



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
April 16, 2015 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the April 2, 2015 Regular Meeting

Item #1

PUBLIC HEARING

E&B LIQUORS (former Family Video Store) – 16948 S. OAK PARK AVENUE – SITE PLAN APPROVAL AND SPECIAL USE PERMITS FOR A PACKAGE LIQUOR STORE AND A MIXED-USE BUILDING (Commissioners Ficaro and Mahoney)

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 Public Hearing

Item #2

EDWARD GREGORY – PLAT OF EASEMENT – 6500 166TH STREET (New Item, Single Meeting)

Consider granting approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress and egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed 6500 166th Street with tax ID 28-19-402-085-0000.

Item #3

BRIXMOR OUTLOT – 15917 S. HARLEM AVENUE – SITE PLAN APPROVAL AND A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT (New Item)

Consider a proposal from Mr. Jeff Slavish, Brixmor Property Group, for a Site Plan Approval and a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD which will include deviations from the Village Zoning Ordinance (aisle widths, landscape island width, bufferyard requirements, and signage) to allow for the construction of a 9,100 SF multi-tenant (4 unit) retail structure. The construction of the new retail structure will require the demolition of the north 7,290 SF in-line tenant space.

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

APRIL 2, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 2, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Maureen McLeod
Mark Moylan

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 7:31 p.m.

APPROVAL OF MINUTES

Minutes of the March 19, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER REIDY seconded by COMMISSIONER FICARO to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. 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 APRIL 2, 2015 MEETING

PUBLIC

HEARING #1: 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 (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 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.

The 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.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Maureen McLeod
Mark Moylan

Village Staff:

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

Guest(s):

Sam Sarbacker, Vice President – OGA

CHAIRMAN WALKER opened the Public Hearing at 7:32 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination, or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements with notice also being sent to properties within 250' of the project.

SAM SARBACKER, Vice President of OGA, developer and real estate company specializing in dialysis projects, appeared on behalf of their client, DaVita Dialysis, who seeks to demolish the existing Eiche Turner building located at 16767 S. 80th Avenue and construct a medical facility that provides dialysis services. He believes all significant issues have been resolved and are ready to proceed with an anticipated construction start date sometime in May or June 2015 with completion within 6 months. He complimented the Village and Staff thanking them for their time and efforts.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She reported that the property consists of 2 parcels totaling 2.34 acres, that were never legally subdivided since the Eiche Turner property was tax-exempt and the lot configuration never questioned by the County. With the transfer of ownership to DaVita, MS. WALLRICH reported the Applicant has agreed to consolidate the 2 lots and will then be placed on the tax roll.

MS. WALLRICH noted the subject property is zoned B-1 (Neighborhood Shopping District) and is surrounded by commercial properties zoned B-1, and also abuts residential properties zoned R-4 PD and R-6 PD that is surrounded by a chain link fence to the south that will remain and a wooden fence directly behind the building that will be removed. She reported the new building will be a single-story medical facility consisting of 16 dialysis stations with 13 employees on-site.

MS. WALLRICH proceeded to review the three (3) variations that are required due to the B-1 Zoning and include front yard setback, lot area, and lot width.

MS. WALLRICH noted that although the property does not fall within the Urban Design Overlay District, the Applicant has cooperated in aligning their project with these principles and locating the parking area to the side and rear of the building, decreasing the front yard setback. She stated the parking lot will consist of 45 parking spaces, with the amount of accessible spaces exceeding requirements. A crosswalk and covered canopy (port-cochere) have been provided for safe and easy drop off of patients. She reported the parking lot will be adequately lit with three (3) light poles. Per a recommendation from COMMISSIONER MCCLELLAN, the Applicant has also agreed to upgrade these lights to a more decorative light fixture.

In anticipation of the redevelopment of the parcel to the north, MS. WALLRICH stated the Village requested a cross-access easement that will ultimately benefit both properties. She reported the Applicant has complied and agreed to place this easement on the Plat. She reported a legal review of the easement language on the Re-Subdivision Plat is being negotiated by both the Village Attorney and the attorney for the Applicant and will be resolved prior to issuance of a building permit.

MS. WALLRICH reviewed the landscape plan. She commended the Applicant for being very accommodating with Staff requests including removal of plant material from the cross access easement area, providing additional shade trees and evergreen screening in the parking lot, and the recommended spacing of shrubs.

MS. WALLRICH showed a rendering of the building with the originally proposed architecture and the revised architecture. She noted the gabled port-cochere that did not correlate with the roof lines of the main structure, therefore, the Applicant agreed to having a flat roof on the porte-cochere with a full parapet element. Concerns were also expressed by Staff 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. As a result, she reported the Applicant has agreed to provide awnings for all 4 windows.

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 in the evening.

In summary, MS. WALLRICH advised Commissioners of resolution of all outstanding items. CHAIRMAN WALKER opened the Public Hearing to questions or comments from the Public Body.

MARGARET SWALLOW, 7944 Paxton, inquired what the wooden fence was being replaced with. MR. SARBACKER and MS. WALLRICH reported that a substantial amount of new landscaping was being added to that area that will provide a significant improvement aesthetically.

ESTER MIKULA, 16736 Paxton, inquired into the facility's hours of operation. MR. SARBACKER reported the facility will be open from 4:30 a.m., for staff arrival and preparation, through 7:00 p.m., Monday through Saturday. He stated the facility will operate quietly with light traffic use since most patients are typically at the facility for 4-6 hours. He also stated that some patients will be transported via medical transport; however, no sirens will be used.

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

COMMISSIONER FICARO complimented MS. WALLRICH and Staff on their efforts and a thorough presentation.

COMMISSIONER MCCLELLAN stated it is a beautiful building. He proceeded to welcome MR. SARBACKER and DAVITA DIALYSIS to Tinley Park.

CHAIRMAN WALKER thanked the Applicant for accommodating all of Staff's requests. She complimented the beautiful appearance of the building and stated it will fit well with the surrounding area.

There being no questions or concerns from the Commissioners, COMMISSIONER FICARO and CHAIRMAN WALKER proceeded to review the following Findings of Fact and respective responses with regards to the proposed Variations.

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 80th 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 lesser 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 80th 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 80th Avenue remains in the same general location as the previous use.

There being no further questions or comments regarding the Findings of Fact, COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed redevelopment of 2.34 acres at 16767 80th Avenue, to include a new 6,700 square foot 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') foot Variation from the required one-hundred twenty-five foot (125') foot front yard setback requirement (Section V.B. Schedule II-Schedule of District Regulations) for properties located in the B-1, Neighborhood Shopping Zoning District to allow for a sixty foot (60') front yard setback along 80th Avenue;
2. A 1.66 acre Variation to the required 4.0 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; and,
3. A two hundred eighty foot (280') Variation to the 600 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 320 feet;
4. Plat of R-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

The Motion was seconded by COMMISSIONER MCCLELLAN.

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

NAY: None

ABSENT: Plan Commissioners Maureen McLeod and Mark Moylan

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

CHAIRMAN WALKER thanked the Petitioner for a concise, well presented development, indicating this will be presented to the Village Board for final approval on April 28, 2015.

A motion was made by COMMISSIONER PIERCE, seconded by COMMISSIONER MAHONEY to close the Public Hearing at 8:10 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. 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 APRIL 2, 2015 MEETING

ITEM #2: E&B LIQUORS (formerly 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 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.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioners:

Maureen McLeod
Mark Moylan

Village Staff:

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

Guest(s):

Pravin Patel, Applicant

PRAVIN PATEL presented a request to start a business, E&B Liquors, at 16948 Oak Park Avenue.

STEPHANIE KISLER, Planner, presented the Staff report regarding Site Plan Approval and Special Use Permits on behalf of the Applicant to relocate his business to 16948 Oak Park Avenue, the site of a former video store which has been vacant for many years.

MS. KISLER showed photographs of the parcel and reviewed the surrounding zoning areas, noting the small, non-regulated wetland area behind the property that provides a natural bufferyard between the parcel and the residential properties to the west.

MS. KISLER proceeded to show photographs of the buildings current façade and photographs of the proposed façade improvements noting the improvements will help this space blend in with the businesses directly adjacent by using similar color palettes and materials. She also reviewed renderings for the rear façade stating the Applicant has provided options for materials ranging from a darker brick, lighter brick, and a mixture of darker and lighter. Staff is requesting Commissioners opinions in this regard.

MS. KISLER reviewed the Phasing Plan noting that Phase I will be completed immediately, prior to obtaining a Certificate of Occupancy for the tenant space. She stated the Applicant will then open the liquor store, complete the tenant space build-out, façade improvement, add planters along the façade, and cross-parking, cross-access agreements with the property to the south to ensure temporary parking. She stated Phase II consists of demolition of the rear portion of the building in order to make the size more usable for a tenant, addition of a residential unit for tax benefit purposes, addition of a rear parking lot in order to conform to parking standards deemed by the Legacy Code, rear landscape improvements, and a designated alley and cross-access improvements. She reported that a timeline for Phase II has not been established.

MS. KISLER reviewed the Site Plan for the first floor and ground level that includes the tenant space and liquor store followed by a mezzanine level that includes two (2) residential units. She reported that though the submitted plans include two (2) residential units, the Applicant has subsequently indicated only a single residential unit; therefore, a new floor plan will need to be submitted.

MS. KISLER reviewed the parking space requirements per the Legacy Code that also requires a certain number of bike stalls. With the information currently provided, 26-27 vehicle parking spaces will be required along with 3-4 bike stalls, however, only 23 parking stalls will be provided at the completion of both Phases. She reported a formal floor plan has not yet been submitted so Staff is unable to accurately calculate the useable tenant space that would determine square footage to calculate the required parking count. She noted the number of bike stalls must also be indicated on the plan.

MS. KISLER reported signage and lighting plans are conceptual at this time; however, Staff has suggested the building's aesthetic quality could benefit from using non-illuminated signage with goose neck lighting. She noted Police Department comments include the addition of security cameras and better lighting since the business is a liquor store.

In conclusion, MS. KISLER summarized the following open items:

1. A timeline for Phase II;
2. Clarify if 1 or 2 units are proposed and submit plans accordingly;
3. Selection of materials for the rear façade;
4. Installation of 3 bike stalls;
5. Moving the goose neck lighting on the front façade upward to create a more defined area for a sign band for the liquor store and tenant space;
6. Consider other options for creating sign band areas along the façade that would be more versatile for varying tenant sizes;
7. Consider prohibiting tenants to use signage that requires a lighting source other than goose neck lighting;
8. Address outstanding Staff Review comments.

MR. PATEL stated the number of residential units will be determined by the number of parking spaces he will have available and that he is working with his architect in this regard. He added that once permits are obtained, he will open the liquor store then begin Phase II.

COMMISSIONER MCLELLAN inquired as to the liquor store's hours of operation. MR. PATEL responded with hours of Sunday through Thursday 10:00 a.m.-10:00p.m. and Friday/Saturday 10:00 a.m. to 11:00 pm.

COMMISSIONER PIERCE inquired if the Applicant's architect is studying the Legacy Code and is aware of the County's 50% rule in terms of marketability. MR. PATEL stated he will provide appropriate records in this regard. He suggested contacting Economic Development regarding a façade grant. MS. KISLER reported the Applicant is working on an application with the Main Street Commission.

COMMISSIONER REIDY inquired if the residential area will be on the footprint and also inquiring about the total square footage. MS. KISLER reported the site is approximately 12,000 square feet is being reduced to approximately 6,000 square feet following demolition of the rear of the building. MR. PATEL confirmed his architect has assured him this is feasible. AMY CONNOLLY, Planning Director, also reported Staff has suggested demolition of the rear portion and is working closely with the architect who has read and understands the Legacy Code.

A discussion ensued regarding parking availability. MS. CONNOLLY reported the Applicant currently has a shared parking/shared cross-access agreement with the business to the south, renting parking spaces from EggHeadz, in order to meet current parking demand.

CHAIRMAN WALKER inquired about the alleyway. MS. CONNOLLY reported Staff is working on an alleyway dedication with the property owner to the south, EggHeadz. She also reported the Applicant is also working with his attorney to obtain a full cross-access to ensure access from 170th Street to his property that will function like a dedicated alleyway. She noted a property to the north with a detached garage with no current plans for relocating. She also reviewed the existing dedicated alleyways with the three (3) various businesses to the north.

There being no further questions or comments, CHAIRMAN WALKER assigned COMMISSIONER MAHONEY and COMMISSIONER FICARO to work with Staff and Applicant.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER REIDY to adjourn the regular meeting of the Plan Commission of April 2, 2015 at 8:49 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

**Applicant**

Pravin (Paul) Patel

Property Location

16948 Oak Park Avenue

Building Size

11,900 SF ±

(about 6,000 SF will be vacant)

Proposed for Phase II:

Reduction to 5,940 SF

Parcel Size

37,000 SF ±

0 ac ±

Zoning

NG (Neighborhood

General)

Legacy District

Approval 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

Make a motion to grant Site Plan Approval and recommend that the Village Board grant Special Use Permits to the Applicant.

Project Planner

Stephanie Kisler
Planner I

PLAN COMMISSION STAFF REPORT

APRIL 16, 2015

E&B LIQUORS

16948 Oak Park Avenue



EXECUTIVE SUMMARY

The Applicant, Pravin (Paul) Patel, proposes to operate a packaged liquor store and implement site improvements at 16948 Oak Park Avenue. This project entails Site Plan Approval for a phased approach of improvements, including: a façade improvement, demolition of a portion of the building, addition of a residential unit, 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.

OPEN ITEMS

1. A timeline for Phase II improvements must be established.
2. The Applicant must clarify if one or two units are proposed and submit plans that accurately reflect the number of units.
3. A selection of materials for the rear façade must be made.
4. A minimum of three (3) bike stalls must be installed within the property.
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.
6. Consider other options for creating sign band areas along the façade that would be more versatile for varying tenant sizes.
7. Consider prohibiting tenants to use signage that requires a lighting source other than the goose neck lighting above.
8. Address any outstanding Staff Review comments.

NOTE: All open items have been discussed and satisfactorily resolved during the Plan Commission Work Session on 4/9/2015 with Commissioners Ficaro and Mahoney.

EXISTING SITE

The site has been vacant for several years and most recently was used as a video store. The parcel contains a small, non-regulated wetland within the western portion of the parcel. This particular site has been troublesome for attracting new tenants due to the large size of the building, which is approximately 11,900 square feet. A small number of parking spaces are located along the front of the building, but are not an adequate amount to serve such a large space, according to Village codes.

PROPOSED USE

The Applicant proposes to utilize approximately 5,940 square feet of the building for retail use. Of the retail square footage, 4,000 square feet will be utilized by the liquor store and 1,940 square feet will be used by another tenant (not yet determined). The remaining 5,960 square feet at the rear of the building will remain vacant until that portion of the building is demolished at Phase II of the project. Phase II will construct a residential unit within the rear of the building at the mezzanine level, along with a rear parking lot for employees, customers, and the resident(s) of the unit.

The Applicant has stated that the liquor store will have a total of four (4) employees. One employee will be present at the store during the daytime and two employees will work during the evening and night time. The proposed hours of operation are:

Sunday – Thursday: 10:00am-10:00pm
Friday – Saturday: 10:00am-11:00pm

ZONING & NEARBY LAND USES

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.

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.



GENERAL SITE PLAN REVIEW

The Applicant's plans are a welcome improvement to the site. The façade enhancements will help this space blend in with the businesses directly adjacent to the building by utilizing similar color palettes and materials.

Per Staff's direction, the Applicant is planning to construct parking at the rear of the building to accommodate customers, employees, and the residents of the proposed apartment. The Applicant proposes to add plant materials to the site by installing planters outside the front façade and constructing landscape beds within the new parking lot at the rear of the building.

Phasing

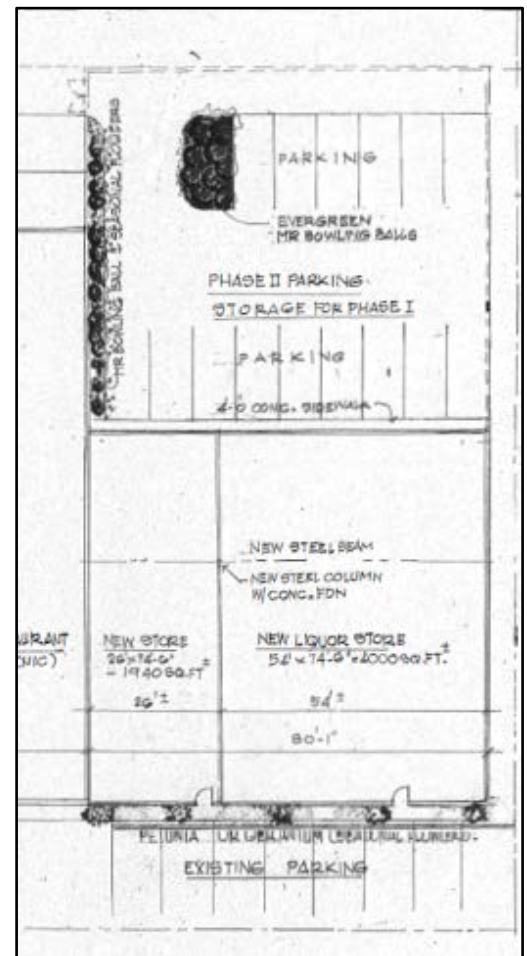
The Applicant has identified the following phasing plan:

Phase I: (Immediately)

- Liquor store and tenant space build-out
- Façade improvement
- Addition of planters along the façade
- Cross-parking and cross-access agreements

Phase II: (Six months to one year from business opening)

- Demolition of the rear portion of the building
- Addition of a residential unit
- Addition of parking lot at the rear
- Landscape improvements at the rear
- Alley/cross-access improvements



Open Item #1: A timeline for Phase II improvements must be established.

Open Item #1 Resolution: The Applicant has stated a timeline of completing Phase II improvements within six (6) months to one (1) year of opening the liquor store. The Applicant is very motivated to complete Phase II because the addition of a residential unit will provide a significant relief for taxes.

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.

Open Item #2 Resolution: The Applicant has clarified that one (1) residential unit is going to be proposed instead of two (2) residential units. Plans will be submitted at the Building Permit stage and the plans will meet all applicable codes.

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.

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

Open Item #3 Resolution: *The Applicant will proceed with either of the following renderings shown below. The base will be comprised of brick or similar masonry materials while the upper level will be a non-masonry material in a complimentary color scheme.*



PARKING & CIRCULATION

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

Note: The Plan Commission must grant a parking waiver for Phase I of the project since the Applicant will not be constructing adequate parking for the site until Phase II.

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.

Open Item #4 Resolution: The Applicant will provide three (3) bike stalls on the plans during the Building Permit stage.

SIGNAGE & LIGHTING

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 #5 Resolution: The Applicant has agreed to move the goose neck lighting upward.

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

Open Item #6 Resolution: *The Applicant will provide a rendering showing the building façade in sectioned in thirds, rather than in fourths as shown on previous plans. This may allow for a more accurate representation of the tenant spaces from the front façade of the building.*

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.*

Open Item #7 Resolution: *The Applicant has agreed to only install non-illuminated channel letters or channel letters with a minimal halo effect (pictured below).*



Upon further analysis after the work session, Staff recommends that the signage be strictly non-illuminated and the goose neck lighting utilize a solar-powered energy source (or similar) to ensure that signage is illuminated at any time when the conditions are dark outside.

STAFF REVIEW COMMENTS

A compiled list of Staff Review comments is attached to this Staff Report.

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

Open Item #8 Resolution: *Staff notes that the majority of these Staff Review comments will be addressed at Building Permit stage. The Planning Department notes that the Police Department mentioned the need for added security improvements based on the nature of the uses within the building. The Applicant has agreed to install a security camera and the necessary lighting to offer a safe environment for the rear of the building.*

WORK SESSION SUMMARY

During the Plan Commission Work Session with the Applicant, Staff, and assigned Commissioners Ficaro and Mahoney on Thursday, April 9, 2015, the following items were discussed:

1. A timeline for Phase II improvements must be established.
Discussion: The Applicant clarified that Phase II would begin as soon as six (6) months after opening the liquor store but may be delayed if that is the winter season and construction cannot begin due to weather. It is likely that the latest that the Phase II construction will begin is one (1) year after the opening of the liquor store. The Applicant is highly motivated to complete Phase II because it will greatly benefit him to have the reduction in taxes to add a residential unit.
2. The Applicant must clarify if one or two units are proposed and submit plans that accurately reflect the number of units.

Discussion: The Applicant stated that he will only have one (1) residential unit with potentially three (3) bedrooms. This will mean that one less parking space will be required since one less unit is being constructed.

3. A selection of materials for the rear façade must be made.

Discussion: The Applicant stated that he liked the look of the option with the dark brick base and the lighter material on the second floor. The Commissioners both agreed that they preferred the dark brick base with the dark material on the second floor. The Commissioners and the Applicant resolved to approve either of these designs, so long as they met all applicable building codes (including the masonry/brick requirement).

4. A minimum of three (3) bike stalls must be installed within the property.

Discussion: The Applicant agreed to install the bike stalls and will add them to the plans for the Building Permit submittal. The Applicant discussed the location of the bike stalls with the Commissioners. The Commissioners noted that there may not be room at the front of the building to accommodate the bike stalls, so the bike stalls may have to be located at the rear of the building.

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.

Discussion: The Applicant has agreed to move the lighting upward on the façade in order to facilitate a more defined signage area. The Commissioners agreed that this will enhance the aesthetics of the signage and the façade as a whole.

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

Discussion: Staff suggested that the Applicant provide an exterior design that matches the interior space divisions. The interior tenant spaces are divided more in thirds than fourths, so the outside should show three façade sections and accurately represent the storefronts in conjunction with the tenant spaces in the building. The Applicant has agreed to provide a rendering of the façade in thirds.

7. Consider prohibiting tenants to use signage that requires a lighting source other than the goose neck lighting above.

Discussion: The Applicant and the Commissioners discussed the need for visibility and how lighting effects signage at this location. Staff proposed prohibiting illuminated signage since the sign band area will be illuminated by the goose neck lighting. The Applicant mentioned concerns for the signs not being well-lit during gloomy days since the goose neck lighting will be on a timer system. An option for low-illumination halo style lettering was discussed as an alternative since it would display a small halo around the signage that could be visible during the daytime when the timer for the goose neck lights is inactive.

Upon further analysis, Staff has come up with an idea of using a solar-powered system to operate the goose-neck lighting; therefore, the lighting would come on whenever the darkness threshold was reached at any time of the day.

8. Address any outstanding Staff Review comments.

Discussion: Staff noted that many of these comments pertain to the Building Permit stage and will be resolved through plan review at that time. The Commissioners discussed the Police Department comments concerning to lighting and security. The Applicant committed to add ample lighting and security features to alleviate any safety concerns.

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 and a Parking Waiver to the Applicant, Pravin (Paul) Patel, for the property located at 16948 Oak Park Avenue for the proposed Phase I and Phase II improvements for a mixed-use building including: a façade improvement, demolition of a portion of the building, addition of a residential unit, cross-access/alley dedication and improvements, and construction of a rear parking lot, landscaping, and related site improvements.

Additionally, the Plan Commission recommends that the Village Board grant, to Pravin (Paul) Patel at 16948 Oak Park 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 for:

1. A Special Use Permit for operation of a package liquor store within the NG (Neighborhood General) Legacy District; and
2. A Special Use Permit for converting a stand-alone commercial building into a mixed-use building by constructing a residential unit within the NG (Neighborhood General) Legacy District.

The Plan Commission recommends the Special Use Permits with the following conditions:

1. A minimum of three (3) bike stalls must be installed per the requirements of the Legacy Code;
2. The goose neck lighting on the front façade must be moved upward so that the lighting will illuminate signage placed between the goose neck lighting and the awning;
3. Tenants of the building are prohibited from using signage with illumination (other than the illumination from the goose neck lighting above) unless the goose neck lighting is removed;
4. The Applicant will install adequate lighting (in compliance with Section 3.I. of the Legacy Code) and security measures to ensure the safety of employees, customers, and resident(s) of the building; and
5. There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by Change of Use or Change of Owner, expansion or redevelopment, new parking improvements may be required;
6. The parking arrangement for Phase I is formalized through officially recorded cross-access and cross-parking agreements;
7. The parking waiver expires (and is no longer necessary) at the completion of Phase II of the project when adequate parking has been constructed within the site;
8. That the liquor store cannot receive a Certificate of Occupancy until the façade improvement (Phase I) has been completed.
9. A twenty foot (20') wide alley dedication must be formalized and dedicated to the Village prior to occupancy of the residential unit at the completion of Phase II of the project;
10. That the residential unit cannot receive a Certificate of Occupancy until all Phase II improvements have been completed.

FINDINGS OF FACT

1. Special Use Permit for Operation of a Package Liquor Store

- 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 operation of a package liquor store will not negatively impact the locality. By allowing a liquor store at this location, the building will no longer be vacant and the property will be improved in two phases. Overall, the area will be improved and two new businesses will be able to occupy the tenant spaces within the building.

- 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 seven (7) years. The improvements proposed for the liquor store will provide a significant enhancement to the building and 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.

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

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.

2. Special Use Permit for Conversion of a Stand-Alone Commercial Building into a Mixed-Use Building by Constructing a Residential Unit

- 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 residential unit 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 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 a residential unit 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 residential unit 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 residential unit only requires one parking space per unit and this will be provided at the rear of the property.

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

The property is served by shared parking to the south during Phase I and in Phase II will be creating a new on-site parking at the rear of the building. Additionally, the property owner will dedicate a 20' alleyway, as required by the Legacy Code, in order to improve access to the block and parking lot.

- 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 residential unit 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 residential unit, 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.



PLAN COMMISSION

APRIL 16, 2015

STAFF REPORT: PLAT OF EASEMENT

6500 166TH STREET

Applicants

Edward Gregory, Property Owner
Warren Opperman, Joseph A. Schudt & Associates (Engineer)

Property Location

6500 166th Street

Parcel Size

PIN 28-19-402-085-0000
87,306 square feet
(2.0 acres ±)

PIN 28-19-402-036-0000
35,700 square feet
(0.82 acres ±)

Zoning

R-1 (Single-Family Residential)

Approval Sought

Final Plat Approval

Requested Action

Make a motion to recommend approval of the Plat of Easement to the Village Board

Project Planner

Stephanie Kisler
Planner I



EXECUTIVE SUMMARY

The Applicant, Edward Gregory, has submitted a Plat of Easement that would allow easements for public utilities, drainage, and ingress and egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed as 6500 166th Street with Parcel Identification Number (PIN) 28-19-402-085-0000.

Staff would like to note that the wording in the proposed easement ensures that a flag lot is not being created and that the use of the ingress and egress easement is to be utilized solely by the larger northern property (PIN 28-19-402-085-0000).

EXISTING SITE

The subject properties are currently owned by the Applicant, Edward Gregory. A residence exists within the larger property to the north (property shown below in red and marked as “A”; PIN 28-19-402-085-0000) and the property to the south (property shown below in yellow and marked as “B”; PIN 28-19-402-036-0000) is vacant other than a driveway that extends to the northern parcel for access from 166th Street.



The Applicant proposes the Plat of Easement in order to allow access to property “A” through the driveway on property “B”. Without this access, property “A” would not be able to be accessed if property “B” was sold to another owner. Additionally, the easement language includes use for public utilities and drainage within property “B”.

Although this lot situation is nonconforming to what would be allowed in current codes (i.e. creation of a flag lot or a lot without direct access to the public street), this Plat of Easement is necessary to formalize access easements within property “B” that will benefit property “A”.

RECCOMENDED MOTION

Should the Plan Commission wish to take action, an appropriate motion would be:

“...make a motion to recommend that the Village Board to grant approval for a Plat of Easement that would allow easements for public utilities, drainage, and ingress and egress to be placed on residential property located at 6500 166th Street in the R-1 (Single-Family Residential) Zoning District and within the Tinley Terrace subdivision. This easement is for the benefit of the property addressed as 6500 166th Street with Parcel Identification Number (PIN) 28-19-402-085-0000.”

PLAT OF EASEMENT

(FOR INGRESS & EGRESS, DRAINAGE, AND PUBLIC UTILITIES INCLUDING:
WATERMAIN, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, CABLE
T.V., & COMMUNICATION SERVICES)

INGRESS & EGRESS EASEMENT (SOLELY FOR THE BENEFIT OF THE SOUTH 261.00 FEET OF THE NORTH 500.00 FEET OF THE EAST 325.00 FEET OF THE WEST 583.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (P.I.N. 28-19-402-085-0000)): THE EAST 30 FEET OF LOT 2 (EXCEPT THE WEST 100 FEET THEREOF) IN UZUMECKI'S SUBDIVISION OF THE WEST 1000 FEET (EXCEPT THE EAST 110 FEET THEREOF AND EXCEPT THE WEST 233 FEET OF THE NORTH 737.40 FEET THEREOF, AS MEASURED ALONG THE EAST LINE OF SAID 233 FEET AND EXCEPT THE NORTH 500 FEET OF THE EAST 657 FEET OF THE NORTH 737.40 FEET THEREOF, AND EXCEPT STREETS PREVIOUSLY DEDICATED AND EXCEPT THE EAST 107.125 FEET OF THE WEST 140.125 FEET OF THE NORTH 255 FEET OF THE SOUTH 288 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED MAY 7, 1953, AS DOCUMENT NUMBER 15611627 IN COOK COUNTY, ILLINOIS.

PUBLIC UTILITY & DRAINAGE EASEMENT: THE EAST 30 FEET (EXCEPT THE NORTH 20 FEET THEREOF) OF LOT 2 AND THE NORTH 20 FEET OF LOT 2 (EXCEPT THE WEST 100 FEET THEREOF) IN UZUMECKI'S SUBDIVISION OF THE WEST 1000 FEET (EXCEPT THE EAST 110 FEET THEREOF AND EXCEPT THE WEST 233 FEET OF THE NORTH 737.40 FEET THEREOF, AS MEASURED ALONG THE EAST LINE OF SAID 233 FEET AND EXCEPT THE NORTH 500 FEET OF THE EAST 657 FEET OF THE NORTH 737.40 FEET THEREOF, AND EXCEPT STREETS PREVIOUSLY DEDICATED AND EXCEPT THE EAST 107.125 FEET OF THE WEST 140.125 FEET OF THE NORTH 255 FEET OF THE SOUTH 288 FEET THEREOF) OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED MAY 7, 1953, AS DOCUMENT NUMBER 15611627 IN COOK COUNTY, ILLINOIS.

AFFECTS: PIN 28-19-402-036-0000

COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

This instrument No. _____ was filed for record in the Recorder Office of Cook County, aforesaid, on the _____ day of _____, A.D. 2015, at _____ o'clock ____M.

BY: _____
Recorder

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Approved by the President and Board of Trustees of the Village of Tinley Park, Cook County, Illinois at a meeting held on the _____ day of _____, A.D. 2015.

BY: _____
President of the Village of Tinley Park

ATTEST: _____
Clerk of the Village of Tinley Park

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

We, Edward J. Gregory and Marquella Ann Gregory, his wife, do hereby certify that we are the Owners and Holders of Record Title to the above described property and that as such Owners we have caused the same said property to be Surveyed and Platted for Easement as shown upon the hereon drawn plat as our own free and voluntary act and deed.

We hereby grant an Ingress & Egress Easement across the East 30 feet of Lot 2 (except the West 100 feet thereof) (P.I.N. 28-19-402-036-0000) solely for the benefit of and use by owners of the South 261.00 of the North 500.00 feet of the East 325.00 feet of the West 583.00 feet of the Southeast quarter of the Southeast Quarter of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. (P.I.N. 28-19-402-085-0000): as indicated and shown on this plat. Any future residential or other primary use construction on Lot 2 (except the West 100 feet thereof) (P.I.N. 28-19-402-036-0000) shall have its means of access by driveway connection directly to 166th Street.

We hereby also grant to AT&T Company, Commonwealth Edison Company, Northern Illinois Gas Company, Comcast, Inc., (or other broadband communications company) and the Village of Tinley Park the Easement Provisions which are stated on their standard form which is attached hereto.

Dated at _____ on _____, A.D. 2015.

BY: _____
Owner

BY: _____
Owner

NOTARY PUBLIC

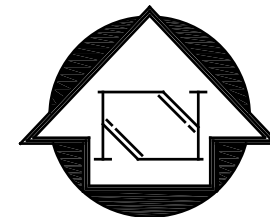
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, a Notary Public in and for said county in the State aforesaid, do hereby certify that, Edward J. Gregory and Marquella Ann Gregory, his wife, 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 signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D. 2015.

BY: _____
Notary Public
My commission expires: _____

NOTE:
This plat is prepared for Easement purposes only. The buildings and driveway improvements shown were not located by this Survey. Portions of improvements shown were provided by client from Robinson Engineering, Ltd. Survey S06-11-006 dated February 1, 2007. Sanitary Sewer and Trees were located for this Easement Plat by Joseph A. Schudt & Associates.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

An easement for serving the property with electric and communication service is hereby reserved for and granted to:
THE VILLAGE OF TINLEY PARK
Commonwealth Edison Company,
A.T.&T. Telephone Company,
and the
Authorized C.A.T.V. Franchise

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plot and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to

Ni-Cor Gas Company

its respective successors and assigns ("Ni-Cor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", and streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot to serve improvements thereon, or on adjacent lots, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limit to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Ni-Cor's facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Ni-Cor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

WATERMAIN EASEMENT

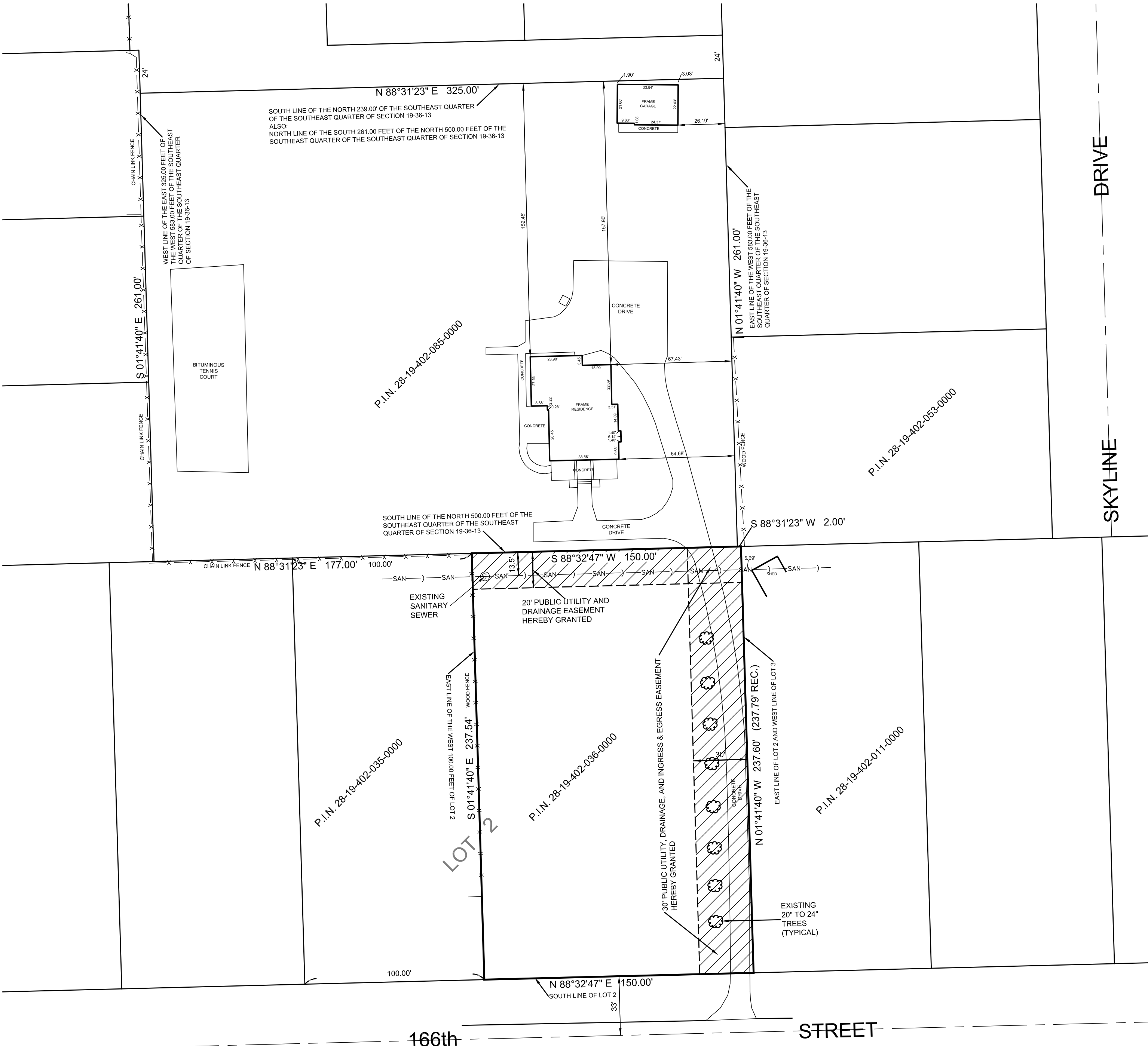
An Easement for serving the property with water is hereby reserved and granted to the Village of Tinley Park, Illinois, its successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with providing water in, under, across, along and upon the surface of the property on the Plat marked "Public Utility Easement" together with the right to cut, trim or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over grantee's facilities or in, upon or over the property within the above described Easement without prior written consent of the grantee. After installation of any facilities, the grade of the property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with surface drainage thereon.

SANITARY SEWER EASEMENT

An Easement for serving the property with sanitary sewer is hereby reserved and granted to the Village of Tinley Park, Illinois, its successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with providing sanitary sewer in, under, across, along and upon the surface of the property on the Plat marked "Public Utility Easement" together with the right to cut, trim or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over grantee's facilities or in, upon or over the property within the above described Easement without prior written consent of the grantee. After installation of any facilities, the grade of the property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with surface drainage thereon.

STORM SEWER AND DRAINAGE EASEMENT

An Easement for serving the property with storm sewer and/or overland drainage is hereby reserved and granted to the Village of Tinley Park, Illinois, its successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with providing storm sewer and/or overland drainage in, under, across, along and upon the surface of the property on the Plat marked "Public Utility Easement" together with the right to cut, trim or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over grantee's facilities or in, upon or over the property within the above described Easement without prior written consent of the grantee. After installation of any facilities, the grade of the property shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with surface drainage thereon.



STATE OF ILLINOIS)
COUNTY OF WILL) SS.

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

FRANKFORT, ILLINOIS _____, A.D. 2015.
JOSEPH A. SCHUDT & ASSOCIATES
ILLINOIS DESIGN FIRM No. (184-001172)

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (exp. 11-30-16)



3-30-15
3-20-15
12-12-14

98-052-225



Applicant

Jeff Slavish
Brixmor Development

Property Location

15917 S. Harlem Ave.

Parcel Size

76,305 SF ±
1.75 ac ±

Zoning

B-2 PUD
Tinley Park Plaza PUD

Approval Sought

Site Plan, Special Use for a Substantial Deviation of a PUD which includes exceptions from Zoning Ordinance.

Requested Action

Assign two Commissioners to meet with the Applicant in a Work Session.

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director

PLAN COMMISSION STAFF REPORT

APRIL 16, 2015

BRIXMOR/TINLEY PARK PLAZA PUD

15917 S. Harlem Avenue



EXECUTIVE SUMMARY

The Applicant, Jeff Slavish, for Brixmor, seeks approvals for the proposed Site Plan and a Special Use for a Substantial Deviation of the approved Tinley Park PUD. The Applicant proposes to demolish the northern 7,290 SF of the in-line tenant spaces (former Outrigger Restaurant) and develop a one-story 9,100 SF multi-tenant retail building and related site improvements.

Two uses have been identified for the parcel; the south corner unit is proposed for *Noodles and Co.*, and the north corner tenant will be a fast food pizza restaurant. The two (2) middle units have not yet been identified, but are planned for retail uses.

The Applicant has proposed a Site Plan that has 15 areas of exceptions to the Village Zoning Ordinance; as a PUD they are not recognized as a variation but will be acknowledged as part of the review process:

# of Exceptions	Variation	Required	Proposed
7	Aisle width	26'	24'
2	Bufferyard width	10'	7'
6	Landscape Island Width	10'	6-8'

Staff recommends that the Plan Commission consider Site Plan alternatives to meet the following items:

- Minimize exceptions to Village Zoning Ordinance;
- Provide additional greenspace to meet the spirit and intent of the Landscape Ordinance;
- Minimize points of conflict on the main north-south drive aisle; and
- Trade off parking spaces for increased greenspace and parking lot screening.

The Applicant has provided an attractive structure that meets ordinance masonry requirements; however two outstanding items remain including Staff's recommendation for a full tower parapet and a decrease in the amount of EFIS.

SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. No cross-access easement exists between subject property and Tinley Square.	Plat a cross-access easement.
2. East parking area does not meet aisle width requirements.	Revise site plan.
3. East parking area landscape islands do not meet width requirements.	Revise site plan.
4. Bufferyard and parking lot screening is eliminated at south end of subject area where public sidewalk encroaches private property.	Revise site plan.
5. Sidewalk easement is required for area where public walk encroaches private property.	Plat sidewalk easement.
6. Parking aisles do not meet minimum width requirements in the south parking lot.	Revise site plan.
7. Landscape aisles do not meet minimum width requirements in south parking lot.	Revise site plan.
8. Excessive access width and pavement at rear of building.	Revise site plan.
9. Sidewalk in front of proposed building does not provide adequate accessibility.	Revise site plan.
10. Drive aisle does not meet minimum width requirements at west side of property.	Revise site plan.
11. Landscape island does not meet minimum width requirements in west parking lot.	Revise site plan.
12. Photometrics exceed lighting standards at property line.	Revise photometrics.
13. The tower elements on the west façade do not have four fully architecturally developed sides.	Revise architecture.
14. The west façade provides minimal articulation to define the column elements as presented.	Revise architecture.
15. The EFIS surface area encompasses a large area on four corners of the building.	Revise architecture.
16. HVAC must be screened from public view.	Provide information regarding HVAC.
17. Proposed plantings conflict with utilities and drainage swale.	Revise Landscape Plan.
18. There are plant deficiencies in the proposed landscape plan.	Revise Landscape Plan.
19. The south side of the building is void of shade trees. This would enhance the outdoor eating area.	Revise Landscape Plan.
20. Parking lot landscaping does not meet 15% coverage requirements.	Provide Calculations.
21. Several islands do not meet minimum lot width or area requirements.	Revise Site Plan.

22.	Landscape islands do not provide adequate screening.	Revise Landscape Plan.
23.	All plants must be labeled on the Landscape Plan.	Revise Landscape Plan.
24.	The Sign Regulations for Tinley Park Plaza Shopping Center PUD do not address the unique needs of outlot construction. Staff prepared an amendment to the PUD sign regulations.	Adopt sign amendment.
25.	Outstanding engineering items must be addressed.	Village Engineer Approval.
26.	Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.	Fire Department Approval.

EXISTING SITE

The proposed development site is part of the Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder's Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact from its original construction.

The proposed multi-tenant retail building will be constructed in an area currently used for parking and is located just southeast of the intersection at 159th Street and Harlem Avenue. This intersection represents one of the Village's main commercial intersections and carries significant volumes of traffic. Village boundaries are defined by 159th Street at this location, with the Village of Orland Park to the north and Tinley Park to the south. Properties surrounding the intersection are fully developed with redevelopment projects interspersed between older retail developments. There is a mix of uses and architectural styles along with various site planning schemes in the area representing changing planning trends over the years.

The parcel is bounded on the north by Tinley Square, a one-story multi-tenant retail center (tenants include: Pot Belly, Starbucks, and FedEx), and PNC Bank. Tinley Park Plaza occupies the east side of the block, while Brementown Mall is located further east near Oak Park Avenue. Across Harlem Avenue to the west is another shopping area with several outlots comprising restaurant and retail uses. The development of this structure will involve the demolition of the northern tenant space (7,290 square feet) of the in-line stores (formerly Outriggers Fish House).

In 2007, a small multi-tenant retail center was constructed north of the subject property (Tinley Square). The site was a former gas station. This new retail center provides enhanced architectural features and represents economic growth for the area. As an aging retail center, Tinley Park Plaza, has struggled retaining and attracting quality tenants. The north end of the center has been vacant since January of 2013 when Outriggers Fish House closed. Tinley Park Plaza is currently 25% vacant. The proposed development is expected to spur redevelopment in the area while setting architectural and site planning standards for future development.



The development of the proposed multi-tenant structure represents a Substantial Deviation to the approved Planned Unit Development and therefore, Staff is certainly cautious in planning for the overall redevelopment potential for the entire TPP development. It is important to not only review the proposal with respect to Village standards and the surrounding area, but it is equally important that any approvals consider future redevelopment scenarios for the entire Tinley Park Plaza PUD. From a site planning perspective, it is important that access, building orientation, streetscape, landscape, signage and parking ratios be considered with an eye toward the future development opportunities for the area.

Staff has reviewed the Brixxmor submittal with respect to Village standards, the approved PUD, and site planning strategies within the surrounding area. The Applicant has cooperated with Staff's recommendation to align the west access with the property to the north (Tinley Square). The proposed location of the structure is consistent with the site planning for the property to the north as well as with the outlot at the south end of Tinley Park Plaza.

The subject parcel will not have direct access to Harlem Avenue but will have access to one of the main entry points to TPP. Cross-access has been proposed with the recently developed project to the north. The Applicant has been encouraged to negotiate a cross access easement to protect future access rights for both properties.

PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN

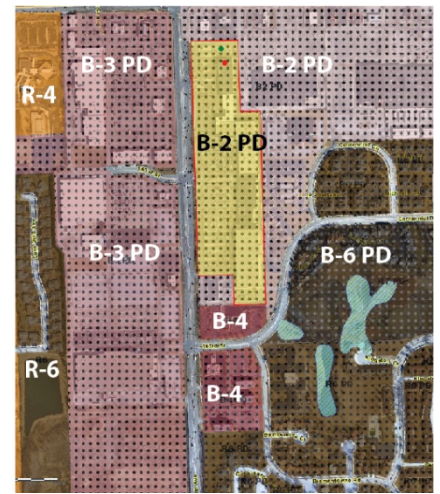
The existing north end of the TPP (7,290 SF) will be demolished to make room for the proposed 9,100 SF multi-tenant retail center. There are four (4) tenant spaces proposed in the new structure. The Applicant has stated there will be two (2) restaurant uses; one at the south end of the building (Noodles and Company-contact pending), and one at the north end of the building. The restaurant uses are 2,500 SF each. Outdoor dining areas have been proposed for both the north and south end of the structure; 500 SF and 440 SF respectfully. The two (2) interior spaces have been identified as retail users (2,617 SF and 1,400 SF) for a total of 4,017 SF of retail.

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 & NEARBY LAND USES

The subject parcel is zoned B-2, Community Shopping Center Zoning District, and was approved as a Planned Unit Development under the name *Tinley Park Plaza* in 1972. Any changes which increase density, the bulk of buildings, size or number of signs, the number of buildings, or any roadway changes, shall be deemed a Substantial Deviation to the approved PUD, and therefore requires a Special Use with Plan Commission review and a Public Hearing. Final recommendation of the Plan Commission is forwarded to the Village Board of Trustees for final action.

There have been three (3) amendments to the original PUD since its approval including in 1985, when the PUD was amended to adopt comprehensive sign regulations for the entire center. These sign regulations remain in effect today and provide for a greater amount of sign area than the current Zoning Ordinance, due to the setback from Harlem Avenue. The most recent PUD amendment provided for the outlot at the south end of the center.



Staff has researched Village files in an effort to determine bulk regulations assigned to the parcel. An approved site plan was recorded; however, no specific setbacks were identified in a PUD document. The underlying zoning district (B-2) does not provide setback regulations; setbacks are “as recommended by Plan Commission”. Therefore, Staff has referenced setbacks of adjacent properties as part of the Site Plan Review.

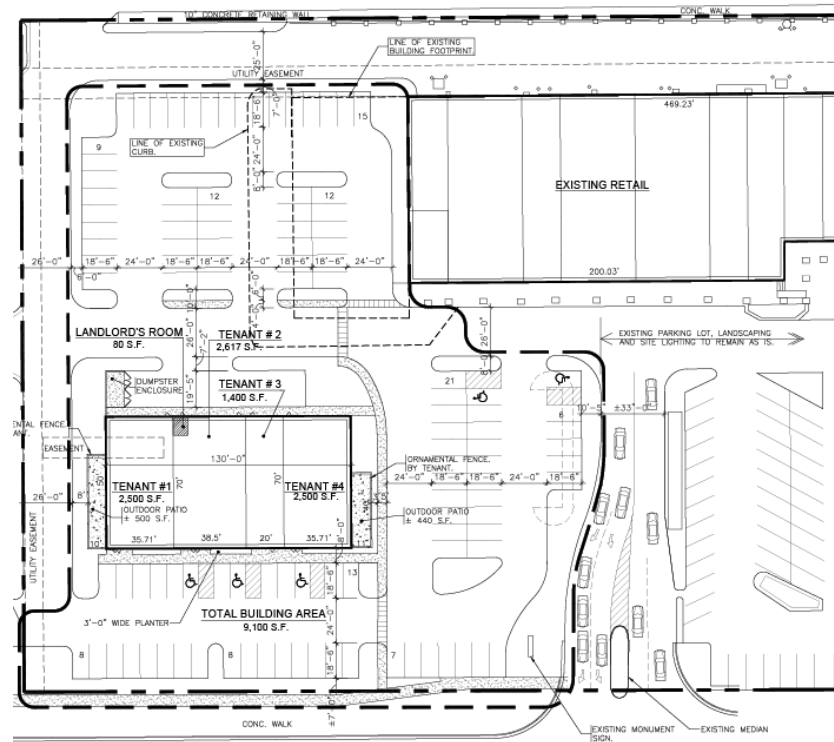
The Applicant has requested several deviations from the Zoning Ordinance as outlined below:

- to provide for less than the required 26' aisle width in seven (7) aisles within the parking lot;
- to allow six (6) landscape islands less than the required width of 10' (proposed 6-8');
- to allow for less than required bufferyards and parking lot screening; and
- to allow signage inconsistent with the adopted Sign Regulations for the Tinley Park Plaza.

Since the proposed improvement is part of a PUD, the review of these exceptions to Village ordinance are not reviewed as a 'true' variation of the Zoning Code; they are reviewed in context of the approved PUD. The Commission may wish to evaluate these deviations using the PUD Standards and Criteria for PUD (Section VII.C.1. and VII.C.3). As a Special Use, Staff will provide Findings of Fact at the Public Hearing consistent with the Special Use standards in Section X.J.5 of the Zoning Ordinance.

GENERAL SITE PLAN REVIEW

Applicant's Proposal



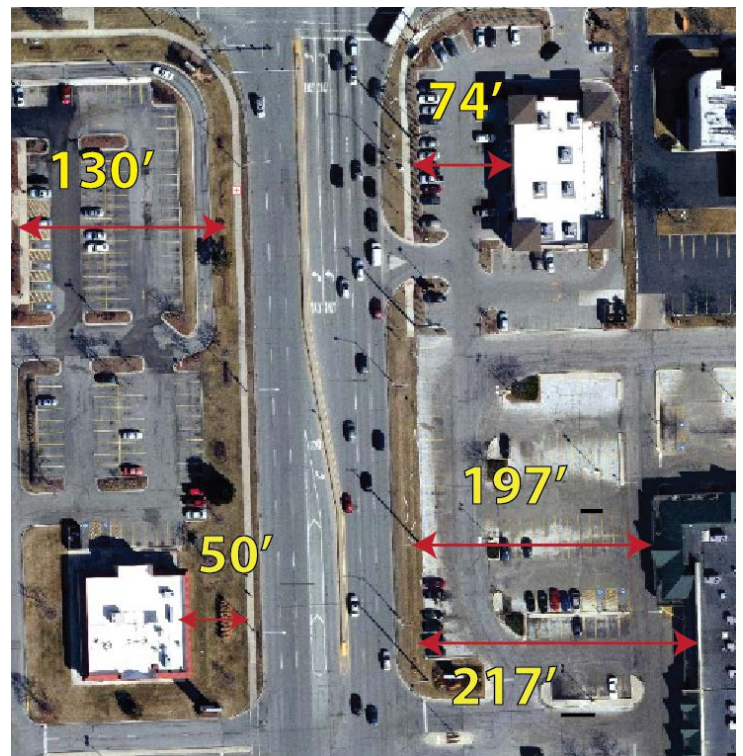
SETBACKS

The front yard setback for Tinley Park Plaza PUD varies along the façade of the in-line stores; the north tenant space (scheduled for demolition) has an existing setback of 197'±, and the setback for the tenant spaces just south of this space is 217'±.

Outlots along Harlem Avenue in the vicinity of the proposed structure vary in setbacks from 50' to approximately 130'. The outlot constructed at the south end of TPP has a setback of 76'±. The setback proposed for the subject outlot is 76'0" and is therefore consistent with setbacks for outlot development in the area.

CIRCULATION

Per Staff's request, the Applicant has aligned the access in front of their building with the south access from the Tinley Square development. This will facilitate cross-access between the lots. Staff has reviewed the file for the property to the north (Tinley Square) and found reference to a cross-access easement, however the easement has not been platted with either property. Staff has encouraged the property owner to plat a cross access easement with the redevelopment of the property.



Open Item #1: No cross-access easement exists between subject property and Tinley Square.

The existing center has a circulation pattern that is cumbersome with the main north-south drive aisle ("A") meandering along the varying projections of the in-line stores. It is not in a straight alignment, typical for many centers of this size. There is an opportunity with the demolition of the north tenant space to straighten the alignment of the access. In addition, the existing center does not provide clear distinction of access ways since there is minimal landscaping in the parking lot and only curbing in some areas which would help to define the drive aisle.

Staff has recommended the Applicant provide clear delineation of the main north-south drive aisle ("A"), including minimizing points of conflict from parking areas. Staff also recommended separating delivery traffic in the delivery aisle ("B") from parking areas. The Applicant has worked closely with staff to accomplish this with success in several areas; however, there remain areas of concern as identified in the discussion below.



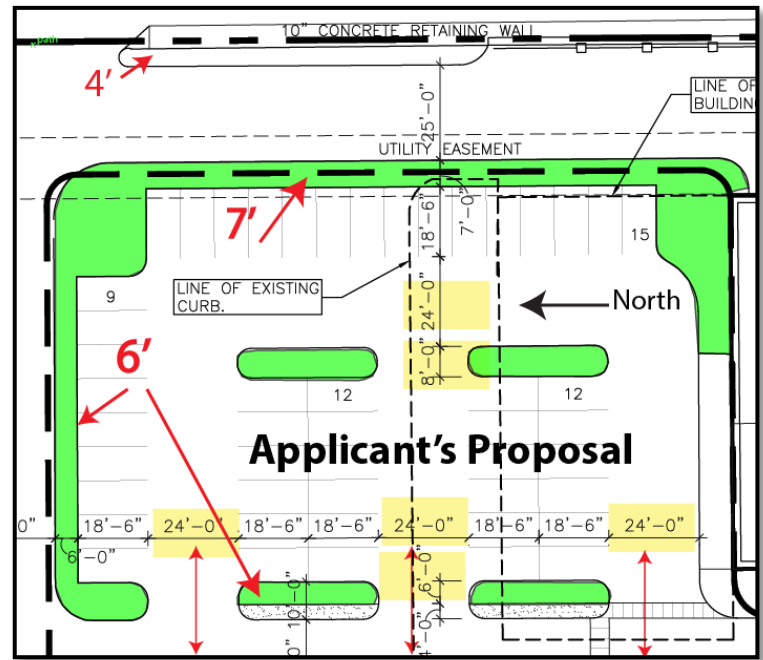
For ease of review the site plan has been divided into areas as depicted in the following diagram:



Area 1

Currently the existing parking lot in this area is underutilized. Customers for the prior Outrigger Restaurant may have parked in this area; however existing in-line stores use the parking fields across aisle "A" which border Harlem Avenue. With the demolition of the north in-line tenant space and the construction of the new multi-tenant structure, it is anticipated that this area will serve as overflow parking for the new building.

The Applicant's proposed parking field in Area 1 does not meet the minimum aisle width requirement of 26' (proposed 24'), nor does it provide the required 10' wide landscape island requirement (proposed 6' and 8'). The bufferyard on the north edge of the parking lot is 6', however the east edge of the parking lot measures 7' and the greenspace on the west side measures 6'. Bufferyards between retail uses is required to be a minimum of 5', however parking lots must also be adequately screened from public view and must accommodate a three (3) foot bumper overhang from the face of the curb. The north bufferyard may meet minimum bufferyard width requirements, however after accommodating a car bumper overhang, it is left with only 3' of planting area.

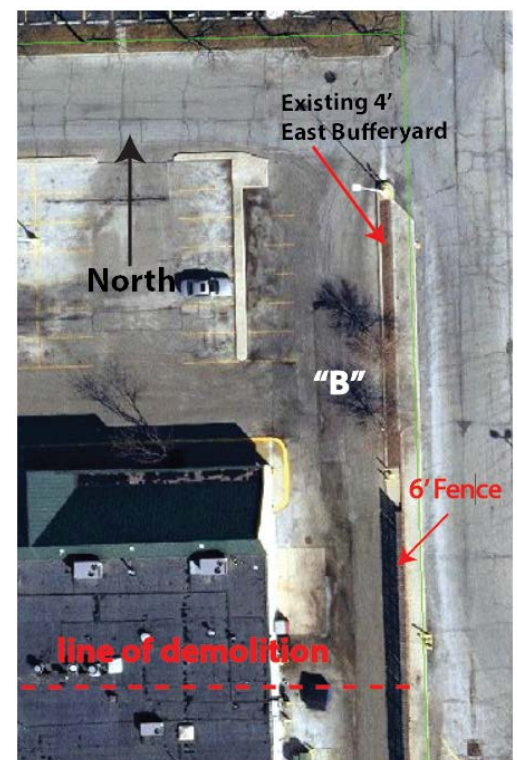


The east bufferyard for Area 1 is actually further east of the parking area, at the property line on the east side of the delivery aisle "B". It currently measures 4'; there is a 6' fence further south. The parking field has been shifted east in the Applicant's proposal and narrows the delivery aisle from 30' to 25' to provide additional greenspace along the eastern edge of the parking field; however with a 7' wide greenspace as proposed, only 4' is available for planting with the accommodation of a 3' car bumper.

The Applicant's proposal provides three (3) points of access to the main north-south drive aisle ("A") adding two (2) additional points of conflict from the existing configuration. Parking is provided for 48 cars; 26 spaces currently exist. A parking analysis is provided in a later section. A total of eight (8) variations from code are required with this proposal, not including inadequate landscape screening.

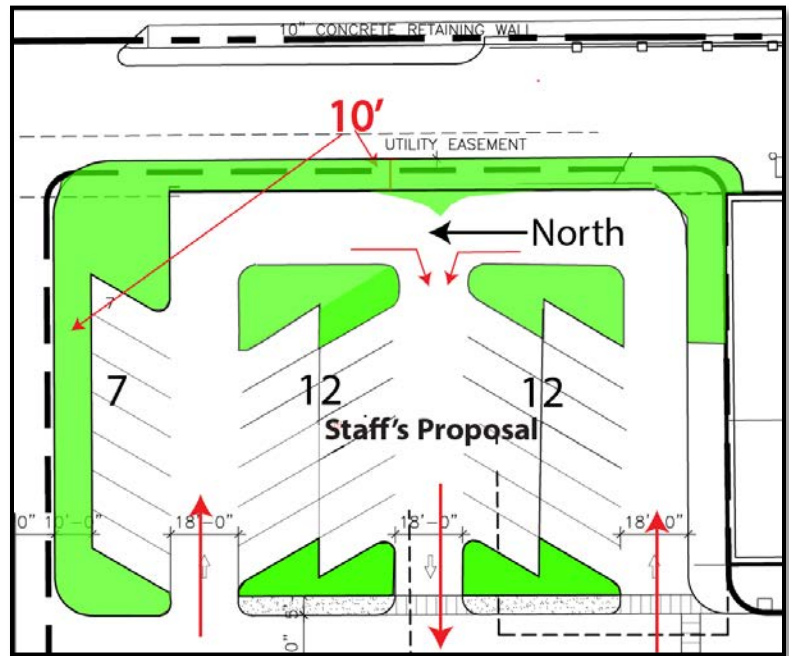
Staff's recommendation for Area 1 provides for diagonal parking. The aisles meet ordinance requirements, and landscape islands meet minimum width requirements; bufferyards and parking lot screening also meet Ordinance requirements. No variations from code are required with this proposal.

In Staff's Site Plan proposal the north bufferyard is increased to 10', which provides for 7' of landscaped area and a 3' bumper overhang. The proposal also provides for increased green space at the east end of the parking lot measuring 10' in width. The Village engineer indicated his preference for Staff's Site plan



proposal stating: "...layout with diagonal parking to the east of the site would be preferred due to the added pervious surface that would be created. This site was permitted long ago with TP-40 rainfall and thus is deficient in the volume requirements for the detention. Added pervious surfaces are very important to reduce site runoff. Landscaped areas that could also double as rainwater gardens would be desirable. Pervious surfaces should be maximized."

In addition, the Applicant's proposal limits points of egress to one (1), thus lessening possible points of conflict with the main north-south drive aisle. There are thirty-one (31) parking spaces provided; currently there are twenty-six (26) provided. Parking ratios are discussed in a later section.



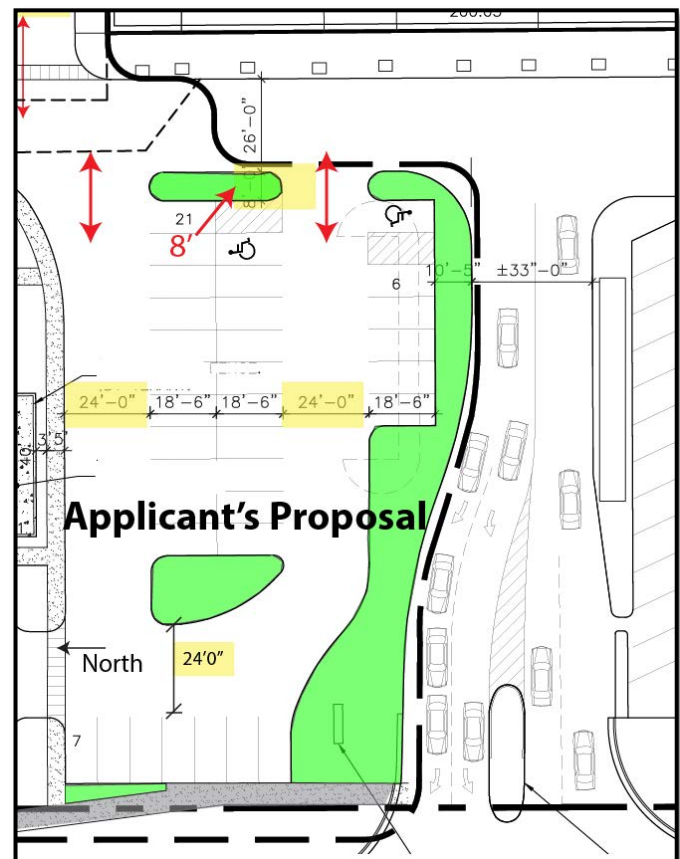
Open Item #2: East parking area does not meet aisle width requirements.

Open Item #3: East parking area landscape islands do not meet width requirements.

Area 2

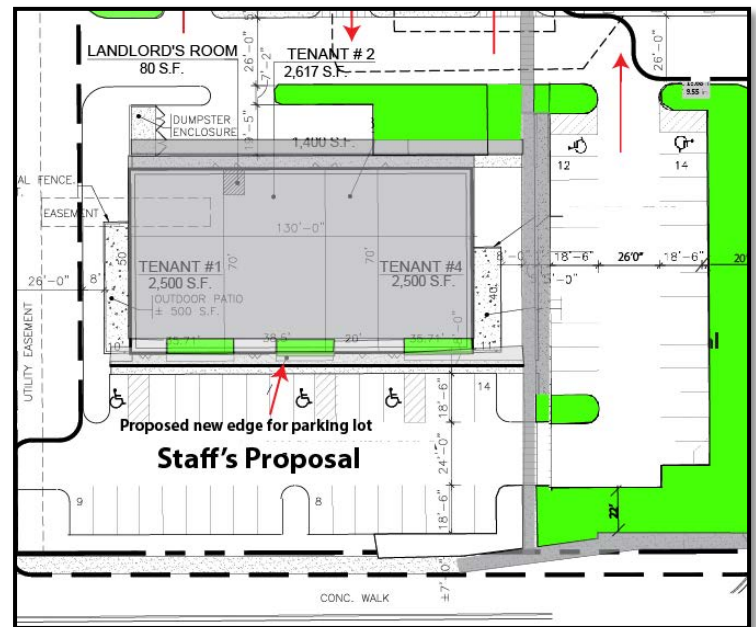
Area 2 comprises the parking field to the south of the proposed multi-tenant structure and includes the entry boulevard from Harlem Avenue. The Applicant proposes to move the south edge of the parking field to the south thus narrowing the entryway boulevard to one lane in each direction at the east end of the entryway. This reduces the width of the entry boulevard from 47' to 33'. There will remain four (4) lanes at its intersection with Harlem Avenue. The parking field as proposed does not meet code with respect to the required 26' aisle width (24' proposed) and required 10' parking islands (8' proposed).

The six (6') foot public sidewalk required along the Harlem Street frontage will need to be relocated out of the public ROW at the south end of the property due to the topography and deep drainage swale. The Applicant will need to record a public access easement for this encroachment onto their property. The sidewalk as proposed borders the western edge of the parking lot. The public walk will not only be encumbered by car bumper overhangs but the bufferyard (minimum 10') and landscape screening is eliminated in this area. There are thirty-four (34) parking spaces proposed for Area 2. (Parking ratios to be discussed later in the report.)



The sidewalk proposed along the front of the proposed structure is identified at five feet (5'). The bumper overhang of cars parked along this sidewalk will reduce its usable width to less than three feet (3'), thus compromising ADA accessibility. Recent development approvals in the Village have provided 6.5-7' sidewalks in these situations.

The Applicant has stated that the width of the dumpster is the limiting dimension when considering moving the building to the east and it is currently proposed at the minimal width of the desired dumpster. Staff has recommended the Applicant investigate alternate means of accessing the dumpsters or smaller dumpsters. If the building were relocated to the east it would not only provide for the required aisle width but it would also increase the amount of foundation planting required in front of all commercial buildings.



Open Item #9: Sidewalk in front of proposed building does not provide adequate accessibility.

Open Item #10: Drive aisle does not meet minimum width requirements.

The parking area in front of the proposed structure provides a landscape island however it does not meet required width of 10'.

Open Item #11: Landscape island does not meet minimum width requirements.

PARKING

The original Tinley Park Plaza PUD was approved with 200,365 SF of gross leasable area and 929 parking spaces resulting in an overall parking ratio of **4.64 parking spaces per 1,000 SF** of gross leasable floor area. The plaza has several parking fields separated by access drives; the ratio represents an overall ratio regardless of land uses. As a point of comparison, the Planned Unit Development standards outlined in the Village's Zoning Ordinance requires **5.5 parking spaces per 1,000 SF**, regardless of land uses and the parking standards in the Zoning Ordinance (as determined by land use) requires restaurants to have **1 space per 3 seats plus employees** (including any outdoor seating) and retail uses to have **6.5 parking spaces per 1,000 SF**. Parking is an imperfect science and zoning ordinances do their best to assign ratios based on intensity of use. In a plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses. Fortunately Staff has the ability to evaluate the parking needs of the proposal based on history and current conditions. As stated above, the east parking lot has been underutilized since the Outrigger vacancy. The in-line tenants utilize the parking fields adjacent to Harlem Avenue; Staff estimates no greater than 50% occupancy of these parking fields, with the majority of the tenants using the area south of the entry boulevard. The subject area has not experienced much use of its parking field with the exception of use by Tinley Square employees and patrons.

The following table provides some perspective on how each of the various governing documents address parking ratios on commercial property as applied to the proposed development.

USE	AREA	TPP PUD REQUIREMENT 4.64/1000	GENERAL PUD REQUIREMENT 5.5/1000	ZONING ORD. REQUIREMENT Restaurant=1/3seats+1/empl Retail=6.5/1000	PROPOSED PARKING
Restaurant	5,000 sf	24 spaces	28 spaces	(195 seats, 26 employees) 91 spaces	-
Retail	4,017 sf	22 spaces	19 spaces	26 spaces	-
Total	9,017 sf	46 spaces	37 spaces	117 spaces	111 spaces

As a complex issue, parking is obviously dependent on the uses and availability of public transportation, along with market demand, shopping patterns of the public and shared parking opportunities. The development was approved with the ratio **4.64 parking spaces per 1,000 square feet** and therefore provides a guide in reviewing new development within the PUD. This ratio necessarily contemplates shared parking opportunities as is commonplace in large retail centers. However, the development of an outlot requires greater scrutiny in that the uses often function independent of the center, and are customarily designed with their own parking fields relating to the orientation of the building entrances. The current site plan orients the front of the building and entrances to the west. The proposed site plan provides 29 spaces (including 3 accessible spaces) at the entrance of the building. There are 34 to the south of the building. It is anticipated that these spaces would be used first by the the new multi-tenant building. The total of these two parking fields is 63 parking spaces as compared to Staff's proposal which provides 57 parking spaces in these two areas; the difference in the two proposals for the primary parking fields of the proposed structure is 6 parking spaces. Employees and overflow would use the parking lot to the east which is proposed with 48 spaces; staff's recommendation provides 31 spaces. Staff's proposal provides 17 less spaces in the overflow east parking lot. The Applicant has proposed a total of 111 parking spaces; Staff's site plan recommendation provides 88 parking spaces for a total difference of 23 parking spaces between the two site plan proposals.

Site Plan	Area 1 (East)	Area 2 (South)	Area 3 (West)	Total
Applicant	48	34	29	111
Staff	31	26	31	88
Difference Applicant/Staff	- 17	- 8	+2	-23
	-17	-6		

Please note that the number of accessible spaces can slightly alter these numbers.

In analyzing the parking, Staff compared the existing ratio and configuration of parking with the proposed parking lot design and parking ratio. Currently there are 124 parking spaces provided. The Applicant's proposal provides 111; Staff's proposal provides 88. However, it is also important to consider the difference in square footage between the area to be demolished (7,290 SF) and the area to be constructed (9,100 SF) which is 1,810 SF. At the established PUD parking ratio of 4.64/1,000 SF this would require an additional eight(8) parking spaces, for a total of 132 spaces needed to maintain current parking ratios in the area north of the entrance boulevard. The Applicant's proposed plan provides 111 parking spaces, therefore providing 21 less parking spaces than the existing ratio for this area.

Staff's proposed site plan provides a total of 88 parking spaces resulting in a deficit of 44 parking spaces if the current ratio were to be maintained for this area. As stated above, this area has experienced very little parking usage, therefore these deficits seem manageable in light of where the deficits occur. The primary parking fields for the proposed structure (area 2 & 3) indicate a difference of only 6 parking spaces between the two site plan proposals. In context with the parking ratios for the entire center, both the Applicant's and Staff's proposal have negligible impact with the Applicant's ratio at 4.53/1,000 SF and Staff's ratio at 4.42/1,000 SF compared to the established ratio of 4.64/1,000 SF.

While it is difficult to predict parking need without all tenant uses identified, the uses in the proposed structure along with the uses of the in-line stores will continue to change. Staff is of the opinion that the

relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, is more important than the quantity of parking. The placement of parking that can easily be shared amongst the various users provides an efficient use of space. While Staff's Site Plan proposal results in less parking spaces, the difference is negligible in those areas functioning as primary parking areas for the proposed structure.

LIGHTING

There are six (6) pole lights in the existing parking area; eight (8) lights are being proposed. The photometric plan does not meet the Village requirement of .5 foot candles at the property line; however, the adjacency to other commercial areas makes this less of a concern. The area along Harlem Avenue may cause greater concern especially with off-site glare. The existing poles will not be able to be reused with the exception of possibly one at the northwestern edge of the property. The existing poles in the center are painted white which the Applicant has stated they will match with the proposed poles. Cut sheets are provided for the parking light lighting as well as the wall lighting for the new structure.

Open Item #12: Photometrics exceed lighting standards at property line.

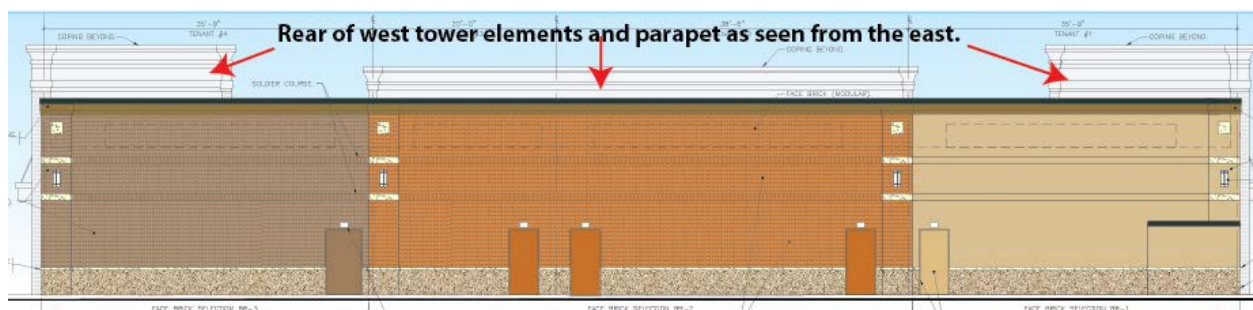
ARCHITECTURE

The proposed architecture provides a one-story masonry structure. As an outlot structure, the building is seen from all four sides and therefore the building architecture should present attractive, complete façades on all four elevations. While there is a recognized front entrance to the building, there should not be a recognizable rear façade to the building. The west façade will function as the primary entrance; however, the sides and rear elevations must provide equivalent architectural interest.

The Building Code requires structures of this size to be built with 75% face brick and the remainder must be built as masonry. Alternate materials, such as EFIS, are to be used only as architectural treatments. The Applicant has provided the following building material statistics:

Elevation	% Face Brick
West	± 72%
North	± 68%
East	± 86%
South	± 68%
Total	± 78%

The proposed architecture presents "column" corner elements on both the north and south ends of the building, on the west façade. While these are attractive elements of the "front" façade they have not been designed as full parapets. The proposed structure has a large view shed and visibility from the east, and the lack of a full parapet results in an unfinished and artificial look to the building. It would be apparent when viewed from the east, as well as from the south, that the tower element is not a "true" tower, but merely a design element mimicking a real tower. Recent projects such as DaVita Dialysis, Wendy's and some of the outlot structures in the Brookside Marketplace development have provided full parapet designs per Plan Commission recommendation.



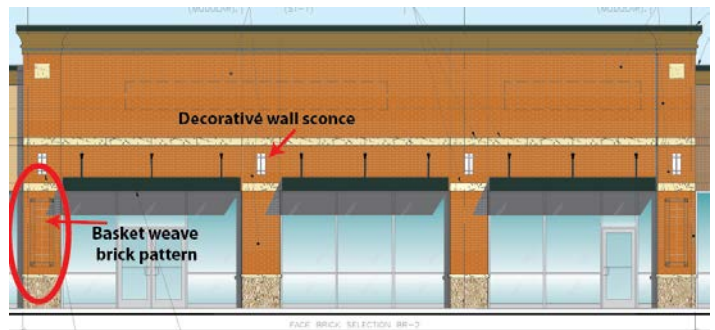
Open Item #13: *The tower elements on the west façade do not have four fully architecturally developed sides.*

As the primary façade, the west elevation should provide significant architectural interest. This development will establish the architectural standard for future development within the Tinley Park Plaza PUD. The middle two units are distinguished by a different color brick but the façade will still be “read” as a relatively flat surface. The corner columns indicate a 1’4” setback; however, the remaining façade is effectively flat with a 4” or 8” reveal, which will not result in the shadow patterns as the rendering implies. Greater setbacks at the tenant demarcations would provide the shadow patterns that are depicted in the renderings.

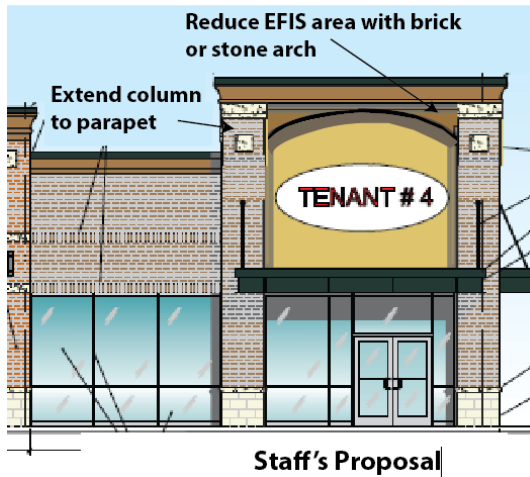


Open Item #14: *The west façade provides minimal articulation to define the column elements as presented.*

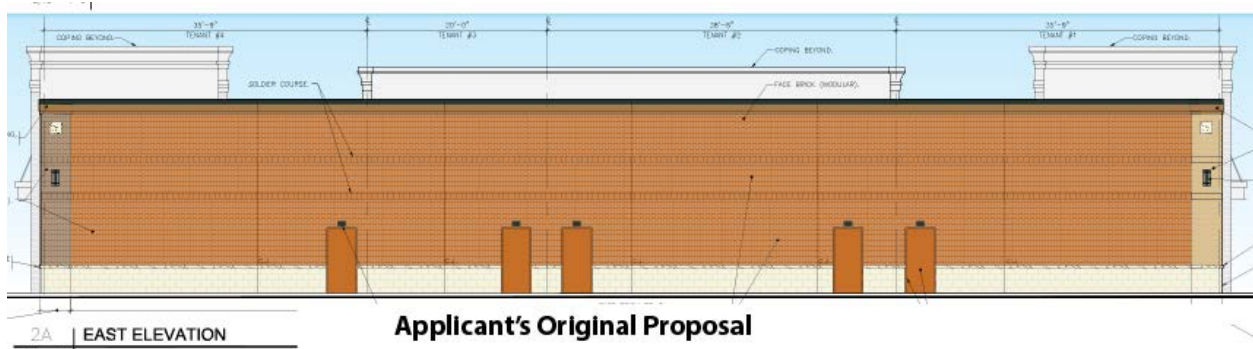
The Applicant has responded to Staff's recommendation to enhance the architecture of the middle unit on the west façade as a means to distinguish it from the adjacent tenant spaces. The wall sconces and the basket weave brick pattern will assist in distinguishing it from the adjacent tenant spaces and assist with reading the elevation as three distinct buildings.



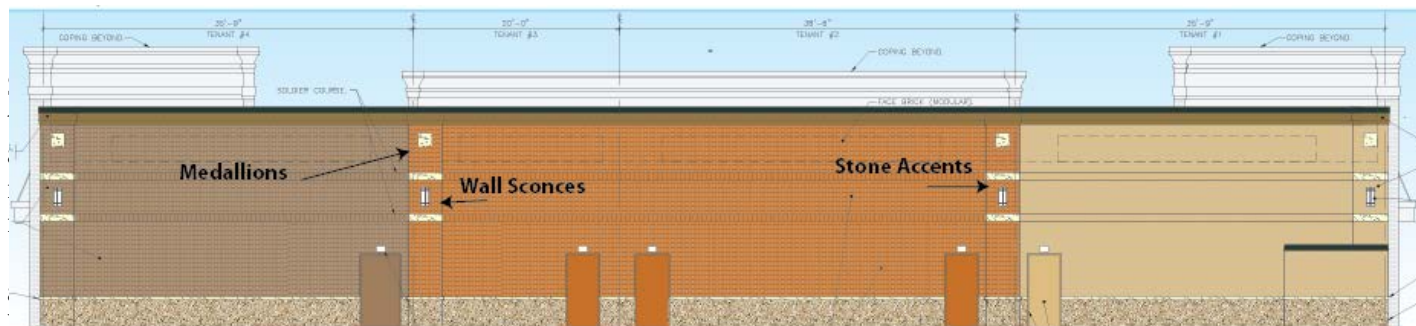
During development review meetings with the Applicant, Staff recommended some modifications to the west façade that would reduce the use of EFIS in the tower elements. The Commission has expressed concern regarding the use of this material in the past and therefore Staff has advised the Applicant to minimize its use. Staff proposed the following changes which included raising the brick of the column elements to the roof line and added an arch element at the top of the EFIS area. The arch could add additional shadow lines similar to the proposed cornice.



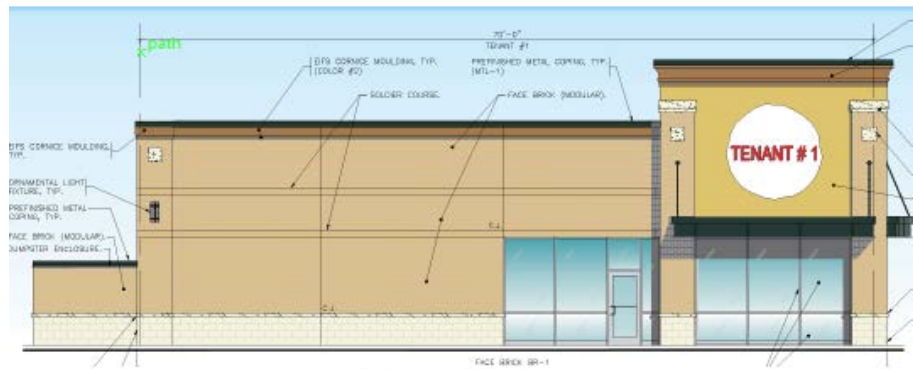
Open Item #15: The EFIS surface area encompasses a large area on four corners of the building.



The Applicant has provided some additional architectural enhancements to the rear façade from what was originally proposed (which was lacking in architectural interest compared to the other facades). As stated above, all four sides of this building must present attractive architecture indicative of quality commercial architecture. The Applicant has incorporated several of Staff's recommendations including a change in brick color that echoes the brick colors of the individual tenant spaces as seen on the west façade. A 4" reveal reflects a column element with stone accents and medallions have been added. These revisions along with the additional green space as recommended by Staff will help to mitigate the appearance of a "rear" façade.



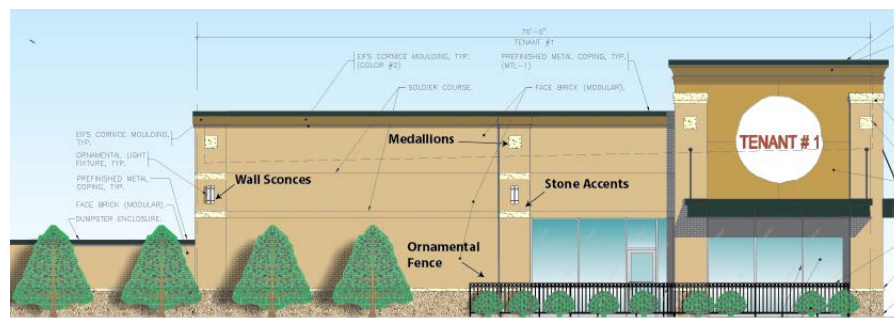
Staff also made some recommendations for the north and south facades to provide additional architectural interest.



Original Proposal



The Applicant provided additional column elements, stone accents, wall sconces, medallions and an ornamental fence to enclose the outdoor seating area. Additional landscaping was also added to help break up the façade. Staff continues to encourage the Applicant to extend the corner columns to the roof line and add an arch element to decrease the amount of EFIS.



HVAC units must be screened from public view. The Applicant has stated that the actual roof line is approximately 5' below the parapet as seen from all sides of the building. The roof has significant visibility from the public ROW and especially the east.

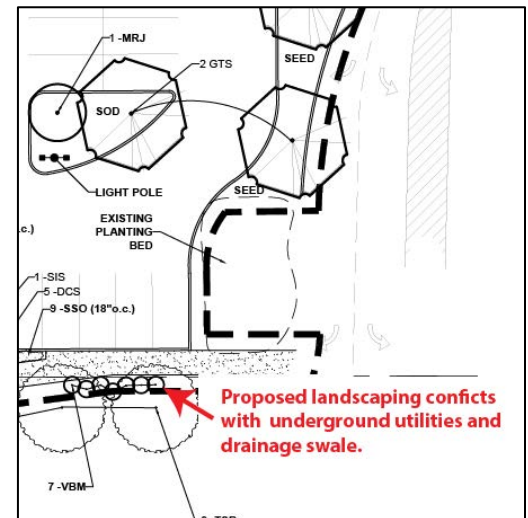
Open Item #16: HVAC must be screened from public view.

LANDSCAPING

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. Bufferyards are required on all property edges per Village Ordinance. The location of parking, utilities and access roads may complicate conforming to this requirement in some areas; however, the intent of the bufferyard must still be met. In addition, parking lots are required to be screened from public view. The front (west) bufferyard is the most critical bufferyard for this project due to its adjacency to Harlem Avenue. A Bufferyard "C" is required along the west property line, which has a minimum width of 10 feet. The width of the proposed bufferyard is 7 feet.

Precedence for a reduced front bufferyard has been established with the Tinley Square development to the north; however, Staff has recommended that additional landscaping and enhanced architecture can provide a means to mitigate the loss of the bufferyard in this area. In addition, the increased greenspace proposed in Staff's proposed Site Plan, at the south end of the property where the sidewalk encroaches the subject property, can also serve to mitigate the diminished bufferyard proposed along the front of the building.

The revised Landscape Plan proposes adding a massing of 7 viburnums in the public ROW rather than eliminating parking spaces as recommended by Staff. The proposed plantings conflict with underground utilities and the existing drainage swale. The two southernmost street trees are located above an existing 12" water main, and are also compromised by the existing side slopes of the drainage swale.



Open Item #17: Proposed plantings conflict with utilities and drainage swale.

The Bufferyard requirements for this property are summarized in the following table:

LOCATION	REQ' WIDTH	PROPOSED WIDTH	BUF-YD LENGTH	REQ'D UNITS	PROVIDED	DEFICIT	COMMENT
West PL	C	10'	280'	14 CT 6 US 56 SH	0 CT 20 US 56 SH	-16 CT +14 US 0 SH	overhead utilites
North PL	B	5'	308'	11 CT 4 US 62 SH	6 CT 1 US 52 SH	- 5 CT - 3 US - 10 SH +3 EV	Utility and cross access easements present.
East PL	B	5'	180'	7 canopy 3 understory 36 shrubs	5 CT 4 US 37 SH	- 2 CT +1 US +1 SH	Utility and cross access easements present.
South PL	N/A	N/A	N/A	N/A	N/A	N/A	
TOTAL PLANT DEFICIENCIES:						-23 CT +12 US -9 SH	

The Site Plan proposed by Staff presents opportunities for additional planting and may accommodate the deficiencies noted in the table.

Open Item #18: There are plant deficiencies in the proposed landscape plan.

In addition to bufferyard requirements, Section 158 of the Municipal Code, "Landscaping and Bufferyards" outlines several requirements for commercial developments. Applicable sections from Section 158.18 and 158.20 are summarized below.

Section 158.18 INTERIOR LOT LANDSCAPING

Shade trees should be located on the south side of buildings wherever feasible to block summer sun.

Open Item #19: The south side of the building is void of shade trees. This would enhance the outdoor eating area.

Plantings shall be clustered along long walls and fences to soften the visual effect of the horizontal lines. A minimum ten foot wide landscaped area shall front not less than 70% of the side of all buildings which front dedicated streets or major interior access lanes.

Open Item #20: The east wall is void of foundation plantings. With the redesign of the dumpster area there are increased opportunities for planting that can meet the intent of a foundation planting.

SECTION 158.20 PARKING LOT LANDSCAPING

At least 15% of the parking lot shall be covered by landscaping, that 15% being exclusive of required bufferyards and foundation planting areas. Applicant has stated that the proposed plan provides 15.3% however the Village's Landscape Architect has calculated parking lot landscaping comprising 3,087 SF within a parking lot area of 37,800 SF resulting in 8.2% coverage.

Open Item #20: Parking lot landscaping does not meet 15% coverage requirements.

Each island shall be at least 200 square feet and at least ten feet wide. Larger islands are encouraged, however, especially where canopy trees are provided. The minimum width and minimum square footage requirements are still not being met on 12 out of 14 of the parking lot islands/peninsulas.

Open Item #21: Several islands do not meet minimum lot width or area requirements.

Some of the landscape islands indicate sod as the ground cover. Sod does not provide any screening of the parking areas and should be planted with shrubs and ground cover.

Open Item #22: Landscape islands do not provide adequate screening.

Section 158.03 LANDSCAPING PLAN

There are 2 trees in the southern boulevard and 5 evergreen shrubs in the western bufferyard that are not labeled.

Open Item #23: All plants must be labeled on the Landscape Plan.

SIGNAGE

In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. Per the amendment for Tinley Park Plaza, *"One unique aspect of the Plaza is the substantial distance it is set back from Harlem Avenue, and another aspect is that it is a lengthy shopping center spread out along Harlem Avenue. Both such factors necessitate the proposed sign regulations."* The amendment further recognized the need to deviate from the Village's sign regulations due to the "importance of signage to a strip type shopping center", and therefore increased the ratio from the Village's sign regulation for allowing sign area of 1.0 SF/1.0 LF of frontage to 1.5SF/1.0 LF of frontage. The Village and property owner did not contemplate the future construction of outlot buildings; the regulations were designed for the in-line tenants. The Sign Regulations for the PUD are very explicit on the type, location and illumination of signs for the Plaza, some of which conflict with the signage for the proposed outlot building including requiring a certain type face, (Helvetica Medium). The outlot presents a different situation than the in-line stores in that it is located closer to Harlem Avenue and is designed for public view on all four sides of the building.

Staff has recommended an amendment to the PUD sign regulations which reflects the uniqueness of outlot construction. As part of the amendment staff also addressed the way sign area is calculated. Currently the Village's sign ordinance allows sign area to be calculated as *"...as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces."* This method is very difficult to calculate and administer; therefore staff's proposed amendment reflects the more traditional way of calculation sign area which provides *"... that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."*

Absent an amendment to the Sign Regulations for the PUD, the proposed signage would not meet either the PUD regulations or current Zoning Ordinance Sign Regulations. Staff provides a proposed amendment to the Sign Regulations for the Tinley Park Plaza PUD as attached. It is still under review by the Applicant. The amendment addresses outlot construction, provides flexibility with sign type and style with the exception of prohibiting box signs, allows for signage on all primary and secondary frontages with minimal signage on rear frontages and service doors. The amendment creates a hierarchy of sign area with the greatest amount of signage permitted on a primary frontage (frontage on public ROW including corner lots that will have two primary frontages), 30% less signage on secondary wall frontages (frontage facing private ingress/egress roads that have direct access to public ROW) and 50% less signage on rear frontages that do not have primary or secondary frontage and do not have a public entrance on that façade. The ratio is less than what is allowed in the PUD for the in-line tenants (1.5 SF/1LF) by limiting wall sign area to 1.0SF/LF, however it allows the sign area to be calculated per side of the building which was not contemplated for the in-line tenants. The method of calculating sign area will result in less sign area, however the ability to calculate sign area per building elevation provides greater opportunity for the Applicant to obtain the signage they are seeking. The proposed amendment addresses the Applicant's sign requests but also ensures the signs are in scale with the elevation.

Open Item #24: The Sign Regulations for Tinley Park Plaza Shopping Center PUD do not address the unique needs of outlot construction. Staff prepared an amendment to the PUD sign regulations.

STAFF REVIEW: ENGINEERING

The Village Engineer provided a list of concerns to the Applicant. Final engineering approval will be required prior to issuance of a Building Permit.

Open Item #25: Outstanding engineering items must be addressed.

STAFF REVIEW: FIRE DEPARTMENT

The Fire Department provided comments to the Applicant regarding Building Life Safety and Fire Protection including an amendment to the Fire Lane Agreement 95-0-007 recognizing the proposed building.

Open Item #26: Outstanding Fire Department items must be addressed including an amendment to the Fire Lane Agreement.

RECOMMENDATION/RECOMMENDED MOTION

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

LIST OF REVIEWED PLANS**BRIXMOR – 15917 HARLEM AVE.
PROPOSED OUTLOT**

Submitted Sheet Name		Prepared By	Date On Sheet
1 of 11	Cover Sheet	JAS	02/17/15
2 of 11	Existing Topography	JAS	02/17/15
3 of 11	Proposed Demolition	JAS	02/17/15
4 of 11	Proposed Geometrics	JAS	02/17/15
5 of 11	Proposed Grading	JAS	02/17/15
6 of 11	Proposed Utilities	JAS	02/17/15
7 of 11	Storm Water Pollution Intervention Plans	JAS	02/17/15
8 of 11	Proposed Erosion Control	JAS	02/17/15
9 of 11	Construction Specifications	JAS	02/17/15
10 of 11	Construction Details	JAS	02/17/15
11 of 11	Construction Details	JAS	02/17/15
1 of 1	ALTA/ACSM Land Title Survey	JAS	02/17/15
L-1	Landscape Plan	M&C	02/18/15
L-2	Tree Removal Plan	M&C	02/18/15
	Cover Sheet	DZA	02/17/15
A2.1 V	West & East Elevations and Partial Plans	DZA	02/17/15
A2.2 V	North & South Elevations and Partial Plans	DZA	02/17/15
A2.3 V	Preliminary/Concept Floor Plan	DZA	02/17/15
A2.4 V	Partial West Elevation, and North Elevation	DZA	02/17/15
1 of 1	Lighting Proposal	LSI	02/17/15
1 of 2	ALTA/ACSM Land Title Survey	SPIES	02/17/15
2 of 2	ALTA/ACSM Land Title Survey	SPIES	02/17/15

JAS Joseph A. Schudt & Associates
 M&C Metz & Company
 DZA DZA Associates, Inc.
 LSI LSI Industries
 SPIES SPIES & Associates, Inc.

PROPOSED AMENDMENT TO
SIGN REGULATIONS
FOR
TINLEY PARK PLAZA SHOPPING CENTER

INTENT: These amendments are adopted for all outlot buildings within the Tinley Park Plaza (TPP) Planned Unit Development for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza.

APPLICABILITY: These amendments apply only to outlot buildings within the TPP Planned Unit Development. For the purposes of this amendment, "outlots" are defined as buildings that are not part of the original "in-line" shopping center (circa 1970). These amendments apply to the existing outlot building located at the south end of the plaza, the building proposed for construction at the north end of the plaza to be built in 2015, and any additional outlot buildings created hereafter. The in-line tenant spaces within the Tinley Park Plaza PUD shall continue to be regulated by the "Sign Regulations for Tinley Park Plaza Shopping Center" (Ordinance 85-0-057).

DEFINITIONS:

BUSINESS TENANT -- Tenant space having its own secured entrance.

OUTLOT BUILDINGS -- Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

PRIMARY FRONTAGE -- The frontage adjacent to a public right-of-way (ROW). If the building is located on a corner fronting two (2) or has fronts more than two (2) public ROWs, the building will have as many primary frontages as the number of ROWs it fronts.

REAR FRONTAGE -- The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

SECONDARY FRONTAGE -- The frontage adjacent to private ingress/egress access streets. This frontage does not have service entrances and may include a public entrance to the building.

SIGN -- Refer to definition in Section II of the Tinley Park Zoning Ordinance.

SIGN FACE AREA -- That area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes. (Graphic)

WALL SIGN -- A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

WINDOW SIGN – A window sign is a sign affixed to or otherwise displayed on or through a facade window.

“Fronting” or “front” or “side” and “rear” – (add later)

UNIFIED SIGN PLAN REQUIRED: A unified sign plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to the PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park.

UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

- a. Sign materials and types of signs;
- b. Method of illumination;
- c. Color of raceway;
- d. Method of affixing raceway to building face;
- e. The center base line upon which all signs are centered (identified on the building elevations);
- f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
- g. Letter heights, number of rows of lettering, total height of proposed sign;
- h. Location of window signage per tenant space for each building elevation; and
Location and design of any service door sign.

SIGN SUBMITTAL REQUIREMENTS: Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the unified plan for the building on which the sign is erected.

PROHIBITED SIGNS:

- a. No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
- b. No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
- c. No electronic message centers and signs;
- d. No signage is allowed on awnings and back lit awnings are prohibited;
- e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
- f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows;
- g. No internally illuminated box signs or bare bulb lighting will be allowed;
- h. No signage should be placed in the public right of way or within any parking area; and
- i. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW.

WALL SIGN REGULATIONS: All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance will hold.

CONTENT:

- a. Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
- b. Slogans and mottos for businesses are not allowed on wall signage;
- c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area;
- d. Temporary signs are allowed for outlot building business tenants, following the provisions of Section IX.D.7 (Temporary Signs).

DESIGN/LOCATION:

- a. Wall signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein;
- b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached;
- c. No wall sign shall extend above the parapet or eave line, as appropriate, of the building to which it is attached;
- d. Wall signs shall not cover up or interrupt major architectural features;
- e. All wall signs must respect a 9" margin from the edge of the sign area as defined on the sign plan;
- f. All wall signs must be placed in coordination with the established base center line designated on the sign plan;
- g. Wall signs must be individually internally lit letters mounted on a raceway. The raceway must be painted to match the exterior surface of the building; and
- h. Service door signage shall be uniform in font, size, and color.

WINDOW SIGNS:

- a. Window signs are counted toward the calculation of a wall sign and included in the maximum sign area calculation.
- b. Window signs shall not exceed fifteen (15) per cent of the area of any facade window.

ILLUMINATION:

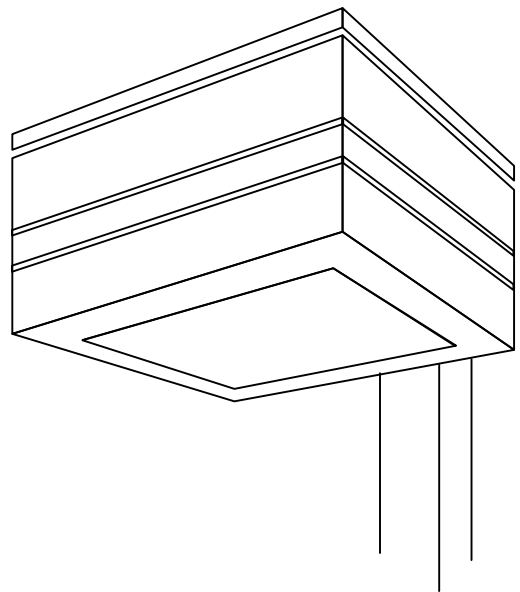
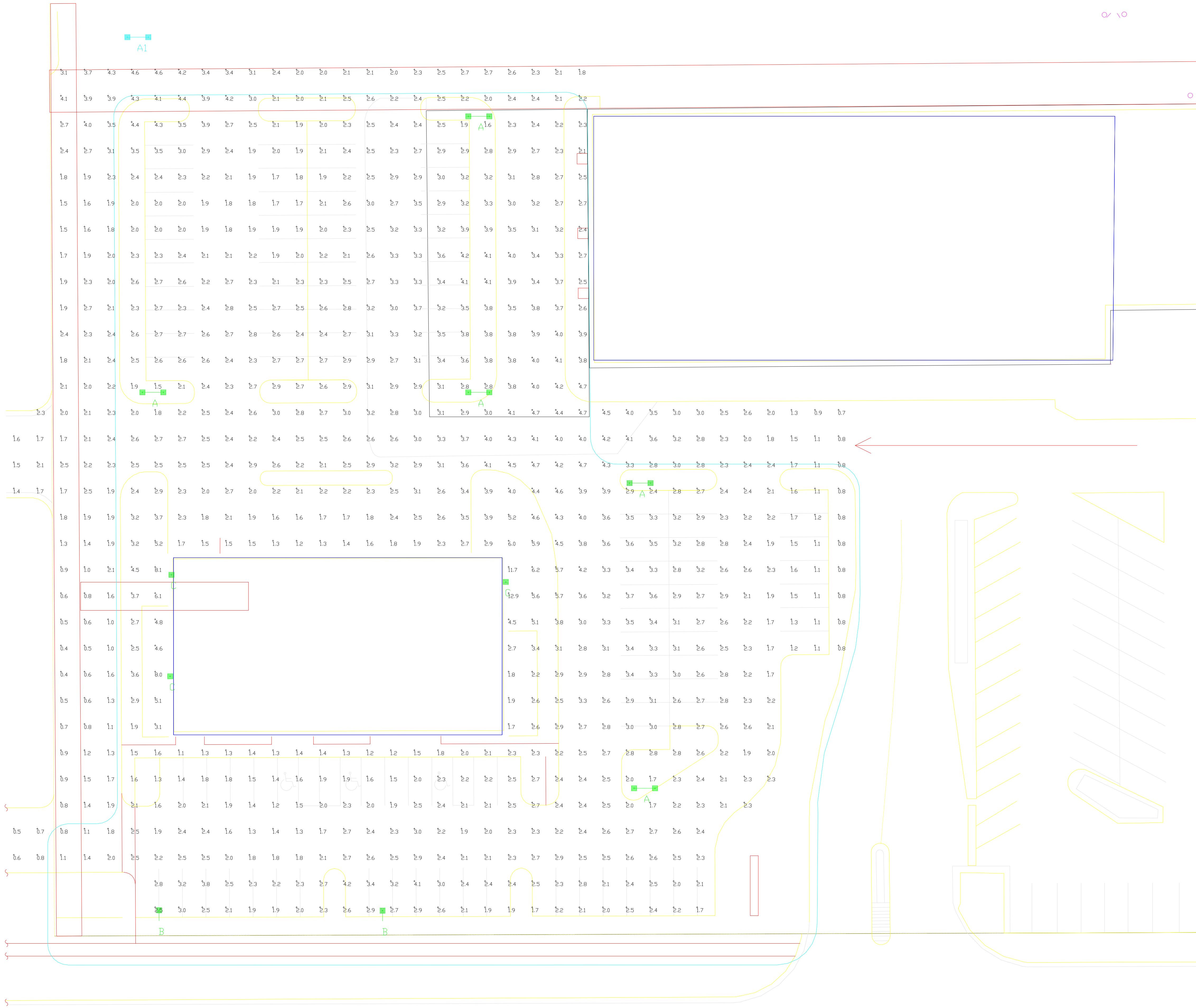
- a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
- b. Non-illuminated signs may be allowed provided all wall signs on the same building are of a consistent method of illumination, structure and material.

ALLOWABLE WALL SIGNS:

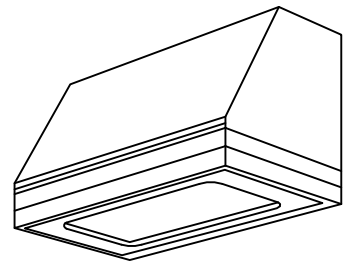
Building Tenancy	Wall	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains one business tenant	Primary Frontage (including corner buildings with 2 or more primary frontages	1.0 SF per 1.0 LF of primary frontage	Lettering must be no greater than 30" in height	Sign must be no greater than 6.5' in height	Sign must not contain more than two (2) rows of lettering; logos must be in scale with lettering, fit in allotted sign area
	Secondary frontage	70% of the area allotted to the adjacent primary frontage .	Lettering must be no greater than twenty-one inches(21") in height	The sign must be no greater than five feet (5') in height	Sign must contain no more than two (2) rows of lettering
	Rear Frontage	Must not exceed an area greater than 50% of the sign area allowed for the primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposed of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height,	Sign must be no greater than 15" in height.	Signs must be uniform in size, style, and color. contain only the name of the store; logos are prohibited.

Building Tenancy	Wall	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains multiple business tenants	Primary Frontage (including corner buildings with 2 or more primary frontages)	1.0 SF per 1.0 LF of primary frontage for each tenant	Lettering must be no greater than 30" in height	Sign must be no greater than 6.5 in height	No more than two (2) rows of lettering, logos must be in scale with lettering, fit in allotted sign area*
	Secondary frontage	70% of the area allotted to each tenant's adjacent primary frontage	Lettering must be no greater than twenty-one inches (21") in height,	Sign must be no greater than five feet (5') in height	No more than two (2) rows of lettering, logos must be in scale with other signs, fit in allotted sign area*
	Rear frontage	Must not exceed an area greater than 50% of the sign area allowed for each tenant's primary frontage. Signs must be uniform in size, style, and color.	Lettering must be no greater than 15" in height.	Sign must be no greater than 15" in height	Sign must contain only the name of the store; logos are prohibited

NON-CONFORMITIES: All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time there is any one of the following: a business leaves; a change of use; change of owner; the sign is removed; or the sign is repaired and the cost of the repair is greater than 50% of its replacement value. Any sign will be deemed no longer be legally non-conforming, then the must be removed and replaced within 30 days of the triggering event.



**GREENBRIAR
FLAT LENS**
IESNA FULL CUTOFF



**GREENBRIAR
WALL SCONCE**
IESNA FULL CUTOFF

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2.57	12.9	0.4	6.43	32.25

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	5	A	D180°	GFM-5-400-PSMVR-F TWIN 180 33' M.H.	0.800	44000	52274	904
	2	B	SINGLE	GFM-FP-400-PSMVR-F SINGLE 33' M.H.	0.800	44000	19628	452
	3	C	SINGLE	GBWS-FT-150-CMH-F 12' M.H.	0.800	13000	7563	185
	1	A1	D180°	GFM-5-400-PSMVR-F TWIN 180 25' M.H.	0.800	44000	52274	904

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

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 6883



LIGHTING PROPOSAL LD-125995-2

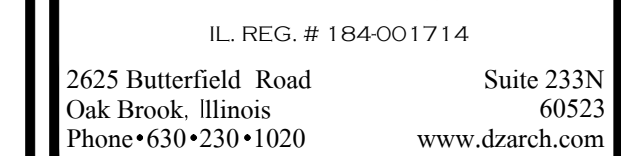
TINLEY PARK PLAZA

TINLEY PARK, IL.

BY: S.V.V. DATE: 2/17/15 REV: 2/25/15 SHEET 1 OF 1

SCALE: 1"=20'

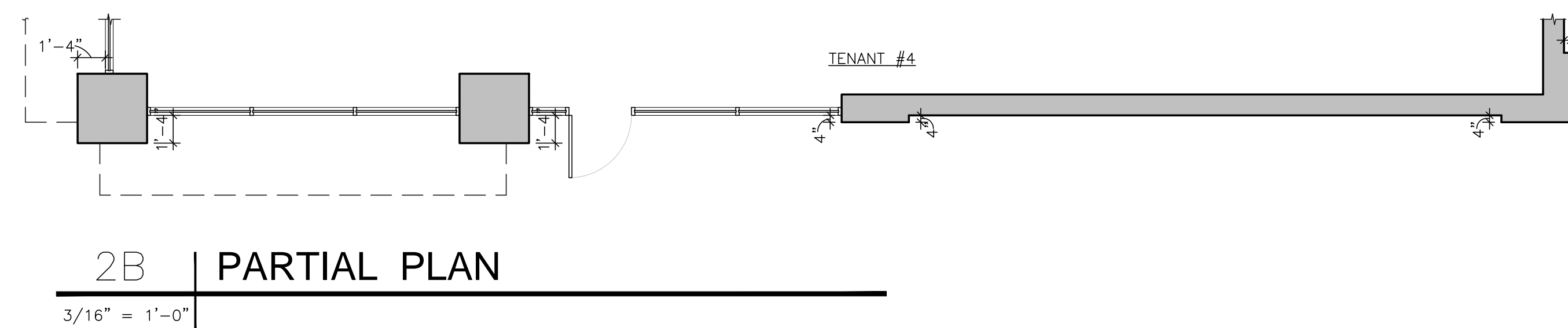
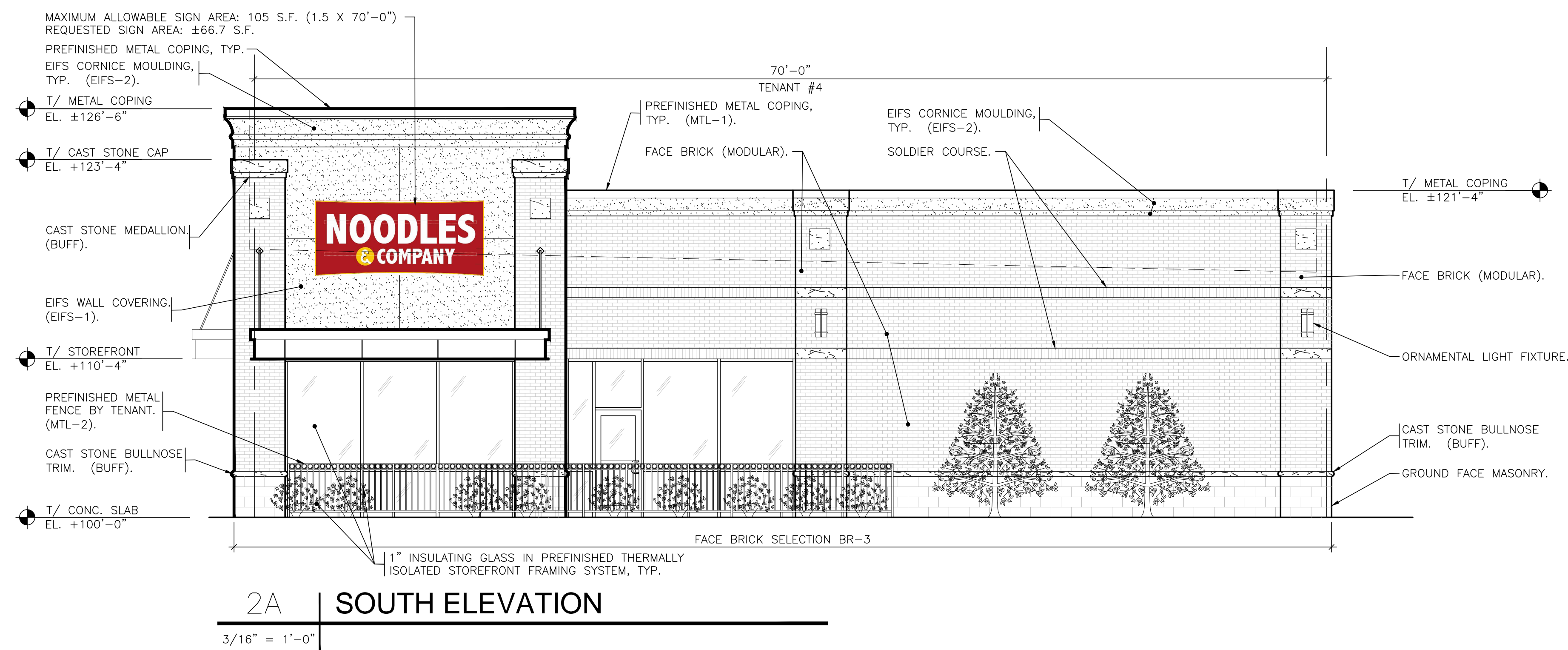
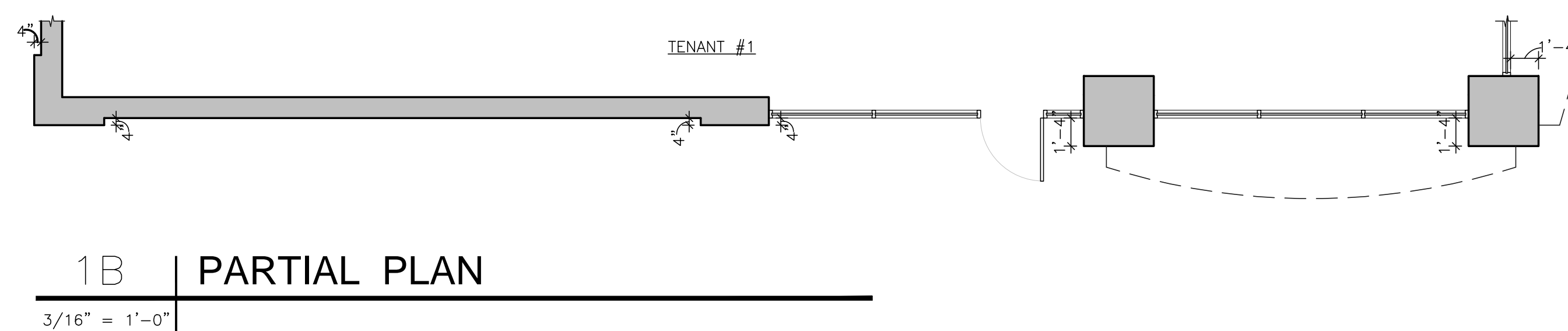
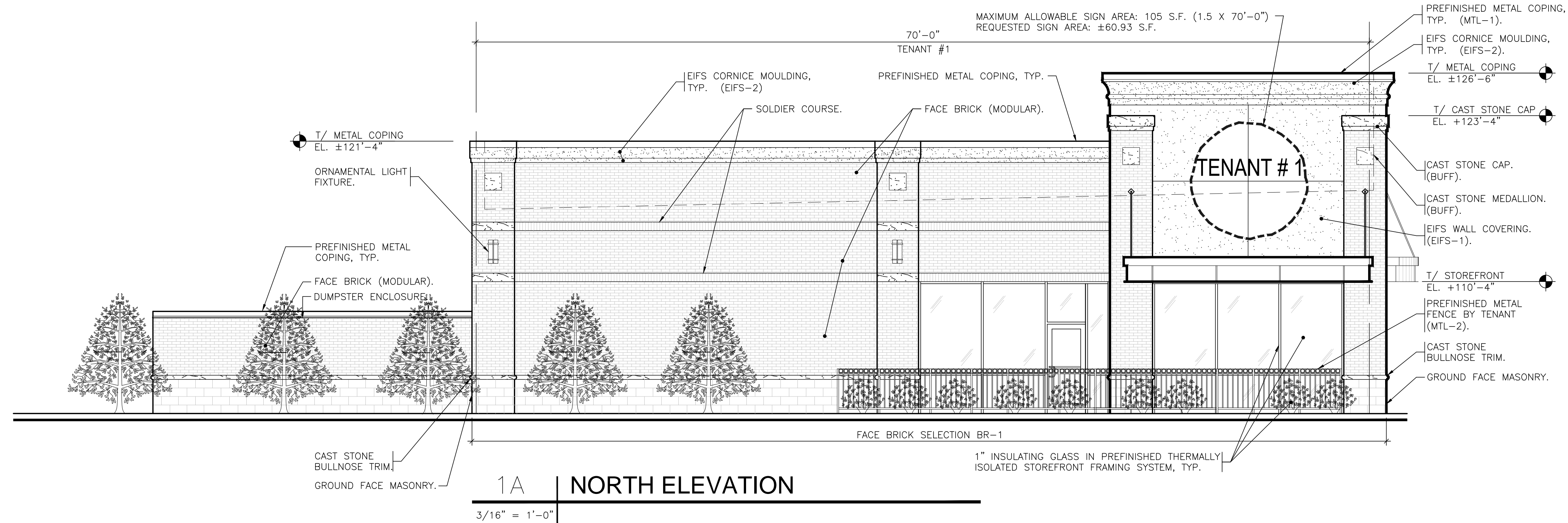
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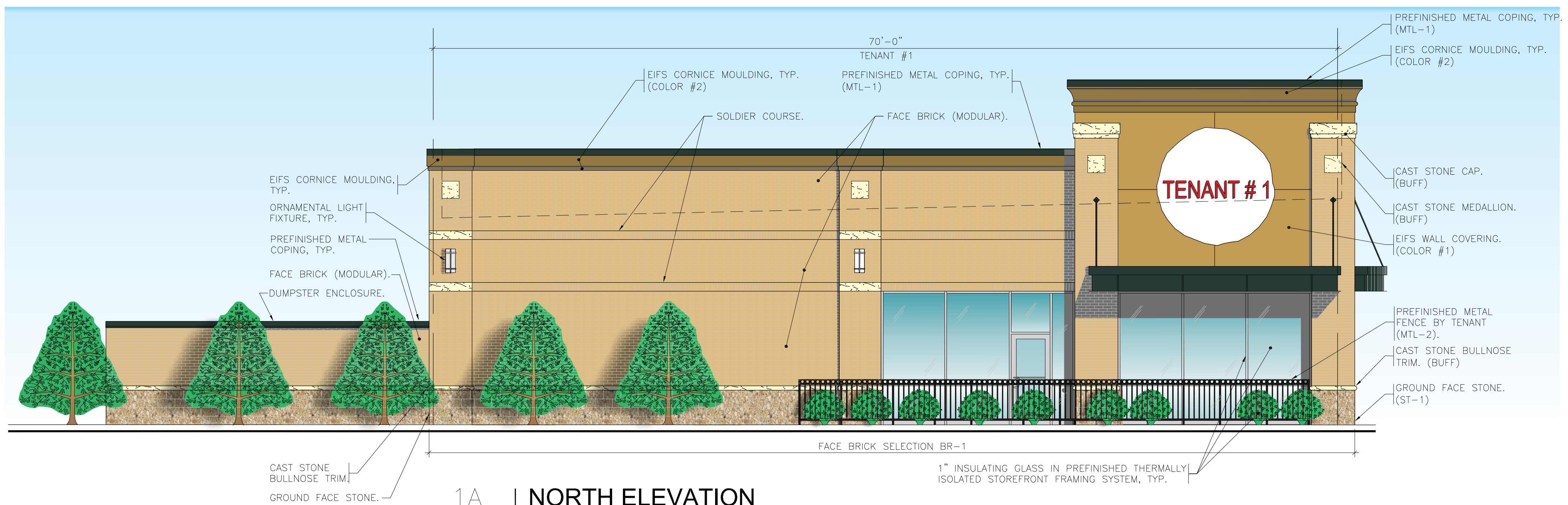
SIGNAGE SHOWN FOR CONCEPT ONLY; ACTUAL TENANT SIGNAGE NOT YET DETERMINED. PER SITE PLAN APPROVAL CHECKLIST, SIGN AREA CALCULATED AS SURFACE AREA OF INDIVIDUAL LETTERS (EXCLUSIVE OF AIRSPACE VOIDS IN AND BETWEEN THE INDIVIDUAL LETTERS). STAFF AND OWNERSHIP TO WORK TOGETHER TO CREATE A NEW SIGN ORDINANCE SPECIFIC TO TINLEY PARK PLAZA.



S.E.C. OF S. HARLEM AVENUE
AND
W. 159TH STREET
TINLEY PARK, ILLINOIS

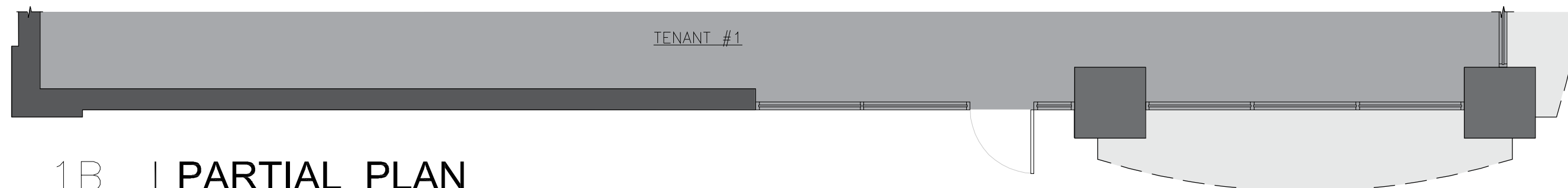
NORTH AND SOUTH
ELEVATIONS AND PARTIAL
PLANS

Date: 4/6/15	Drawn By: M.M.	Sheet No.: A2.2 V
Project No.: 14.118	Rev'd. By: H.Z.	



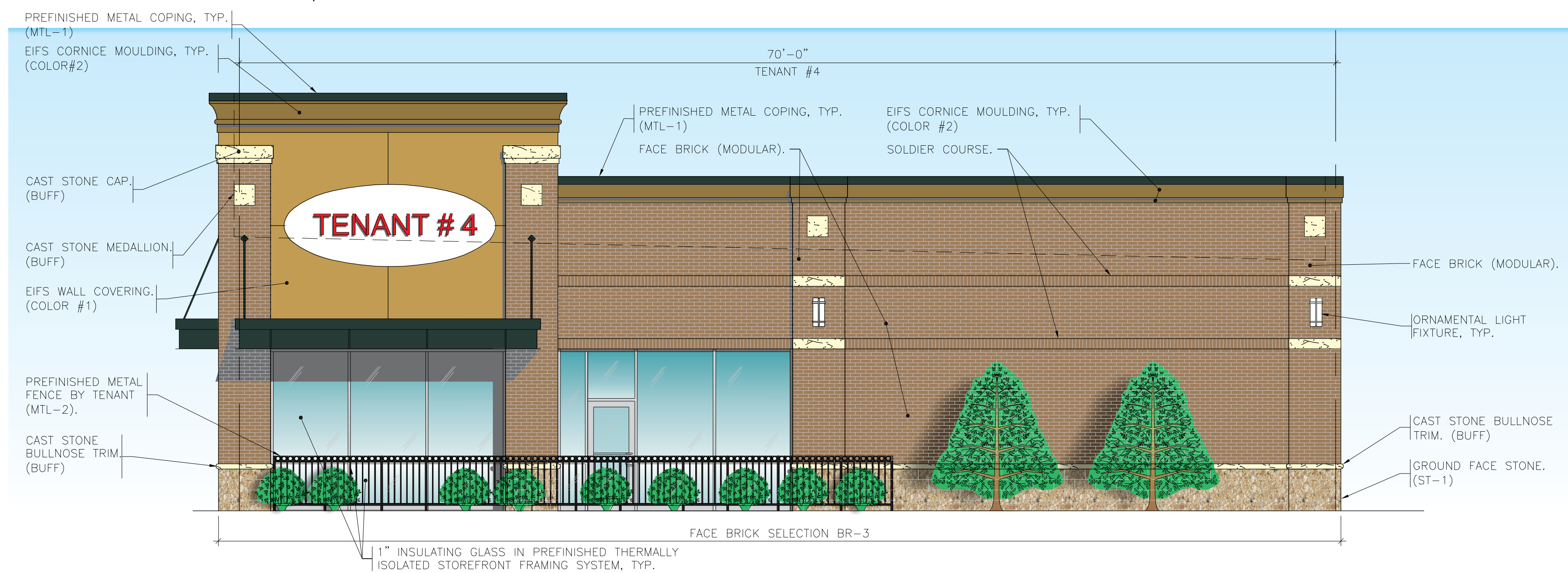
1A | NORTH ELEVATION

3/16" = 1'-0"



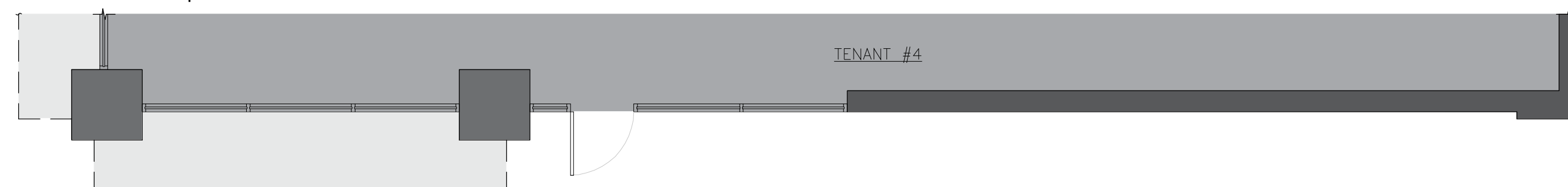
1B | PARTIAL PLAN

3/16" = 1'-0"



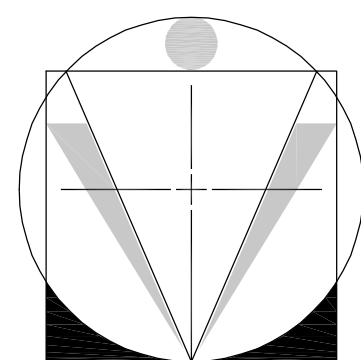
2A | SOUTH ELEVATION

3/16" = 1'-0"



2B | PARTIAL PLAN

3/16" = 1'-0"



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Oak Brook, Illinois 60523
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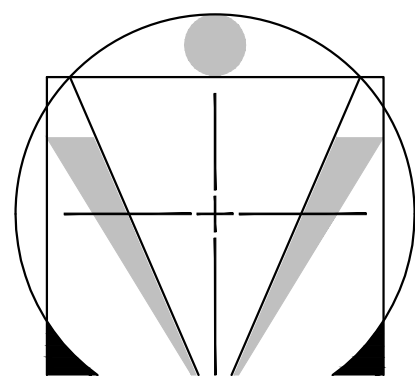
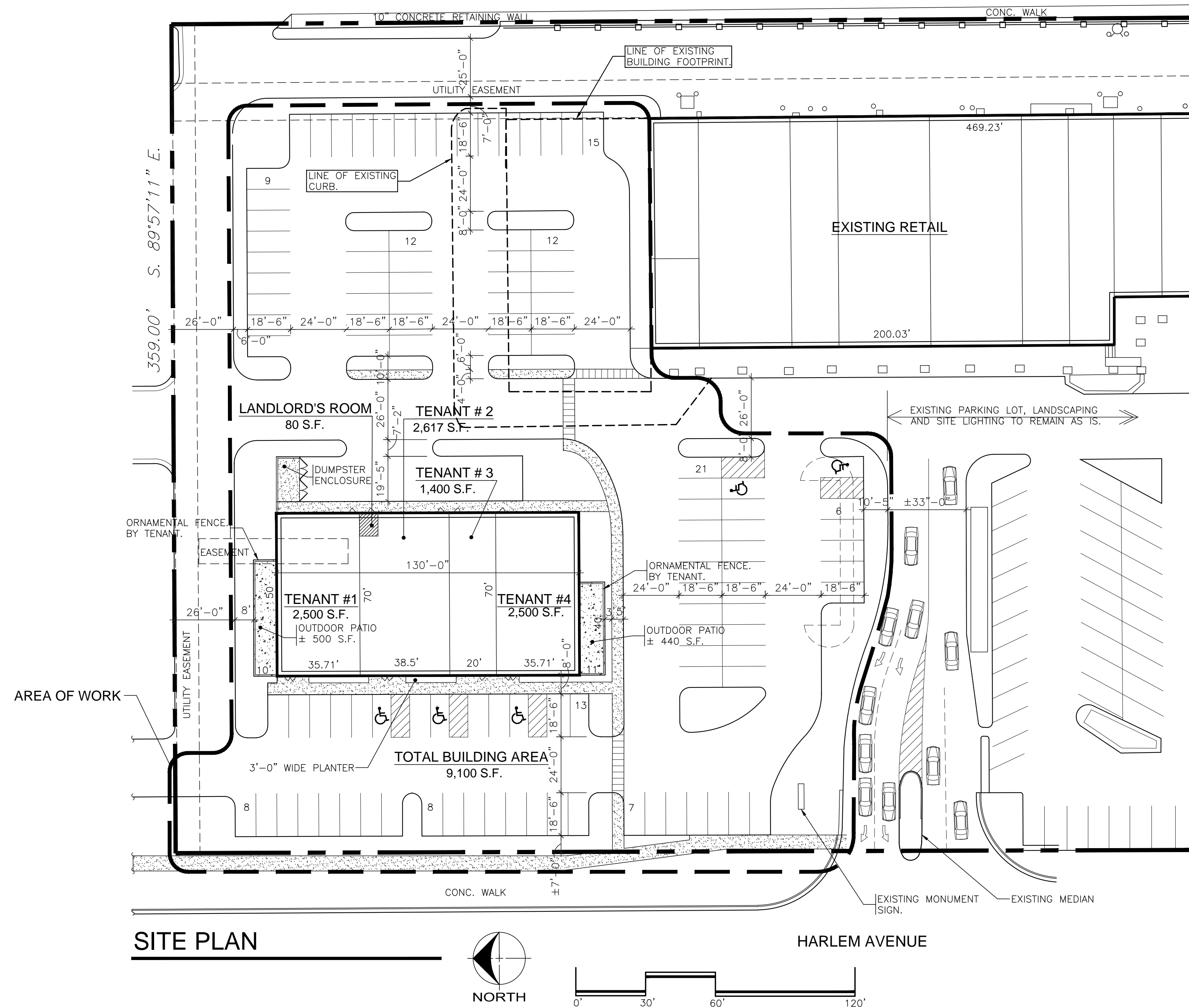
14.118-T

TINLEY PARK PLAZA - ELEVATIONS

Tinley Park, Illinois

APRIL 6, 2015

BRIXMOR™



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Oak Brook, Illinois
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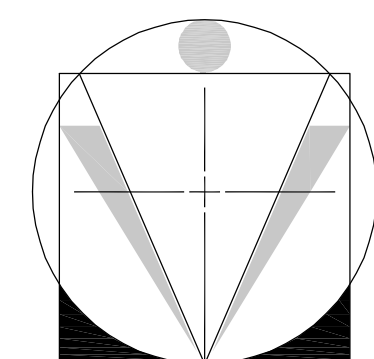
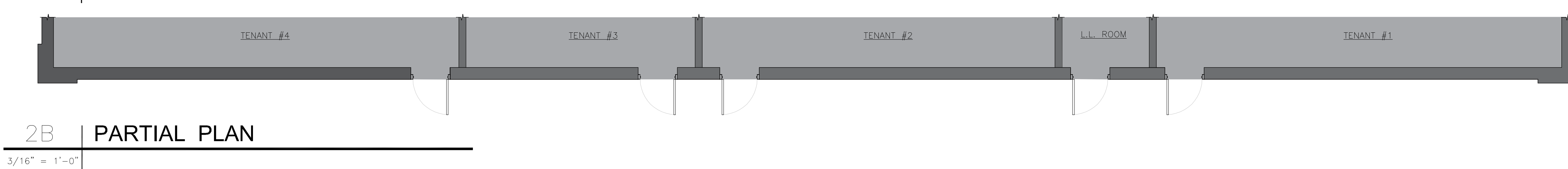
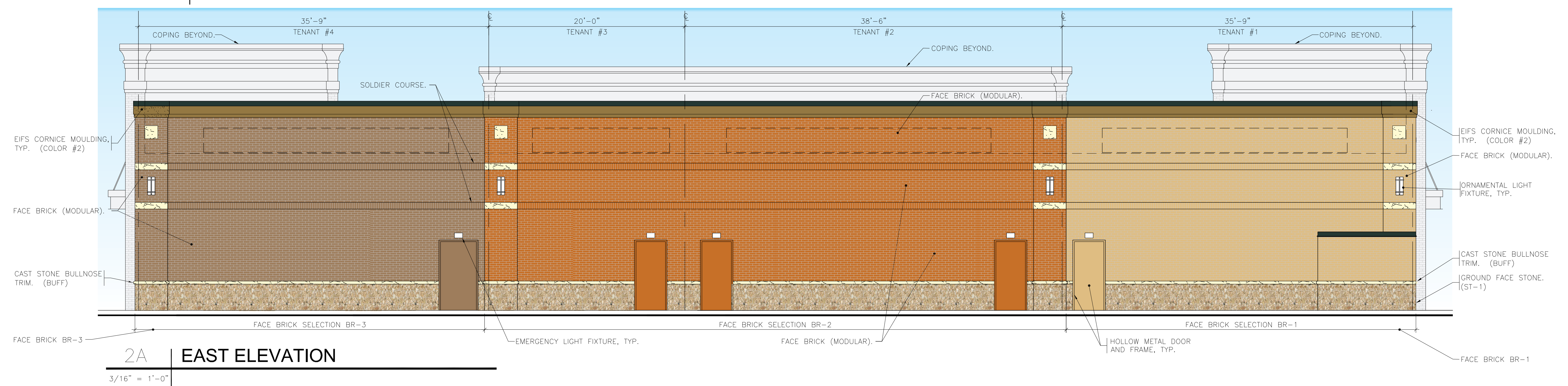
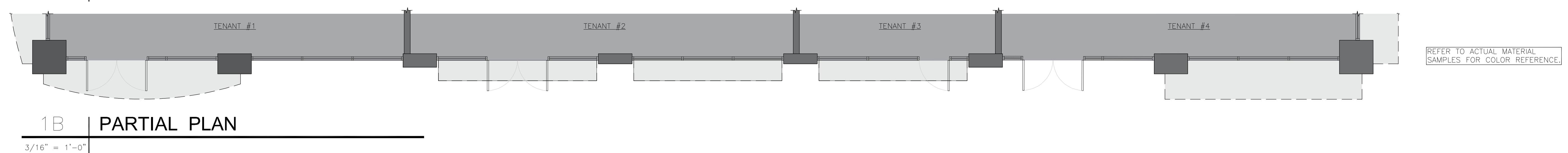
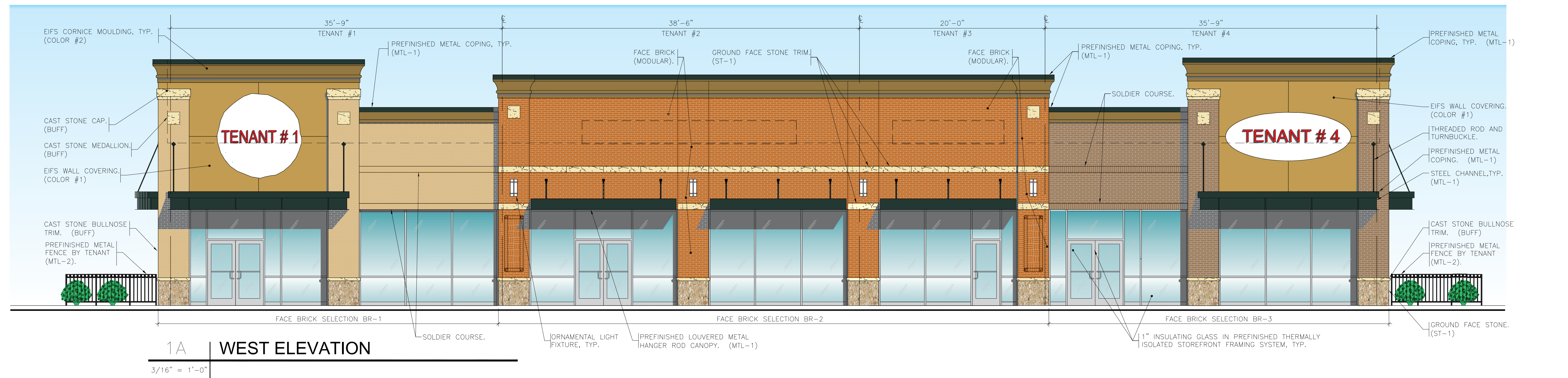
TINLEY PARK PLAZA - PROPOSED OUTLOT

14.118-V FORMAL VILLAGE SUBMITTAL

Tinley Park, Illinois

APRIL 6, 2015

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Oak Brook, Illinois
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60523
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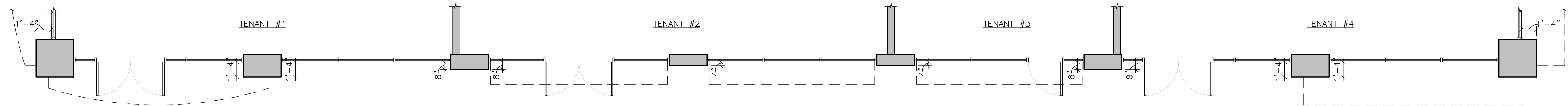
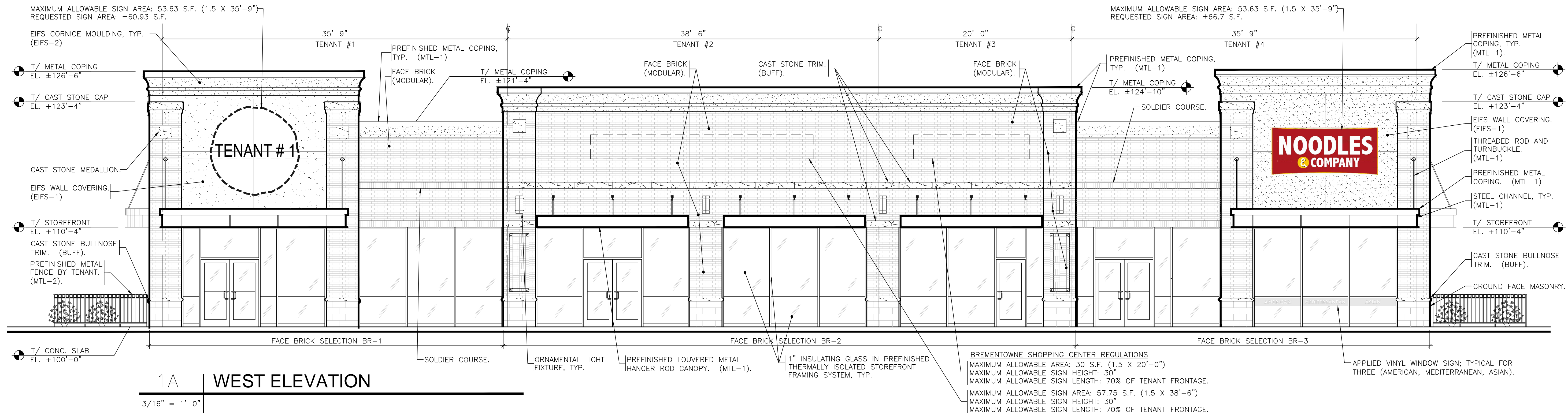
14.118-T

TINLEY PARK PLAZA - ELEVATIONS

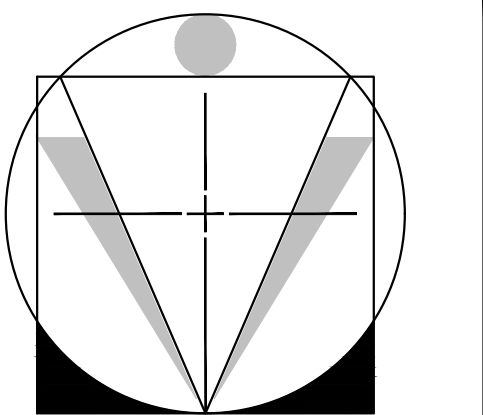
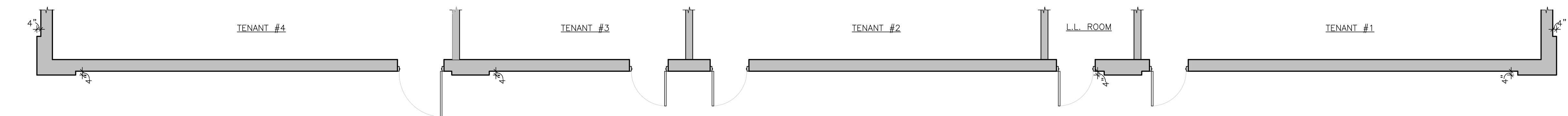
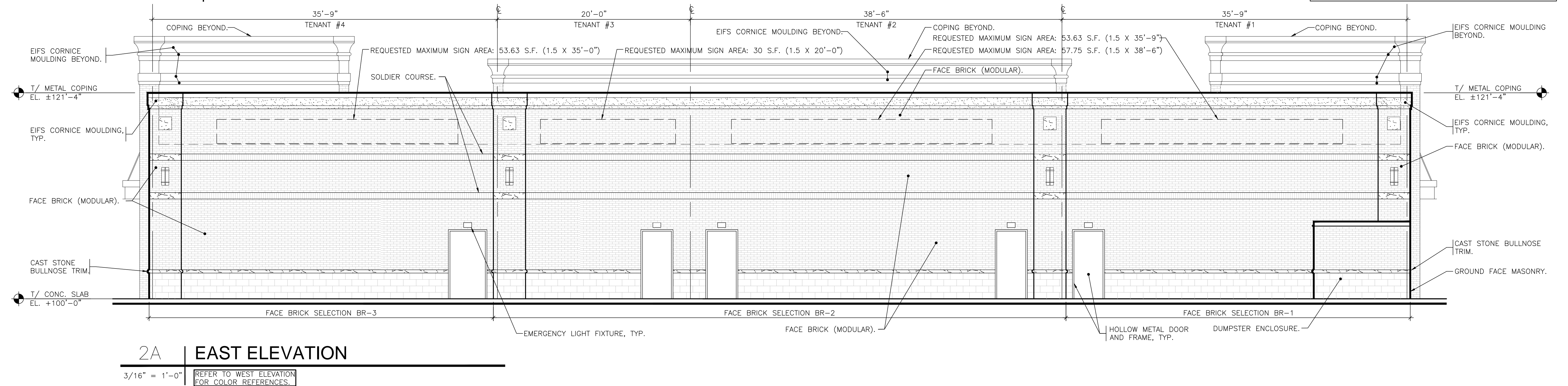
Tinley Park, Illinois

APRIL 6, 2015

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ASSOCIATES, INC.

ILL. REG. # 184-001714

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Rev. No.	Description	Date
▲	PLAN COMMISSION #1	4/6/15

**TINLEY PARK
PLAZA**

**9.1K
OUTLOT BUILDING**

S.E.C. OF S. HARLEM AVENUE
AND
W. 159TH STREET
TINLEY PARK, ILLINOIS

WEST AND EAST ELEVATIONS
AND PARTIAL PLANS

Date: 4/6/15	Drawn By: M.M.	Sheet No.: A2.1
Project No.: 14.118	Rev'd By: H.Z.	V

GENERAL NOTES (*DENOTES M.W.R.D. NOTES)

- * 1. The Village of Tinley Park (Telephone 1-708-444-5500), Robinson Engineering, Ltd. (Telephone 1-708-331-6700), MWRD Field Office Phone Number (Telephone 1-708-588-4055), and Joseph A. Schudt & Associates (Telephone 1-708-720-1000) must be notified 2 working days prior to commencement of work.
- * 2. Elevation is U.S.C.S. Datum. (NAVD 88)
- * 3. All floor drains shall discharge to the sanitary sewer.
- * 4. All downspouts and footing drains shall discharge to the storm sewer.
- * 5. All sanitary sewer construction requires stone bedding 1/4 inch, 16 inch in size, with a minimum thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than 4 inches, nor greater than eight inches. Bedding material shall be CA-11 and shall be extended at least 12 inches above top of pipe when using PVC pipe.
- * 6. "Band Seal" or similar flexible-type couplings shall be used for the connection of sewer pipe of dissimilar materials.
- * 7. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
- a. Circular saw-cut of sewer main by proper tools ("Sewer Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
 - b. Remove an entire section of pipe (breaking only the top of the bell) and replace with a wye or tee branch section.
 - c. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
- * 8. Whenever a sewer crosses under a watermain, the minimum vertical distance from the top of the sewer to the watermain shall be 18 inches. Furthermore, a minimum horizontal distance of 10 feet between storm and/or sanitary and watermains shall be maintained unless: the sewer is laid in a separate trench, keeping a minimum 18 inch vertical separation, or the sewer is laid in the same trench with the watermain located at the opposite side on a bench of undisturbed earth, keeping a minimum 18 inch vertical separation. If either the vertical or horizontal distances described above cannot be maintained, or the sewer crosses above the watermain, then, for a distance of 10 feet on either side of the watermain, the sewer pipe shall be PVC pressure pipe material or the watermain shall be constructed in a watertight casing.
9. Contractor shall bend watermain pipe uniformly under sewers without using fittings providing that joint deflection does not exceed 5 degrees per joint for pipe under 12 inches in size and 3 degrees per joint for pipe 14 inches and over in size. All crossing (including services) shall have a minimum of 18 inches of clearance and should extend 10 feet each side of the center of the crossing.
- * 10. All sanitary manholes shall have a minimum inside diameter of 48 inches. Manhole steps shall be 16" min. wide plastic w/continuous 1/2 steel reinforcement, M.A. Industries or equal.
11. All sanitary sewer, storm sewer, and water system construction shall conform to the "Standard Specifications for Water and Sewer Main Construction in Illinois", current Edition.
12. All paving and related improvements shall be constructed in accordance with the Illinois Department of Transportation, "Standard Specifications for Road and Bridge Construction in Illinois", current Edition.
13. All trenches caused by the construction of sewers, watermains, water service pipes, and in excavation around catch basins, manholes, inlets, and other appurtenances which occur within the limits of, or within 2 feet of existing or proposed pavements, sidewalks, and curbs and gutters shall be backfilled with trench backfill. Trench backfill shall be CA-6 material to subgrade and shall be mechanically compacted in 12" lifts.
- * 14. 12", 10" & 8" diameter sanitary sewer pipe and fittings shall be PVC pipe, SDR 26 (ASTM D-3034) with flexible elastomeric (O-ring) gaskets (ASTM D-3212), unless otherwise noted. Where 6" diameter sanitary service crosses below watermain with less than 18 inches of separation, or where indicated elsewhere on plans, 6" service shall be DIP pipe (ANSI 2151) with gasketed joints (ANSI 21-1). Sanitary sewers shall be air tested, mandril tested, and televised. Sanitary sewer manholes shall be provided with internal chimney seals (Cretex or equal). All Sanitary Manholes shall be provided with mac wrap at barrel section joints. Sanitary sewer manholes shall be air tested in accordance with ASTM C-1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.
15. Watermain shall be ductile iron, Class 52 (AWWA C-151) with cement lining (AWWA C-104) and hydrocarbon resistant gaskets (AWWA C-110) with wedges for electrical continuity. Ductile iron watermain shall be provided with polyethylene encasement (AWWA C-105). All watermain fittings, valves, and hydrants shall have stainless steel bolts and shall be secured using Meg-A-Lug restrained joints. Thrust blocking shall also be provided, with precast blocking permitted. Watermain shall be pressure tested at 150psi for two hours. A leakage test will be performed in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", current edition. A disinfection test shall be completed using an initial chlorine concentration of 50 mg/l and a minimum residual concentration of 25 mg/l after 24 hours. All work shall comply with Village of Tinley Park standards.
16. Watermains and lot services shall be a minimum of 5.0 feet below finished ground surface.
17. a. All storm sewer must be reinforced concrete pipe in paved areas.
b. All reinforced concrete storm pipe shall be ASTM C76 CL IV.
c. Pump pump discharge piping shall be PVC Schedule 40.
d. All flexible storm sewer pipe must be televised for final inspection.
18. Where storm sewers cross over the tops of watermains and are designated as "LHP" type, they shall be reinforced concrete low head pressure pipe (ASTM C-361-76). Alternately, proper watermain protection per note (8.) shall be provided.
19. All bends in the watermain of 10 degrees or greater shall be installed with restrained joints (Meg-A-Lug or equal). Restrained joints (Meg-A-Lug or equal) shall be used within three pipe lengths of a fitting. No thrust blocking is allowed.
20. All rims and inverts of existing sanitary and storm sewer shall be field verified prior to the start of construction, and any discrepancies between the plan and existing elevations shall be reported to the Engineer immediately.
21. All coordinates refer to back of curb, centerline of manhole, pipe, or structure, or as shown.
22. All curb radii refer to back of curb. Lane dimensions refer to face of curb or edge of pavement.
23. The Contractor shall subscribe to all governing regulations and shall obtain all necessary public agency permits.
24. Field check all dimensions, coordinates, and elevations before proceeding with new work. Notify the Engineer of any discrepancies immediately.
25. The Contractor shall provide for the safe and orderly passage of traffic and pedestrians where his operations about public thoroughfares and adjacent property. Construction access points to the site shall be protected in such a way as to prevent tracking of mud or soil onto public thoroughfares. At the end of each day, the Contractor shall clean up all mud or soil which has been tracked onto public streets or as required by the Village of Tinley Park.
26. Street paving and curbs to remain shall be protected from damage and, if damaged, shall be replaced promptly to meet Village of Tinley Park Standard Specifications in materials and workmanship.
27. Prior to new work, the Contractor shall verify the location and elevation of existing utility lines and structures to be connected to proposed work. Discrepancies shall be reported to the Engineer immediately.
28. All sediment will be prevented from entering any existing storm drainage systems by the use of hay bales, interceptor dikes or other approved functional methods. The Contractor shall be responsible for removing sediment resulting from this project from storm sewers and drainage structures.
30. All utility connections to existing lines shall be constructed in accordance with the regulations of the utility owner and to the satisfaction of the utility owner.
31. All work shall be in accordance with the specifications for the Village of Tinley Park.
32. New watermain valves, including pressure tap valves, adjacent to an existing watermain, and existing watermain valves shall only be operated by the Village of Tinley Park, Department of Public Works personnel with a 48-hour notice (Monday-Friday).
33. Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment allowed with a maximum of 2 precast concrete rings) or reconstructed by the contractor to the utility owner's satisfaction. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract. A total of no more than 8 and no less than 4 inches of adjusting rings shall be provided at all utility structures. Adjusting rings shall be set in a bed of preformed non-hardening mastic (RUB-R-NEK or approved equal).
34. All connections to existing manholes shall be made by coring the existing manhole using a diamond or carbide tip cutter and coring shall be backfilled with trench backfill or CORE-N-SEAL boot in the cored opening.
35. All storm sewer flared end sections for pipes greater than 12 inch diameter shall be provided with grates per I.D.O.T. standards.
36. Reproducible "Record" drawings shall be provided by the contractor to the Village of Tinley Park and Owner following completion of improvements.
37. Structure lids shall be stamped "Village of Tinley Park" and "SANITARY", "STORM", or "WATER" for appropriate utilities.
38. Sanitary and Water stubs shall be marked with 4"x 4" wood posts.
39. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, 701401, 701501, 701606, and 701701.
40. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701.

TINLEY PARK PLAZA

PROPOSED OUTLOT

159th St. and Harlem Ave.
Tinley Park, IL 60477

PRELIMINARY SITE IMPROVEMENT PLANS

ARCHITECT

D.Z.A. Associates, Inc.

2625 Butterfield Road, Ste. 233N

Oak Brook, IL 60523

CONTACT: Hank Zuwala

PHONE: 630-230-1020

E-MAIL: hzuwala@dzarch.com

OWNER/DEVELOPER

Brixmor/IA Tinley Park Plaza, LLC
d.b.a. Brixmor Property Group

40 Skokie Boulevard, Ste. 600

Northbrook, IL 60062

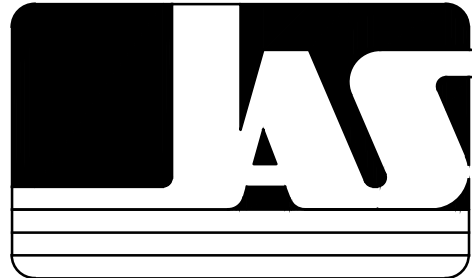
CONTACT: Jeff Slavish

PHONE: 847-562-4123

E-MAIL: jeff.slavish@brixmor.com

DUTY TO INDEMNIFY

The Contractor shall defend, indemnify, keep and save harmless the Village, Owner, and Engineer, and their respective board members, representatives, agents, and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to, the performance of the work under the Contract by the Contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: The Illinois laws regarding structural work (Ill. Rev. Stat. Ch.48, par.60 et seq.). And regarding the protection of adjacent landowners (Ill.Rev. Stat. Ch.17 1/2 par.51 et seq.). In the event of any such injury (including death) or loss or damage, or claims therefore, the Contractor shall give prompt notice to the owner.



Joseph A. Schudt & Associates

19350 S. HARLEM AVENUE FRANKFORT, IL 60423

PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001172

PREPARED AT OR UNDER THE DIRECTION OF:

ILLINOIS PROFESSIONAL ENGINEER NO. 062-043406

CONTACT JULIE AT 811 OR 800-892-0123

WITH THE FOLLOWING INFORMATION

COUNTY-NAME COOK

CITY / TOWNSHIP ORLAND & BREMEN

SEC & 1/4 SEC NO. W1/2 NW1/4 SECTION 19-36-13

Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG
Call before you dig.

LEGEND

⑤ EXISTING SANITARY MANHOLE

● PROPOSED SANITARY MANHOLE

—SAN— EXISTING SANITARY SEWER

->->- PROPOSED SANITARY SEWER

⊗ EXISTING VALVE IN VAULT

⊗ PROPOSED VALVE IN VAULT

⊗ EXISTING VALVE

⊗ PROPOSED VALVE

△ EXISTING REDUCER

▲ PROPOSED REDUCER

⌒ EXISTING HYDRANT

⌒ PROPOSED HYDRANT

—W— EXISTING WATERMAIN

—PW— PROPOSED WATERMAIN

⊗ EXISTING STORM MANHOLE

⊗ PROPOSED STORM MANHOLE

⊗ EXISTING CATCH BASIN

⊗ PROPOSED CATCH BASIN

⊗ EXISTING INLET

⊗ PROPOSED CIRCULAR INLET

■ PROPOSED INLET

—ST— EXISTING STORM SEWER

->->- PROPOSED STORM SEWER

—ST— EXISTING CULVERT

->->- PROPOSED CULVERT

☆ EXISTING LIGHT

★ PROPOSED LIGHT

— — EXISTING CONTOUR LINE

— — PROPOSED CONTOUR LINE

≡ ≡ EXISTING CURB

≡ ≡ PROPOSED CURB

||||| EXISTING CURB TO BE REMOVED

||||| PROPOSED HUNG CURB

⊗ EXISTING POWER POLE

⊗ EXISTING TRANSFORMER

⊗ EXISTING ELECTRIC MANHOLE

—E— EXISTING ELECTRIC CABLE

△ EXISTING TELEPHONE PEDESTAL

⊗ EXISTING TELEPHONE MANHOLE

—T— EXISTING TELEPHONE CABLE

⊗ EXISTING TRAFFIC SIGNAL

⊗ EXISTING HAND HOLE

⊗ EXISTING GAS VALVE

—G— EXISTING GAS MAIN

—C— EXISTING CABLE T.V.

⊗ EXISTING BORING LOCATION

⊗ EXISTING SIGN

—X— EXISTING FENCE LINE

⊗ EXISTING DECIDUOUS TREE

⊗ EXISTING EVERGREEN

⊗ EXISTING BUSH/HEDGE

⊗ EXISTING WETLAND

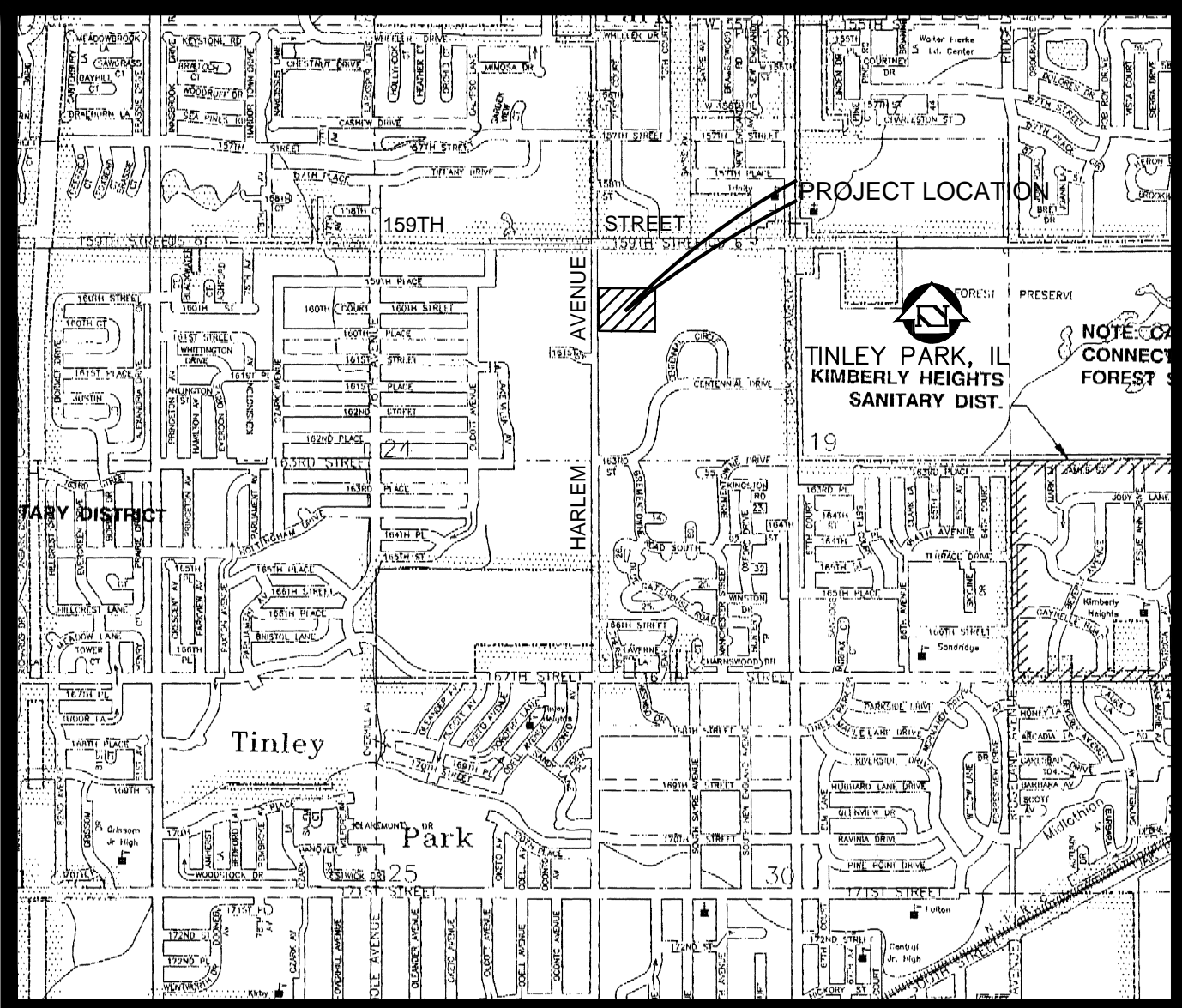
INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING TOPOGRAPHY
3	PROPOSED DEMOLITION
4	PROPOSED GEOMETRICS
5	PROPOSED GRADING
6	PROPOSED UTILITIES
7	STORM WATER POLLUTION PREVENTION PLAN
8	PROPOSED EROSION CONTROL
9	CONSTRUCTION SPECIFICATIONS
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS

BENCHMARK:

- (TINLEY PARK BM 596) MINI SPIKE IN WEST FACE OF FIRST POWER POLE SOUTH OF 160TH PLACE ON EAST SIDE OF 84TH AVENUE. ELEVATION=701.459
- (TINLEY PARK BM 595) SPIKE NAIL IN WEST FACE OF THIRD POWER POLE SOUTH OF 159TH STREET ON EAST SIDE OF 84TH AVENUE. ELEVATION=698.87

No.	Date	By	Description
REVISIONS			
Date:	04-06-15	Drawn:	JAR
Design:	DWO	Approved:	DWO
SHEET 1 OF 11			Project No. 15-021



NOTE: ALL SANITARY SEWER FROM PROJECT LOCATION TO M.W.R.D. INTERCEPTOR OWNED BY VILLAGE OF TINLEY PARK

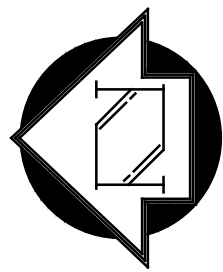
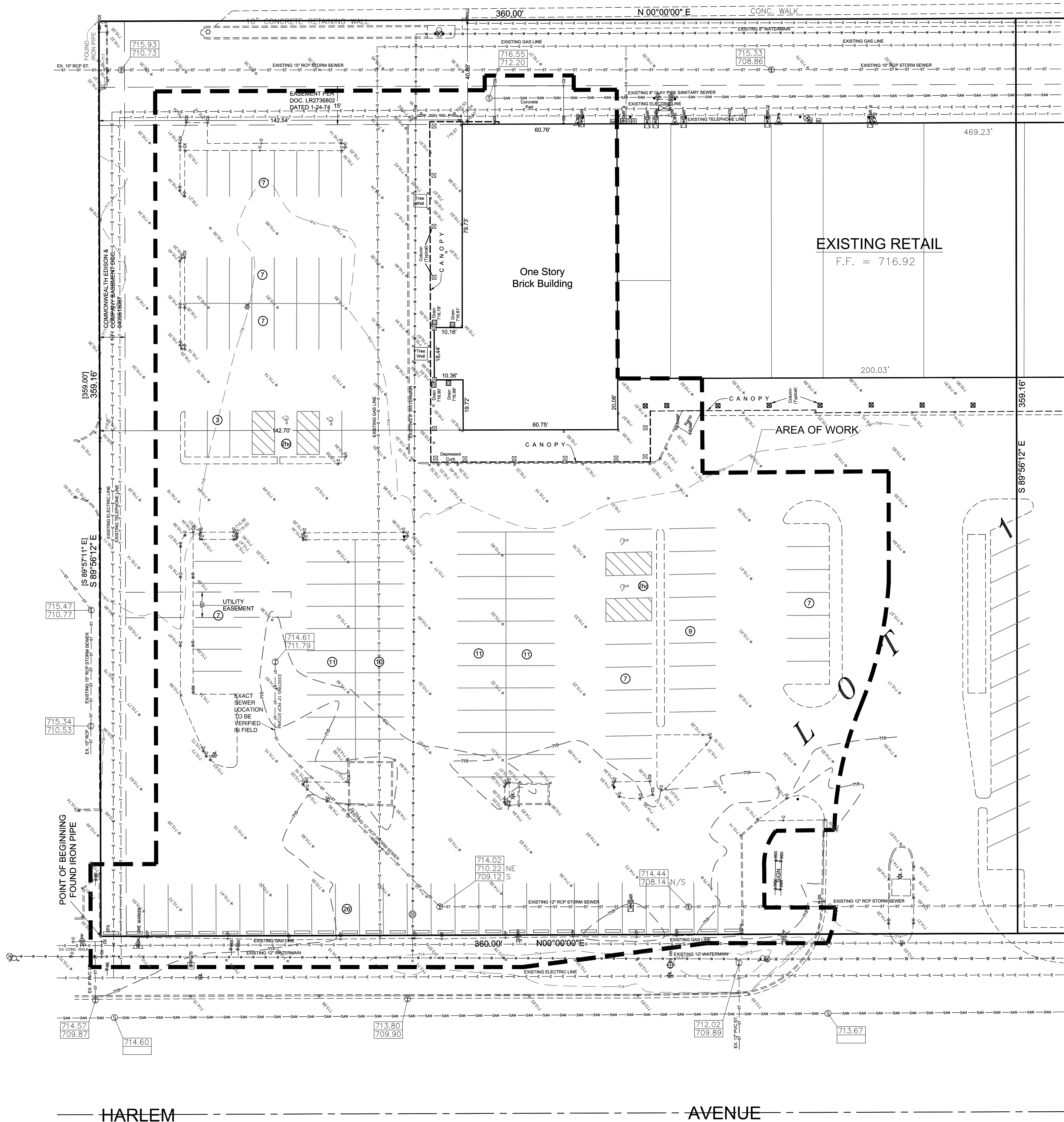
VICINITY MAP

(NOT TO SCALE)



INDICATES SITE LOCATION

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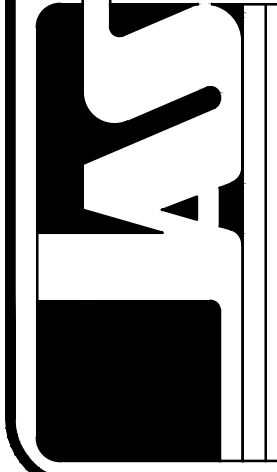
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Joseph A. Schudt & Associates
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(184-001172)



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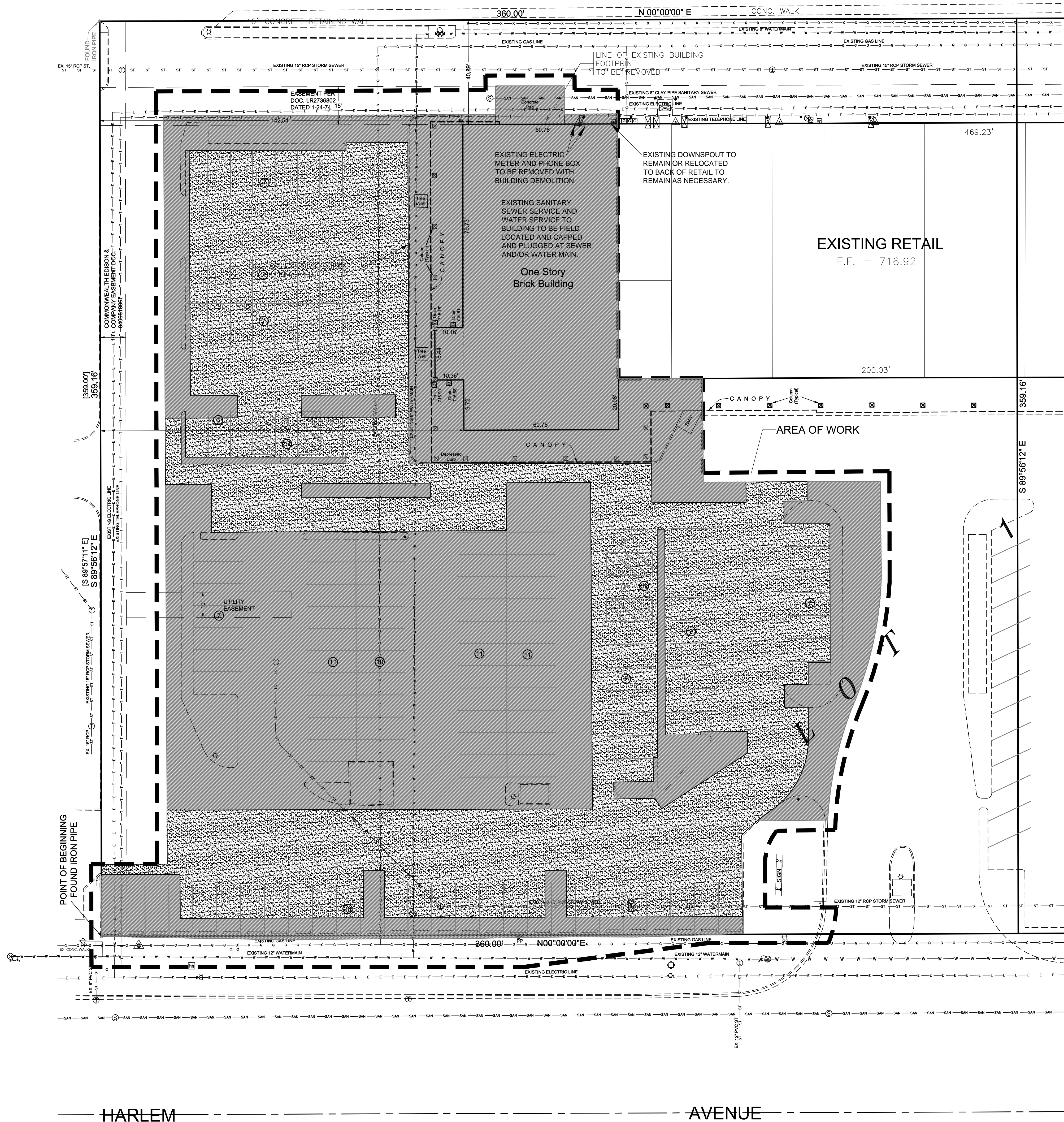
PROPOSED OUTLOT

TINLEY PARK, IL

EXISTING TOPOGRAPHY

Date: 04-06-15
Scale: 1" = 20'
File Name: 15-021
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Sheet:
2 OF 11
Project No.:
15-021

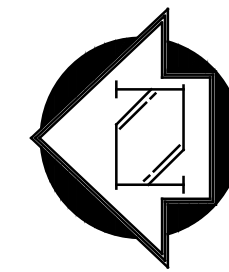
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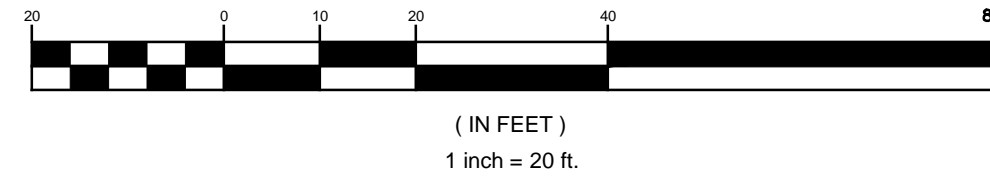
NOTE:

EXISTING PAVEMENT TO REMAIN

EXISTING PAVEMENT, CURB, SIDEWALK, RAMPS,
AND CONCRETE SLABS TO BE REMOVED
SAWCUT ALL AREAS ADJACENT TO PAVEMENT
TO REMAIN



GRAPHIC SCALE



PROPOSED OUTLOT

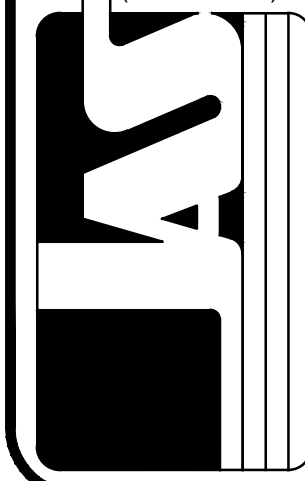
TINLEY PARK, IL

PROPOSED DEMOLITION

Date: 04-06-15
Scale: 1" = 20'
File Name: 15-021
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Sheet:
3 OF 11
Project No.:
15-021

REVISIONS:

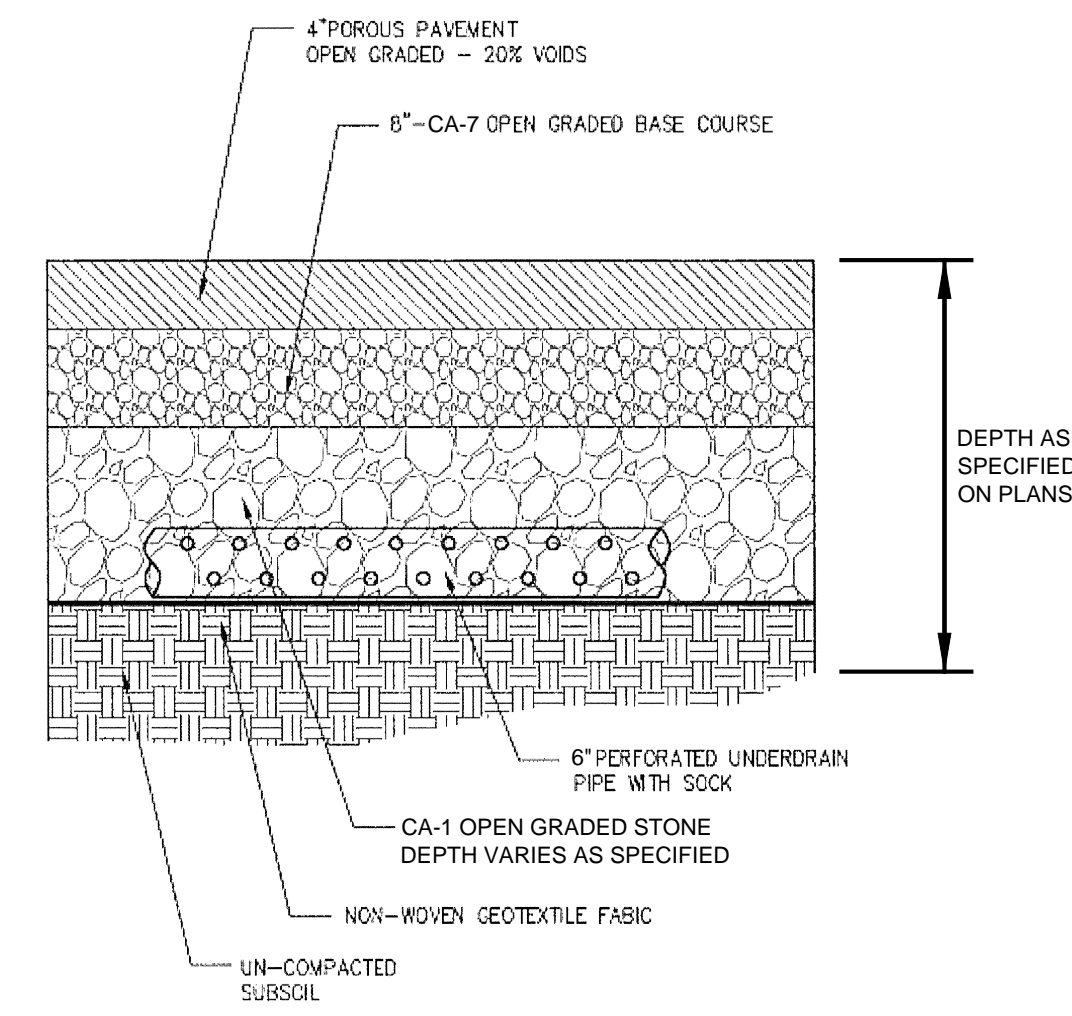
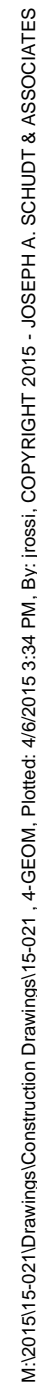
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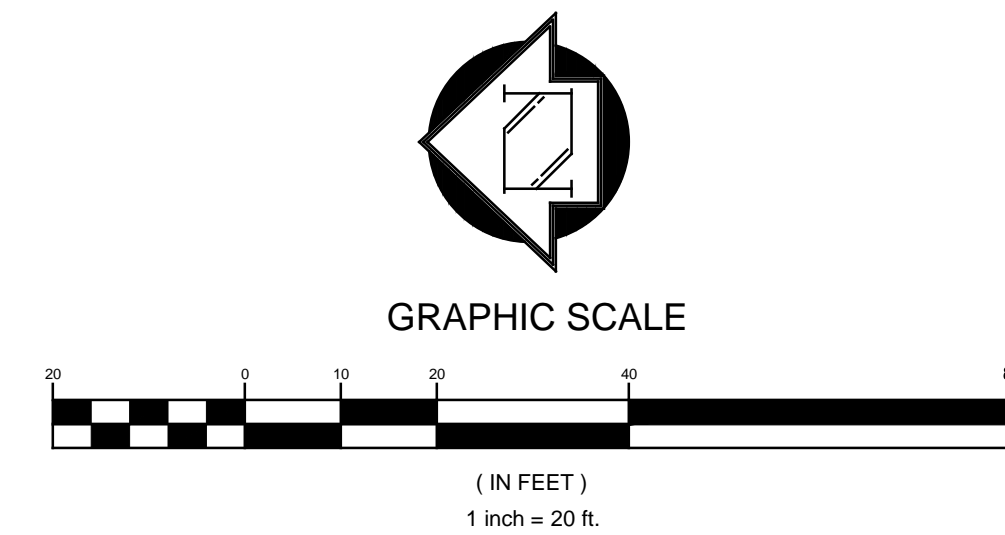
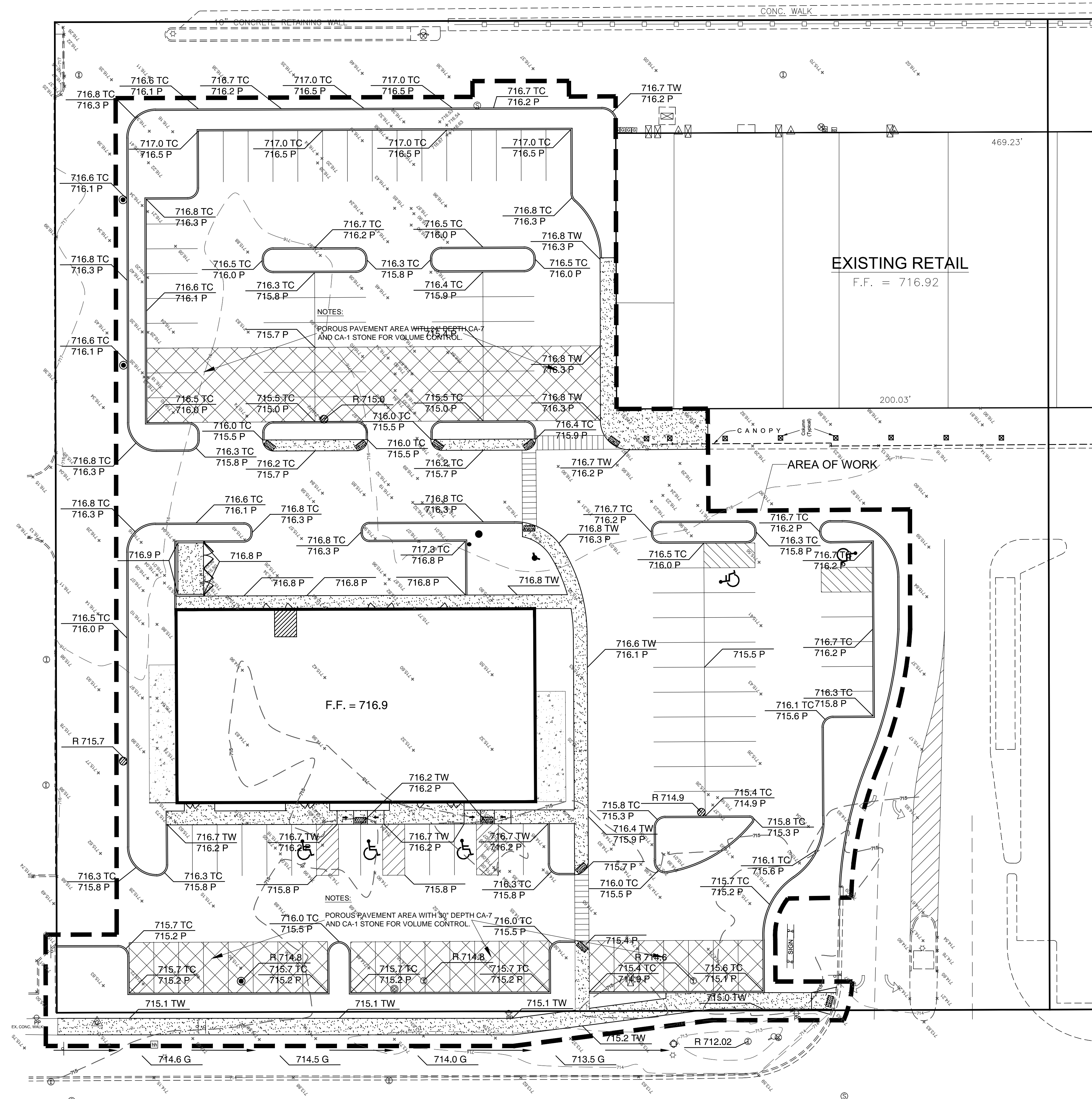
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POROUS PAVEMENT AREA

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 POROUS PAVEMENT AREA

PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED GRADING

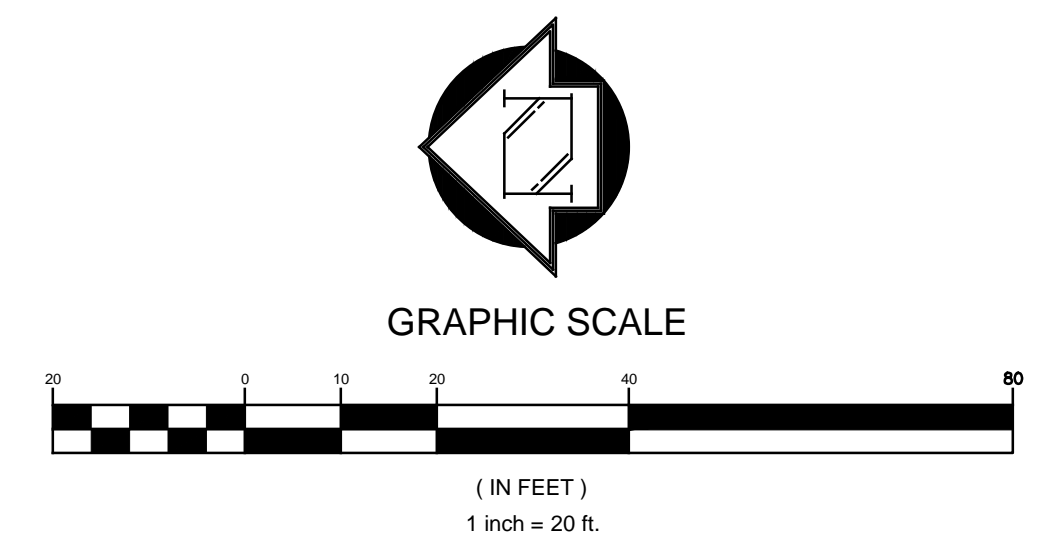
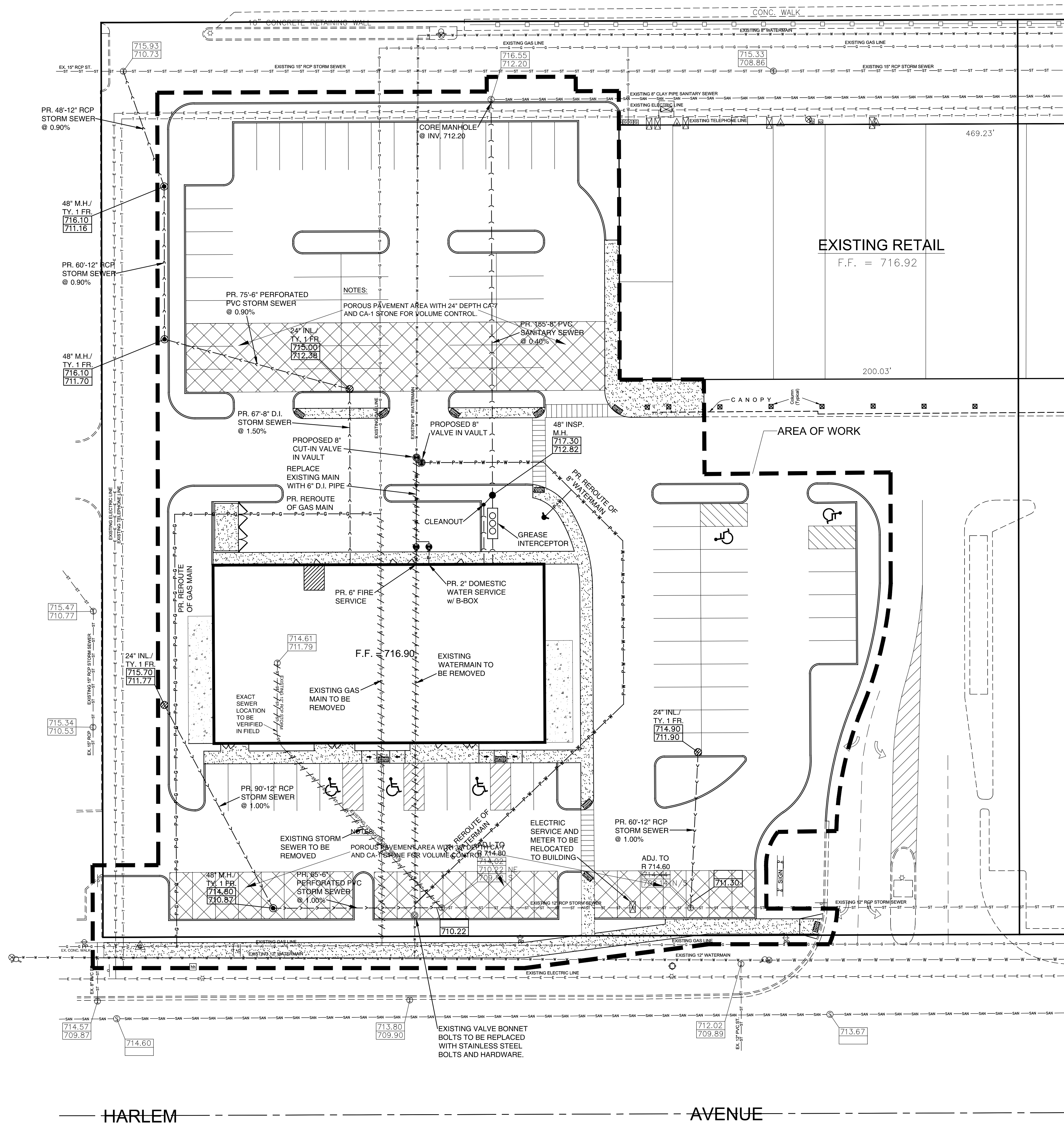
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File Name: 15-021
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5 OF 11
Project No.: 15-021

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- NOTES:
1. NEW WATERMAIN (REROUTED) TO BE PRESSURED TESTED AND CHLORINATED PRIOR TO BEING PLACED IN SERVICE.
 2. ALL UTILITIES TO BE ABANDONED SHALL BE REMOVED IN THEIR ENTIRETY OR BE FILLED COMPLETELY WITH FLOWABLE FILL.

 POROUS PAVEMENT AREA

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PROPOSED OUTLOT
TINLEY PARK, IL
PROPOSED UTILITIES

Date: 04-06-15
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File Name: 15-021
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6 OF 11
Project No.:
15-021

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STORM WATER POLLUTION PREVENTION PLAN

The following plan is established and incorporated in the project to direct the contractor in the placement of temporary erosion control systems and to provide a storm sewer water pollution prevention plan for compliance under NPDES.

The purpose of this plan is to minimize erosion within the construction site and to limit sediments from leaving the construction site by utilizing proper temporary erosion control systems and providing ground cover within a reasonable amount of time.

Certain erosion control facilities shall be installed by the contractor at the beginning of construction. Other items shall be installed by the contractor as directed by the Engineer on a case by case situation depending on the contractor's sequence of activities, time of year, and expected weather conditions.

The contractor shall install permanent erosion control systems and seeding within a time frame specified herein and as directed by the Engineer, therefore minimizing the amount of area susceptible to erosion and reducing the amount of temporary seeding. The Engineer will determine if any temporary erosion control systems shown in the plan can be deleted and if any additional temporary erosion control systems, which may not be included in this plan, shall be added. The contractor shall perform all work as directed by the Engineer and as shown in Standard 280001.

Section 280. Temporary erosion control, of the standard specifications additionally supplements this plan.

SITE DESCRIPTION & DESCRIPTION OF CONSTRUCTION ACTIVITY:

- The project is located South and East of Harlem Avenue and 159th Street in Tinley Park, IL. The site disturbance acreage is 1.84 acres, not including the existing R.O.W.
- Construction includes earthwork, and utility improvements (water, sanitary sewer, and storm sewer extensions) for a proposed site.
- The project is not within the 100-year Floodplain limits .

DESCRIPTION OF INTENDED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTION OF THE CONSTRUCTION SITE:

Erosion control silt fencing shall be in placed prior to earthwork activities.

Site shall be cleared. Topsoil will be remove and graded as necessary, with all proposed roads graded to roughly 1-foot below final elevation on plans.

Utilities trenches shall have topsoil removed prior to construction of utilities. After completion of storm sewer construction, storm sewer inlet protection shall be placed at each open-grate structure.

Detention shall be topsoiled and seeded & covered with erosion control blanket.

Concrete curb & gutter and bituminous areas shall be constructed.

AREA OF CONSTRUCTION SITE:

The total area of the construction site is estimated to be 1.84 acres by which 1.84 acres will be disturbed by excavation, grading, and other activities. Of this 1.84 acres, 0.09 acres are construction within the Public R.O.W.

OTHER REPORTS, STUDIES AND PLANS, WHICH AID IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

- Information of the soils and terrain within the site was obtained from topographic surveys and soil borings that were utilized for the development of the proposed temporary erosion control systems.
- Project plan documents, specifications and special provisions, and plan drawings indicating drainage patterns and approximate slopes anticipated after grading activities were utilized for the proposed placement of the temporary erosion control systems.

DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM THIS CONSTRUCTION SITE:

- The site shall drain into proposed stormwater detention ponds by means of a proposed storm sewer system, and overland flow. The stormwater detention system will reduce the peak stormwater runoff before discharging into existing Village storm sewer system.

CONTROLS, EROSION CONTROLS AND SEDIMENT CONTROL:

- The drawings, specifications and special provisions will ensure that existing vegetation is preserved where attainable and disturbed portions of the site will be stabilized. Stabilization practices include temporary seeding, permanent seeding, mulching, protection of trees, preservation of nature vegetation, and other appropriate measures as directed by the Engineer. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Areas of existing vegetation, wood and grasslands, outside the proposed construction limits shall be identified by the Engineer for preserving and shall be protected from construction activities.
- Dead, diseased, or unsuitable vegetation within the site shall be removed as directed by the Engineer, along with required tree removal.
- As soon as reasonable access is available to all locations where water drains away from the project, temporary perimeter erosion barrier shall be installed as called out in this plan and directed by the Engineer.
- Bare and sparsely vegetated ground in high erodible areas as determined by the Engineer shall be temporarily seeded at the beginning of construction where no construction activities are expected within seven (7) days.
- Immediately after tree removal is completed, areas which are highly erodible as determined by the Engineer, shall be temporarily seeded when no construction activities are expected within seven (7) days.

- Establishment of these temporary erosion control measures will have additional benefits to the project. Desirable grass seed will become established in these areas and will spread seeds onto the construction site until permanent seeding/mowing and over seeding can be completed.
- The Village of Tinley Park is responsible for conducting site visits and verifying that the practices are working properly and determine if additional practices are needed for better soil erosion and sediment control. If additional practices are deemed necessary by the Village the contractor will implement the practice in a timely manner.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

- During construction, areas outside the construction limits as outlined previously herein shall be protected. The contractor shall not use this area for staging, parking of vehicles of construction equipment, storage of materials or other construction related activities.
 - Within the construction limits, areas which may be susceptible to erosion as determined by the Engineer shall remain undisturbed until full scale construction is underway to prevent unnecessary soil erosion.
 - As construction proceeds, the contractor shall institute the following as directed by the Engineer.
 - Place temporary erosion control facilities at locations shown on the plans.
 - Temporarily seed erodible bare earth on a weekly basis to minimize the amount of erodible surface area within the contract limits.
 - Provide temporary erosion control systems.
 - Continue building up the embankment to the proposed grade while, at the same time, placing permanent erosion control final shaping to the slopes.
 - Excavated areas and embankment shall be permanently seeded immediately after final grading. If not, they shall be temporarily seeded if no construction activity in the area is planned for seven (7) days.
 - Construction equipment shall be stored and fueled only at designated locations. All necessary measures shall be taken to contain any fuel or other pollutant in accordance with EPA water quality regulations. Leaking equipment or supplies shall be immediately repaired or removed from the site.
 - The contractor shall inspect the project daily during construction activities. Inspection shall also be done weekly and after rains of 1/2-inch or greater or equivalent snowfall and during the winter shutdown period. The project shall additionally be inspected by the construction field Engineer on a biweekly basis to determine that erosion control efforts are in place and effective and if other erosion control work is necessary.
 - Sediment collected during construction of the various temporary erosion control systems shall be disposed of on the site on a regular basis as directed by the Engineer. The cost of this maintenance shall be included in the unit bid price for earth excavation for erosion control.
 - The temporary erosion control systems shall be removed, as directed by the Engineer, after use is no longer needed or no longer functioning.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

- Temporary erosion control systems shall be left in place with proper maintenance until permanent erosion control is in place and working properly and all proposed turf areas sodded and established.
- Once permanent erosion control systems as proposed in the plans are functional and established, temporary items shall be removed, cleaned up, and disturbed turf reseeded.
- Upon completion of the industrial buildings, permanent landscaping features, including sod, will be established.

MAINTENANCE AFTER CONSTRUCTION:

Construction is complete after acceptance by the municipality. Maintenance up to this date will be by the contractor.

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
		Armor fill erosion areas with riprap or divert the runoff to a stable area
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Mow vegetation as specified for the area
		Remove obstructions, sediments or debris from ditches, swales and other open channels
		Repair any erosion of the ditch lining
		Mow vegetated ditches
CULVERTS	Spring and late fall and after heavy rains	Remove woody vegetation growing through riprap
		Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge
CATCHBASINS	Annually in the spring	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
		Remove any obstruction to flow
		Repair any erosion damage at the culvert's inlet and outlet
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
		Grade road shoulders and remove accumulated winter sand
		Grade gravel roads and gravel shoulders
RESOURCE AND TREATMENT BUFFERS	Annually in the spring	Clean-out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
		Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
WETPONDS AND DETENTION BASINS	Annually in fall and after heavy rains	Repair any sign of erosion within a buffer
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean-out any accumulation of sediment within the spreader bays or turnout pools
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Mow non-wooded buffers no shorter than six inches and less than three times per year
		Inspect the embankments for settlement, slope erosion, piping, and slumping
		Mow the embankment to control woody vegetation
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
PROPRIETARY DEVICES	As specified by manufacturer	Remove and dispose of sediments and debris within the control structure
		Repair any damage to trash racks or debris guards
		Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
OTHER PRACTICES	As specified for devices	Clean the basin of debris, sediment and hydrocarbons
		Provide for the removal and disposal of accumulated sediments within the basin
		Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event
		Fill, seed and mulch the basin if vegetation is sparse
PROPRIETARY DEVICES	As specified for devices	Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged
		Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
		Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

MISCELLANEOUS:

- Temporary erosion control seeding shall be applied at a rate of 100 lbs/acres, if directed.
- Straw bales, hay bales, perimeter erosion barrier and silt fences will not be permitted for temporary or permanent ditch checks. Ditch checks shall be composed of aggregate, silt panels, rolled excelsior, urethane form/geotextile silt wedges, and/or any other material approved by the erosion and sediment control coordinator.
- Sediment collected during construction by the various temporary erosion control systems shall be disposed of on the site on a regular basis, as directed by the Engineer. The cost of this maintenance shall be paid for at the contract unit price per cubic yard for earth excavation.
- All erosion control products furnished shall be specifically recommended by the manufacturer for the use specified in the erosion control plan. Prior to the approval and use of the project, the contractor shall submit to the Engineer a notarized certification by the producer stating the intended use of the product and that the physical properties required for this application are met or exceeded. The contractor shall provide manufacturer installation procedures to facilitate the Engineer in construction inspection.

CONSTRUCTION ACTIVITY SEQUENCING:

- Erect perimeter silt fence.
- Construct stabilized construction entrance.
- Strip topsoil from site.
- Mass grade site.
- Erect interior silt fence and repair re-establish perimeter silt fence.
- Provide seeding and erosion control blanket in Detention Basin, slope area of south ditch and front yard setback areas.
- Establish seeding on regraded area.
- Install/construct Storm Sewer System including inlet protection excavated drains and end section rip rap protection.

INSPECTION AND MAINTENANCE PLAN FOR QUALIFIED SEWER CONSTRUCTION			SOIL PROTECTION CHART													
	INSPECTION SCHEDULE	CORRECTIVE ACTIONS	STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	
SANITARY SEWERS	ANNUALLY	INSPECT ALL SANITARY SEWERS FOR BLOCKAGES	PERMANENT SEEDING			A			*	*		*				A. KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
			DORMANT SEEDING	B										B	B. KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. + 2 TONS STRAW MULCH PER ACRE.	
		TEMPORARY SEEDING			C						D				C. SPRING OATS 100 LBS./AC. D. WHEAT OR CEREAL RYE 150 LBS./AC.	
		SODDING			E**										E. SOD. F. STRAW MULCH 2 TONS/AC.	
		MULCHING	F													** IRRIGATION NEEDED DURING JUNE, JULY AND SEPT. ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING.

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATES:

The following certificates shall be executed & provided to the Village of Tinley Park and Engineer with a copy at the job site:

- Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR-10) that authorizes the storm water discharges associated with activity from the construction site identifies as part of this certification."

By: _____
Contractor

- Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

By: _____
Owner

The Village of Tinley Park requires compliance with NPDES Phase II program. As such, all developments shall provide to the extent possible, construction site run-off control and illicit discharge prevention and elimination.

- The owner is responsible for submitting the Notice of Intent (NOI) to the IEPA after the Storm Water Pollution Prevention Plan (SWPPP) is complete. The contractor is responsible for insuring that the NOI is postmarked at least 30 days before commencement of any work on site.
- Prior to commencement of construction, the owner shall provide written notification to the IEPA of completion of the SWPPP and that said plan is available at the site.
- The contractor is responsible for having the SWPPP on site at all times.
- Inspection of controls will be completed by the owner at least once every 7 days and within 24 hours of a storm 0.5" or greater.
- An Incident of Non-Compliance (ION) must be completed and submitted by the owner to the IEPA and copied to the Village if, at any time, an erosion or sediment control device fails.
- A Notice of Termination (NOT) shall be completed by the owner in compliance with NPDES Phase II requirements when all permanent erosion control measures are in place with a 70% establishment rate of vegetation. The NOT shall be sent to the IEPA and the Village.
- The contractor shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.

THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF ALL SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION AND THE OWNER WILL ASSUME RESPONSIBILITY OF ALL SOIL EROSION CONTROL MEASURES AFTER CONSTRUCTION.

- INSPECTION SCHEDULE
- DIVERSION AND STRUCTURAL MEASURES – WILL BE INSPECTED AT WEEKLY INTERVALS OR AFTER EVERY RAIN STORM PRODUCING RUNOFF.
 - SEDIMENT BASINS AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
 - VEGETATIVE PLANTINGS – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
 - REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES, OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 1-2 DAYS.
 - MOWING – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
 - FERTILIZATION – SEEDDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER, WILL BE INSPECTED AND FERTILIZED AS NECESSARY.

- CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR
- INSTALL SEDIMENT CONTROL MEASURES:
VC VEGETATIVE CHANNEL
BF BARRIER FILTER
SE STABILIZED CONSTRUCTION ENTRANCE
 - GRADE SITE/STOCKPILE TOPSOIL
 - PRESERVE AND PROTECT EXISTING VEGETATION.
 - TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES:
TS TEMPORARY SEEDING
VF VEGETATIVE FILTER
M MULCHING
 - VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 7 DAYS:
TS TEMPORARY SEEDING
 - PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS WITH 7 DAYS OF:
PS PERMANENT SEEDING
SO SODDING
 - INSTALL PERMANENT LANDSCAPING & REMOVE TEMPORARY EROSION CONTROL
 - PERFORM CONTINUING MAINTENANCE.

NOTE:
PROVIDE TEMPORARY SEEDING FOR ALL DISTURBED PARKWAYS, EASEMENTS, DETENTION PONDS ETC. TO BE LEFT LONGER THAN 7 DAYS BEFORE PERMANENT SEEDING/FINAL LANDSCAPING IS TO OCCUR.

UNDERGROUND CONTRACTOR
LANDSCAPE CONTRACTOR

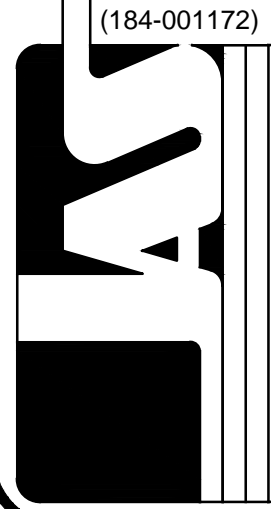
PROPOSED OUTLOT

TINLEY PARK, IL

STORM WATER POLLUTION PREVENTION PLAN

REVISIONS:

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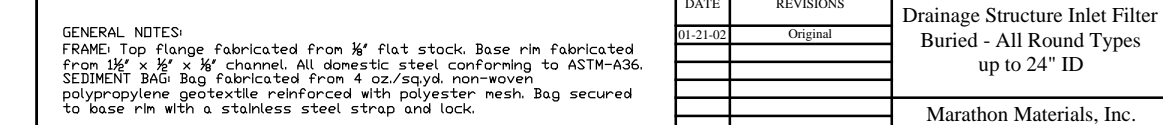


(184-001172)

Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORD, IL 60423
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Date: 04-06-15
Scale: AS SHOWN
File Name: 15-021
Drawn: JAR
Checked: DWO
Sheet:
7 OF 11
Project No.:
15-021



M:\2015\15-021 Drawings\Construction Drawings\15-021 - J.SPEC3 - Printed: 4/20/15 3:30 PM. By: jshd. COPYRIGHT 2015 - JOSEPH A. SCHUDT & ASSOCIATES

GENERAL CONDITIONS

- Village of Tinley Park - Public Works (Telephone 708-444-5500), M.W.R.D. Sewer Permit Office (Telephone 708-588-4055), Robinson Engineering, Ltd. (Telephone 708-331-6700), and Joseph A. Schudt & Associates (Telephone 708-720-1000) must be notified (2) working days prior to commencement of work.
- The Standard Specifications, construction plans and subsequent details are all to be considered as part of the contract. Incidental items or accessories necessary to complete this work may not be specifically noted but are to be considered a part of the contract.
- No construction plans shall be used for construction unless specifically marked "For Construction". Prior to commencement of construction, the contractor shall verify all dimensions and conditions at the job site. In addition, the contractor must verify the Engineer line and grade stakes. If there are any discrepancies from what is shown on the construction plans, he must immediately report same to the Engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications and/or special details, the contractor shall secure written instructions from the Engineer prior to proceeding with any part of the work affected by omissions or discrepancies. Failing to secure such instructions, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question rising with respect to the true meaning of the construction plans or specifications, the decision of the Engineer shall be final and conclusive.
- All work performed under this contract shall be guaranteed by the contractor and his surety for a period of 12 months from the date of final acceptance of the work by the Municipality against all defects in materials and workmanship of whatever nature.
- Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Owner or his representative. Final payment will be made after all of the contractor's work has been approved and accepted.
- Upon award of the contract and when required by the Municipality, the contractor shall furnish a labor, material and performance bond per Municipality requirements guaranteeing completion of the work. The underwriter shall be acceptable to the Municipality. Maintenance Bond after construction may also be required.
- Easements for the existing utilities, both public and private, and utilities within public rights-of-way are shown on the plans according to available record. The contractor shall be responsible for determining the exact location in the field of these utility lines and their protection from damage due to construction operations. If existing utility lines of any nature are encountered which conflict in location with new construction, the contractor shall notify the Engineer so that the conflict may be resolved.
- Removed pavement, sidewalk, curb and gutter, etc. shall be disposed of at off-site locations provided by the contractor at his own expense.
- The contractor shall be responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices to inform and protect the public during all phases of construction. One lane in each direction shall be open to traffic at all times except between the hours of 9 A.M. to 3 P.M. During this period all work must be performed in accordance with standards 701201, 701206, and 701401.
- Barricades and warning signs shall be provided in accordance with article 107.14 of the Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant or as designated by the Engineer. Traffic control standards which shall be included for use during construction are: 702001, 701201, 701206, 701301, 701401, 701501, 701606, and 701701. Stop signs must be installed as soon as access is available.
- Commonwealth Edison (Com-Ed), A.T.&T. Telephone, and Ni-Cor Gas have underground and/or overhead service facilities in the vicinity of the proposed work, the contractor shall be responsible for having the utility companies locate their facilities in the field prior to construction and shall also be responsible for the maintenance and preservation of these facilities. The contractor shall call J.U.L.I.E. at "811" or (800) 892-0123 for utility locations.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract, and no additional compensation will be allowed.
- All existing traffic signs, street signs, etc., which interfere with construction operations and not noted for removal or disposal shall be removed and reset by the contractor at locations as designated by the Engineer. This shall be considered incidental to the contract and no additional compensation shall be allowed. Damage to these items shall be repaired by the contractor at his own expense. All signs not required to be reset shall be delivered to the Municipality or County as appropriate.
- All permanent type pavements or permanent improvements which about the proposed improvement and must be removed, shall be saw-cut prior to removal. All items so removed shall be replaced with similar construction materials to their original condition or better. Payment for sawing shall be included in the cost for removal of each item and replacement will be paid under the respective items in the contract, unless otherwise indicated.
- Where overhanging branches interfere with operations of construction, said branches shall be trimmed and sealed in accordance with section 645.09 of the Standard Specifications, and the cost of same shall be incidental to the contract. If trees or shrubs must be removed, they will be paid for in accordance with the specifications.
- The contractor shall submit in writing a "Schedule of Operations" showing approximate dates for commencing and completing various phases of construction under this contract. The schedule shall have the approval of the Engineer and the date for starting shall be mutually agreed upon between the contractor and the Engineer.
- Special attention is drawn to the fact that article 105.06 of the Standard Specifications require the contractor to have a competent superintendent on the project site at all times irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, and shall be responsible for scheduling and have control of all work as the agent of the general contractor. Failure to comply with the provision will result in a suspension of work as provided in Article 108.07.

- Water Valve boxes and Buffalo boxes that are uncovered during construction shall be adjusted to grade prior to restoring the pavement, sidewalk or parkway. The cost of same shall be considered as incidental to the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operation at no additional expense to the Owner.
- The Municipality and/or the Governing Agency shall be notified 48 hours prior to the start of any construction.

EARTHWORK

- Work under this section shall include but not be limited to the following:
 - Clearing and removing from the site, all undesirable trees and other vegetative growth within the construction area. Tree removal shall be kept to a minimum.
 - Stripping of topsoil from all excavation, pavement and structural clay fill areas.
 - Stockpiling of topsoil at locations as directed by the Owner or Engineer. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter or other litter and waste products including other extraneous materials not conducive to plant growth. Topsoil shall be stockpiled in sequence to eliminate any rehandling or double movements by the contractor.
 - Clay cut and Clay fill with compaction within roadway and all other structural fill areas.
 - Clay Cut and Excavation of all lakes and waterways per plan including all treatments.
 - Placement and compaction of clay to standards as required on the construction plans to the design subgrade elevations. The contractor will note that the elevations shown on the construction plans are finished grade elevations and that pavement thickness must be subtracted to determine subgrade elevations. The contractor may obtain required clay fill from on-site excavation and on-site borrow excavation as directed by the Engineer, or Owner.
 - Backfilling and compaction behind new curbs and gutters.
 - Movement and compaction of soil material from the construction of underground utilities.
 - Topsoil Placement to design finished grade elevations (6" minimum or as otherwise noted).
 - If required, removal from site of all excess earth material including excess utility trench spoil after final grading.
 - The quantities given in the Engineer's Bid Proposal for earthwork is intended as a guide for the contractor in determining the scope of the completed project. It is the contractor's responsibility to determine all material quantities and appraise himself of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. No claims for extra work will be recognized unless ordered in writing by the Engineer, and/or Owner.
 - Proposed pavement areas and when applicable, building pads, driveways and sidewalks shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the contractor.
 - The subgrade shall be free of unsuitable material and shall be compacted to a minimum of ninety-five (95) percent of modified proctor density. Testing for compaction shall be the responsibility of the contractor.
 - Upon completion of the surface improvements, the excavator shall respread a 6" layer of topsoil on all disturbed parkway, berm, and detention pond areas.
 - During construction operations, the contractor shall insure positive site drainage at the conclusion of each day. Site drainage may be achieved by ditching, pumping or any other method acceptable to the Engineer. The contractor's failure to provide the above will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereof.
 - Whenever, during construction operations, any loose material is deposited in the flow line of gutter, drainage structures, ditches, etc., such that the natural flow line of water is obstructed, this loose material shall be removed at the close of each working day. At the conclusion of construction operations, all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.
 - All disturbed areas within the right-of-way, parkways and detention areas shall be seeded with I.D.O.T. CL-1 mixture in accordance with the "Standard Specifications" unless otherwise noted on landscape plans and protected with Excelsior Erosion Blanket or equal.
 - Soil erosion control specifications shall be considered as part of this section.
 - All earthwork and utility spoils to be hauled offsite shall be tested by the contractor for disposal requirements.
- Work under this section shall include trenching, installation of pipe, castings, structures, backfilling of trenches and compaction.
 - All manholes and valve vaults shall be equipped with steps. Manholes will contain plastic coated steps per Precast Concrete Manhole Detail at 16 inch centers.
 - All sewer and water main trenches beneath proposed or existing utilities, proposed or existing pavement, driveways, sidewalks and for a distance of two feet on either side of same, and/or wherever else shown on the construction plan shall be backfilled with course aggregate backfill (CA-6) and thoroughly compacted in accordance with the State Specifications.

UNDERGROUND

- All structure sections, adjusting rings and frames shall be securely sealed to each other or to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed, bituminous mastic (RAM-NEK, or Approved Equal). This mastic shall be applied in such a manner that no surface water or ground water inflow can enter the manhole through gaps between barrel sections or cone sections and adjusting rings. (ASTM C-478 STRUCTURES)
- The underground contractor shall stock pile all utility spoil in an area designated by the Engineer or Owner. This work shall be considered incidental to the contract. If authorized to do so, the underground contractor shall level out and disburse all utility spoil or remove it from the site. If no Earthwork Contract is awarded for this project, the underground contractor shall be responsible for removal of all excess Utility Spoil from the site. This work shall be considered incidental to the contract.
- The construction will be observed by the Owners Engineer. All work shall conform to the requirements of the Municipality as well as the Standard Specifications.
- The contractor shall provide the Engineer and the Municipality, and/or the Governing Agency, with prints and/or legible Mylar Record Drawings of all field tiles, cleanouts, wyes, service stubs, B-Boxes, and underdrains as required.
- Separation between water mains and sewers must be maintained in accordance with Section 411-2.01B, C, & D of the "Standard Specifications". For storm sewer pipes that cross water mains, the storm sewer must be constructed of low head pressure pipe meeting ASTM C-443. The flexible "O" ring utilized in the type of joint must be properly seated to insure water-tightness.
- Watermain and fittings shall be ductile iron pipe, Class 52 (AWWA C-151) with interior cement mortar lining and outside seal coating (AWWA C-104). The ductile iron pipe, fittings, and appurtenances shall be encased in polywrap according to AWWA C-105, unless a soil site survey has been performed and non-corrosive soils were found to exist. The soil survey shall meet AWWA Soil Test Specs. Joints shall be push on type, Clow Company "Super Bell-Tite" or approved equal. Minimum cover from finished grade to top of watermain shall be 5 feet.
- Valves shall be Mueller, Clow, or approved equal, mechanical joint, resilient wedge seat, cast iron, bronze mounted, o-ring seal, bronze non-rising stem, gate valve. All valves shall be rated for 300 PSI test pressure and 150 PSI working pressure.
- All watermains shall be bedded with compacted, granular CA-11 materials, minimum thickness equal to 1/4 the outside diameter of the pipe, but not less than 6".
- All bends in the watermain of 10 degrees or greater shall be installed with thrust blocking or as directed by project Engineer per standard detail.
- Valve boxes shall be good quality cast iron and made in sections, diameter as specified on the plans, with appropriate lids (see construction standards sheet). Lids shall be imprinted "Water".
- Valve basins shall be of precast concrete per ASTM C-478 with bituminous mastic joints, 48 inch inside diameter with Type 1 frame and closed lid marked "Water".
- All watermains shall be subjected to a pressure test upon completion and prior to acceptance. Installation of watermains shall conform to AWWA Section C-600-77. Hydrostatic pressure test and leakage test shall be based on the Municipality's requirements. The procedure for watermain disinfection shall conform to AWWA Section C-651-86.
- All system valves shall be opened fully once the water mains have been tested completely. This system will be checked by the Municipality's Fire Department for adequate fire flows as soon as possible after the water mains are completed.
- All hydrants shall be of the compression or gate type, as manufactured by Waterous, or approved equal.
- All floor drains shall be connected to the sanitary sewer and all downspouts and footing drains shall discharge into storm sewer or onto the ground.
- Curb inlets are to be EJIW 7010 Type M-3 HD, or as indicated on the plans.
- Rigid Sanitary Sewers and Storm Sewers shall be installed on Class B bedding, 1/4" to 1" in size, with a minimum thickness equal to that identified on the appropriate sewer section indicated on the detail sheet. Blocking of any kind for grade is not permitted. Bedding material shall conform to the requirements of ASTM C-33 for soundness and CA-11 for gradation. Cost for bedding shall be merged with unit price bid for the sewer.
- Where flexible pipe is used, the pipe shall be installed on Class I Bedding and additional backfill extending to 12" over the pipe. Backfilling shall be in accordance with ASTM 2321. A deflection test shall be required by using a Rigid Ball or Mandrel as required in accordance with ASTM D-3034. A 95% Mandrel is required and will not be used prior to 45 days after backfilling.
- 'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connecting to an existing sanitary sewer by means other than an existing wye or manhole, contractor shall use a 'sewer-tap' and hub-wye or hub-tee saddle.
- All Sewer Main connections to an existing sanitary sewer main shall be with a manhole.
- Sanitary sewers shall be PVC SDR 26 (ASTM 3034) with rubber gasketed joints (ASTM D-3212) and shall be installed according to the requirements of Uni-B-79. Only Class I bedding material shall be allowed according to the requirements of ASTM D-2321. Connection to the existing sanitary manhole shall be completed by removing a portion of the existing main and connecting the manhole utilizing SDR35 PVC pipe and a mission coupling. A "doghouse-style" manhole is not allowed. The manhole shall be provided with flexible manhole sleeves for the PVC pipe connection. Sanitary sewers, where indicated as ductile iron, shall be AWWA C151, Class 52 with cement lining (AWWA C104) and rubber push on joints (AWWA C110).
- All sanitary sewer manholes shall have eccentric cones; cone openings shall be centered over the outlet pipe. All precast structures to be as per ASTM C-478.
- Sanitary sewer manholes shall be 4'-0" diameter precast structures. Manholes shall also include the appropriate frame and sealed lids.

PAVING, CURB & WALKS

- Work under this section shall include final subgrade shaping and preparation, forming, placement of roadway base course materials and subsequent binder and/or surface courses, finishing and curing of concrete, final clean-up and all related work.
- The proposed pavement shall consist of the subgrade course (as specified) base course, Bituminous Concrete Binder course, and Bituminous Concrete Surface course, Class 1, or the thickness and materials as specified on the construction plans. Prime coat material shall be bituminous M.C. - 30. Unless shown as a bid item, prime coat shall be considered as incidental to the cost of the contract. All pavement shall be constructed in accordance with the I.D.O.T. "Standard Specifications for Road and Bridge Construction", current edition.
- Sidewalks and curb shall be of the type as detailed in the construction plans shall consist of Portland Cement Concrete with air entrainment of not less than five percent (5%) or more than eight percent (8%). Concrete shall be a minimum six (6) bag mix and shall develop a minimum of 3,500 PSI compressive strength at fourteen (14) days. All concrete shall be broom finished.
- Curing and protection shall be in accordance with article 606 of the "Standard Specifications", current edition.
- All damaged areas in the binder, base or curb shall be repaired to the satisfaction of the Engineer and Municipality prior to laying the surface course. The paving contractor shall provide whatever equipment and manpower necessary including the use of power brooms if required by the Engineer to prepare the pavement for application of the surface course. Equipment and manpower for cleaning shall be considered as incidental to the cost of the contract. Prime coat for the binder course shall also be considered as incidental to the cost of the contract and shall be applied to the binder at a rate of 0.05 gallons per square yard.
- 3/4" thick Premoulded Fibre Expansion Joints with 3/4" x 13" plain round, steel dowel bars shall be installed at fifty (50) foot intervals and at all P.C.'S, P.T.'S, and curb returns. Alternated ends of the dowel bars shall be greased and fitted with metal expansion tubes. Contraction joints shall be provided at twenty-five (25) foot intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract. Expansion joints shall be placed near all curb inlets.
- Backfilling of curbs or pavement shall be the responsibility of the earthwork contractor.
- Curbs shall be depressed at locations where public walks/pedestrian paths intersect curb line at street intersections and other locations as directed, in accordance with Americans with Disabilities Act (ADA) requirements.
- Two (2) coats of boiled linseed oil in conformance with section 408 of the Standard Specifications shall be applied to exposed concrete surfaces, cost of which shall be incidental to the cost of the contract.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which result from his construction operations at no additional expense to the Owner.
- The paving contractor shall be responsible for providing all curing, testing, and pavement evaluation as required by the Municipality for acceptance at his own expense. The contractor shall include this as a separate bid item or else it will be assumed that this cost has been figured into the unit prices for the paving items. All testing results shall be made available to the Municipality for review.
- Concrete sidewalks shall have three - 1/4 inch diameter, 10 foot long reinforcing rods centered over all utility crossings. Expansion joints shall be provided in the concrete sidewalks at 50 foot intervals.
- All storm water runoff is to be directed to catch basins with proper sumps. Drainage Structure Inlet Filter Devices shall be placed in the catch basins, inlets, or manholes, so as to filter and contain any and all soil and debris.
- When storm water is to be routed through existing or proposed detention basins, they are to be constructed immediately upon commencement of the project. Basins will be properly over excavated so as to provide sufficient volume for debris and settlement. If the drainage is in an existing basin, the upstream project will be properly protected so as to prevent siltation of the downstream basin.
- All catch basins, sumps and/or retention basins are to be cleaned at the end of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
- Unless soil erosion control items are specifically referred to as bid items (such as topsoil respread, seeding, etc.), they are to be considered as incidental to the cost of the contract.
- Soil erosion control measures in accordance with the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", current edition, shall be followed at the discretion of the Municipality.
- Any soil erosion control measures in addition to those outlined in these plans and which are deemed necessary by the Engineer, shall be implemented immediately by the contractor.
- Seeding shall conform to section 250 of the "Standard Specifications".

SEDIMENTATION & EROSION CONTROL

Construction Specification --Pollution Control & Soil Erosion & Sediment Control

1. Scope The work consists of installing measures or performing work to control erosion and minimize the production of sediment and other pollutants to water and air from construction activities.																																																																										
2. Material All material furnished shall meet the requirements of the material specifications listed in this specification.																																																																										
3. Erosion and sediment control measures and works The measures and works shall include, but are not limited to, the following: Staging of earthwork activities --The excavation and moving of soil materials shall be scheduled to minimize the size of areas disturbed and unprotected from erosion for the shortest reasonable time. Seeding --Seeding to protect disturbed areas shall occur as soon as reasonably possible following completion of that earthwork activity. Mulching --Mulching to provide temporary protection of the soil surface from erosion. Diversions --Diversions to divert water from work areas and to collect water from work areas for treatment and safe disposition. They are temporary and shall be removed and the area restored to its near original condition when the diversions are no longer required or when permanent measures are installed. Stream crossings --Culverts or bridges where equipment must cross streams. They are temporary and shall be removed and the area restored to its near original condition when the crossings are no longer required or when permanent measures are installed. Sediment basins --Sediment basins collect, settle, and eliminate sediment from eroding areas from impacting properties and streams below the construction site(s). These basins are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. Sediment filters --Straw bale filters or geotextile sediment fences trap sediment from areas of limited runoff. Sediment filters shall be properly anchored to prevent erosion under or around them. These filters are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. Waterways --Waterways for the safe disposal of runoff from fields, diversions, and other structures or measures. These works are temporary and shall be removed and the area restored to its original condition when they are no longer required or when permanent measures are installed. Others --Additional protection measures as specified in section 8 of this specification or required by Federal, State, or local government.																																																																										
4. Chemical pollution The contractor shall provide watertight tanks or barrels or construct a sump sealed with plastic sheets to dispose of chemical pollutants, such as drained lubricating or transmission fluids, grease, soaps, concrete mixer washwater, or asphalt, produced as a by-product of the construction activities. At the completion of the construction work, sumps shall be removed and the area restored to its original condition as specified in section 8 of this specification. Sump removal shall be conducted without causing pollution. Sanitary facilities, such as chemical toilets, or septic tanks shall not be located next to live streams, wells, or springs. They shall be located at a distance sufficient to prevent contamination of any water source. At the completion of construction activities, facilities shall be disposed of without causing pollution as specified in this specification.																																																																										
5. Air pollution The burning of brush or slash and the disposal of other materials shall adhere to state and local regulations. Fire prevention measures shall be taken to prevent the start or spreading of wildfires that may result from project activities. Firebreaks or guards shall be constructed and maintained at locations shown on the drawings. All public access or haul roads used by the contractor during construction of the project shall be sprinkled or otherwise treated to fully suppress dust. All dust control methods shall ensure safe construction operations at all times. If chemical dust suppressants are applied, the material shall be a commercially available product specifically designed for dust suppression and the application shall follow manufacturer's requirements and recommendations. A copy of the product data sheet and manufacturer's recommended application procedures shall be provided to the engineer 5 working days before the first application.																																																																										
6. Maintenance, removal, and restoration All pollution control measures and temporary works shall be adequately maintained in a functional condition for the duration of the construction period. All temporary measures shall be removed and the site restored to near original condition.																																																																										
7. Standards and Specifications Standards and specifications for Soil Erosion and Sediment Control and other Pollution Controls shall be in accordance with the Illinois Urban Manual Standards as indicated below.																																																																										
<table><tr><th>Illinois Urban Manual</th><th></th><th></th></tr><tr><th>Construction Specification Name</th><th colspan="2">Code</th></tr><tr><td>Clearing</td><td>1</td><td></td></tr><tr><td>Clearing and Grubbing</td><td>2</td><td></td></tr><tr><td>Contractor Quality Control</td><td>9</td><td></td></tr><tr><td>Corrugated Polyethylene Tubing</td><td>44</td><td></td></tr><tr><td>Digging, Transporting, Planting and Establishment of Trees, Shrubs and Vines</td><td>707</td><td></td></tr><tr><td>Drainfill</td><td>24</td><td></td></tr><tr><td>Ductile-Iron Pipe</td><td>53</td><td></td></tr><tr><td>Earthfill</td><td>23</td><td></td></tr><tr><td>Excavation</td><td>21</td><td></td></tr><tr><td>Field Fence</td><td>92</td><td></td></tr><tr><td>Field Office</td><td>96</td><td></td></tr><tr><td>Geotextile</td><td>93</td><td></td></tr><tr><td>Identification Markers or Plaques</td><td>95</td><td></td></tr><tr><td>O qdldk cskp"cp" F'g qdldk cskp</td><td></td><td></td></tr><tr><td>Plastic Pipe</td><td>45</td><td></td></tr><tr><td>Pollution Control</td><td>5</td><td></td></tr><tr><td>Reinforced Concrete Pressure Pipe Conduits</td><td>41</td><td></td></tr><tr><td>Seeding, Sprigging and Mulching</td><td>6</td><td></td></tr><tr><td>Sodding</td><td>204</td><td></td></tr><tr><td>Stripping, Stockpiling, Site Preparation and Spreading Topsoil</td><td>752</td><td></td></tr><tr><td>Topsoiling</td><td>26</td><td></td></tr><tr><td>Traffic Control</td><td></td><td></td></tr></table>			Illinois Urban Manual			Construction Specification Name	Code		Clearing	1		Clearing and Grubbing	2		Contractor Quality Control	9		Corrugated Polyethylene Tubing	44		Digging, Transporting, Planting and Establishment of Trees, Shrubs and Vines	707		Drainfill	24		Ductile-Iron Pipe	53		Earthfill	23		Excavation	21		Field Fence	92		Field Office	96		Geotextile	93		Identification Markers or Plaques	95		O qdldk cskp"cp" F'g qdldk cskp			Plastic Pipe	45		Pollution Control	5		Reinforced Concrete Pressure Pipe Conduits	41		Seeding, Sprigging and Mulching	6		Sodding	204		Stripping, Stockpiling, Site Preparation and Spreading Topsoil	752		Topsoiling	26		Traffic Control		
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JOSEPH A. SCHUDT & ASSOCIATES

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PROPOSED OUTLOT

TINLEY PARK, IL

CONSTRUCTION SPECIFICATIONS

Date: 04-06-15

Scale: AS SHOWN

File Name: 15-021

Drawn: JAR

Checked: DWO

Sheet:

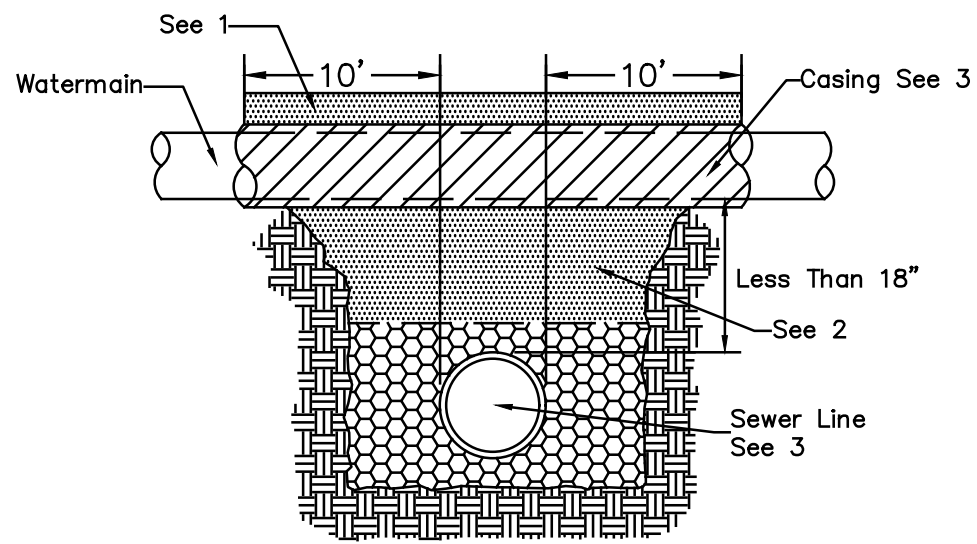
9 OF 11

Project No.:

15-021

WATERMAIN PROTECTION CASE I
WATERMAIN ABOVE SEWER LINE WITH LESS THAN 18" SEPARATION

NOTE: CLASS IV MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

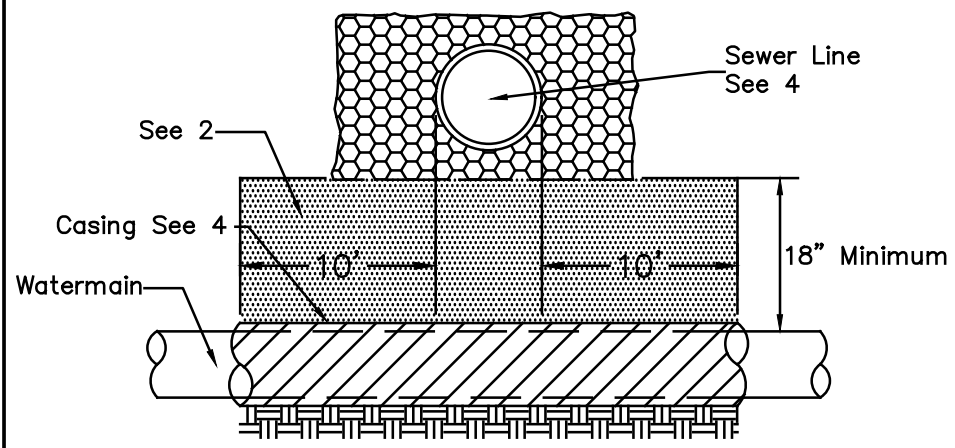


GUIDELINES

1. Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
2. If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
3. Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet each side of watermain and pressure test.
4. Point loads shall not be allowed between watermain or watermain casing and sewer.

WATERMAIN PROTECTION CASE II
WATERMAIN BELOW SEWER LINE WITH 18" MINIMUM SEPARATION

NOTE: CLASS IV MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

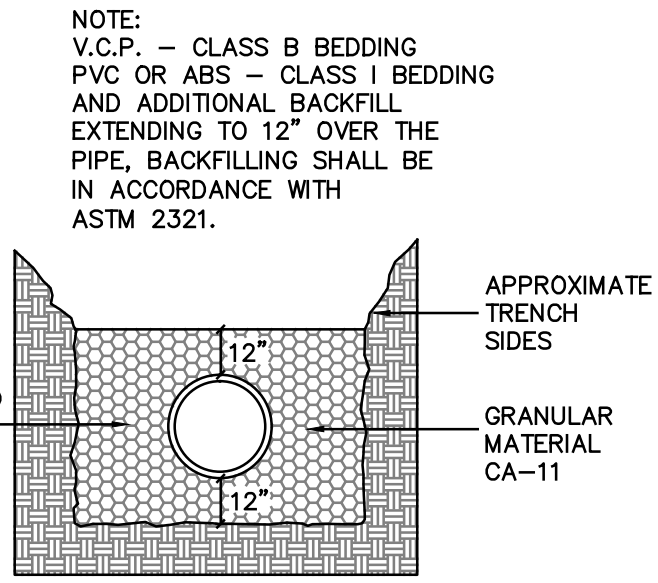


GUIDELINES

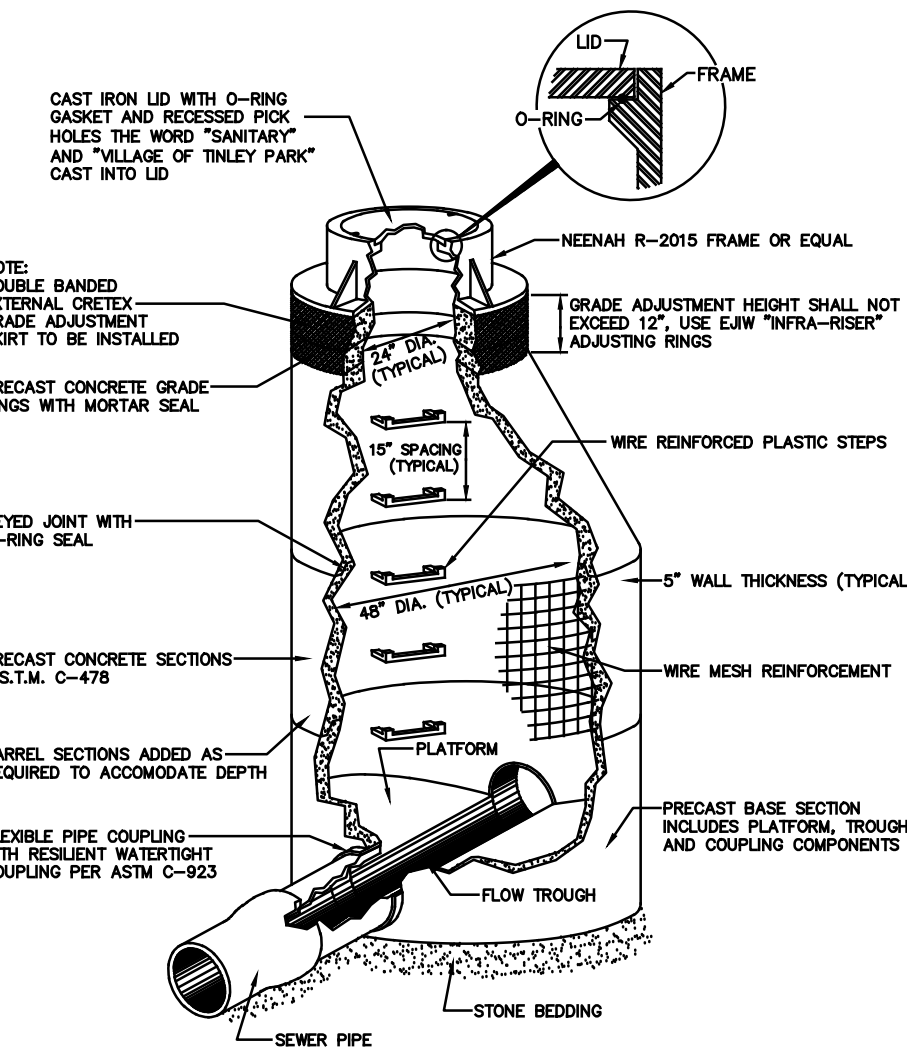
1. Omit select granular cradle and granular backfill to one (1) foot over the top of pipe and use select excavated material (Class IV) and compact for ten feet on each side of sewer line.
2. If select granular backfill exists, remove within width of sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for sewer line to prevent damage due to settlement.
4. Use a casing pipe for proposed watermain and seal ends of casing or construct sewer main of watermain material for ten feet each side of watermain and pressure test.

PIPE (FOUNDATION) BEDDING

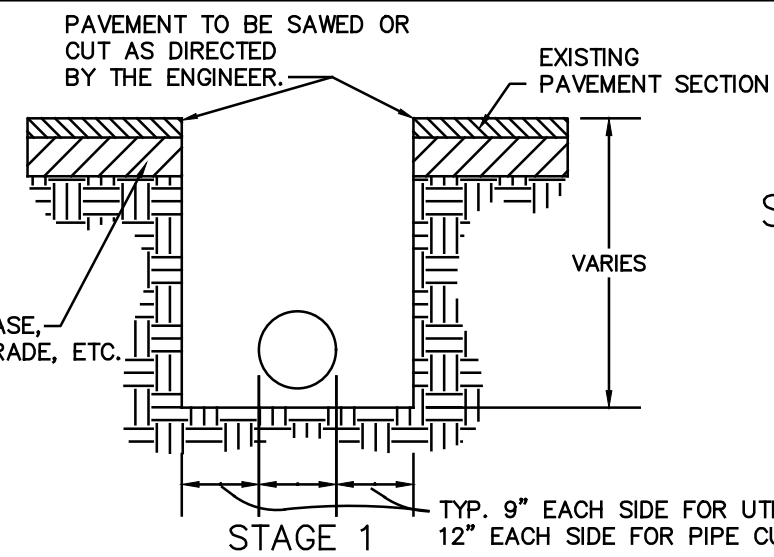
FOR SANITARY AND STORM SEWER LINES, WATER LINES AND SEWER AND WATER SERVICES FOR PIPE DIAMETERS 6" AND LARGER



NOTE: MINIMUM DEPTH OF GRANULAR MATERIAL TO EXTEND 12" BELOW THE BOTTOM OUTSIDE OF PIPE BARREL

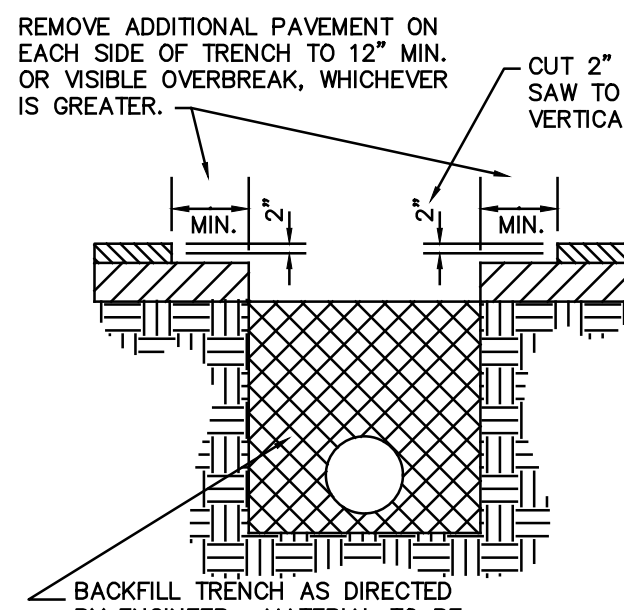


MODERN PRECAST CONCRETE MANHOLE CONSTRUCTION
N.T.S.

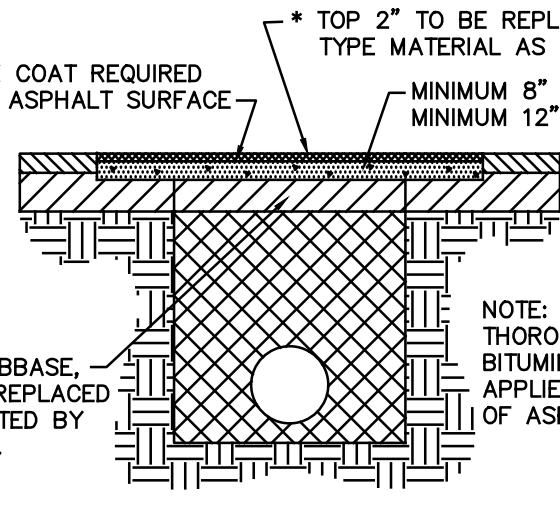


STANDARD PAVEMENT PATCHING DETAILS

(STORM DRAIN OR UTILITY INSTALLATIONS BY OPEN CUT ACROSS EXISTING PAVEMENT) N.T.S.

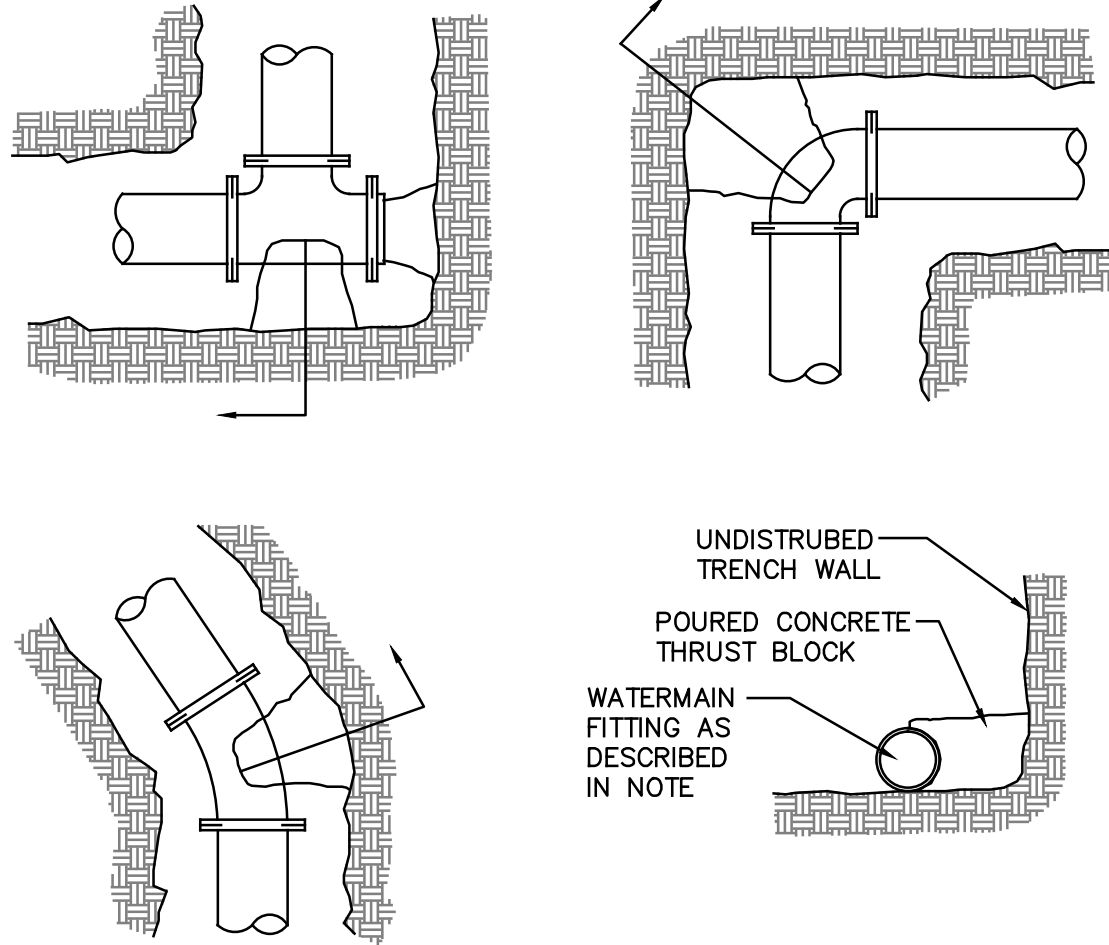


STAGE 2

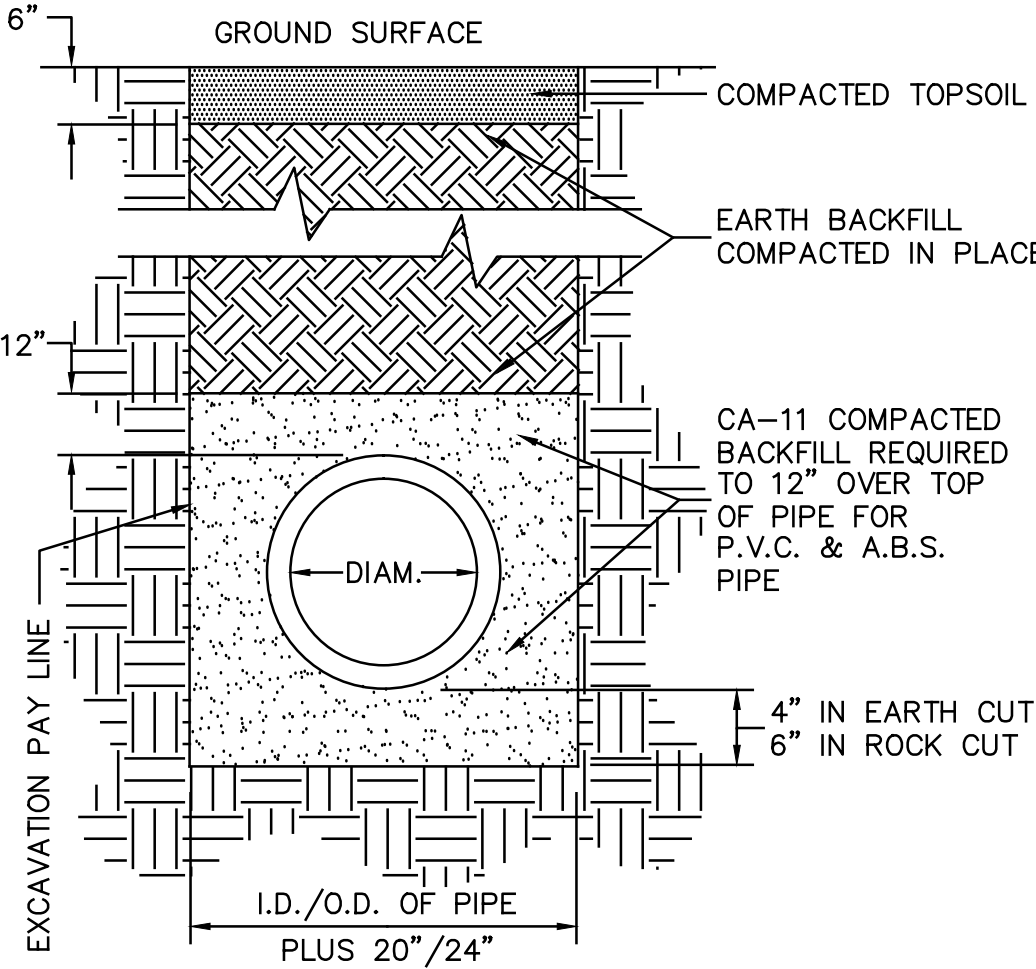
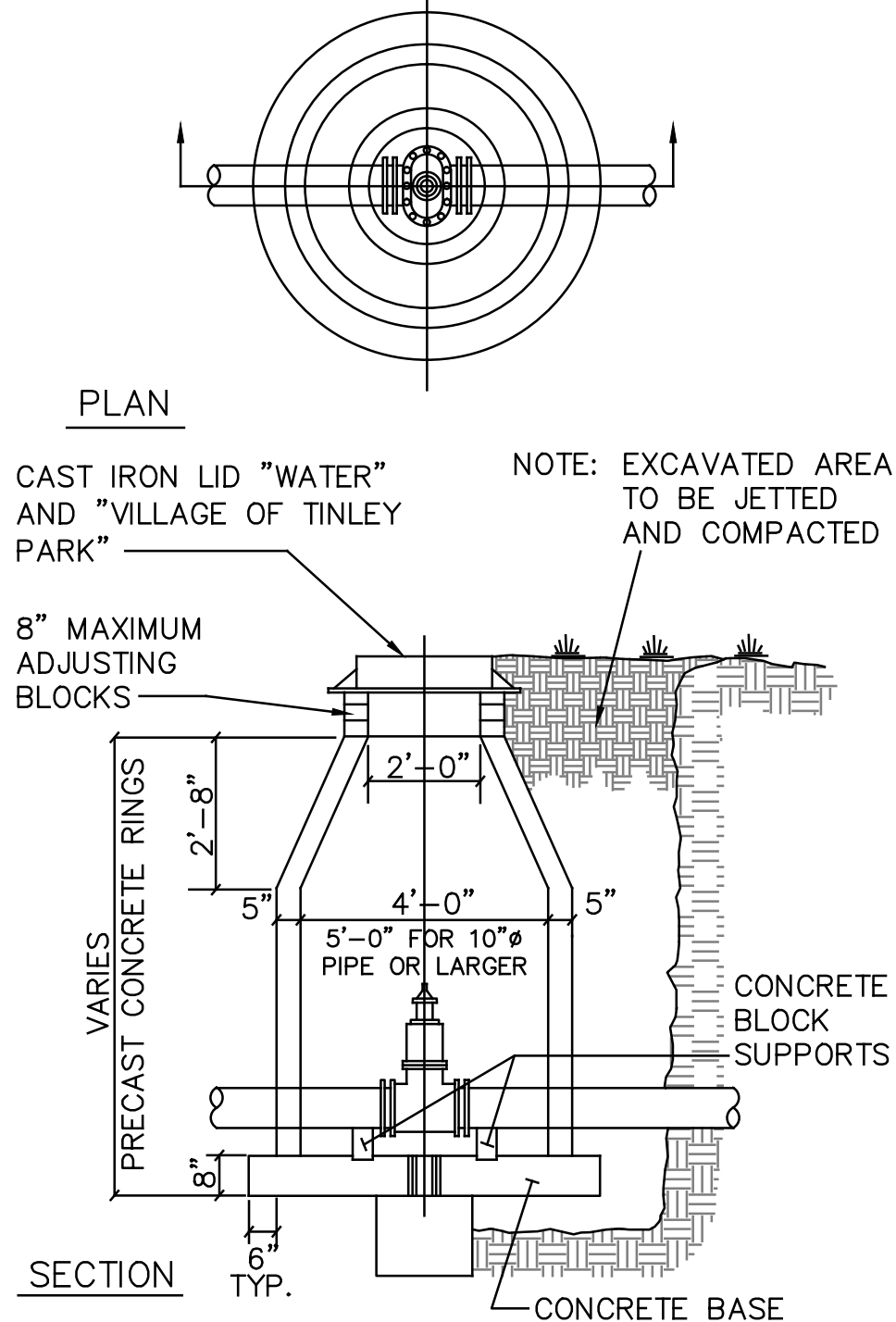


STAGE 3

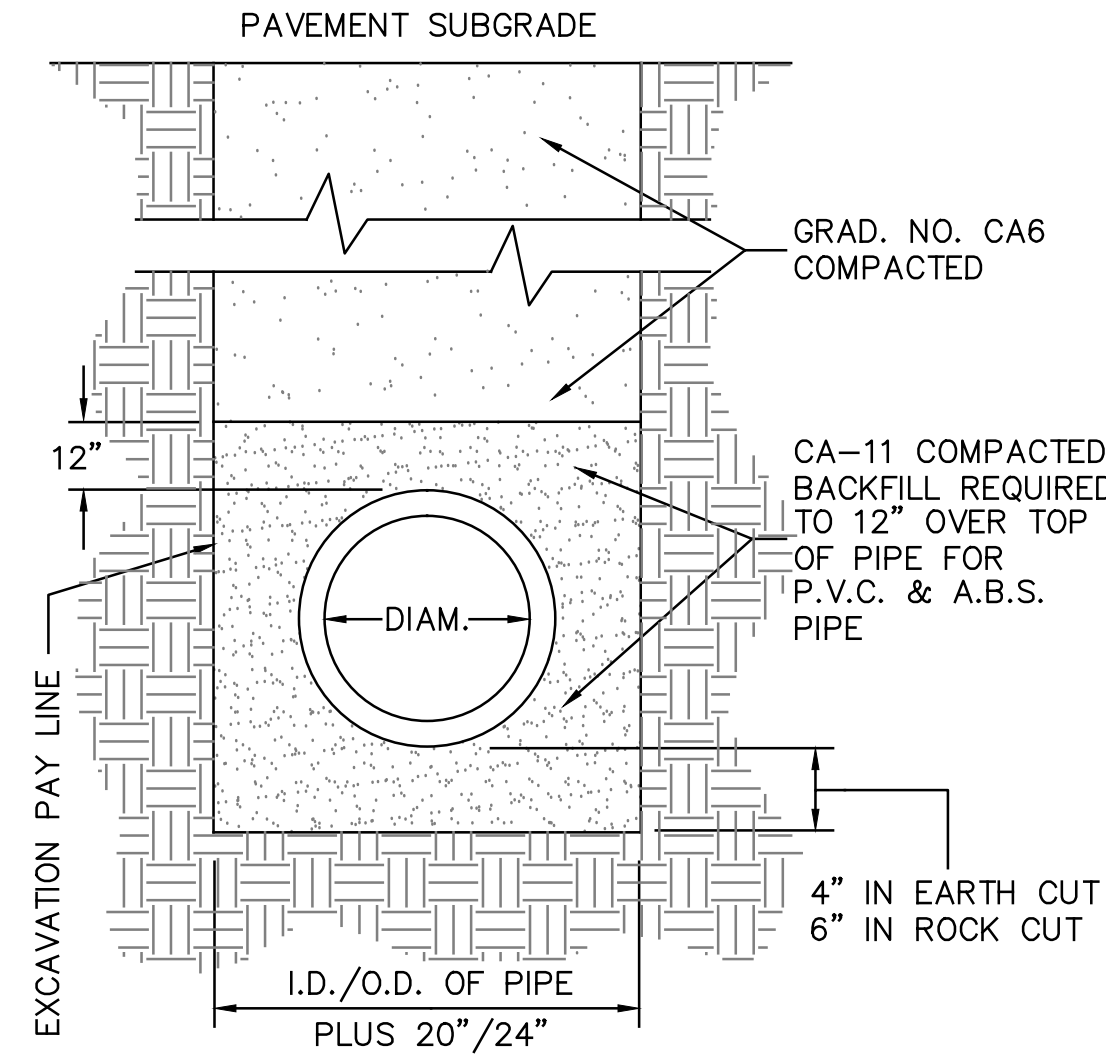
WATERMAIN THRUST BLOCKING



VALVE BASIN

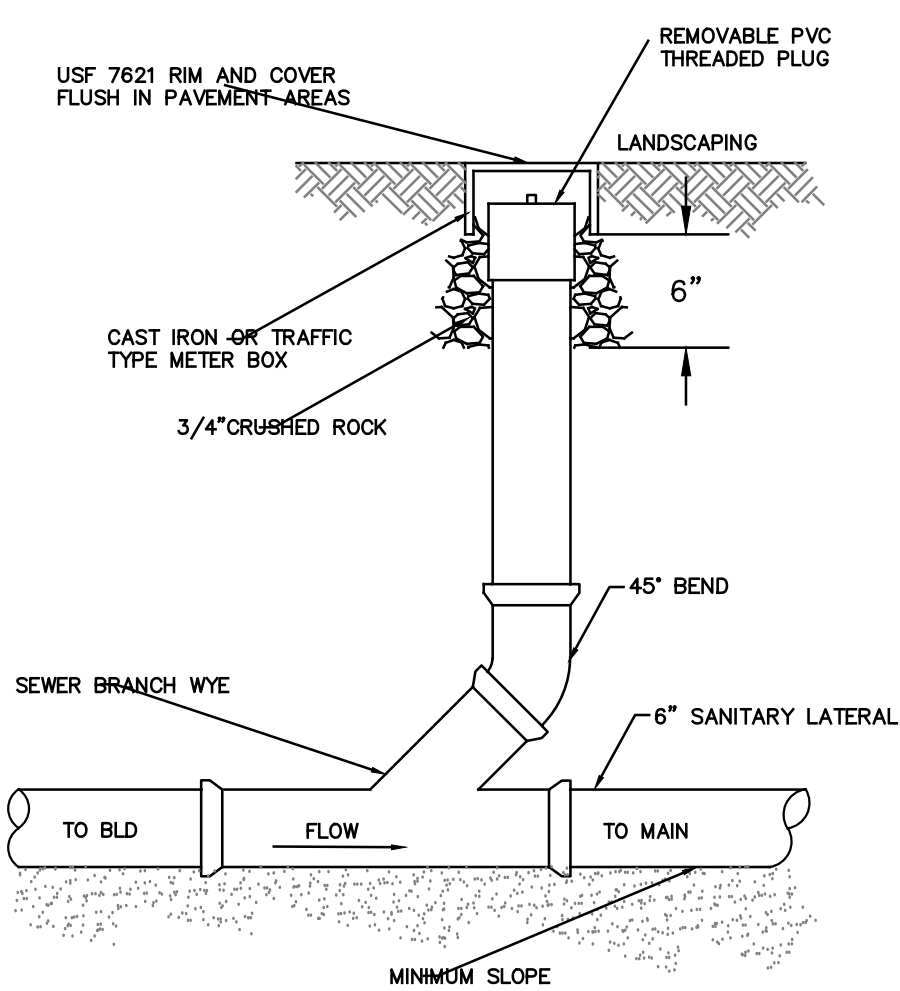


TYPICAL TRENCH SECTION IN GRASS AREAS

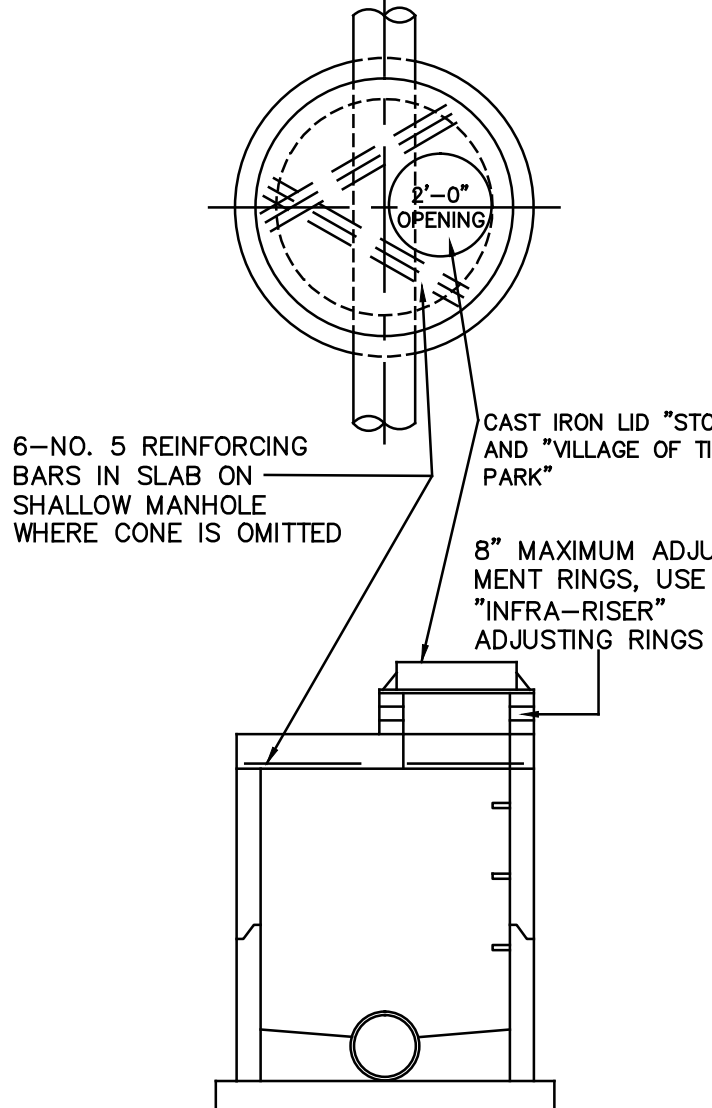


TYPICAL TRENCH SECTION IN PAVED AREAS

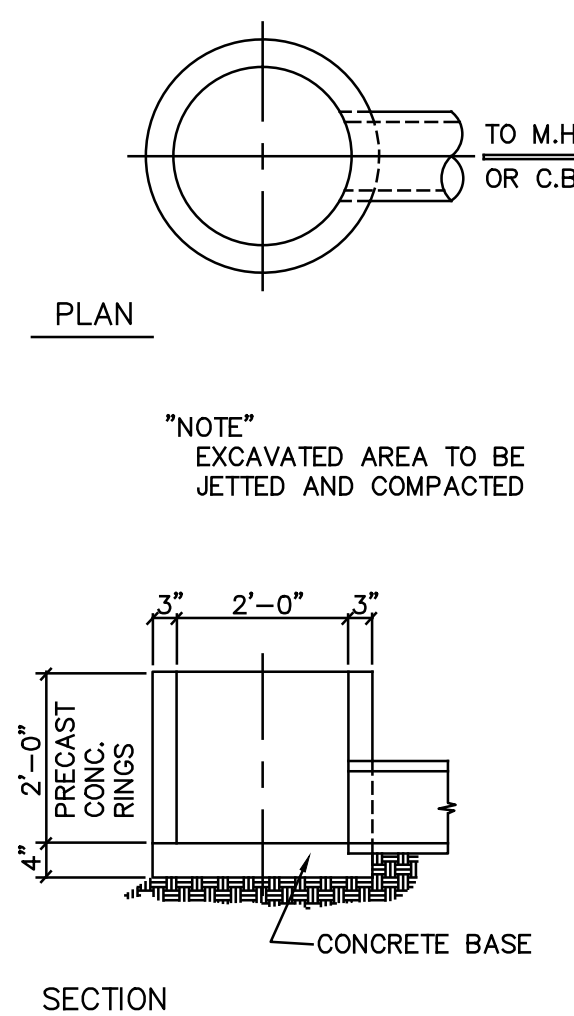
TYPICAL CLEANOUT DETAIL



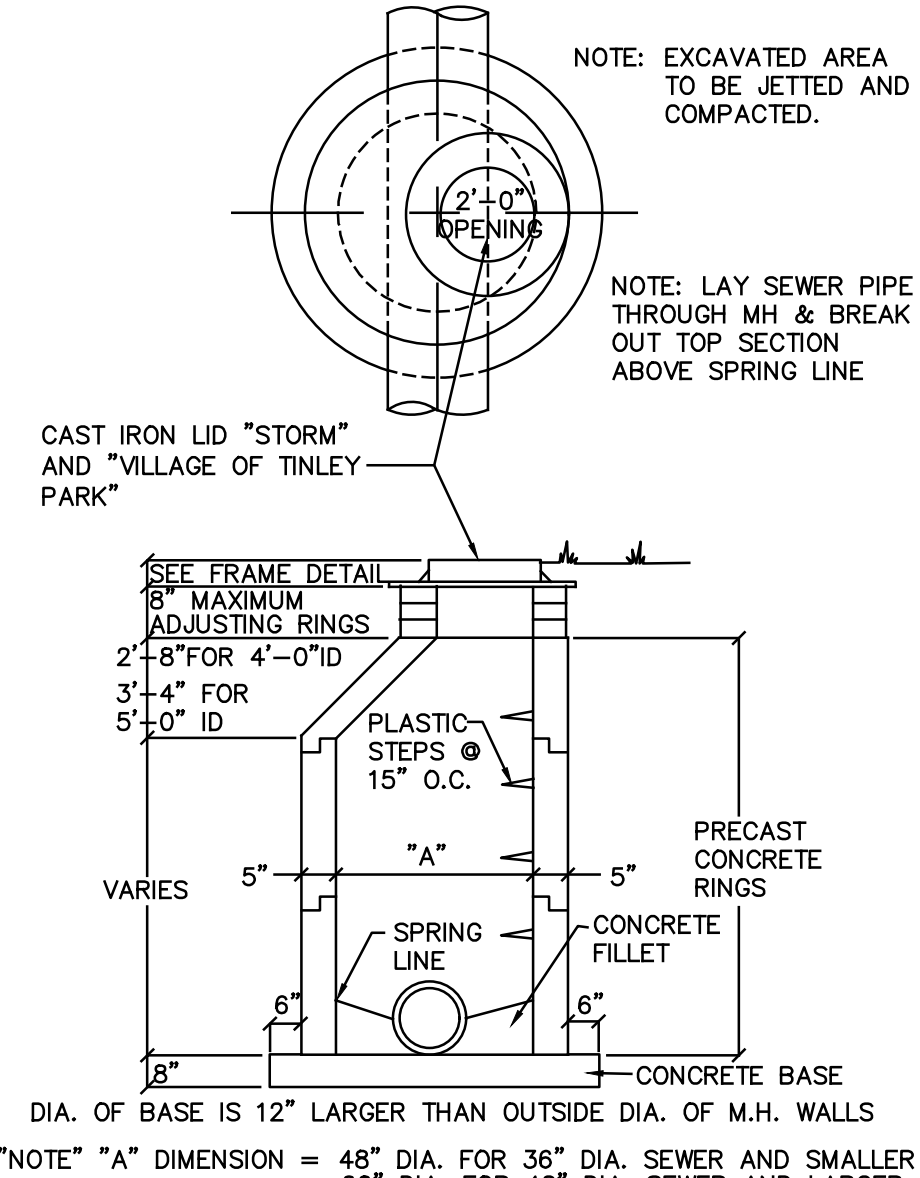
SLAB TOP FOR SHALLOW MANHOLE



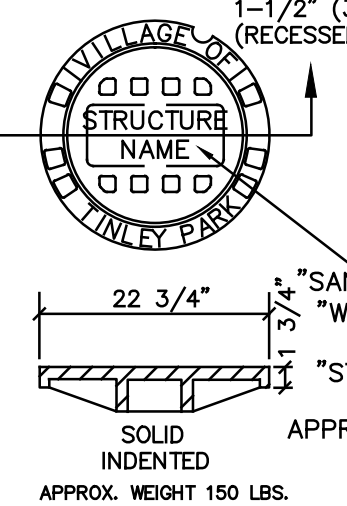
STANDARD INLET



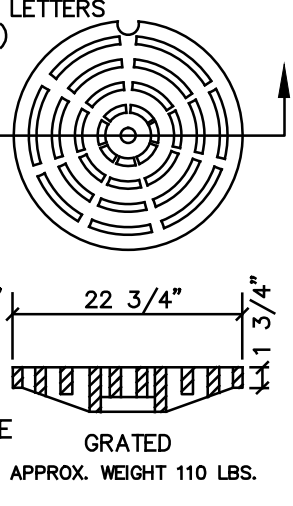
TYPICAL STORM MANHOLE



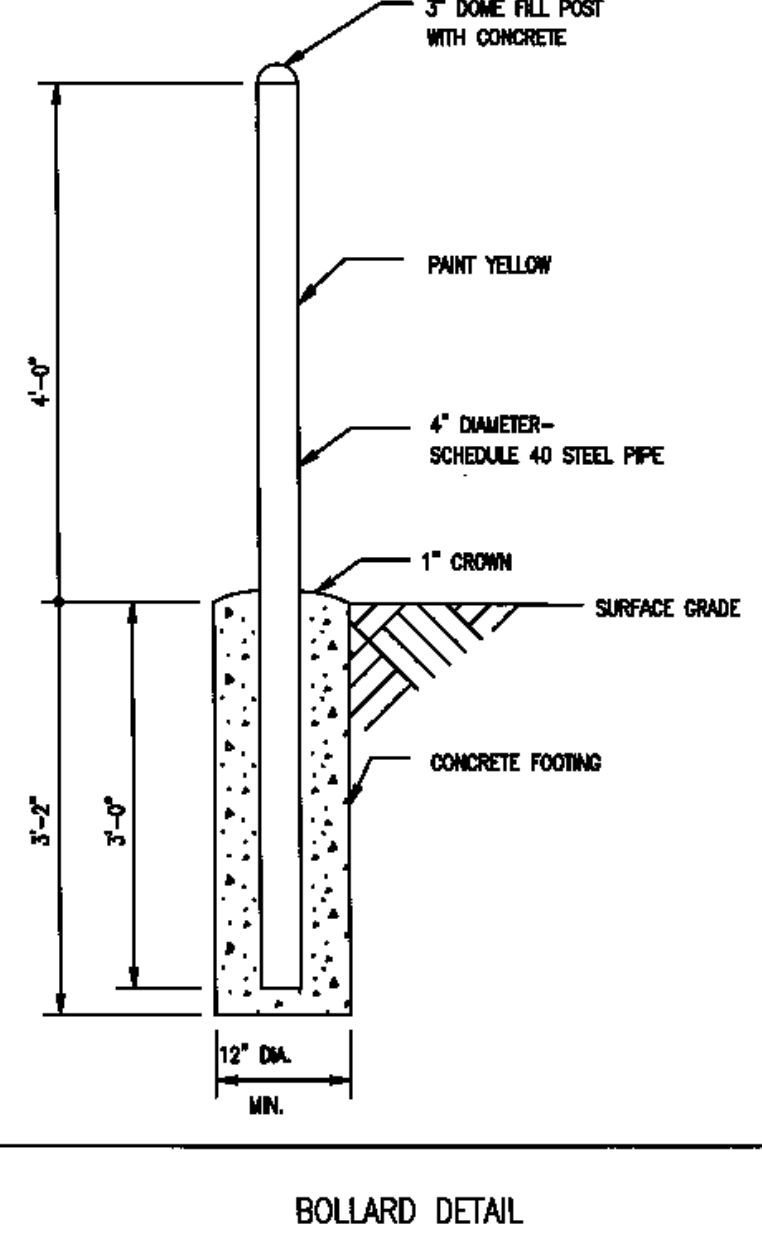
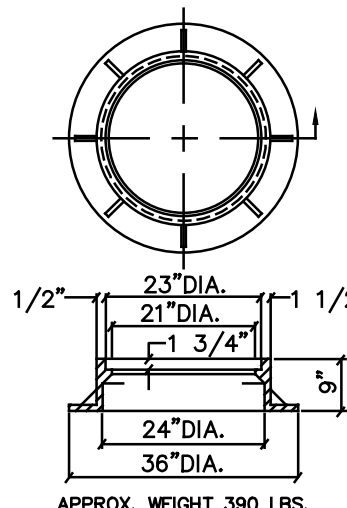
STYLE B M.H. COVER



STYLE C M.H. COVER



TYPE B M.H. FRAME



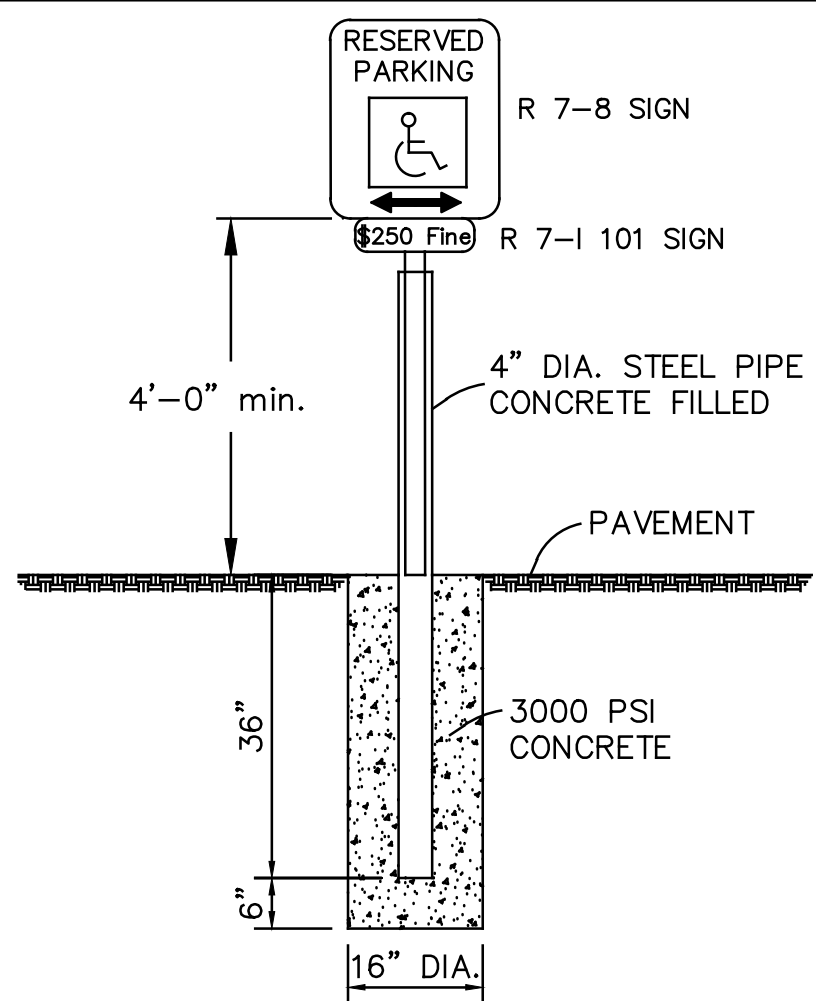
PROPOSED OUTLOT
TINLEY PARK, IL

CONSTRUCTION DETAILS

Date: 04-06-15
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Sheet:
10 OF 11
Project No.:
15-021

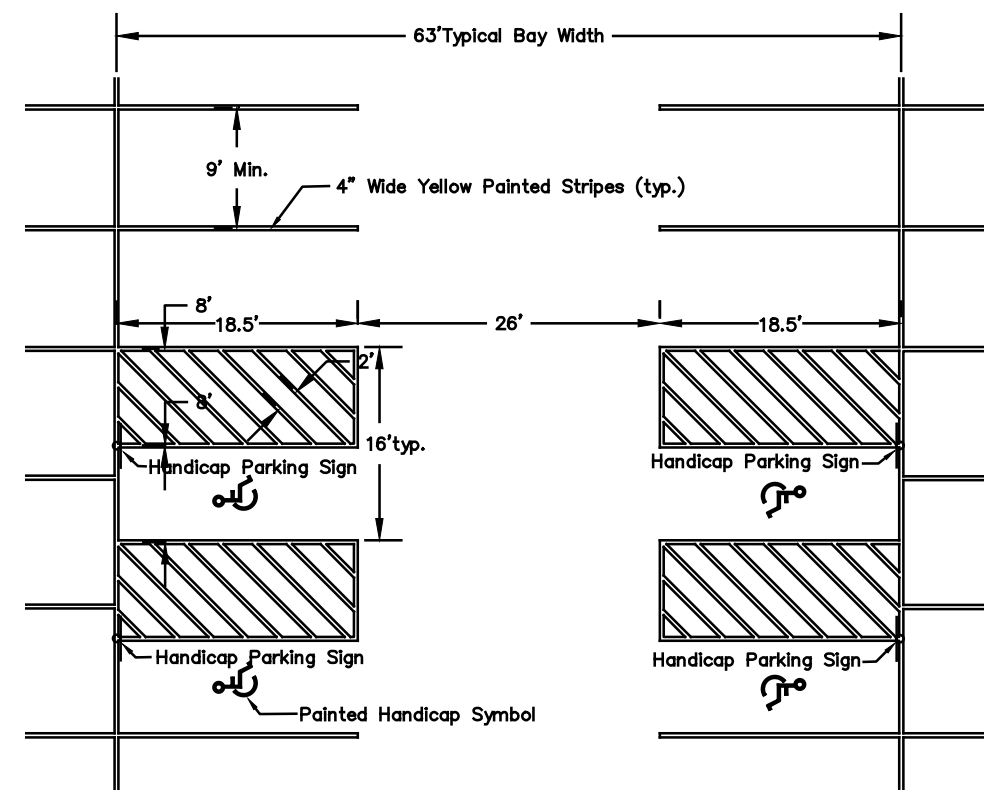
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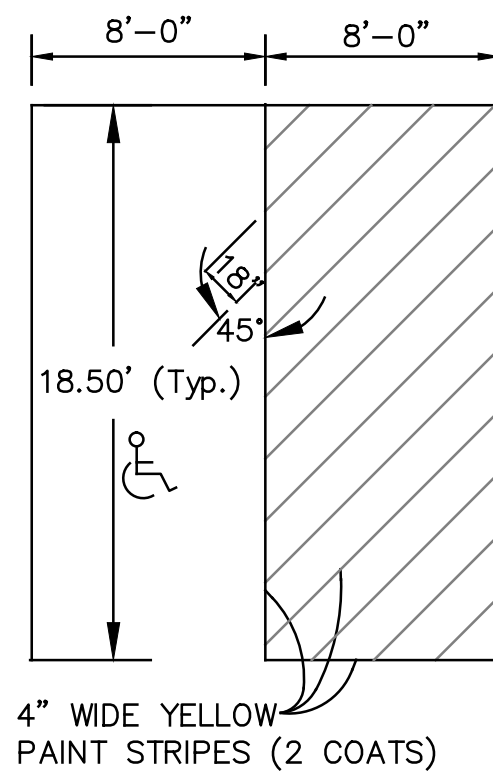
HANDICAPPED SIGN
DETAIL
N.T.S.

NOTE: Minimum height to bottom of sign is to be 4'0" per Ill. Rev. Stat. ch 95 1/2 par 11-301.
SIGN TO BE LOCATED NO MORE THAN 5' FROM FRONT OF PARKING STALL.

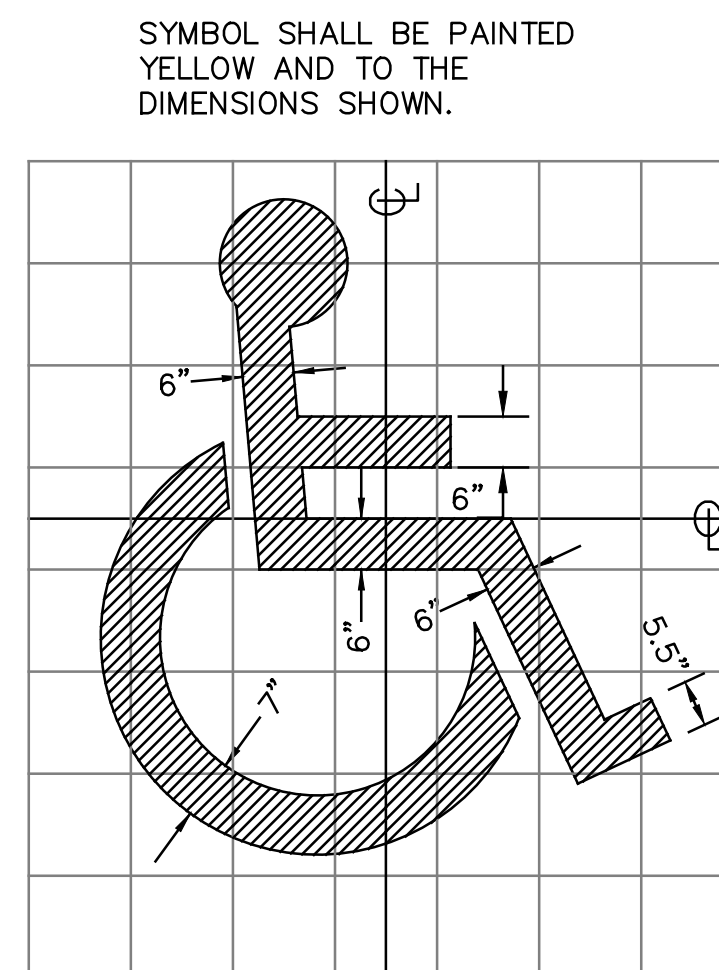


90° Parking Lot Striping Detail

CHECK PLANS
FOR ACTUAL
STALL LENGHT

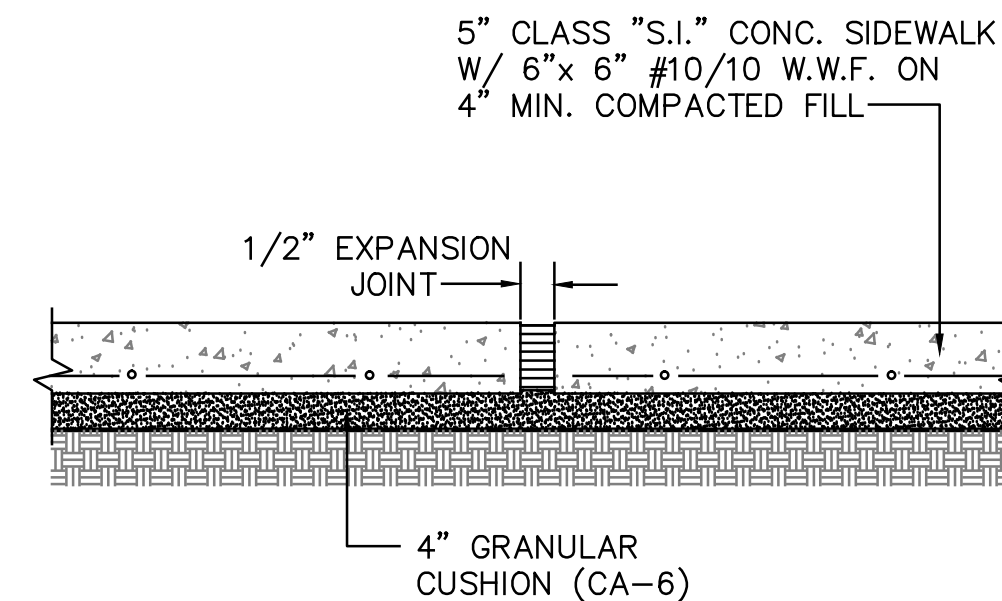


HANDICAPPED STRIPING DETAIL
N.T.S.

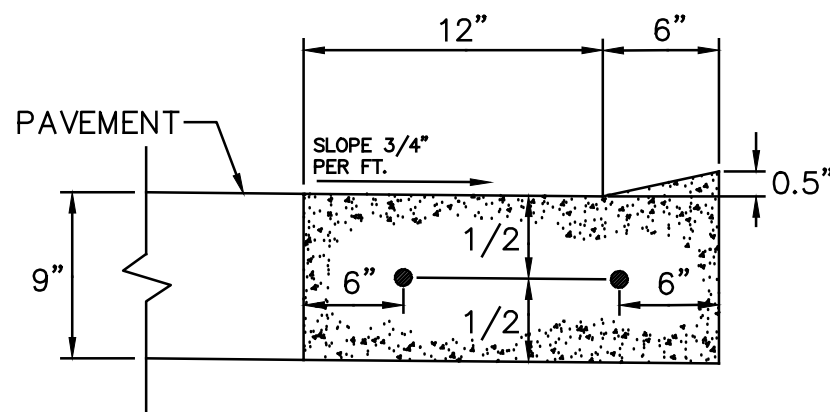


HANDICAP SYMBOL PAINT DETAIL
N.T.S.

SIDEWALK DETAIL



NOTE:
Place 3-#5 reinforcing bars
8 ft. long at all trench crossings.
A bar shall be placed at center of
walk and 1 ft. on either side.

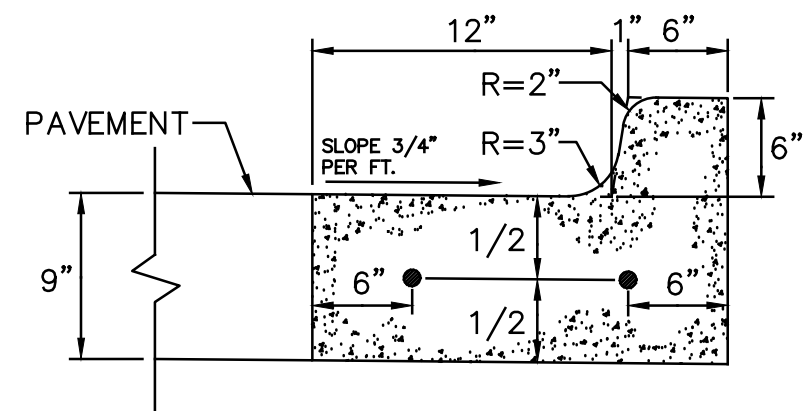


CURB CONSTRUCTION NOTES:

- At all joints and radii points, provide and install 2-#6 dowell bars 30" long with 5" long 1" diam. dowell caps, bars to be greased. Maximum joint spacing not to exceed 40'.
- All curb shall be built on a minimum 2" thick granular cushion.
- Any curb section built over a trench crossing shall be reinforced with two 8' long #5 bars centered over the trench.

SPECIAL DEPRESSED CURB

SEE I.D.O.T. STANDARD
DETAIL No. 2356-2



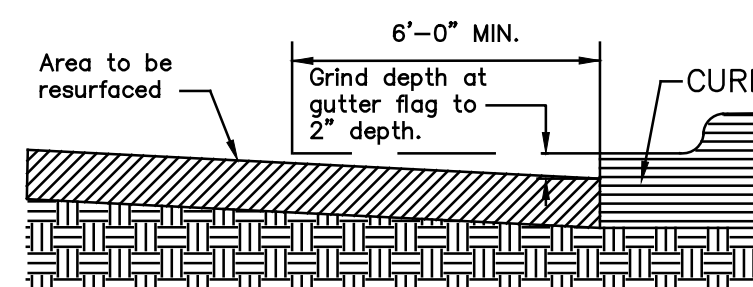
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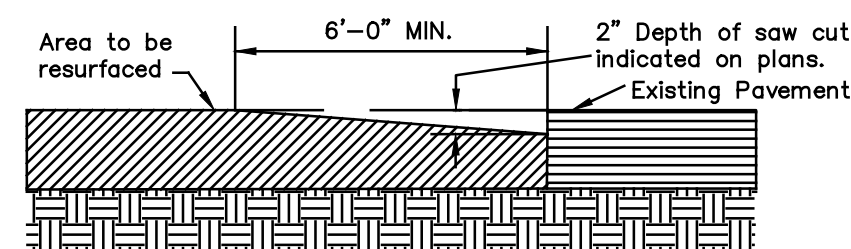
TYPICAL B-6.12 BARRIER CURB



CONSTRUCTION BUTT JOINT DETAIL

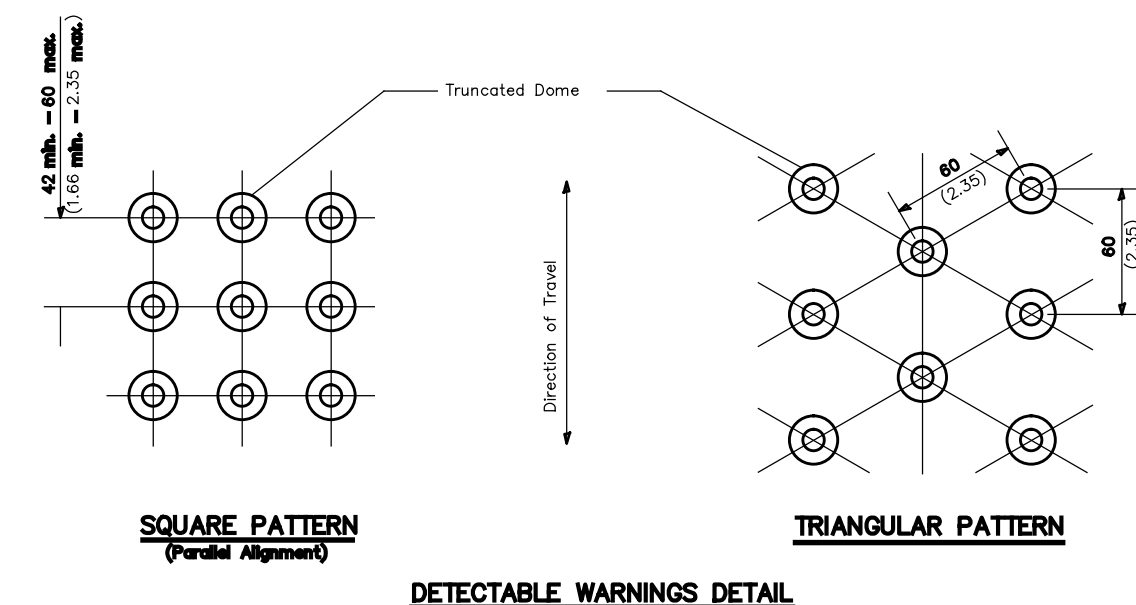


CURBED AREA [No Saw Cut]

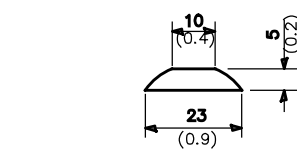


NON CURBED AREA [No Saw Cut]

GRINDING BUTT JOINT DETAIL
NO SCALE



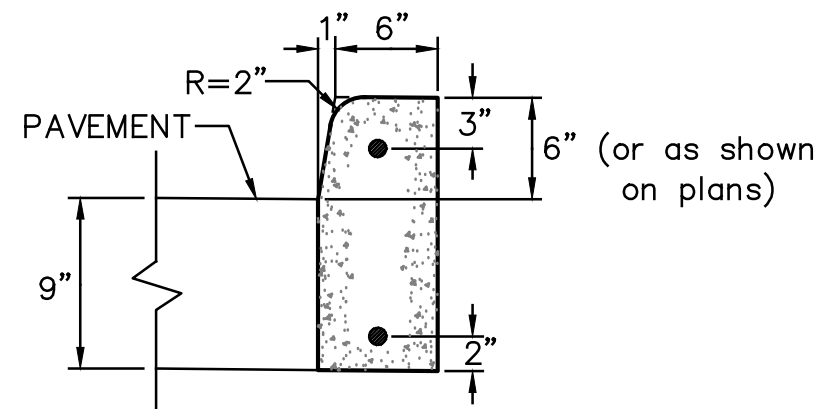
NOTE:
ALL DETECTABLE WARNINGS SHALL BE PROVIDED WITH ARMOR TILE POLYMER
TILES. INTEGRATED COLORED CONCRETE WARNINGS ARE NOT ALLOWED.



TRUNCATED DOME DETAIL

CURB RAMPS
FOR SIDEWALKS

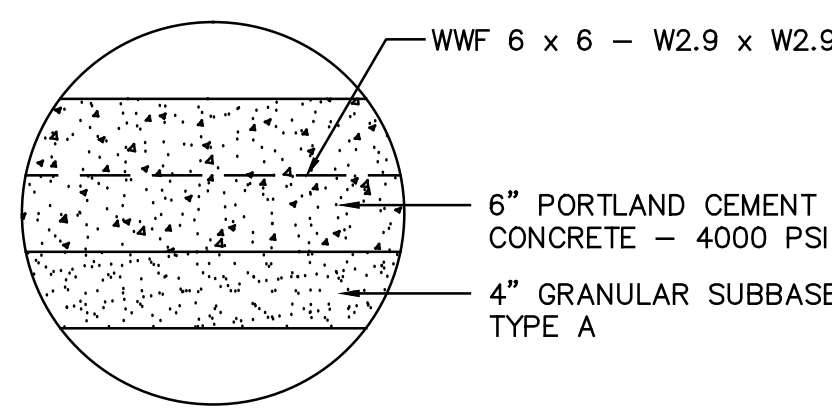
STANDARD 424001-04



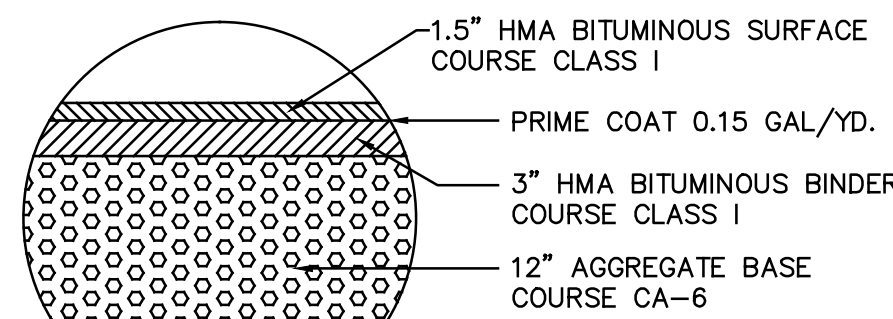
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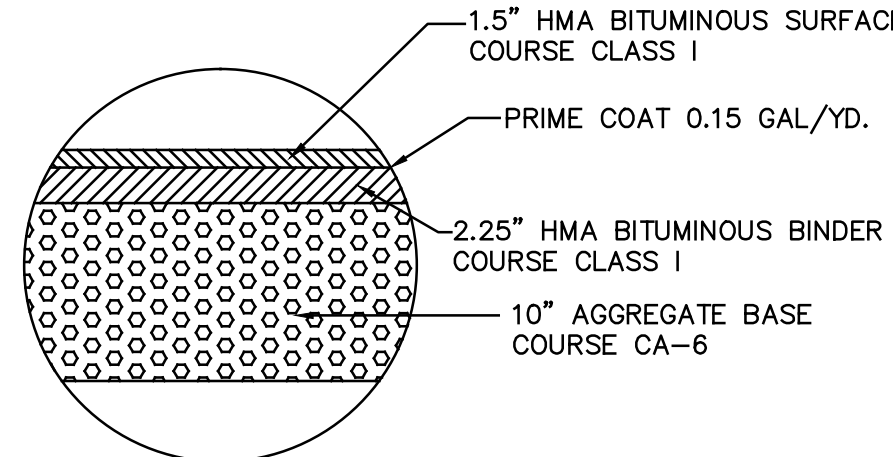
TYPICAL TYPE "B" CURB



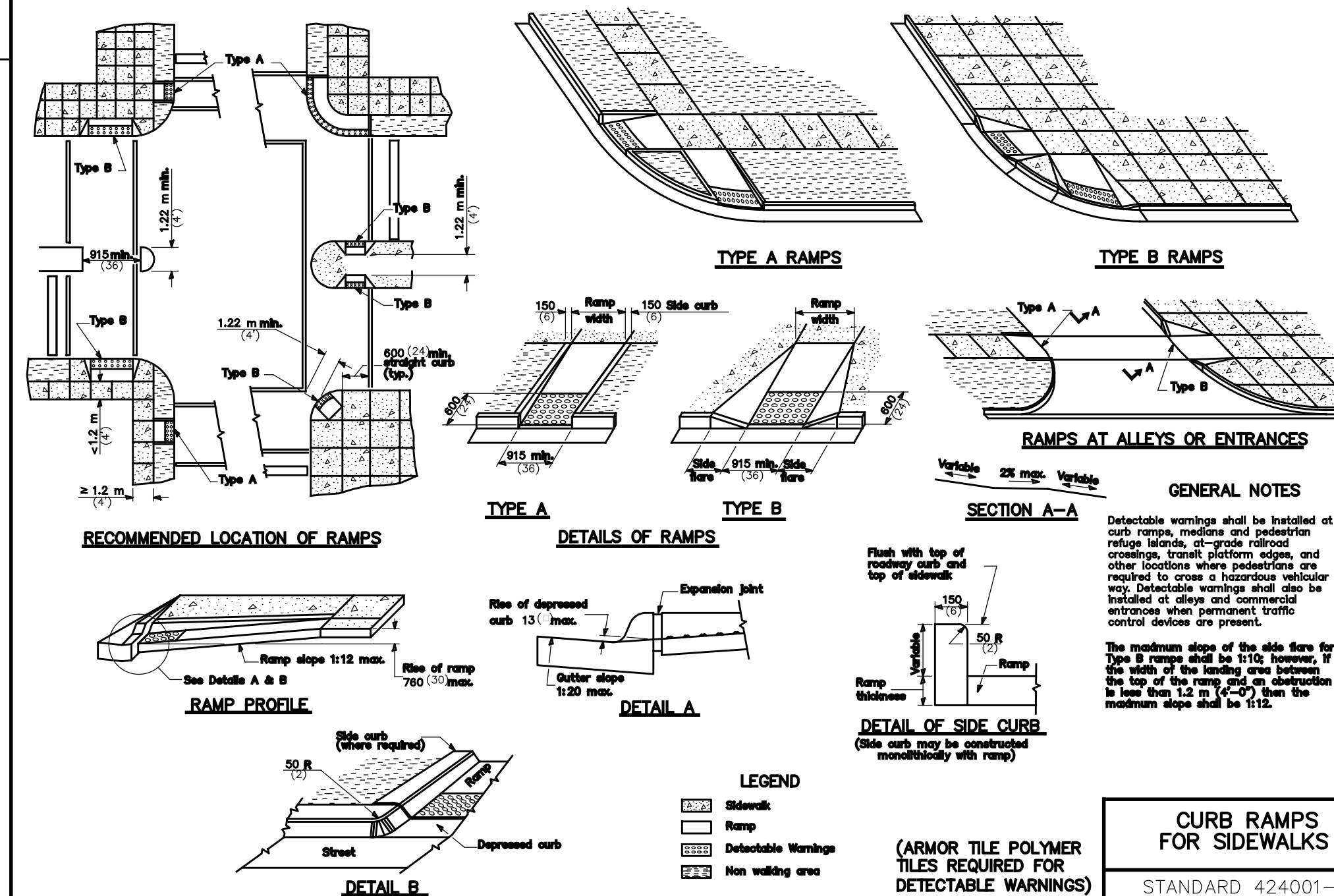
TYPICAL CONCRETE PAVEMENT
DETAIL
N.T.S.



HEAVY DUTY ASPHALT
PAVEMENT DETAIL
N.T.S.



STANDARD ASPHALT PAVEMENT
DETAIL
N.T.S.



PROPOSED OUTLOT

TINLEY PARK, IL

CONSTRUCTION DETAILS

Date: 04-06-15
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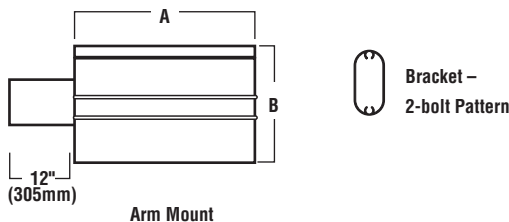
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CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)



DIMENSIONS



	A	B
GFM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)
GFR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens		
	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2

Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GFR	26/57	724/28.5	711/28	648/25.5

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide (200, 250, 320, 400, 750 and 1000 watt), 775 watt Natural White Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast. The 575 watt Natural White Pulse-Start Metal Halide fixtures feature HX-HPF type ballasts. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS

The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: **GFR**: Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights.

GFM: Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: Use with 5" traditional drilling pattern. 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

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

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



GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **GFR 5 1000 PSMV F MT PLP 8BK 20**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Medium Vertical Burn GFM - Arm Mount	2 - Type II	200	PSMV - Pulse-Start Metal Halide	F - Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	8BK - 8" Bracket ² PCI120 - Button-Type Photoelectric Control ³ PCI208 - Button-Type Photoelectric Control ³ PCI240 - Button-Type Photoelectric Control ³ PCI277 - Button-Type Photoelectric Control ³ PCI347 - Button-Type Photoelectric Control ³ LL - Less Lamp
	3 - Type III FP - Perimeter Forward Throw 5 - Type V	250 320 400	200, 250, 320 Watt PSMVR - Pulse-Start Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt				
Reduced Vertical Burn GFR - Arm Mount	2 - Type II	400	PSMV - Pulse-Start Metal Halide	MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment. TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.	Consult Factory for International Voltages and Light Sources		
	3 - Type III	575	400, 750, 1000 ¹ Watt				
	FP - Perimeter Forward Throw	750	NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt				
	FA - Automotive Forward Throw 5 - Type V	775 1000	MHR - Metal Halide Reduced Envelope 1000 Watt				
	Advanced Reflector Technology Optical Systems:	575 750 775 1000	PSMV - Pulse-Start Metal Halide 750, 1000 ¹ Watt NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt				
	AFT - Automotive Forward Throw AI - Automotive Interior 540 - Type V (38"-42" Mtg. Ht.)						

FOOTNOTES:

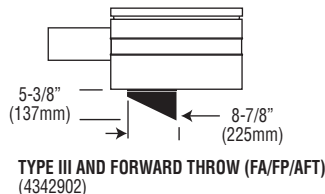
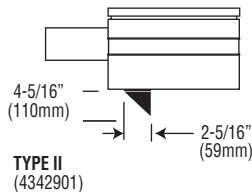
- 1- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
- 2- An 8" bracket can only be ordered with single and D180° configurations.
- 3- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS - House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS - House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS - House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS - House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS - House Side Shield	4342902++
RPP2 - Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS - House Side Shield	4342902++
BKS-BO-WM-* - CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS - House Side Shield	4342902++

HOUSE SIDE SHIELD

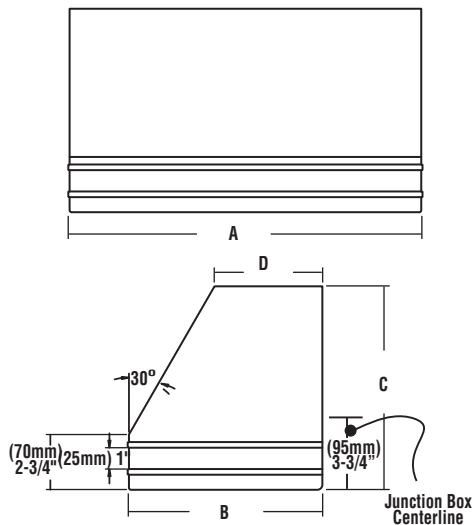
+Fusing must be located in the hand-hole of the pole on GFR/GFPR Series - not in the fixture. ++ Black only.



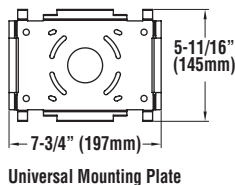
GREENBRIAR® WALL SCNCE (Various reflectors are protected by U.S. Patent No. 6,464,378)



DIMENSIONS



	A	B	C	D
Small	(448mm) 17-5/8"	(244mm) 9-5/8"	(257mm) 10-1/8"	(137mm) 5-3/8"
Medium	(508mm) 20"	(341mm) 13-7/16"	(283mm) 11-5/32"	(218mm) 8-5/8"



SHIPPING WEIGHTS - Greenbriar Wall Sconce

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GBWS-HID	10 / 22	616 / 24.25	394 / 15.5	343 / 13.5
GBWM-HID	15 / 32	616 / 24.25	394 / 15.5	419 / 16.5
GBWS-CFL	8 / 17	616 / 24.25	394 / 15.5	343 / 13.5
GBWM-CFL	11 / 24	616 / 24.25	394 / 15.5	419 / 16.5



wet location
(Downlight only)



ARRA
Funding Compliant



damp location
(Uplight - covered locations only)

HOUSING - The aluminum housing is available in two sizes and is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting position (listed for damp locations) or downlighting position (listed for wet locations).

DOOR FRAME - The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a retainer.

LENS/GASKET - A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available on most Compact Fluorescent fixtures.

BALLASTS/ELECTRICAL COMPONENTS -

Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20°F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V 50/60 Hz) or 347V (60 HZ), 0°F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 voltage for U.S. applications for 26 watt through 70 watt lamps. Consult factory for available wattages and voltages for use in Canada.

SOCKETS - HID lampholders are glazed porcelain, medium base for the small fixture and mogul base for the medium fixture, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced, Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. Lamps supplied as standard - HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K).

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units.

REFLECTORS/DISTRIBUTION PATTERNS -

Forward Throw (FTM, FT) and Type III (3) reflectors are available on small and medium. Wall Wash (WW) reflectors are also available on small. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

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



Project Name _____ Fixture Type _____
Catalog # _____

02/03/15

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LSI INDUSTRIES INC.

GREENBRIAR® WALL SCNCE

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **GBWM 3 400 PSMHR F 120 BRZ SQT**

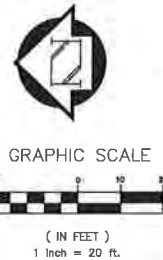
Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options	
GBWS (Small)	3 - Type III FT - Forward Throw WW - Wall Wash	50	CMH - Ceramic Metal Halide	F- Flat Clear Tempered Glass	120 208 240 277 347	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PCI120 - Button-Type Photocell PCI208 - Button-Type Photocell PCI240 - Button-Type Photocell PCI277 - Button Type-Photocell PCI347 - Button Type-Photocell TP - Tamper Proof ⁷ PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options DIM - CFL Control Voltage Dimming Ballast ⁹ C - Coated MH or PSMH Lamp except 250 PSMH SQT - Standby Quartz (Time Delay) ¹⁰ SQN - Standby Quartz (Non-Time Delay) ¹⁰ BB - CFL Battery Back-up ¹¹ CWBB - Cold Weather Battery Back-up ¹¹ LL - Less Lamp Color Decals 45 - Light Gold Metallic 20 - Charcoal Metallic 94 - Blue Metallic 59 - Dark Green 21 - Tomato Red 55 - Black 50 - White 51 - Dark Red 700 - Aztec Silver Metallic	
		70	150 Watt ¹					
		100	MH - Metal Halide					
		150	50, 70, 100 ² , 150 ¹ Watt HPS - High Pressure Sodium 50 ³ , 70, 100, 150 Watt					
	FTM - Forward Throw Medium	26	CFL - Compact Fluorescent	F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate ⁴	UE - Universal Electronic (120-277V 50/60Hz) 347 ⁶			
		32	Single 26, 32, 42 Watt					
GBWM (Medium)	3 - Type III FT - Forward Throw	42	CFL2 - Compact Fluorescent Double 26, 32, 42 Watt	F- Flat Clear Tempered Glass	120 208 240 277 347 480			
		WW - Wall Wash	CFL - Compact Fluorescent Single 26, 32, 42 Watt					
			250					PSMH - Pulse Start Metal Halide
			320					250, 320 Watt
			400					PSMHR - Pulse Start Metal Halide Reduced 400 Watt HPS - High Pressure Sodium 250, 400 Watt
		26 32 42 57 70	CFL - Compact Fluorescent Single 57, 70 Watt					F- Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate ^{4,5}
	CFL2 - Compact Fluorescent Double 57, 70 Watt							
	CFL3 - Compact Fluorescent Triple 26, 32, 42 Watt							
	<div>Consult Factory for International Voltages and Light Sources</div>							

**Consult Factory for
International Voltages
and Light Sources**

FOOTNOTES:

- 1- 150 MH must be used for downlight only.
- 2- Supplied with a HX-HPF transformer as standard. Also available with a 120/277 volt CWA transformer. Consult factory.
- 3- 50 Watt HPS is not available in TT or 347V.
- 4- FPC lens is not available with EMR options.
- 5- If a polycarbonate lens is required on an Uplight Medium fixture in 70 CFL2 or 42 CFL3, the glass lens with Polycarbonate Shield (GBWM PLS) accessory must be ordered.
- 6- 347V CFL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) options.
- 7- Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information)
- 8- Use with 5" traditional drilling pattern.
- 9- CFL Dimming Control by others.
- 10- HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp. HID lamp wattages of 320 & 400 are supplied with a 250 watt, 120V quartz lamp.
- 11- Battery Back-up available on single, double and triple 120 or 277 voltage specific units for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double and triple units, one lamp will be energized by Battery Back-up (BB) option. Consult factory for specific Means of Egress job application compliance.

ACCESSORY ORDERING INFORMATION		(Accessories are field installed)	
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GBWS PLS - Polycarbonate Shield for Small	172786
FK277 - Single Fusing	FK277+	GBWM PLS - Polycarbonate Shield for Medium	172787
DFK208, 240 - Double Fusing	DFK208, 240+	SW BLK - Surface Wiring Box	173156BLK+++
DFK480 - Double Fusing	DFK480++	SCD - Tamper-proof Screwdriver	477974
FK347 - Single Fusing	FK347+	+ Available on HID fixtures only. Fusing to be installed in a compatible junction box supplied by contractor. ++ Available on HID Medium fixture only. Fusing to be installed in a compatible junction box supplied by contractor. +++SW BLK not compatible with PMA or PMAR option.	



ALTA/ACSM LAND TITLE SURVEY

THE NORTH 390 FEET OF
LOT 1 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A
SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE
VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS

NOTES:

1 DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL
PARTS THEREOF BEARINGS ARE ASSUMED AND USED TO DENOTE
ANGLES ONLY

2 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY

3 INFORMATION ON SURVEY BASED ON ALTA/ACSM LAND TITLE SURVEY
PREPARED BY SPIES & ASSOCIATES, 534 WEST CAMPUS DRIVE,
ARLINGTON HEIGHTS, ILLINOIS, WITH A REVISED DATE OF OCTOBER 8,
2010

4 P.L.N. 28-19-100-057-0000

5 MANHOLES SHOWN HEREON REPRESENT UTILITY IMPROVEMENTS
WHICH ARE ONLY VISIBLE ABOVE GROUND. THE TYPE OF MANHOLES
ARE BASED SOLELY ON THE STAMPED MARKINGS OF THE RIM. NO
UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE
ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES

6 PARKING COUNT IS BASED ON VISIBLE STRIPING AT THE TIME OF
SURVEY
123 REGULAR SPACES
4 HANDICAP SPACES

7 COMMON ADDRESS FOR SUBJECT PROPERTY IS: 15917 HARLEM
AVENUE, TINLEY PARK, IL

8 ZONING FOR SUBJECT PROPERTY PER VILLAGE OF TINLEY PARK,
ILLINOIS IS B2-PD

9 SUBJECT PROPERTY WAS PARTIALLY COVERED WITH SNOW AND
ICE WHEN FIELD INFORMATION WAS COLLECTED FOR THIS SURVEY,
FEBRUARY 10, 2015

UTILITY LOCATION:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD
INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE
THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE
AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION
INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY
AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES. ORDINARY UTILITY SERVICE DROPS OR
CONNECTIONS ARE NOT LOCATED OR SHOWN ON SURVEY

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" UNSHADED OF
THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 17031C0708 J
WHICH BEARS AN EFFECTIVE DATE OF AUGUST 19, 2008 WHICH IS AREAS
DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN
ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR
APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT
AGENCY

STATE OF ILLINOIS } SS.
COUNTY OF WILL }

TO: D.Z.A. ASSOCIATES, INC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011
Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by
ALTA and NSPS, and includes Items 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. The field work was
completed on: February 10, 2015

Dated: _____ A.D. 2015
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: D. Warren Opperman
Illinois Professional Land Surveyor No. 3152 (exp. 11-30-16)

Joseph A. Schudt & Associates

19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

02-16-15

Sheet 1 of 1
15021-000

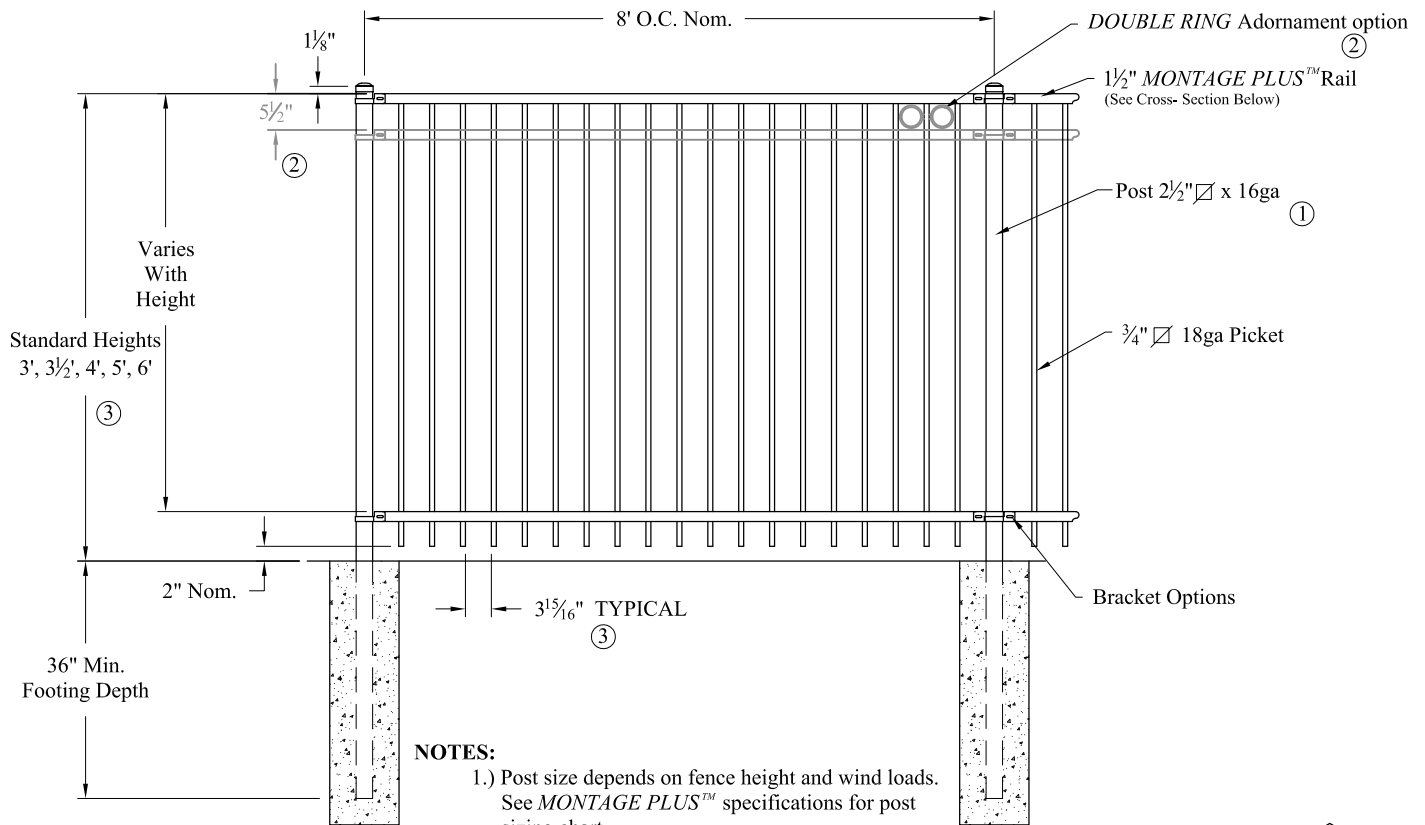
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JOSEPH A. SCHUDT & ASSOCIATES
ALL RIGHTS RESERVED
Any use or reproduction of this document or
the attached drawings, or the use of the design
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or in part by any means whatsoever is strictly
prohibited except with written consent of
JOSEPH A. SCHUDT & ASSOCIATES

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19-36-13

POINT OF BEGINNING
FOUND IRON PIPE

POINT OF COMMENCEMENT
NORTHWEST CORNER
OF SECTION 19

HARLEM AVENUE

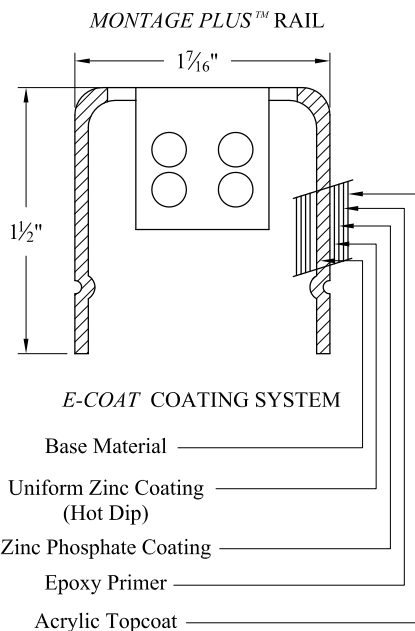


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

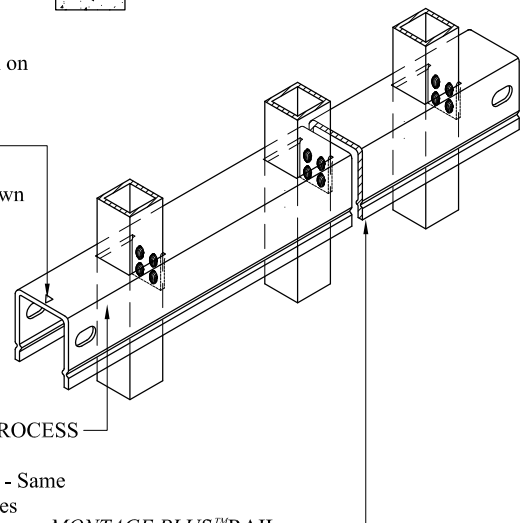
RAKING DIRECTIONAL ARROW

Welded panel can be raked 30" over 8' with arrow pointing down grade.

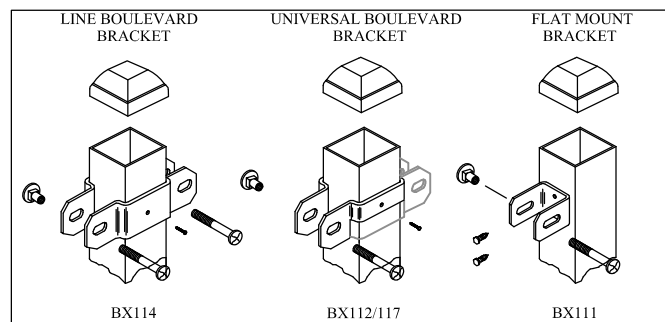


PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides



MONTAGE PLUS™ RAIL
Specially formed high strength
architectural shape.



**COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED**

Values shown are nominal and not to be used for
installation purposes. See product specification
for installation requirements.

1RMISO

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: e



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



305894

Banded

Outdoor sconces with glass options: Banded aluminum

Dimensions

Height	20.8"
Width	7.8"
Projection	6.5"
Backplate	20.8" x 7.8"
Mounting Height (Vertical)	10.4"
Can	19.7 X 7.2

Glass/Shade Options

G37
H37
ZW37
ZX37



G - Opal , **H** - Stone , **ZW** - Soft Amber , **ZX** - Pearl

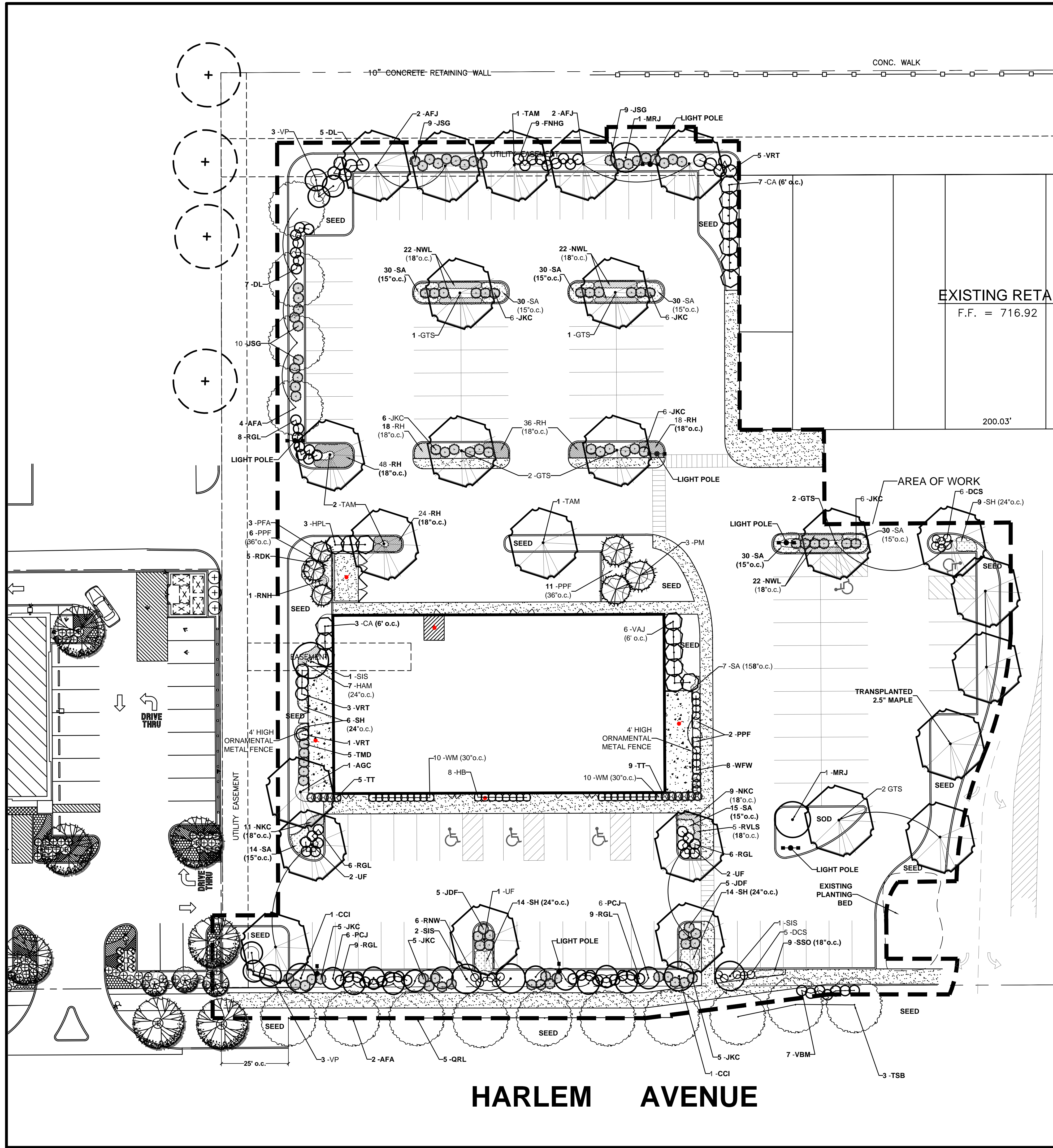
Bulb Options

Standard Bulb (max)	305894
Socket: medium	
Bulb: (1) A-19, 100 watt	
Fluorescent Bulb	305894F
Socket: fluorescent: GU24	
Bulb(Included): (1) GU24 fluorescent, 13 watt	
LED	305894D
LED:	LED - GU24, 12W Bulb, 800lm
CCT:	3000K
CRI:	Min 90
Input:	
Dimming:	Yes

UL/CUL Listing

Outdoor Wet





REVISIONS

1	Village / Client Review 2/25/15

TINLEY PARK PLAZA
NORTH OUT-LOT

TINLEY PARK, IL

METZ & COMPANY
LANDSCAPE ARCHITECTURE SITE PLANNING

826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
TREE REMOVAL
PLAN

PROJECT NO.:

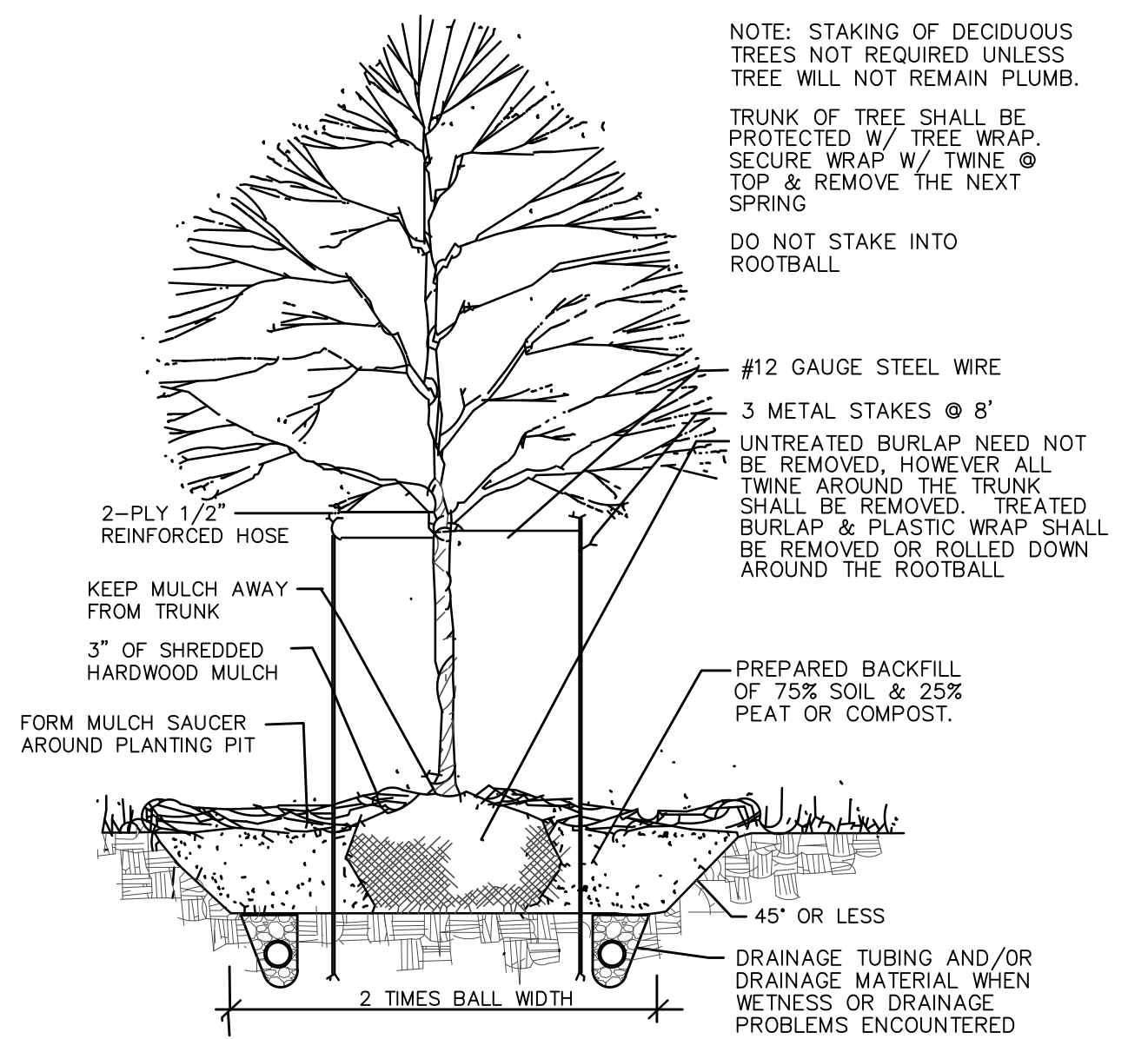
15-126

DATE: 2-18-2015

SCALE: 1"=20'

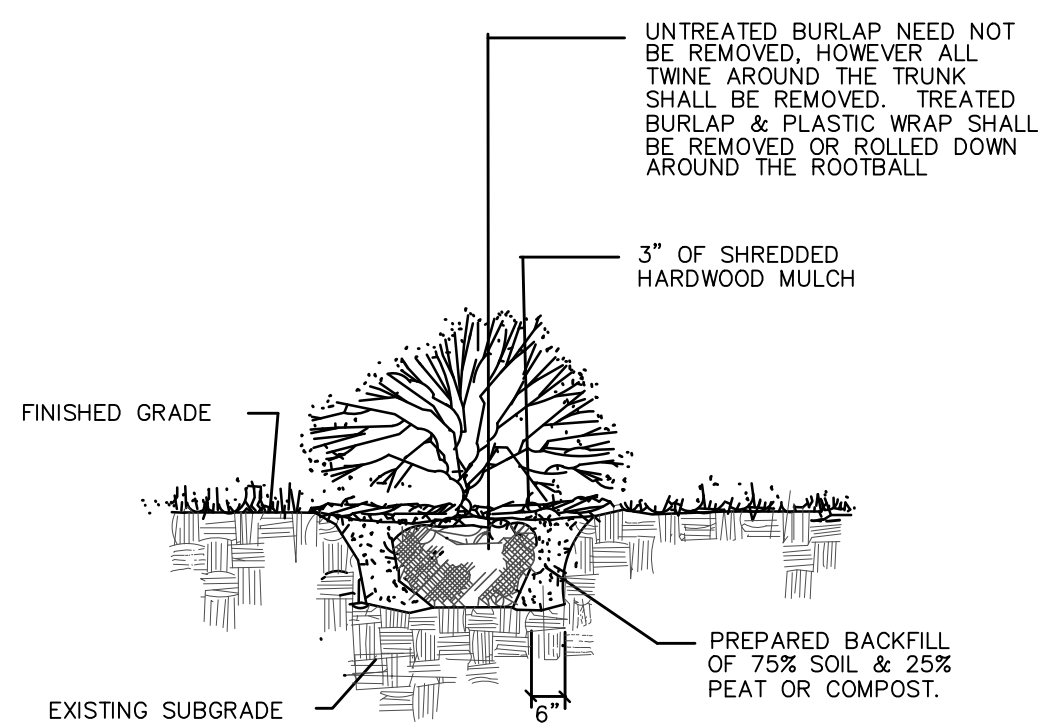
SHEET

L-2



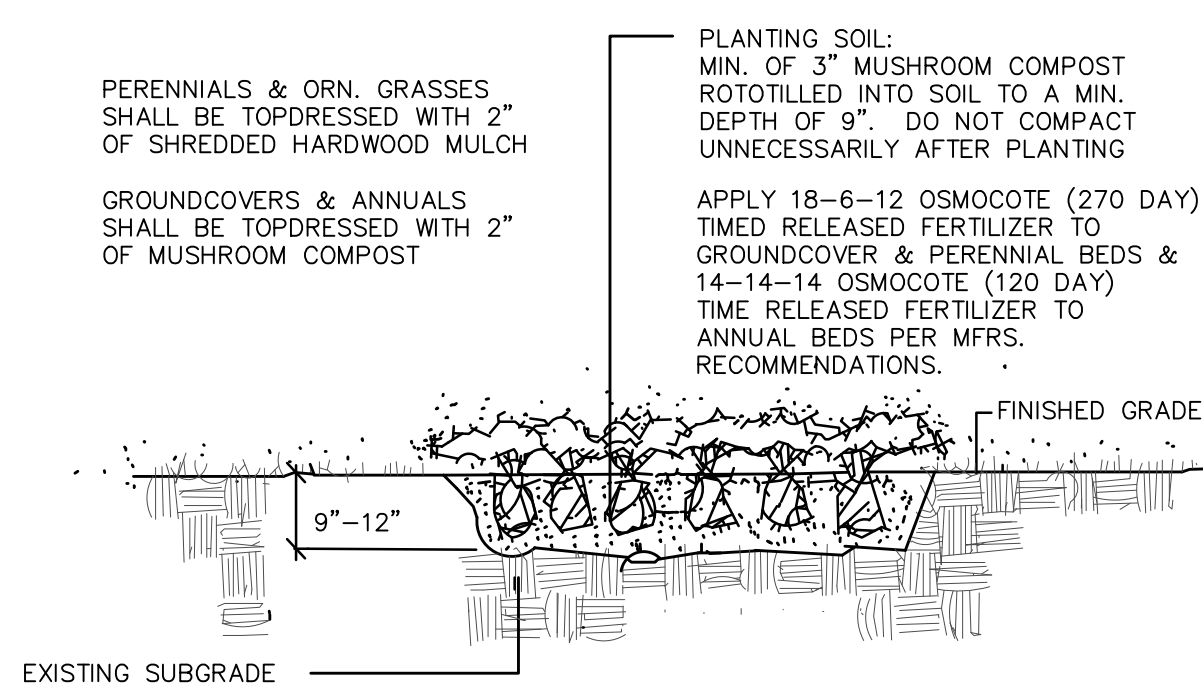
DECIDUOUS TREE

NTS



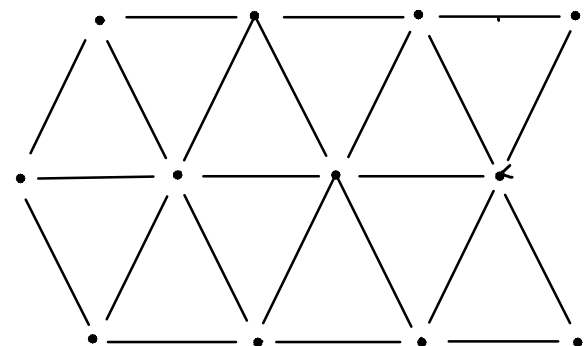
SHRUBS

NTS



ALL BED PLANTINGS SHALL BE INSTALLED WITH TRIANGULAR SPACING

SEE SPECIFIC SPACING DIMENSION ON DRAWINGS

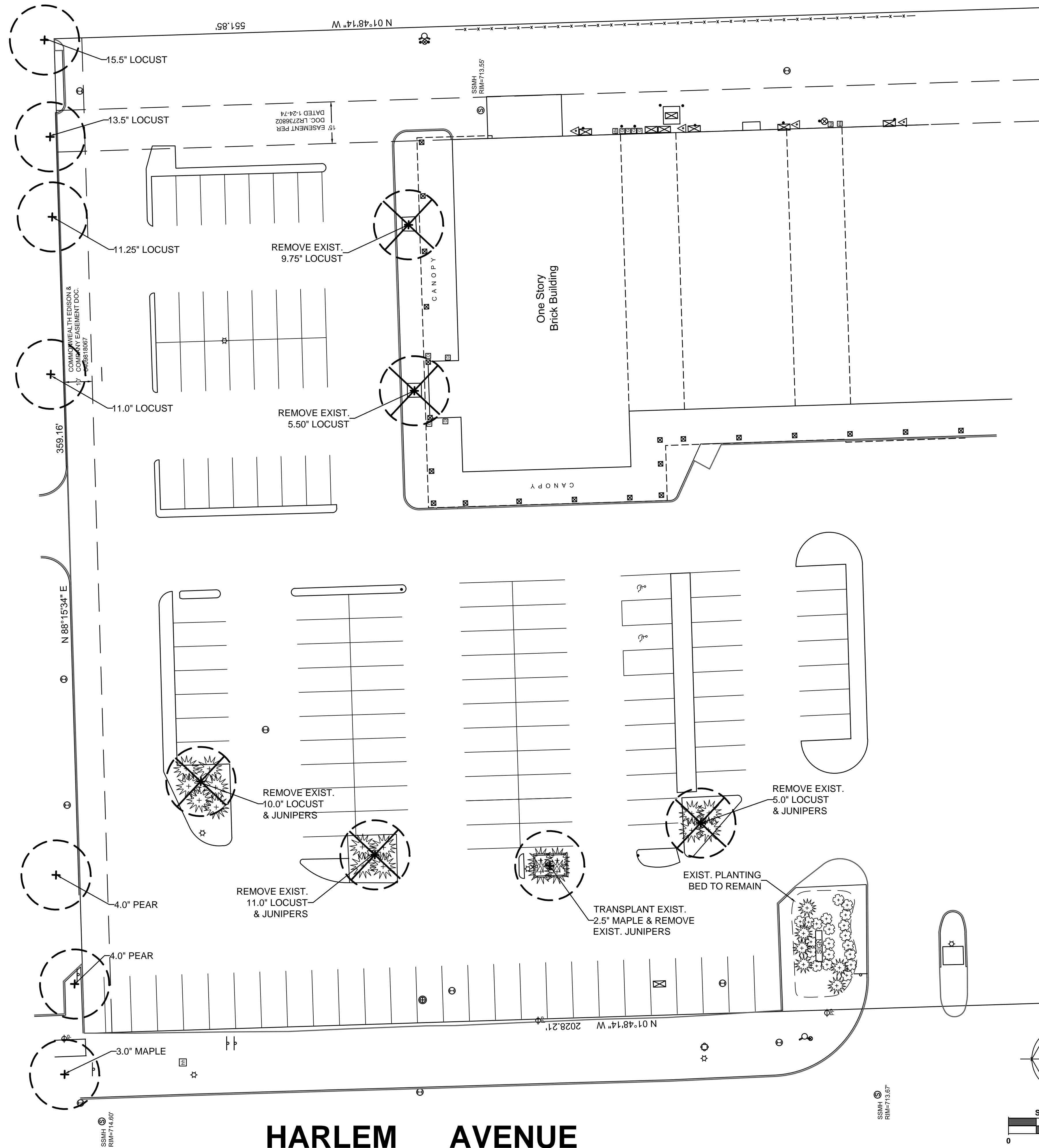


CERTAIN BULBS/PERENNIALS MAY REQUIRE OTHER PLANTING DEPTHS. CONSULT BULB DISTRIBUTOR FOR PRECISE DEPTHS.

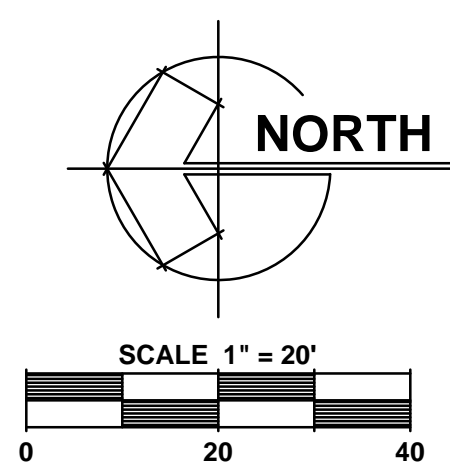
Slice, cut, or separate exterior roots on root-bound container plants to promote root growth.

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

NTS



HARLEM AVENUE



VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Tinley Park Park - North Redevelopment **LOCATION:** Near southeast corner of Harlem and 159th St.

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: Jeff Slavish
Company: Brixmor Property Group
Mailing Address: 40 Skokie Boulevard; Suite 600; Northbrook, IL 60062
Phone (Office): 847-562-4123
Phone (Cell): 847-977-2724
Fax: 847-480-1893
Email: jeff.slavish@brixmor.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:

Construction Project Manager for Owner

PROPERTY INFORMATION

Property Address: 15917 South Harlem Ave, Tinley Park, IL 60477
PIN(s): 28-19-100-057-0000 and 28-19-058-0000
Existing Land Use: Retail Shopping Center
Zoning District: B2 - PD; Community Shopping - Planned Development
Lot Dimensions: Irregular - +/- 2,027.69' (north/south) x +/- 513.13' (east/west)
Property Owner(s): Brixmor / IA Tinley Park Plaza, LLC d.b.a. Brixmor Property Group
Mailing Address: 40 Skokie Blvd Suite 600 Northbrook, IL 60062

APPLICATION INFORMATION

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

Redevelopment of north end of existing shopping center, Tinley Park Plaza. Redevelopment includes demolition of portions of existing parking lot and vacant north end-cap tenant space at existing inline building and construction of new free-standing, single-story, 9100 sf multi-tenant outlot building.

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: See Variation Application

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

2/12/15

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Tinley Park Park - North Redevelopment

LOCATION: Near southeast corner of Harlem and 159th St.

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: Brixmor / IA Tinley Park Plaza, LLC
Company: Brixmor Property Group
Address: 40 Skokie Blvd Suite 600 Northbrook, IL 60062
Phone: 847-272-9800
Fax: 847-480-1893
Email: jeff.slavish@brixmor.com

PROJECT ARCHITECT

Name: Henry Zuwala
Company: D.Z.A. Associates, Inc.
Address: 2625 Butterfield Road; Ste. 233N; Oak Brook, IL 60523
Phone: 630-230-1020
Fax: None
Email: hzuwala@dzarch.com

PROJECT ENGINEER

Name: Warren Opperman
Company: Joseph A. Schudt & Assoc.
Address: 19350 S. Harlem Avenue
Phone: 708-720-1000
Fax: 708-720-1065
Email: warren.opperman@jaseng.com

PROJECT LANDSCAPE ARCHITECT

Name: Same as Project Engineer
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

ATTORNEY

Name: Jason Mahoney
Company: Brixmor Property Group
Address: 40 Skokie Blvd Suite 600 Northbrook, IL 60062
Phone: 847-562-4112
Fax: 847-480-1893
Email: jason.mahoney@brixmor.com

END USER

Name: Multiple Tenants-TBD
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Tinley Park Park - North Redevelopment

LOCATION: Near southeast corner of Harlem and 159th St.

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: Jeff Slavish
Company: Brixmor Property Group
Address: 40 Skokie Boulevard; Suite 600; Northbrook, IL 60062
Phone: 847-562-4123
Fax: 847-480-1893
Email: jeff.slavish@brixmor.com

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Jeff Slavish
Company: Brixmor Property Group
Address: 40 Skokie Boulevard; Suite 600; Northbrook, IL 60062
Phone: 847-562-4123
Fax: 847-480-1893
Email: jeff.slavish@brixmor.com

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: (SAME AS ABOVE)
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ATTORNEY FEES

Name: (SAME AS ABOVE)
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: (SAME AS ABOVE)
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: (SAME AS ABOVE)
Company: 0
Address: _____
Phone: _____
Fax: _____
Email: _____

FEB 17 2015

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: Jeff Slavish
Mailing Address: 40 Skokie Boulevard; Suite 600
City, State, Zip: Northbrook, IL 60062
Phone Numbers: 847-562-4123 (Day) Fax Number: 847-480-1893
847-272-9800 (Evening)
847-977-2724 (Cell)
Email Address: jeff.slavish@brixmor.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):

~~Construction Project Manager for Owner~~

B. Property Information:

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

Property Owner(s): Brixmor/IA Tinley Park Plaza, LLC d.b.a. Brixmor Property Group
Mailing Address: 40 Skokie Boulevard; Suite 600
City, State, Zip: Northbrook, IL 60062

Property Address: 15917 South Harlem Avenue
Permanent Index No. (PINs) 28-19-100-057-0000 and 28-19-058-0000
Existing land use: Retail Shopping Center
Lot dimensions and area: Irregular; +/- 2,027.69' (north/south) x +/- 513.13' (east/west); +/- 23 acres

C. Petition Information:

Present Zoning District: B2-PD; Community Shopping - Planned Development
Requested Zoning District: Same

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

Yes ☒ No ☐

If yes, identify the proposed use: Substantial deviation to the PUD

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):

~~Please refer to the enclosed Application for Zoning Ordinance Variance~~

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

2/13/15
Date

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package:

1. The application form, completed and signed by the property owner(s) of record or their authorized agent. Written authorization from the property owner(s) of record is required in order for an authorized agent to act on behalf of the owner(s).
2. Evidence of the applicant's ownership of or interest in the subject property, with a copy of the title commitment or title policy. Note that ownership includes disclosure of all beneficiaries of a land trust, if applicable.
3. The \$400 application fee, payable to the Village of Tinley Park.
4. A written project narrative describing the general nature and outlining specific aspects of the proposal.
5. A Plat of Survey of the subject property, including the legal description of the subject property. This survey must have been prepared by a registered Illinois Land Surveyor, and include all existing structures and improvements on the subject property.
6. Plans and any other information deemed necessary to support the application.

An application will not be accepted or processed until all of the items above have been submitted.


Questions regarding this process or application requirements may be directed
to the Planning Department at 708-444-5100.

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.**

Any substantial modifications to the current PUD Ordinance automatically designates this project as a Special Use. The proposed selective redevelopment of the north end of Tinley Park Plaza will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. 

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The proposed selective redevelopment will enhance the north end of the shopping center and complement the adjacent commercial development to the north.

- 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.**

Confirmed. The proposed selective redevelopment will not adversely effect the surrounding properties.

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

Confirmed. The proposed site improvements are being engineered by a licensed, professional civil engineering firm.

- 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.**

Confirmed. Reconfiguration of existing on-site circulation at the area of the proposed redevelopment will eliminate any congestion that may exist at the point of the access to the north end of the shopping center.

- 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.**

Confirmed.

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

The proposed selective redevelopment and construction of a multi-tenant building will provide the community with opportunities for employment as each tenant space is leased.

VILLAGE OF TINLEY PARK
APPLICATION FOR ZONING ORDINANCE VARIANCE

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

PETITIONER INFORMATION

Name: Jeff Slavish

Mailing Address: 40 Skokie Boulevard; Suite 600

City: Northbrook State: IL Zip: 60062

Day Phone: 847-562-4123 Evening Phone: 847-272-9800

Cell Phone: 847-977-2724 Fax Number: 847-480-1893

Email Address: jeff.slavish@brixmor.com

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

PROPERTY INFORMATION

Street Address: 15917 S. Harlem Ave. Tinley Park, IL

Owners: Brixmor/IA Tinley Park Plaza, LLC d.b.a Brixmor Property Group

SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

1. Reduce required width of several vehicular circulation drives from 26'-0" to 24'-0" and 25'-0".
2. Reduce required width of several landscape islands at ends of parking rows.
3. Request that proposed Tenant Signage SF and Locations be approved per submitted Building Elevations.
4. Request Special Use approval because we are changing the Shopping Center (Zoned B2-PD)

Examples of Specific Type of Variance Requested:

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

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

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

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

1. Industry standard for drive aisles for 90 degree parking is 24'-0". That width is requested for the westernmost drive aisle in order to align with the drive aisle at the adjacent development to the north. Reduction of width in other drive aisles allowed us to increase landscaping.
2. We maintained min. width of 10'-0" where possible, but reduced width in several areas to provide several additional parking stalls. Minimum area of 200 S.F. in parking islands exceeded.
3. Based on South and North Tenants being endcaps, they request that signage be allowed on two sides of building.

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

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

Signature: J. A. [Signature] Date: 2/12/15

Printed Name: Jeff Slavish

Current Zoning on Property _____ Present Use _____

Notes

FINDINGS OF FACT

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

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

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

It's not a function of difficulty or the inability to conform to the regulations but an effort to make certain elements of this redevelopment align with elements of the adjacent development for ease of cross circulation and safer flow of vehicles within the shopping center. The requested reduction of drive aisle width from 26'-0" to 25'-0" and 24'-0" meets the standards for 90 degree parking.

Based on the building design and location on site, being able to put signage on the North, West and South sides of building seems logical for building aesthetics and tenant visibility.

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

Not applicable.

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

Please refer to response to Paragraph A. above.

FINDINGS OF FACT (CONTINUED)

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

Please refer to response to Paragraph A.

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

The requested Variances do not offer any financial gain to Ownership.

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

The requested Variance, particularly the one that reduces the west drive aisle width to 24'-0", actually eliminates the potential for cross circulation issues between this property and the one to the north by aligning the drive aisles. Neither request for Variance creates a detriment to the public, this property or adjacent properties.

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

The requesting Variances are minor and insignificant in the grand scheme of trying to create a project that adds character to a significant intersection in the Village.

FINDINGS OF FACT (Continued)

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

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

Not applicable. The requested Variances do not effect height or mass regulations.

2. Substantially increase the congestion of the public streets.

Not applicable.

3. Increase the danger of fire.

Not applicable.

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

Not applicable.

5. Endanger the public safety.

Not applicable.

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

Not applicable. The proposed redevelopment will enhance the north end of Tinley Park Plaza and complement the adjacent property to the north.