEGREES 00 MINUTES 55 SECONDS EAST 620 FEET ON LAST SAID WEST LINE TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT RECORDED MARCH 2, 1976 AS DOCUMENT NUMBER 23404381 IN COOK COUNTY, ILLINOIS

PARCEL 2

THE SOUTHWESTERLY 50.50 FEET OF LOT 2, (AS MEASURED ON THE SOUTHEAST LINE OF LOT 2) ALL IN TURNER SUBDIVISION. BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 56 MINUTES 22 SECONDS EAST 550 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 0 DEGREES 03 MINUTES 38 SECONDS EAST 290 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 21 SECONDS WEST 394.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 335 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4; THENCE NORTH 0 DEGREES 00 MINUTES 55 SECONDS EAST 620 FEET ON LAST SAID WEST LINE TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT RECORDED MARCH 2, 1976 AS DOCUMENT NUMBER 23404381 IN COOK COUNTY, ILLINOIS.



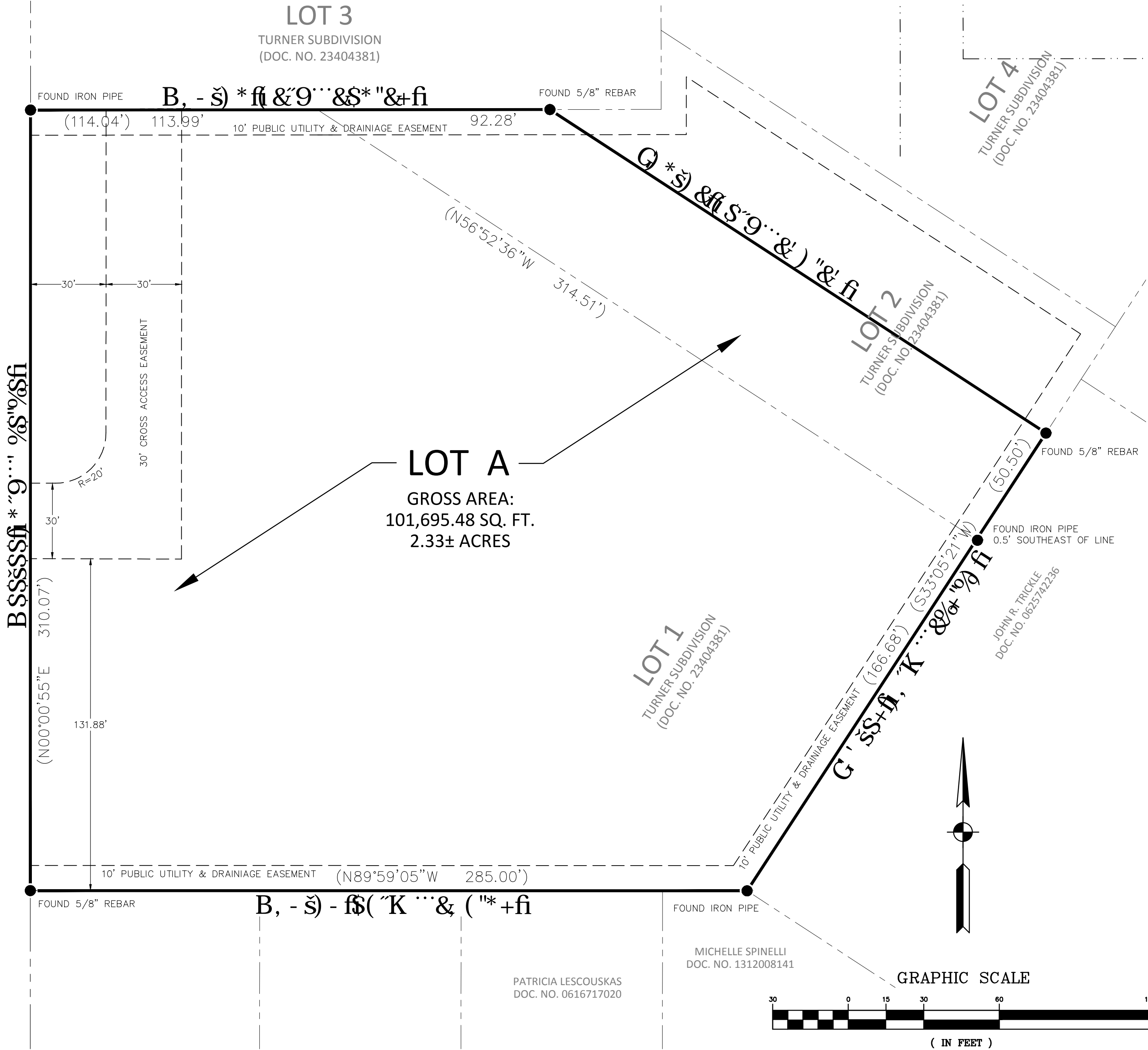
LOCATION MAP

NOT TO SCALE

LEGEND:

XXX.XX' = CALCULATED DISTANCE  
(XXX.XX') = PLATTED DISTANCE

S. 80TH AVENUE (100' R/W)



GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE AMENDED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDE, AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE CROSS ACCESS EASEMENT SHOWN ON THIS PLAT IS CONDITIONED UPON THE OWNER OF LOTS 1 AND 2 SHOWN ON THIS PLAT (THE "OWNER") AND THE OWNER OF PROPERTY TO THE NORTH ABUTTING THE CROSS ACCESS EASEMENT (THE "ADJACENT OWNER"), HAVING ENTERED INTO A RECORDED CROSS ACCESS EASEMENT AGREEMENT EXECUTED BY EACH OF THEM SETTING FORTH THE TERMS AND CONDITIONS FOR THE GRANT, CONSTRUCTION, MAINTENANCE AND USE OF THE CROSS ACCESS EASEMENT, INCLUDING THE AGREEMENT BY THE ADJACENT OWNER TO GRANT AN ACCESS EASEMENT ACROSS ITS PROPERTY TO SOUTH 80TH AVENUE FOR THE BENEFIT OF SAID LOTS 1 AND 2 (THE "EASEMENT AGREEMENT"). THE OWNER SHALL NOT BE REQUIRED TO CONSTRUCT ANY ACCESS ROAD WITHIN THE CROSS ACCESS EASEMENT LOCATED ON LOTS 1 AND 2. THE ADJACENT OWNER SHALL NOT HAVE ANY RIGHT TO USE THE CROSS ACCESS EASEMENT SHOWN ON THIS PLAT UNLESS AND UNTIL AN EASEMENT AGREEMENT, ACCEPTABLE TO BOTH THE OWNER AND THE ADJACENT OWNER, IS EXECUTED AND RECORDED.

THE UNDERSIGNED HEREBY GRANTS THOSE EASEMENTS AS PROVIDED FOR HEREIN.

OGA ACQUISITIONS, LLC

BY: \_\_\_\_\_  
SAM SARBACKER  
ITS: VICE PRESIDENT

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGN A THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR USES AND PROPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

MY COMMISSION EXPIRES: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
PRINTED \_\_\_\_\_

RESIDING IN \_\_\_\_\_

SCHOOL DISTRICT BOUNDARY STATEMENT

BEING DULY SWORN UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF TINLEY PARK FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE: AND
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS LOCATED IN:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 146  
6611 W. 171ST STREET  
TINLEY PARK, ILLINOIS 60477

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

OGA ACQUISITIONS, LLC

BY: \_\_\_\_\_  
SAM SARBACKER  
VICE PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

NOTARY PUBLIC

BOARD OF TRUSTEES' CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
VILLAGE PRESIDENT

PLAN COMMISSION CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, CHAIRMAN OF THE VILLAGE OF PLAINFIELD PLAN COMMISSION DO HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK.

CHAIRMAN



SURFACE WATER STATEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

TO THE BEST OF OUR KNOWLEDGE, AND BELIEF THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

OWNER: OGA ACQUISITIONS, LLC

BY: \_\_\_\_\_  
SAM SARBACKER  
VICE PRESIDENT

LY. NO. \_\_\_\_\_ PE  
MY LICENSE EXPIRES ON: \_\_\_\_\_

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, TREASURER OF THE VILLAGE OF TINLEY PARK DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED IN TINLEY PARK, COOK COUNTY, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

TREASURER

COOK COUNTY CLERK'S CERTIFICATE

I, \_\_\_\_\_, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE AMENDED PLAT.

I FURTHER CERTIFY THAT \_\_\_\_\_ ALL STATUTORY FEES IN CONNECTION WITH THE AMENDED PLAT.

GIVEN UNDER MY HAND AND \_\_\_\_\_ COUNTY CLERK AT CHICAGO, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND WAS RECORDED IN \_\_\_\_\_ BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

RECORDER OF DEEDS

COOK COUNTY TAX MAPPING CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, DIRECTOR OF TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THERE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP #: \_\_\_\_\_ AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX NUMBER (PIN): \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2015

DIRECTOR

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF 52 "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

JOHN FORTMANN, P.E.  
DEPUTY DIRECTOR OF HIGHWAYS  
REGION ONE ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF INDIANA )  
COUNTY OF PORTER )

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS PREVIOUSLY SURVEYED BY ABONMARCHÉ CONSULTANTS, INC. ON SEPTEMBER 8, 2014 AND IS NOW BEING SUBDIVIDED BY ABONMARCHÉ CONSULTANTS, INC. UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWING IS A CORRECT REPRESENTATION OF SAID SURVEY:

LOT 8 IN MEUER PLAINFIELD SUBDIVISION AS PER THE PLAT THEREOF DATED FEBRUARY 16, 2006, RECORDED AS DOCUMENT R2006151334 ON SEPTEMBER 9, 2006, IN THE OFFICE OF THE RECORDER OF WILL COUNTY, ILLINOIS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

ALL LOT CORNERS ARE MONUMENTED AS SHOWN ON THIS PLAT AND IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED:

I FURTHER CERTIFY THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION WHICH WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF APPLICABLE ORDINANCE OF THE VILLAGE OF PLAINFIELD, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THE MONUMENTATION SHOWN ON THE FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED HEREIN, AFTER THE COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDED OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.

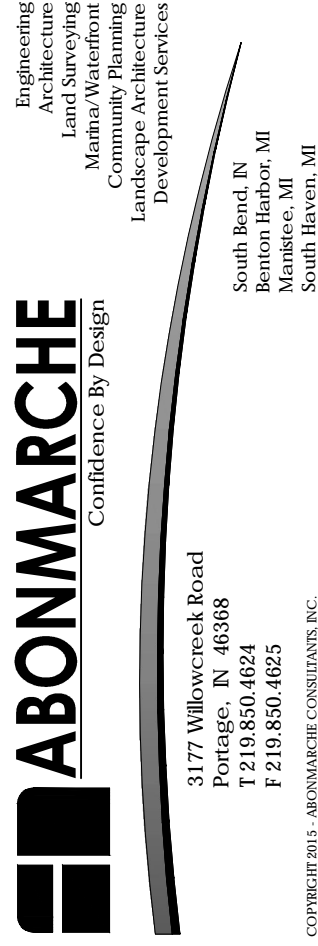
I FURTHER CERTIFY THAT PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE. THIS PROFESSIONAL SERVICE CONFORMING TO THE CURRENT ILLINOIS ADMINISTRATIVE CODE 1270.56 FOR THE MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY.

I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY - MAP NUMBERS 17031C0704J AND 17131C0704J, BOTH BEING REVISED AUGUST 19, 2008, SHOW THE PARCEL IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN).

GIVEN UNDER MY HAND AND SEAL, PORTER COUNTY, INDIANA, THIS 25TH DAY OF JANUARY, 2015

RANDELL S. PETERSON  
PROFESSIONAL LAND SURVEYOR #35-003728  
STATE OF ILLINOIS  
LICENSE EXPIRES NOVEMBER 30, 2016  
ABONMARCHÉ CONSULTANTS, INC.

| NO. | REVISION DESCRIPTION: | BY: | DATE: |
|-----|-----------------------|-----|-------|
|-----|-----------------------|-----|-------|



OGA ACQUISITIONS  
RESUBDIVISION  
PART OF NW 1/4  
SEC. 25-36-12

PROJECT:

RESUBDIVISION PLAT  
LOTS 1 AND 2  
TURNER SUBDIVISION  
TINLEY PARK, ILLINOIS

SHEET TITLE:

DRAWN BY: SMG  
DESIGNED BY: N/A  
PM REVIEW: DSK  
QA/QC REVIEW: MJR  
DATE: 01/26/15

SEAL:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED.  
SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:  
HORZ: 1" = 30'  
VERT: N/A  
ACT JOB #  
14-0496













SHEET NO.



# AL3R Series

Spectra III Round Area Luminaire, 250-400W HID / 165W QL

Type: **SF1** Job: **Davita Tinley Park** Page 7 of 4

| Series/Source/Wattage  | Optics (Distribution) <sup>1</sup>   | Voltage  | Mounting <sup>5</sup>   |
|--|--|--|---|
| <b>Pulse Start Metal Halide</b><br><input type="checkbox"/> <b>AL3RP-250</b><br><input type="checkbox"/> <b>AL3RP-320</b><br><input type="checkbox"/> <b>AL3RP-350</b><br><input type="checkbox"/> <b>AL3RP-400</b><br><br><b>High Pressure Sodium</b><br><input type="checkbox"/> <b>AL3RS-250</b><br><input type="checkbox"/> <b>AL3RS-400</b><br><br><b>QL Induction<sup>1</sup></b><br><input type="checkbox"/> <b>AL3RQL-165</b> | <b>Vertical lamp</b><br>Full Cutoff, Flat Glass <sup>2</sup><br><input type="checkbox"/> <b>2F</b> Type II<br><input type="checkbox"/> <b>3F</b> Type III<br><input type="checkbox"/> <b>4F</b> Type IV<br><input type="checkbox"/> <b>5F</b> Type V<br><br><b>Vertical lamp</b><br>Cutoff, bag glass <sup>2</sup><br><input type="checkbox"/> <b>2V</b> Type II<br><input type="checkbox"/> <b>3V</b> Type III<br><input type="checkbox"/> <b>4V</b> Type IV<br><input type="checkbox"/> <b>5V</b> Type V<br><br><b>Horizontal lamp</b><br>Full Cutoff, Flat Glass<br><input type="checkbox"/> <b>2H</b> Type II<br><input type="checkbox"/> <b>3H</b> Type III<br><input type="checkbox"/> <b>4H</b> Type IV<br><input type="checkbox"/> <b>5H</b> Type V<br><br><b>Distribution Patterns</b><br>Basic Roadway Distribution Patterns as follows:<br> Type II<br> Type III<br> Type IV<br> Type V | <b>available</b><br><b>HD</b><br><b>voltage:</b><br><input type="checkbox"/> <b>120</b><br><input type="checkbox"/> <b>208</b><br><input type="checkbox"/> <b>240</b><br><input type="checkbox"/> <b>277</b><br><input type="checkbox"/> <b>347</b><br><input type="checkbox"/> <b>480</b><br><input type="checkbox"/> <b>QV<sup>3</sup></b><br><br><b>available</b><br><b>QL</b><br><b>voltage:<sup>4</sup></b><br><input type="checkbox"/> <b>120</b><br><input type="checkbox"/> <b>208-277</b> | <input type="checkbox"/> <b>SS</b> Surface arm mount to square pole (standard)<br><br><input type="checkbox"/> <b>SR(X)<sup>6</sup></b> Surface arm mount to round pole<br>Mounting edge of arm is contoured to match pole radius.<br><br><input type="checkbox"/> <b>SM</b> Mast/titter arm mount to 2-3/8" O.D. x 5" horizontal fence<br><br><input type="checkbox"/> <b>RTA-(X)-(Y)<sup>7,8</sup></b> round pole fence adapter<br>See footnotes.<br>4" arm included.<br><br><input type="checkbox"/> <b>SPFA-(X)-2.375<sup>7</sup></b> Square pole fence adapter<br>Adapter for Square Pole with 2.375" O.D. x 4" vertical fence, 6" arm included.<br><br><input type="checkbox"/> <b>WSA</b> Wall mount bracket with 6" arm<br><br><input type="checkbox"/> <b>PT(X)X</b> Post top yoke mount<br> |

| Options   | Finish   | Accessories (Ordered Separately)   |
|---|--|--|
| <input type="checkbox"/> <b>BL</b> Bi-Level dimming (for HPS units only, lamp only)<br><input type="checkbox"/> <b>LQ</b> Hot/Cold Quartz Restrike (for HPS units only)<br><input type="checkbox"/> <b>LQ1</b> Separately wired (120V) Quartz Restrike (for HPS units only)<br><input type="checkbox"/> <b>F1</b> Single Fuse (120/277/347)<br><input type="checkbox"/> <b>F2</b> Double Fuse (208/240/480V)<br><input type="checkbox"/> <b>F3</b> Double Fuse (208/240/480V) Canadian double-pull<br><input type="checkbox"/> <b>TUR</b> Twist-lock Photocell Receptacle<br><input type="checkbox"/> <b>TIR-PC(***)V</b> Switch Link Receptacle with Photocell<br>Specify voltage, 600V not available.<br><input type="checkbox"/> <b>PCB(***)V</b> Photocell Button<br>Specify voltage, 600V not available. | <input type="checkbox"/> <b>ISA</b> Textured Satin Aluminum<br><input type="checkbox"/> <b>BRP</b> Bronze Paint<br><input type="checkbox"/> <b>BLP</b> Black Paint<br><input type="checkbox"/> <b>WP</b> White Paint<br><input checked="" type="checkbox"/> <b>NP</b> Natural Paint<br><input type="checkbox"/> <b>VP</b> Venetian Paint<br><input type="checkbox"/> <b>OC</b> *Optional Color (specify RAL designation)<br><input type="checkbox"/> <b>SC</b> Special Color Paint (specify, must supply color chip) | <input type="checkbox"/> <b>F1-KIT</b> Single Fuse Kit (120/277/347V)<br><input type="checkbox"/> <b>F2-KIT</b> Double Fuse Kit (208/240/480V)<br><input type="checkbox"/> <b>F3-KIT</b> Double Fuse Kit (208/240/480V) Canadian double pull |

Notes:  
 1) QL units available in 3F, 4F, 5F, and 5V distribution only.  
 2) Not available for HPS.  
 3) Allows field selection of 120/208/240/277V. (No 480V).  
 4) Cutoffs may require voltage selection. HPS units only.  
 5) Consult factory for availability of additional voltages for QL Induction units, with internal transformer.  
 6) Refer to Distribution 8 on page 4 for details.  
 7) X = Specify pole size (3.5" 4" 4.5" O.D. or 1/2" 3/4" O.D.).  
 8) Y = Specify sensor size: 2.375" O.D. x 4" tall, 3/4" 1.5" O.D. x 4" tall, or 3.5/4" O.D. x 6" tall.



# PLAN COMMISSION

**April 2, 2015**

## **Applicant**

Pravin (Paul) Patel of E&B Liquors

## **Property Location**

West side of Oak Park Avenue,  
just north of 170<sup>th</sup> Street  
(Formerly a Video Store)

## **Building Size**

Approximately 11,900 s.f.  
(about 6,000 s.f. will be vacant)

Proposed for Phase II:  
Reduction to 5,940 s.f.

## **Parcel Size**

Approximately 37,000 s.f.

## **Zoning**

NG (Neighborhood General)

## **Approvals Sought**

1. Site Plan Approval
2. Special Use Permit for a Packaged Liquor Store
3. Special Use Permit for conversion to a mixed-use building

## **Requested Action**

Assign two Commissioners to participate in a Work Session with the Applicant and Staff.

## **Project Planner**

Stephanie Kisler, Planner

**E&B LIQUORS**  
16948 OAK PARK AVENUE



## **PROJECT DESCRIPTION & HISTORY**

The Applicant, Pravin (Paul) Patel, proposes to operate a packaged liquor store and implement various site improvements at 16948 Oak Park Avenue. This space was previously occupied by the Applicant's video store and has been vacant for many years. The plans indicate an additional tenant space and its user has yet to be identified. Note that the name of the liquor store may change.

This project entails Site Plan Approval for a phased approach of improvements, including: a façade improvement, demolition of a portion of the building, cross-access/alley improvements, and construction of a rear parking lot and related site improvements. A Special Use Permit is required to operate a packaged liquor store in the Legacy District. An additional Special Use Permit is required for converting a stand-alone commercial building into a mixed-use building by constructing a residential unit.

## ZONING & SURROUNDING LAND USES

### Summary

The property is zoned NG (Neighborhood General) within the Legacy District. This property can be converted to a mixed-use building as a Heritage Site (building and site improvements costing less than 50% of the value of the property) by obtaining a Special Use Permit. Operating a package liquor store within any Legacy District also requires a Special Use Permit.

### Surrounding Land Uses

The property is adjacent to single-family residential on the west, a restaurant on the south, a commercial use on the north, and a row of parking and Oak Park Avenue to the east. The diagram on the right depicts the site (outlined in red) in relation to the surrounding zoning districts.





*Residential Construction*

The Applicant has proposed the addition of a residential use to the building. While the plans submitted to Staff indicate two two-bedroom units, the Applicant has stated subsequently that the plans will be modified to construct a single residential unit.

***Open Item #2: The Applicant must clarify if one or two units are proposed and submit plans that accurately reflect the number of units.***

*Architecture & Aesthetics*

Overall, Staff believes that the proposed plans for the front façade of the building are a significant improvement from the current storefront (see comparison below). The deep red color of the awnings matches the adjacent restaurant's awnings as well as the deep red accents of the building to the north. The masonry work adds visual interest and defines the space, whereas the current façade is one long continuous storefront.



*Current Façade (Google)*



*Proposed Façade (Architect's Rendering)*

The Applicant has provided three different options for the materials and colors on the rear façade of the building, ranging from a darker brick, a lighter brick, and a mixture of dark and light bricks (see below).

**Open Item #3: A selection of materials for the rear façade must be made.**



*Rear Façade Options (Architect's Rendering)*

## PARKING

### Summary

During Phase I, approximately 6,000 square feet of the building will be unused and parking will be shared within the lot directly south (Egg Headz restaurant). The Legacy Code requires Heritage Sites in the Neighborhood General District to have four (4) parking spaces per every 1,000 square feet. Residential uses must have one (1) space per dwelling unit and one-half (1/2) guest spaces per dwelling unit (DU). The Legacy Code also requires 0.2 bike stalls per every 1,000 square feet, with a minimum of two (2) bike stalls, and one (1) bike stall per dwelling unit.

| Building Information       | Required Vehicle Parking |            | Required Bicycle Parking |            |
|----------------------------|--------------------------|------------|--------------------------|------------|
|                            | Requirement              | # Required | Requirement              | # Required |
| Phase I & II: 5,940 s.f.   | 4 per 1,000 s.f.         | 24         | 0.2 per 1,000 s.f.       | 2          |
| with One Residential Unit  | 1.5 per DU               | 2          | 1 per DU                 | 1          |
| with Two Residential Units | 1.5 per DU               | 3          | 1 per DU                 | 2          |

**Total Parking Required:** 26-27 vehicle parking spaces, 3-4 bike stalls

The Applicant is providing a total of twenty-three (23) parking stalls at the conclusion of Phase II; however, handicap-accessible stalls have not been noted on the plans. Also, a Floor Plan was not submitted, so Staff is unable to accurately calculate the useable tenant space (excluding hallways, storage rooms, etc.) which would determine the proper square footage to accurately calculate the required parking count. Staff believes that the Applicant has worked diligently to make the site conform to current parking standards to the best of his ability. The Applicant will need to install bike stalls as required per the Legacy Code.

**Open Item #4: A minimum of three (3) bike stalls must be installed within the property.**

## SIGNAGE & LIGHTING

### Summary

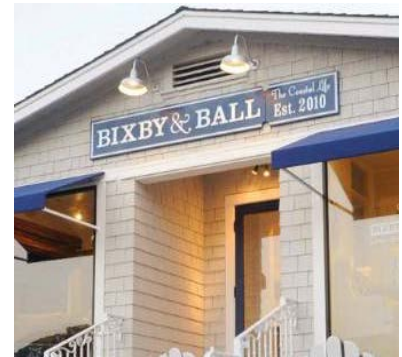
The Applicant has not submitted any signage plans. The Applicant has proposed lighting in the renderings submitted to Staff. The goose neck lighting offers an attractive enhancement to the front façade. Staff would like to note that the proposed goose neck lighting on the façade may need to be move further toward the roof line to allow for an adequate sign band area between the awning and the roof line. Also, the use of the columns is an effective way of distinguishing between storefronts but may present issues with signage if tenants occupy more than one space. It appears that this building could provide for up to four tenants; Staff requests to ensure that there will not be signage placement issues if the space is divided up differently in the future.

*Open Item #5: Move the goose neck lighting on the front façade upward to create a more defined area for a sign band for the liquor store and the other tenant space.*

*Open Item #6: Consider other options for creating sign band areas along the façade that would be more versatile for varying tenant sizes.*

Additionally, Staff believes that the building's aesthetic quality could benefit from using non-illuminated signage (see examples below). The goose neck lighting will provide an ample light source for signage within the sign band area on the front façade.

*Open Item #7: Consider prohibiting tenants to use signage that requires a lighting source other than the goose neck lighting above.*



*Examples of Non-Illuminated Signage with Goose Neck Lighting*

## STAFF REVIEW COMMENTS

Please note that a full list of Staff Review Comments will be provided to the Plan Commission prior to the April 2<sup>nd</sup> meeting. The comments for this project have not yet been received.

*Open Item #8: Address any outstanding Staff Review comments.*

**SUMMARY OF OPEN ITEMS**

| <b>OPEN ITEM</b>  | <b>POSSIBLE SOLUTION</b>   |
|---|--|
| 1. A timeline for Phase II improvements must be established.  | Applicant must supply information.   |
| 2. The Applicant must clarify if one or two units are proposed and submit plans that accurately reflect the number of units.                              | Applicant must supply information.   |
| 3. A selection of materials for the rear façade must be made.   | Applicant must supply information.   |
| 4. A minimum of three (3) bike stalls must be installed within the property.  | Have the Applicant show the installation location of three or more bike stalls.  |
| 5. Move the goose neck lighting on the front façade upward to create a more defined area for a sign band for the liquor store and the other tenant space. | Have the Applicant relocate goose neck lighting upward on the front façade.  |
| 6. Consider other options for creating sign band areas along the façade that would be more versatile for varying tenant sizes.                            | Evaluate the use of columns that extend the full height of the façade. Possibly alter the design so that a sign band area can function successfully for differing tenant spaces. |
| 7. Consider prohibiting tenants to use signage that requires a lighting source other than the goose neck lighting above.                                  | Evaluate the aesthetics of using non-illuminated signs where overhead lighting is provided.  |
| 8. Address any outstanding Staff Review comments.   | Applicant must address any outstanding Staff Review comments.  |

**REQUESTED ACTION**

Assign two Plan Commissioners to participate in a work session with the Applicant and Staff.

###



MAR 23 2015

Mar 20 2015



Image Front Dark Brick Red Dk

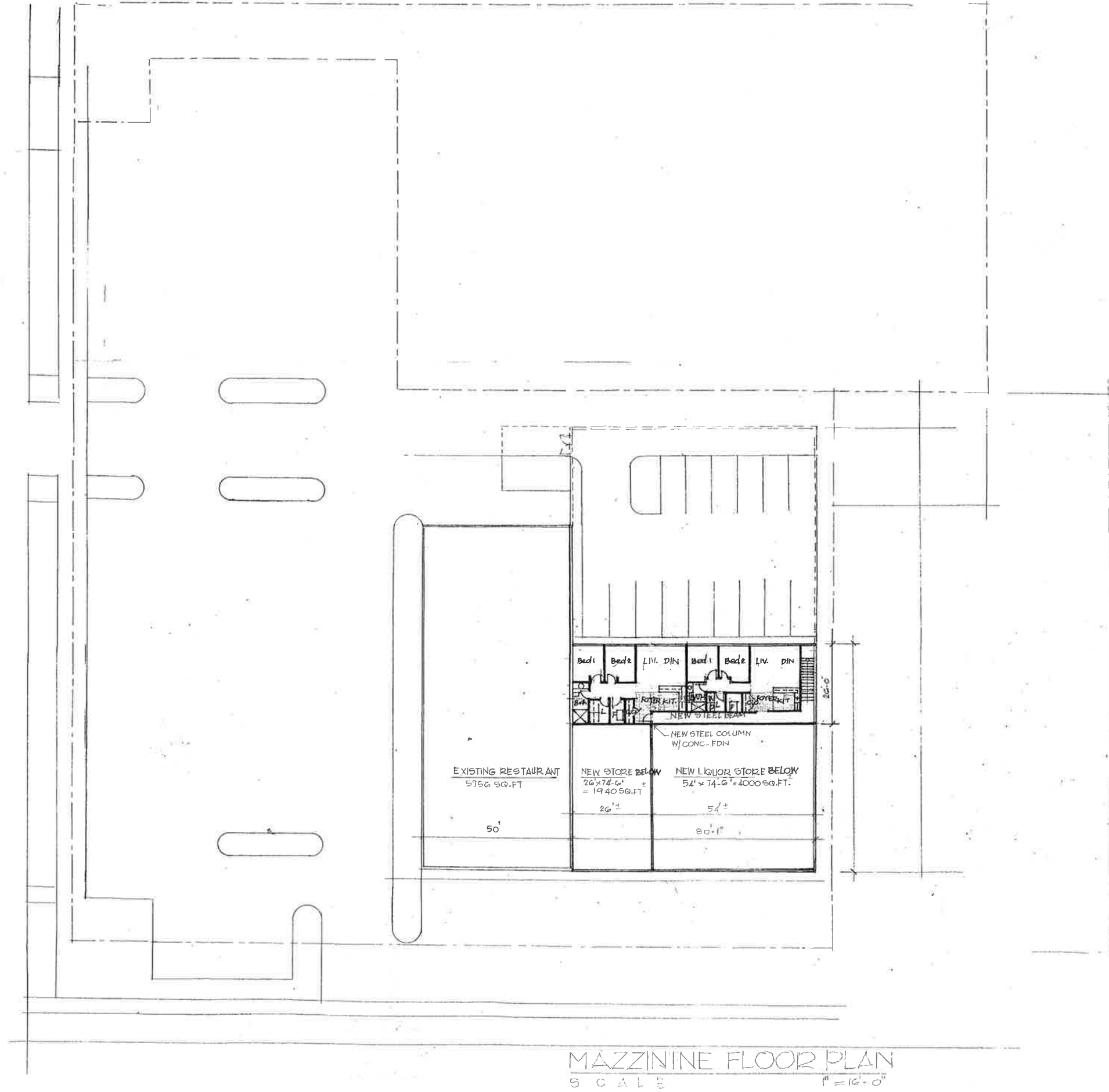




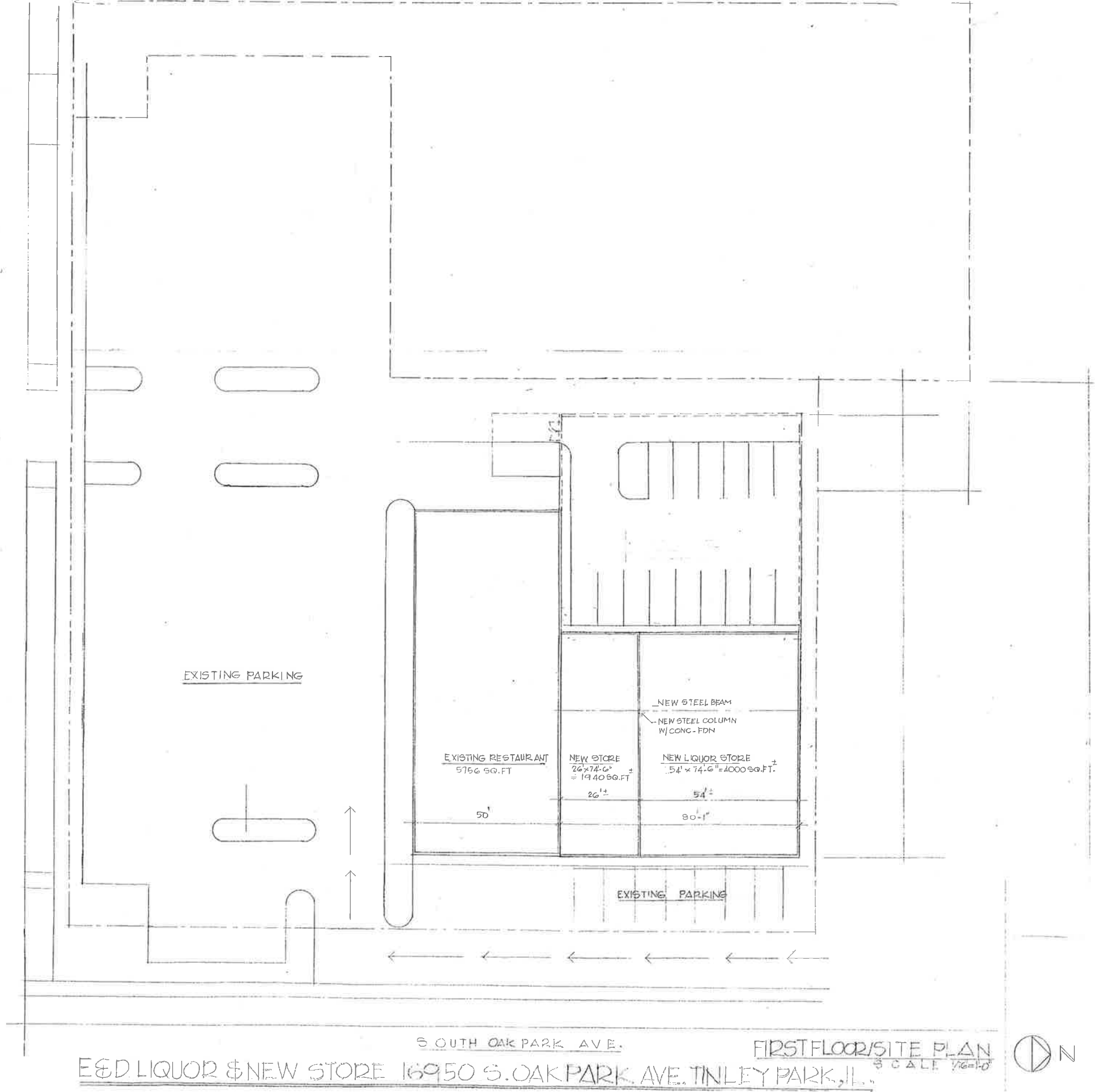
Images Rear, Dark Brick  
Light Brick  
Dark and Light Brick







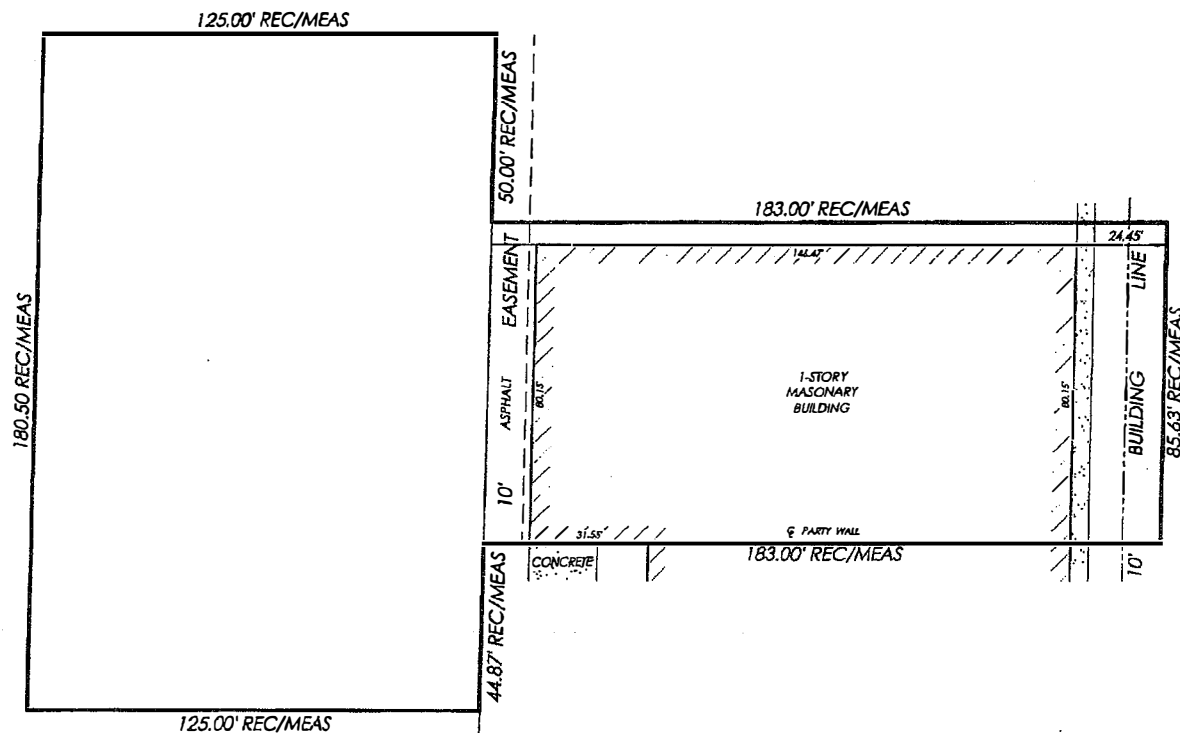
MAZZININE FLOOR PLAN  
SCALE 1" = 16'-0"



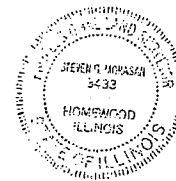


*E*

18148 S. MARTIN AVE. HOMewood, IL 60430 708-4-SURVEY (478-7839) 708-478-4076 FAX



**SOUTH OAK PARK AVENUE**



THE EAST 125 FEET OF LOT 8 (EXCEPT THE SOUTH 19.50 FEET THEREOF) AND THE EAST 125 FEET OF LOT 9, LOT 5 (EXCEPT THE SOUTH 64.37 FEET THEREOF), AND THE SOUTH 50 FEET OF LOT 4 IN BLOCK 7 IN ELMORE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT 377150) ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1929 AS DOCUMENT 10351098 IN COOK COUNTY, ILLINOIS.

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESEY

STATE OF ILLINOIS)  
                                P.  
COUNTY OF COOK]

STATE OF ILLINOIS REG. # 104-002702

ON BEHALF OF WYKAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

NYI  REGISTERED HINDI LANG SUBKYOON

DATE:

DATE OF  
LICENSE  
EXPIRATION: NOVEMBER 30 . 20 1

DATE OF  
FIELD WORK  
COMPLETION: JUNE 3, 20 09

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY MEASURING.

SCALE: 1"=30'

JOB NO.: 06-0617-1

ADDRESS: 16948 S. OAK PARK AVE

TINLEY PARK, IL

P.I.N. \_\_\_\_\_

TOWNSHIP: BREMEN

ORDERED BY: HUTCHISON, ANDERS, &amp; HICKET

© STREAMLINE SURVEY, INC. 2009

## VILLAGE OF TINLEY PARK

### APPLICATION FOR SITE PLAN APPROVAL

**PROJECT NAME:** E&B Liquors

**LOCATION:** 16948 Oak Park Avenue

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

#### APPLICANT INFORMATION

Name: Pravin Patel

Company: E&B Liquors

Mailing Address: 260 McWalter Drive, Roselle, IL 60172

Phone (Office): (847) 338-5644

Phone (Cell):

Fax:

Email: next1@live.com

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

Mr. Patel has the property under a real estate sales contract.

#### PROPERTY INFORMATION

Property Address: 16948 Oak Park Avenue, Tinley Park, IL 60477

PIN(s): 28-30-111-040-0000

Existing Land Use: Vacant commercial building

Zoning District: Neighborhood General (NG)

Lot Dimensions: 37,032.00 square feet

Property Owner(s): Ike & Aziza Rangoonwala

Mailing Address: 1576 Woodland Lane, Bolingbrook, IL 60490

#### APPLICATION INFORMATION

Description of proposed project (use additional attachments as necessary):

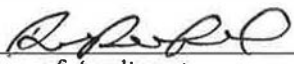
Phased site improvements, including: facade improvement, planters along front facade, demolition of the rear portion of the building to accommodate a new residential unit, a parking lot, alley/cross-access connection, and rear landscaping improvements.

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No

☐ Yes:

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

  
Signature of Applicant

03/24/2015

Date

## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL CONTACT INFORMATION

**PROJECT NAME:** E&B Liquors

**LOCATION:** 16948 Oak Park Avenue

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

#### CURRENT PROPERTY OWNER OF RECORD

Name: Ike & Aziza Rangoonwala  
Company: \_\_\_\_\_  
Address: 1576 Woodland Lane, Bolingbrook, IL 60490  
Phone: (630) 440-8299  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ARCHITECT

Name: Sigh  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: (630) 202-5764  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT ENGINEER

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### PROJECT LANDSCAPE ARCHITECT

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### ATTORNEY

Name: Tom Haught  
Company: Gardi & Haught Associates  
Address: \_\_\_\_\_  
Phone: (847) 944-9400  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### END USER

Name: Pravin Patel  
Company: E&B Liquors  
Address: 16948 Oak Park Avenue  
Phone: (847) 338-5644  
Fax: \_\_\_\_\_  
Email: next1@live.com



## VILLAGE OF TINLEY PARK

### SITE PLAN APPROVAL RESPONSIBLE PARTIES

**PROJECT NAME:** E&B Liquors

**LOCATION:** 16948 Oak Park Avenue

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

#### GENERAL BILLING

Name: Pravin Patel  
Company: E&B Liquors  
Address: 16948 Oak Park Avenue  
Phone: (847) 338-5644  
Fax: \_\_\_\_\_  
Email: next1@live.com

#### RESPONSIBLE FOR PLAN REVIEW FEES

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR BUILDING PERMIT FEES

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR ATTORNEY FEES

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

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:

Name: Pravin Patel

Mailing Address: 260 McWalter Drive

City, State, Zip: Roselle, IL 60172

Phone Numbers: (847) 338-5644 (Day) Fax Number: \_\_\_\_\_  
\_\_\_\_\_  
(Evening)  
\_\_\_\_\_  
(Cell)

Email Address: next1@live.com

~~Mr. Patel has the property under a real-estate sales contract, attached.~~

Property Owner(s): IKE AND AZIZA RANGOONWALA  
Mailing Address: 1576 WOODLAND LN  
City, State, Zip: BOLINGBROOK, IL 60490

|                            |                            |
|----------------------------|----------------------------|
| Property Address:          | 16948 S. Oak Park Avenue   |
| Permanent Index No. (PINs) | 28-30-111-040-0000         |
| Existing land use:         | Vacant commerical building |
| Lot dimensions and area:   | 37,032.00                  |


Present Zoning District : Neighborhood General  
 Requested Zoning District: \_\_\_\_\_

Yes ☒ No ☐

If yes, identify the proposed use: Converting stand-alone commercial to mixed-use building with the addition of an apartment

Yes ☐ No ☒

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

  
Signature of Applicant

03/24/2015

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 is a Phase II improvement that will be completed along with demolishing portions of the existing building, dedicating a 20' alleyway, and creating additional parking to the rear of the building. These are great improvements to the safety and general welfare of the public and of businesses along Oak Park Avenue

**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 current building has been vacant for over 7 years. Adding an apartment will increase the Value of the property because the property will be eligible for the Cook County Class 7 tax break, which provides property owners with tax breaks if there is a rentable apartment within the building. We also believe that the addition of a residential unit along Oak Park Avenue will positively contribute to the building of a neighborhood retail market, which improves the value of property along Oak Park Avenue.

**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 existing block is already developed commercially and has adequate commercial parking. This use will not change the normal and orderly development or improvement of surrounding property. In fact, the new owner proposes to demolish (in Phase II) a portion of the building and dedicate a 20' alleyway, which will contribute to the future development of the entire block. The addition of the apartment only requires one space per unit and this will be provided for at the rear of the property.

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

Yes, the property is served by shared parking to the south and in Phase II, will be creating a new on-site parking facility. Additionally, the property owner will dedicate a 20 foot alleyway, as required by the Legacy Code, in order to improve access to the block and parking facilities.

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

Ingress and egress to the property will not change from what is already provided. In Phase II, an alleyway will be dedicated which will improve ingress and egress to the rear of the building.

**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 will meet minimum unit sizes as set forth in the Zoning Ordinance and there will be no other variations from the Village Codes.

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

The existing building has been vacant for over 7 years and has been an eyesore along Oak Park Avenue. The proposed use will fill up at least half of the commercial space, add a rentable apartment, and a facade improvement is planned that will create lasting value to the building. We believe that this special use will add to the commercial offerings along Oak Park Avenue and increase the amount of local shopping that may occur.

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

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

**A. Petitioner Information:**

Name: Pravin Patel  
Mailing Address: 260 McWalter Drive  
City, State, Zip: Roselle, IL 60172  
Phone Numbers: (847) 338-5644 (Day) Fax Number: \_\_\_\_\_  
\_\_\_\_\_  
(Evening)  
\_\_\_\_\_  
(Cell)  
Email Address next1@live.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):

~~Mr. Patel has the property under a real estate sales contract, attached.~~

**B. Property Information:**

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

Property Owner(s): IKE AND AZIZA RANGOONWALA  
Mailing Address: 1576 WOODLAND LN  
City, State, Zip: BOLINGBROOK, IL 60490

Property Address: 16948 S. Oak Park Avenue  
Permanent Index No. (PINs) 28-30-111-040-0000  
Existing land use: Vacant commercial building  
Lot dimensions and area: 37,032.00

**C. Petition Information:**

Present Zoning District : Neighborhood General  
Requested Zoning District: \_\_\_\_\_

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

Yes ☒ No ☐

If yes, identify the proposed use: Package Liquor Sales within the Neighborhood General District

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

Yes ☐ No ☒

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

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

  
\_\_\_\_\_  
Signature of Applicant

03/24/2015

\_\_\_\_\_  
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 is a Phase II improvement that will be completed along with demolishing portions of the existing building, dedicating a 20' alleyway, and creating additional parking to the rear of the building. These are great improvements to the safety and general welfare of the public and of businesses along Oak Park Avenue

- 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 current building has been vacant for over 7 years.

- 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 existing block is already developed commercially and has adequate commercial parking. This use will not change the normal and orderly development or improvement of surrounding property. In fact, the new owner proposes to demolish (in Phase II) a portion of the building and dedicate a 20' alleyway, which will contribute to the future development of the entire block.

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

Yes, the property is served by shared parking to the south and in Phase II, will be creating a new on-site parking facility. Additionally, the property owner will dedicate a 20 foot alleyway, as required by the Legacy Code, in order to improve access to the block and parking facilities.

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

Ingress and egress to the property will not change from what is already provided. In Phase II, an alleyway will be dedicated which will improve ingress and egress to the rear of the building.

**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.**

All regulations on the Legacy Code and the Village Zoning Ordinance will be met with this proposal. A liquor license will be granted by the Village's Liquor Commissioner.

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

The existing building has been vacant for over 7 years and has been an eyesore along Oak Park Avenue. The proposed use will fill up at least half of the commercial space and a facade improvement is planned that will create lasting value to the building. We believe that this special use will add to the commercial offerings along Oak Park Avenue and increase the amount of local shopping that may occur.