

## AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

June 2, 2016 – 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 May 19, 2016 Regular Meeting

#### Item #1 PUBLIC HEARING

#### AT&T AT HOLLYWOOD CASINO AMPHITHEATRE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT

Consider a proposal from Brigette Gillis of AT&T, on behalf of Live Nation, for a Special Use Permit for a Personal Wireless Service Facility in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed Special Use Permit will allow the Petitioner to maintain three (3) cellular antennas on the structure at a height of forty-eight feet (48') and utilize a temporary mobile equipment cabinet on site during the event season.

#### Item #2 PUBLIC HEARING

#### 7-ELEVEN – 7601 159<br/>th STREET – SITE PLAN APPROVAL & SPECIAL USE PERMIT

Consider a proposal from John Chatwin of 7-Eleven, Inc., for Site Plan Approval and a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District. The Applicant is proposing an expansion of the existing fuel canopy to accommodate four (4) additional fueling dispensers. The proposed Special Use Permit is required to in order to continue operating the existing automobile service station since the existing Special Use Permit (Ordinance 85-O-028) will expire automatically if there is a change of use from the originally approved use (per Section X.J.6.a. of the Zoning Ordinance).

# Item #3BAILEY'S BAR & GRILL – 17731 OAK PARK AVENUE – VARIATION FOR A<br/>GROUND SIGN WITHIN THE LEGACY DISTRICT (New Item)

Consider a proposal from Ronald Bailey, on behalf of Bailey's Bar & Grill, for the following Variations concerning ground signage on an existing site located at 17731 Oak Park Avenue, Tinley Park, Illinois:

- 1. A one foot, six-inch (1'6") Variation from the required setback from the south property line;
- 2. A one foot, six-inch (1'6") Variation from the required setback from the entry/access drive (to the north of the proposed sign); and
- 3. A nine foot (9') Variation from the required setback from the west property line.

All of which constitute Variations from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance, where a "Monument – Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

#### Item #4 THE ATTIC DOOR – 17424 OAK PARK AVENUE – VARIATION FOR A GROUND SIGN WITHIN THE LEGACY DISTRICT (New Item)

Consider a proposal from Wade Randolph of Effective Signs, on behalf of The Attic Door, for the following Variation concerning ground signage on an existing site located at 17424 Oak Park Avenue, Tinley Park, Illinois:

1. A nine foot (9') Variation from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance, where a "Monument – Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

Good of the Order Receive Comments from the Public Adjourn Meeting



#### MINUTES OF THE PLAN COMMISSION

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

#### MAY 19, 2016

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 19, 2016 at 7:30 p.m.

#### **ROLL CALL**

Plan Commissioners:	Kevin Bergthold
	Anthony Janowski
	Lori Kappel
	Peter Kroner
	Mark Moylan
	Ken Shaw
	Tim Stanton
	Ed Matushek III, Chairman
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director
6	Stephanie Kisler, Planner I
	Patrick Connelly, Village Attorney
	Debra Kotas, Commission Secretary

#### CALL TO ORDER

Plan Commission Chairman Matushek called to order the regular meeting of the Plan Commission for May 19, 2016 at 7:30 p.m.

#### **APPROVAL OF MINUTES**

A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER STANTON to approve the minutes of the May 5, 2016 meeting of the Plan Commission as presented. PLAN COMMISSION CHAIRMAN MATUSHEK 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 MAY 19, 2016 MEETING

#### ITEM #1: <u>PUBLIC HEARING</u> HILTI NORTH AMERICA – 18475 THOMPSON COURT – SPECIAL USE PERMIT

Consider a proposal from Blake Brown, on behalf of Hilti North America, for a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) in the ORI Zoning District in leased space at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial Planned Unit Development) Zoning District in the Hickory Creek Planned Unit Development.

Present were the following:

Plan Commissioners:	Kevin Bergthold
	Anthony Janowski
	Lori Kappel
	Peter Kroner
	Mark Moylan
	Ken Shaw
	Tim Stanton
	Ed Matushek III, Chairman
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director
	Stephanie Kisler, Planner I
	Patrick Connelly, Village Attorney
	Debra Kotas, Commission Secretary
Guest:	Brandon Pollard, Sr. Regional Manager, Hilti North America

At 7:31 p.m., a motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER MOYLAN to open the Public Hearing. CHAIRMAN MATUSHEK requested 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.

STEPHANIE KISLER, Planner I, presented the updated Staff Report regarding the Applicant's request for a Special Use Permit for the property located at 18475 Thompson Court, Suite C, within the Hickory Creek Planned Unit Development (PUD). She reported the Special Use Permit is for the use warehousing, wholesale and/or distribution and a similar and compatible use, the service and repair of small hand tools, whose overall business function is stated as the retail and wholesale sale, demonstration, service, warehousing and distribution of fastening systems, booster, fasteners and related construction items, construction chemicals that are pre-packaged for retail sale, and small hand tool repairs. She stated there are no open items from the Staff's perspective; however, the Plan Commission is able to place concerns or conditions upon approval, if they choose.

Ms. Kisler proceeded to review the following Findings of Fact relating to the Special Use:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - The Special Use is generally compatible with other uses in the same building and within the surrounding area. This PUD allows for warehouse-type uses so it is in character with the PUD.
- 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;
  - All business will be conducted within the building. The Special Use will not substantially diminish or impair property values because it will occupy a tenant space that has been vacant and the tenant will abide by Village ordinances and codes.
- 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;
  - It is already improved and the proposed Special Use and will be conducted wholly within the tenant space leased to the Applicant. The building already exists and the Applicant will only be making interior with the only exterior modification being the awning.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - Adequate utilities were provided when it was constructed in 2003. There aren't any changes proposed to the existing utilities, roads, drainage, or other infrastructure at or near the site. The delivery schedule is anticipated to be once a day and the hours of operation are limited to 7:30am 4:30pm Monday through Friday, with no hours on the weekend. The customer base is typically destination-driven.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
  - The site has forty-two (42) parking stalls that are shared between the three (3) tenant spaces, which meet the intent of the Village's standards for off-street parking. The Special Use will not hold classes like the other tenants of the building. The Special Use will operate at hours that rarely overlap with the hours of the two (2) other tenants 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 Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - The Applicant has indicated that they will meet all other Village ordinances and codes.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The Special Use will contribute to economic development within the Village because it will occupy a vacant tenant space and provide goods and services that are not offered elsewhere within the vicinity of the site. The nearest Hilti North America locations are in downtown Chicago and in Elmhurst.

MS. KISLER showed photographs of the building and surrounding area including surrounding zoning. She showed photographs of the space that will be occupied by Hilti and the other existing tenants within the building. She noted the substantial amount of landscape on the site. She reviewed the proposed signage that includes two (2) wall signs, reporting they meet the current sign regulation within the Ordinance requirements.

COMMISSIONER KRONER inquired if there will be any gases or contaminates on the premises. BRANDON POLLARD, representing Hilti, stated any liquids are packaged retail products. Noting the awning that will be located over the Hilti space, COMMISSIONER KRONER recommended the other tenants also have an awning above their space in order to maintain a consistent look. MS. KISLER concurred that is a valid aesthetic concern, however, there is nothing indicated in the Code that the building owner be required to have these installed. She agreed to discuss it with the building owner.

COMMISSIONER SHAW requested clarification in the Findings of Fact regarding the hours of operation using the term "limited" hours of 7:30 a.m.-4:30 p.m. MS. KISLER reported the Petitioner limited the hours not Staff. She explained as a condition of a special use certain hours can be mandated. COMMISSIONER SHAW stated he wished to clarify the language in the Findings of Fact vs. placing any special conditions.

CHAIRMAN MATUSHEK requested the Applicant clarify their average traffic expectations. MR. POLLARD reported they typically have 15-25 customers per day within their daily hours of operation, therefore not much traffic is expected, with the parking lot providing sufficient parking.

CHAIRMAN MATUSHEK reported he and other Commissioners have visited the site and are pleased with the landscaping. He stated the Applicant has been a good corporate citizen in their other locations and believes their business will be a good addition and benefit to the Village. He welcomed Hilti to Tinley Park and wished them the best of success.

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER JANOWSKI to recommend the Village Board grant the Applicant, Blake Brown of Hilti North America, a Special Use Permit to operate a business involving retail and wholesale, incidental to a principal use (warehousing, wholesale, and/or distribution) and a similar and compatible use (service and repair of small hand tools) at 18475 Thompson Court, Suite C in the ORI PD (Office and Restricted Industrial Planned Unit Development) Zoning District and the Hickory Creek Planned Unit Development and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting. The Motion was seconded by COMMISSIONER KRONER.

- AYE: Plan Commissioners Kevin Bergthold, Anthony Janowski, Lori Kappel, Peter Kroner, Mark Moylan, Ken Shaw, Tim Stanton, and Chairman Ed Matushek
- NAY: None
- ABSENT: None

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

MS. KISLER reported this will be presented over two (2) meetings before the Village Board for final approval and adoption.

A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER SHAW to close the Public Hearing at 7:49 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK 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 MAY 19, 2016 MEETING

# ITEM #2: AT&T AT HOLLYWOOD CASINO AMPHITEATRE – 19100 RIDGELAND AVENUE – SPECIAL USE PERMIT

Consider a proposal from Brigette Gillis of AT&T, on behalf of Live Nation, for a Special Use Permit for Personal Wireless Service Facility in the ORI PD (Office and Restricted Industrial, Planned Unit Development) Zoning District. The proposed Special Use Permit will allow the Petitioner to install three (3) cellular antennas on the structure at a height of forty-eight feet (48') and utilize a temporary mobile equipment cabinet on site during the event season.

Present were the following:

Plan Commissioners:	Kevin Bergthold
	Anthony Janowski
	Lori Kappel
	Peter Kroner
	Mark Moylan
	Ken Shaw
	Tim Stanton
	Ed Matushek III, Chairman
Village Officials and Staff:	Paula Wallrich, Interim Community Development Director
	Stephanie Kisler, Planner I
	Patrick Connelly, Village Attorney
	Debra Kotas, Commission Secretary
Guest:	Brigette Gillis, AT&T on behalf of Live Nation

Referencing the Village's Code of Ethics, COMMISSIONER STANTON reported he was a former employee of AT&T and following discussion with the Village Attorney elected to refrain from participating in any conversation and deliberation and abstain from any vote taken regarding this item.

CHAIRMAN MATUSHEK introduced the request from AT&T for a Special Use permit as noted above. He requested Staff make the initial presentation.

PAULA WALLRICH, Interim Community Development Director, presented the Staff Report. She reported AT&T has provided six (6) years of cellular service at the Amphitheater that typically sees 28,000 visitors annually. She explained for years a temporary trailer was used with an antenna on the trailer, referred to as a COW (Cell On Wheels), however, recently, the antenna was mounted on structure of the amphitheater and the operating equipment brought in on a trailer. She explained the Village previously issued a temporary use permit, however, once the antenna ere permanently mounted, it requires a Special Use Permit.

MS. WALLRICH reviewed photographs of the site and surrounding area including surrounding zoning. She explained the property is in a floodplain, however, in working with Engineering and FEMA, it was determined that since the trailer is temporary and mobile it is an exclusion on impact to the floodplain in the area. She showed a photograph of

the existing antenna noting it is less than the height of the structure and painted the same color as the structure. She noted there should be minimal impact on the residential area since the antenna is not visible. She showed the location of the trailer reporting there are plans to erect a temporary fence around it to provide additional screening for the entertainers. She explained after the concert season, the COW and fencing will be removed then returned again when the season begins in May of the following year.

MS. WALLRICH reported there was only one (1) open item at the time of the writing of the Staff Report, however, this has been resolved. She explained as part of the review process, comments are requested from other Village Departments. She reported the Police Department has experienced problems with their cellular transmission on laptops due to being on the Verizon network; however, the police radios work fine. She expects these transmission problems will be resolved reporting additional cellular antennas in the area are being requested from other carriers.

In conclusion, MS. WALLRICH explained in addition to approving the permanent installation of the antenna, Staff is also recommending the Plan Commission approve the annual use of trailer every year during the six-month event season as part of the Special Use Permit.

CHAIRMAN MATUSHEK requested confirmation that the antenna will not be increasing in height. MS. WALLRICH reported the height of the antenna will remain the same and the color will remain the same as the structure.

COMMISSIONER MOYLAN commented this is a great location for a cell tower since there are no surrounding residences. He inquired about making the antenna taller for cohabitation by other carriers. MS. WALLRICH reported the owners of the Amphitheatre would have control over this and have most likely been approached by other carriers.

COMMISSIONER JANOWSKI requested clarification regarding the Special Use. MS. WALLRICH explained it is no longer a temporary use since it is a permanent antenna attached to the structure despite the trailer being temporary. He also requested clarification regarding the temporary wood fencing being added around the COW. BRIGETTE GILLIS of AT&T reported the property owner is requesting the additional fencing in order to provide a better aesthetic for the entertainers and staff. The Property owners requested the fencing.

There being no further questions or comments from Commissioners, CHAIRMAN MATUSHEK reported this will be presented for a Public Hearing at the June 2, 2016 meeting of the Plan Commission.

#### TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

#### FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

#### SUBJECT: MINUTES OF THE MAY 19, 2016 MEETING

### ITEM #3: 7-ELEVEN – 7601 159<sup>th</sup> STREET – SITE PLAN APPROVAL AND SPECIAL USE PERMIT

Consider a proposal from John Chatwin of 7-Eleven, Inc. for Site Plan Approval and a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District. The Applicant is proposing an expansion of the existing fuel canopy to accommodate four (4) additional fueling dispensers. The proposed Special Use Permit is required in order to continue operating the existing automobile service station since the existing Special Use Permit (Ordinance 85-O-028) will expire automatically if there is a change of use from the originally approved use (per Section X.J.6.a. of the Zoning Ordinance).

Present were the following:

Plan Commissioners:	Kevin Bergthold Anthony Janowski Lori Kappel Peter Kroner Mark Moylan Ken Shaw Tim Stanton
Village Officials and Staff:	Ed Matushek III, Chairman Paula Wallrich, Interim Community Development Director Stephanie Kisler, Planner I Patrick Connelly, Village Attorney Debra Kotas, Commission Secretary
Guest:	John Chatwin, 7-Eleven Inc. Tim Kratz, Project Manager, Sevan Multi-Site Solutions

CHAIRMAN MATUSHEK acknowledged the Petitioner and reviewed the request for Site Plan Approval and a Special Use Permit as noted above. He requested Staff make the initial presentation.

STEPHANIE KISLER, Planner, presented the Staff Report regarding the request from 7-Eleven located at 7601 159<sup>th</sup> Street for Site Plan Approval and a Special Use Permit. She showed a rendering of the proposed changes to the existing site noting the existing convenience store, proposed canopy footprint and area of the underground tanks. She noted the closing of the northeastern most curb cut that will be replaced with landscape and sidewalk. She explained it needs Site Plan Approval due to the expanding canopy footprint. Because the use is also being changed significantly with addition of four (4) more fueling stations (for a total of eight (8) fueling stations), she further explained it is being presented in conjunction with a Special Use Permit.

MS. KISLER reviewed the site plan including official dimensions, and surrounding zoning that includes some residential to the south and commercial around the east, west, and north sides. She noted the area of the existing canopy with the four (4) existing fuel pumps and the proposed canopy showing the new configuration having a total of eight (8) fueling stations. She reviewed the landscape plan reporting it meets the intent of the Landscape Ordinance given this is

an existing site. She reviewed proposed signage plans noting the monument sign was previously lowered into compliance a few years ago. She reviewed the photometric plan reporting no light spillage onto the nearby residential area. She reported the store manager is very concerned about having a nice site and has been very good about working with the Village in order to remain in compliance.

MS. KISLER reported only one (1) open item regarding the route for the fuel truck and ensuring it will not travel through the Brementowne residential area. She reported the Applicant provided Staff a diagram showing the various patterns of movement proving the truck can maneuver south on 76<sup>th</sup> Avenue when entering from 159<sup>th</sup> Street rather than traveling north on 76<sup>th</sup> Avenue through the neighborhood.

COMMISSIONER MOYLAN thanked the Applicant for removing the entrance on the northeast corner and adding landscape but also suggested a right-in-right-out onto 159<sup>th</sup> Street to prohibit cars from turning left onto 159<sup>th</sup> Street. MS. KISLER reported the Illinois Department of Transportation (IDOT) has responsibility for 159<sup>th</sup> Street, further explaining a right-in-right-out would need to be mountable to ensure trucks and fire equipment could maneuver. She referenced the right-in-right-out 'pork chop' that was used at the Great Escape site that allows for vehicles to be able to drive over it if necessary. COMMISSIONER MOYLAN subsequently suggested a "no left turn" sign. COMMISSIONER KRONER inquired who could install a sign. MS. WALLRICH further explained any sign would be regulated by IDOT; therefore, permission would be required from IDOT.

COMMISSIONER JANOWSKI expressed concerns regarding glare from vehicle headlights onto the second floor of the nearby residential townhomes since the fueling pumps are now facing north-south under the proposed new canopy plan. MS. KISLER reported there is a six foot (6') wood privacy fence and also screening landscape. TIM KRATZ, Project Manager, Sevan Multi-Site Solutions, indicated automobile headlights are typically angled downward and therefore should not shine directly into a second story window. JOHN CHATWIN of 7-Eleven Inc. reported the new lighting will be LED that is environmentally conscious with light shining downward and recessed into the canopy. COMMISSIONER JANOWSKI requested these concerns be discussed with their landscape architect.

COMMISSIONER SHAW inquired if the underground tanks are being replaced. MR. CHATWIN reported the existing tanks are thirty (30) years old and have reached their end of life. COMMISSIONER SHAW inquired if there will be any impact to the site and convenience store during the remodel. MR. KRATZ reported the tank replacement process will take approximately five (5) weeks. He added there will be a substantial amount of equipment; however, temporary security fencing will surround the site. He stated the convenience store will remain open during this time with continued hours of 24 hours per day/365 days per year.

COMMISSIONER KRONER expressed concerns regarding the expansion stating by turning the position of the fueling pumps it will create a traffic hazard onto 159<sup>th</sup> Street if cars are waiting in line to use the pumps with only a 22' distance from the canopy to the curb. MR. CHATWIN stated that 22' is sufficient for traffic to flow. MR. KRATZ added the advantage to this layout gives patrons a better circulation to get to other pumps. Using the proposed site diagram, MS. WALLRICH showed ways cars can maneuver to get to another pump to avoid stacking.

A lengthy discussion took place regarding the flow of cars into site. COMMISSIONER MOYLAN noted there is actually a 25' distance from the u-shaped bollard located near the dispenser to the curb. The proposed configuration of an angled canopy and pumps was discussed. MR. KRATZ indicated this would require a wider footprint for the canopy and result in a stacking problem for the cars.

MS. KISLER suggested the Applicant provide an analysis of their other stations that show a similar scenario, as well as provide an analysis showing potential stacking at the proposed fuel canopy. She also suggested investigating maximizing the widths on either side of the proposed fuel canopy.

COMMISSIONER JANOWSKI suggested modifying the apron on 159<sup>th</sup> Street due to runoff from rear tires going over the curb. MS. KISLER suggested the use of an additional one foot (1<sup>2</sup>) brick paver blocks for a wider radius exiting the

site. MR. KRATZ reported they have completed their application for permit determination with IDOT. COMMISSIONER KRONER suggested the Applicant also revise their application to include a request for a no left turn sign.

COMMISSIONER STANTON inquired if there are security cameras on the site. MR. CHATWIN stated there are cameras inside the convenience store, however, not at the fuel island. Agreeing with security concerns, MR. CHATWIN will request installation of cameras for the islands.

COMMISSIONER KAPPEL noted the Zoning Ordinance indicates a minimum distance for two-way traffic is 26'. MR. KRATZ stated the required distance is deficient; however, they are working with existing conditions in order to maximize the space available. Due to varying dimensions being reported, COMMISSIONER KRONER requested accuracy from both Staff and the Petitioner regarding exact dimensions for future discussion.

CHAIRMAN MATUSHEK encouraged each of the Commissioners make a site visit to the site and to other sites in the area. He requested exact dimensions be provided by Staff and Petitioner. He indicated this item will proceed to Public Hearing on June 2, 2016.

#### POINT OF ORDER

COMMISSIONER SHAW expressed concerns regarding interpretation of the Village Plan Commission Ordinance and gaps in the Comprehensive Plan. He suggested a workshop be held to provide clarification and review the intent of the Ordinance. CHAIRMAN MATUSHEK agreed that a special workshop can be held if there is sufficient interest among the Commissioners. He added there is sufficient communication between the Plan Commission and Planning Department with the Village Board, including information on the Village website.

#### ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MOYLAN seconded by COMMISSIONER JANOWSKI to adjourn the regular meeting of the Plan Commission of May 19, 2016 at 9:26 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.



Applicant Brigette M. Gillis, AT&T on behalf of Live Nation

Property Location 19100 Ridgeland Avenue

Parcel Size 40 <u>+</u> Acres

<mark>Zoning</mark> ORI PUD

#### Approval Sought

Special Use Permit for a Personal Wireless Facility

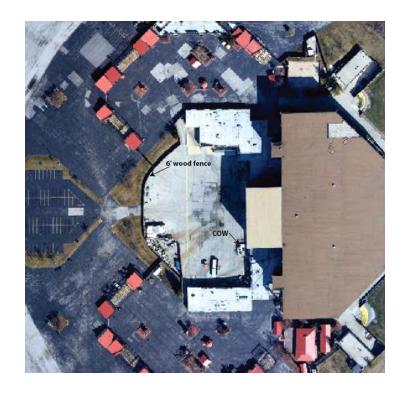
#### **Project Planner**

Paula J. Wallrich, AICP Interim Community Development Director

# PLAN COMMISSION STAFF REPORT June 2, 2016

AT&T at Hollywood Casino Amphitheatre – Special Use Permit 19100 Ridgeland Avenue CHANGES NOTED IN RED

## **EXECUTIVE SUMMARY**



Brigette M. Gillis, Senior Specialist for AT&T, on behalf of Live Nation, property owner of 19100 Ridgeland Avenue, is requesting a Special Use Permit for a Personal Wireless Service Facility. AT&T has provided cellular service for the Amphitheatre since 2011. Until recently, they utilized a COW (Cell On Wheels) to provide this service. A COW typically contains an antenna and operating equipment on a trailer so that the system is considered mobile and temporary.

AT&T permanently installed antennas on the amphitheater structure approximately two years ago allowing them greater height for the antenna and thus improvement of the quality of service. The associated equipment cabinet remained temporary on the trailer and was brought to the site every concert season. The Village historically recognized the COW as temporary and permitted it in this fashion until the antennas were permanently attached to the Amphitheatre structure. As a permanent installation a Special Use is required. As part or the Special Use review Staff is recommending the Commission also recognize the continued temporary nature of the equipment cabinet which is mounted on the trailer (COW).

OPEN ITEM			SUGGESTED RESOLUTION		
1.	<b>e</b> 1			poor	Discuss with Applicant's RF engineer.
	reception for Village Po	olice Equipme	ent.		Satisfied

#### BACKGROUND

The subject property is home to one of the largest outdoor music venues in the Chicago area, known as the *Hollywood Casino Amphitheatre*. The Amphitheatre has been an outdoor performance center since 1990 when it opened as the "World Music Theater" and has seating capacity for up to 28,000 spectators. Over the past six (6) years, AT&T has been operating a temporary Cell On Wheels (COW) at the facility to address the increased cellular needs of their customers during musical events. The Village has issued annual Temporary Use permits for the COW and antennas during the event season. Recently, AT&T installed the antennas permanently on the amphitheater structure rather than taking them down at the end of each season when the COW left the site. Currently the venue is still utilizing a COW with equipment mounted on a trailer with wheels that connects to the antennas. The COW is brought in at the beginning of the concert season and removed from the site at the conclusion of concert season, so the AT&T cellular service for the amphitheater is only turned on during concert season.

Since the antennas are now permanently installed, a Special Use Permit is required despite being only operational while the COW/trailer is in place (May – October). The antennas are affixed to a support column of the Amphitheatre at an elevation of 48', at the rear of the structure and the COW is housed in the service area behind the performance stage. Neither the antennas nor the COW are readily visible from public rights-of-way or public attendance areas. In fact, the property owner is constructing a temporary fence around the COW to screen it from the utility area behind the performance stage.

AT&T has stated that cell use exceeds customary usage during performances; therefore the antennas serve to 'boost' the service of AT&T users during these times. These antennas also serve as a benefit to AT&T customers within the immediate area of the amphitheater or to those customers traveling through the area.

#### **EXISTING SITE**

The Hollywood Casino Amphitheatre encompasses approximately 40 acres. The property has been developed with large expanses of parking, а performance stage, seating and associated office and service uses. The majority of the site was originally located in а floodplain. Bv ordinance. storage/construction/buildings the 100-year in floodplain are not allowed unless compensatory storage is provided and a 'Letter of Map Revision' (LOMR) is received. FEMA (Federal Emergency Management Agency) issued a LOMR in 1991 after construction of the outdoor Amphitheatre and associated improvements. which raised the structure above the base flood



elevation. No further impact to the floodplain will result from the proposed improvements contemplated under the Special Use.

#### COMPLIANCE WITH THE COMPREHENSIVE PLAN

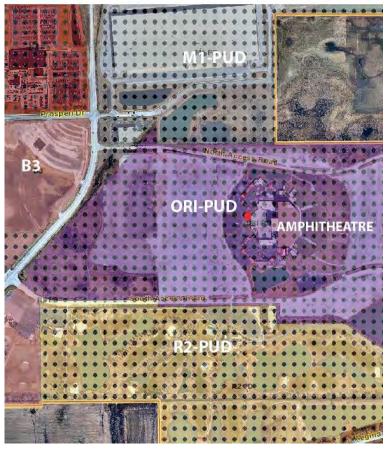
The Village of Tinley Park Comprehensive Plan (2000) identifies this site as commercial; therefore, the proposed development is in accord with the Village's Comprehensive Plan.

#### **ZONING & NEARBY LAND USES**

The subject parcel is zoned ORI-PUD. Priority locations for cellular facilities are to locate on an existing freestanding tower on Villageowned property, which are considered a Permitted Uses. If that is not possible, then locating on a new tower structure on Villageowned property as a Special Use is the second priority location. If Village-owned property is not available, then a Special Use Permit is required for locating on property 1) owned by a municipal body or district; 2) within the M-1 District and not within 1,000 of a residential zoning district; or 3) affixed to an existing structure within a non-residential or nonhistoric District.

Since there is no Village-owned property that would serve the same purpose as the subject property and the Amphitheatre is located within a non-residential district that is not a Historic District, the antenna may be approved at this location as a Special Use.

The Applicant has provided Findings of Fact that will be considered as part of the Special Use request. Staff will provide findings as part of the Public Hearing.



#### **GENERAL SITE PLAN REVIEW**

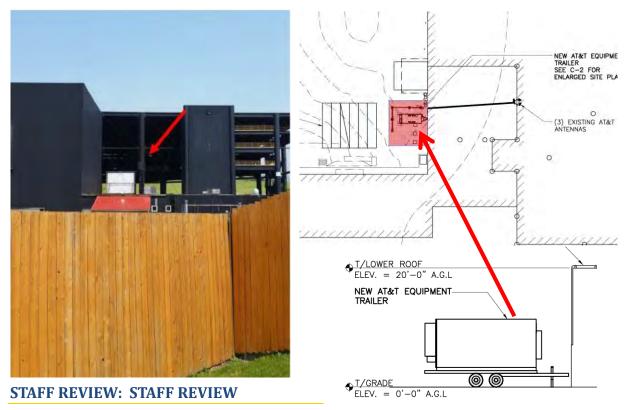
The Applicant has installed three (3) permanent antennas on one of the roof supports at an elevation of 48' A.G.L.; the top of the Amphitheatre roof structure is 86' A.G.L. The antennas are 6' x 2.4' in size (14.25 SF) and are painted to blend in with the support beam. The equipment cabinet is approximately 8.5' and sits on a trailer that is two feet off the ground.

The Cell On Wheels (COW) or equipment trailer is proposed to be located immediately west of the stage behind a temporary fence in a 25' x 20' lease area. The COW is screened from public view with a 6' temporary wood fence enclosing the service area. The equipment trailer is 8'6" wide and 19'7" in length and is parked in this location



#### AT&T/Live Nation – 19100 Ridgeland Avenue

throughout the event season, which generally runs between May and October. There is no lighting or signage proposed for the antenna or the COW.



#### Building Department: A structural analysis has

been provided, which indicates the existing antenna mount is **adequate** to support the existing installation for the installed antennas. The full analysis is attached for the Commission's reference.

<u>Engineering/Public Works Department:</u> The Village Engineer stated there were no engineering issues provided the structure that housed the equipment was mobile and removed within 180 days from its installation. Staff recommends the Commission consider this as a condition of the Special Use Permit if it is approved.

<u>Police Department:</u> The Police Department noted that they have experienced poor reception at the Amphitheatre. I Staff has requested the Applicant to assist the Police with this issue and will report on the issue at the Plan Commission meeting. **The concerns of the Police have been resolved.** 

Fire Department: No issues were reported.

#### **FINDINGS OF FACT**

The Applicant's Findings of Fact are attached to the Staff Report for the Special Use Permit and should be reviewed and made part of the official minutes. Staff has provided the following findings for the Plan Commission's consideration. Upon conclusion of Public Hearing testimony the Commission may accept the following findings as part of the record with any revisions they deem appropriate.

A Special Use Permit to allow for the maintenance of three (3) cellular antennas on the Hollywood Casino Amphiteatre structure at a height of forty-eight feet (48') and utilize a

temporary mobile equipment cabinet on site during the event season for property located at 19100 Ridgeland Ave.

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 presence of the three (3) antenna at a height of 45' on the existing structure will have negligable impact on the public health, safety, morals, comfort, or general welfare due to the size of the antenna and the fact that they are painted to match the structure; they are therefore relatively innocuous in appearance. The presence of the Cell On Wheels (COW) will also not be detrimental to public health, safety, morals, comfort, or general welfare because it is temporary in nature and will be screened by a wooden fence.

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

The antennae will blend with the color of the Amphitheatre structure and the COW will be screened with a wooden fence.

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 portions of the surrounding area that is undeveloped will not be negatively impacted by the presence of the antennae for the reasons stated above nor with the presence of the COW impact future development since it is temporary in nature and screened by a wooden fence.

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

The proposed uses do not require any special access road or drainage consideration since the antennae are mounted on a structure and the COW is temporary.

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 has already been addressed for the use of the Amphitheatre use; the antennae and COW will not increase ingress or egress needs.

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. *No variations are requested as part of this Special Use.* 

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

The approval of the Special Use will address the increased cellular needs of the AT&T customers during the event season at the Amphitheater.

#### **MOTION TO CONSIDER**

If the Plan Commission wishes to take action, an appropriate wording of the motion (written in the affirmative) would read:

"...make a motion to recommend to the Village Board the granting of a Special Use Permit for the Hollywood Casino Amphitheatre on behalf of Live Nation, for the property located at 19100 Ridgeland Avenue, to allow for the continued maintenance of three (3) antennae mounted on the existing structure at a height of 45' and the continued use of the Cell On Wheels (COW) on a temporary basis during the event season not to extend beyond 180 days.

#### LIST OF REVIEWED PLANS

#### AT&T COW Live Nation – 19100 Ridgeland Avenue LIST OF SUBMITTED PLANS April 14, 2016

	Submitted Sheet Name	Prepared By	Date On Sheet
T-1	Title Sheet	FEC	04-11-2016
SS 1	Site Survey	FEC	12-17-2015
SS 2	Site Survey	FEC	12-17-2015
C-1	Site Plan	FEC	04-11-2016
C-2	Enlarged Site Plan	FEC	04-11-2016
C-3	Site Elevation	FEC	04-11-2016
C-4	Antenna Plans	FEC	04-11-2016
	Structural Assessment Letter	FEC	04-08-2016
SK-1	Mount Analysis 3D Render	FEC	04-08-2016
SK-2	Mount Analysis Member Label	FEC	04-08-2016
SK-3	Mount Analysis Shape	FEC	not listed
SK-4	Mount Analysis Nodes	FEC	not listed
SK-5	Mount Analysis Dead Lode	FEC	04-08-2016
SK-6	Mount Analysis Wind Lode (Z-Direction)	FEC	04-08-2016
SK-7	Mount Analysis Wind Lode (X-Direction)	FEC	04-08-2016
SK-8	Mount Analysis Ice Lode	FEC	04-08-2016
SK-9	Mount Analysis Wind Lode With Ice (Z-Direction)	FEC	04-08-2016
SK-10	Mount Analysis Wind Lode with Ice (X-Direction)	FEC	04-08-2016
Page 1	Mount Analysis	RISA	04-08-2016
Page 2	Mount Analysis	RISA	04-08-2016
Page 3	Mount Analysis	RISA	04-08-2016
	Mounting Bands/Bolts	FEC	04-08-2016
	Mounting Bands/Bolts	FEC	04-08-2016
	Combined Tension and Shear in Bearing-Type Connections	FEC	04-08-2016
	Multi-Band Bi-Sector Array	CCI	02-11-2016

FEC Fullerton Engineering Consultants

CCI CCI Products

RISA

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

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

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



Applicant John Chatwin, 7-Eleven, Inc.

Property Location 7601 159<sup>th</sup> Street

PIN 27-24-101-009-0000

Building Size 2,850 SF <u>+</u>

Parcel Size 0.7 ac <u>+</u>

**Zoning** B-3 (General Business and Commercial)

Approval Sought

Site Plan Approval and Special Use Permit

#### **Requested Action**

Conduct a Public Hearing and vote on approving the Site Plan and recommending the approval of a Special Use Permit to the Village Board

**Project Planner** 

Stephanie Kisler, Planner I

# **PLAN COMMISSION STAFF REPORT**

June 2, 2016

## **7-Eleven – Site Plan Approval & Special Use Permit** 7601 159<sup>th</sup> Street



Rendering of the Proposed Fuel Canopy Expansion

#### **EXECUTIVE SUMMARY**

The Applicant, John Chatwin of 7-Eleven, Inc., is seeking Site Plan Approval and a Special Use Permit to allow for the expansion of the existing fuel canopy at the 7-Eleven facility located at 7601 159<sup>th</sup> Street.

Site Plan Approval is required for the modifications to the site, which include expansion of the fuel canopy, changes to landscaping, changes to lighting, and closure of the northeast curb cut to 159<sup>th</sup> Street.

Per Section X.J.6.a. of the Zoning Ordinance, a Special Use Permit (SUP) is required to alter the uses permitted under the existing Special Use Permit (Ordinance 85-O-028). The Applicant is proposing to expand the existing use by adding four (4) additional fueling stations.

**UPDATES FROM THE 5/19/2016 STAFF REPORT ARE IN RED** 

#### **SUMMARY OF OPEN ITEMS**

Open Items from Staff	Possible Solution
#1: Revise the fueling truck's route to the site to eliminate traversing a residential neighborhood.	Applicant will need to verify that the fueling truck is not traveling through the residential neighborhood. Resolved: The Applicant provided analysis showing that the fueling truck is able to access the site by using 159 <sup>th</sup> Street to 76 <sup>th</sup> Avenue and entering the southeast curb cut. The analysis indicates that the fueling truck will not be entering the site by coming through the residential neighborhood to the south of the site.

Open Items from the Plan Commission (5/19)	Possible Solution
#1: The Plan Commission was concerned about the width of the stacking area north of the canopy and questioned if 22' was sufficient for two-way traffic flow in addition to stacking at the fuel canopy.	The Applicant has provided changes to the Site Plan (see Sheet C1.20). On the north side of the proposed fuel canopy, the width is now 26.6' from the u-shaped bollard to the edge of the curb. On the south side of the proposed fuel canopy, the width is now 28' from the u-shaped bollard to the edge of the curb. In addition to shifting the proposed fuel canopy, the Applicant has added a yellow double- striped line at the northwest curb cut entry to encourage traffic flow to maintain movement to the south side of the fuel canopy. Furthermore, the Applicant has provided a mock up of stacking at the fuel pumps (see Sheet C1.23).
#2: The Plan Commission was concerned about the need for security cameras for the fuel canopy area.	The Applicant has provided security cameras on the convenience store building that face north toward the fuel canopy (see Sheet C1.20).
#3: The Plan Commission was concerned about the headlights from vehicles at the easternmost fueling stations being directed toward the residential property to the south without a tall buffer for the second story window.	The Applicant will discuss this at the Plan Commission meeting. Staff did not find that this concern was addressed within the revised plans.
#4: The Plan Commission was concerned about the need for a no left turn or right-in-right-out at the northwest curb cut.	The Applicant has stated that they attempted to contact IDOT to discuss this but has not had a response back as of the date of this report. The Applicant will discuss this at the Public Hearing. The Village Engineer has stated that the Applicant is able to install signage for "right turn only" within their property lines; however, this cannot be enforced unless IDOT regulates it as an official "right turn only". Conversations with the Village Engineer indicate that there are no traffic warrants that would indicate restricting the access to a RI/RO; additionally the Village Engineer recognizes the elimination of the east entrance at 159 <sup>th</sup> Street as a significant improvement to the safety and circulation within the site.
#5: The Plan Commission was concerned about possibly expanding the width of the northwest curb cut to accommodate wider right turns out of the site.	The Applicant has reached out to IDOT to discuss the possible alteration of the curb cut and has not heard back as of the date of the report. The Applicant will discuss this at the Plan Commission meeting. The Village Engineer has stated that any widening of the access would require an IDOT permit, which may impact the development schedule for the project. She noted that the profile of the curb cut currently meets IDOT standards.

#### **EXISTING SITE**

The property consists of a single parcel 0.7 acres in area with a 2,850 square foot convenience store that was constructed in the mid-1980s. In addition to the convenience store, the site also has a fuel canopy with four (4) fueling stations. The site also contains fourteen (14) striped parking spaces. The site has frontage on 159<sup>th</sup> Street and 76<sup>th</sup> Avenue.

#### **ZONING & NEARBY LAND USES**

The zoning for the subject parcel is B-3 (General Business and Commercial). According to the Village of Tinley Park Zoning Ordinance, the B-3 Zoning District is "designed to accommodate a wide range of specialized commercial uses, including highway-oriented services and commercial types of establishments to serve the needs of motorists. This district is intended to include those uses which would not be compatible in a neighborhood or community-type shopping center."



Nearby land uses include commercial uses to the west, commercial uses within the Village of Orland Park to the north, the Brementowne Mini Mall shopping center to the east, and multi-family residential to the south.

The graphic at the left displays the Village's Zoning Map in the vicinity of the subject property (yellow star). Note that properties north of 159<sup>th</sup> Street are part of the Village of Orland Park and the zoning of those properties is not displayed on the map.

#### **PROPOSED SITE PLAN**

The Applicant proposes to modify the existing 7-Eleven site by expanding the fuel canopy to accommodate a total of eight (8) fueling stations (an increase of four (4) from the existing fuel canopy). The proposed fuel canopy is seventeen feet, six inches (17'6") in height with a width spanning ninety feet (90') long and twenty feet (20') wide.

Additionally, 7-Eleven proposes to complete related site improvements, such as changes to landscaping, lighting, and access to the site by closing an existing curb cut near the intersection of 159<sup>th</sup> Street and 76<sup>th</sup> Avenue.



#### **PROPOSED USE**

The Applicant proposes to continue the operation of an existing automobile service station, which in this case is composed of a convenience store and fuel canopy. 7-Eleven obtained a Special Use Permit in 1985 (Ordinance 85-O-028; included in the meeting packet) for the operation of a convenience store and self-serve gas station in the B-3 Zoning District. According to Section X.J.6.a. of the Zoning Ordinance, a Special Use Permit shall expire automatically if "...there is a change in the use other than necessary maintenance and repair...". Staff considers that the proposed improvements, i.e., adding four (4) additional fueling stations and expanding the existing fuel canopy, represents a change in the intensity of the use and therefore requires a new Special Use Permit.

According to Section II of the Zoning Ordinance, an automobile service station is defined as "any building or premise used for the **dispensing**, **sale**, **or offering for sale**, **at retail**, **of any automobile fuels**, lubricants, tires, batteries and other minor accessories for motor vehicles, and including the customary space for minor repair or servicing, but not including major repairs, overhauling, or body work."

#### PARKING & CIRCULATION

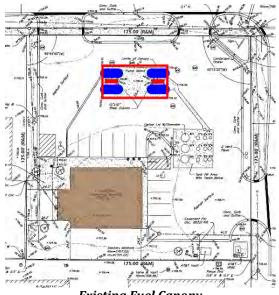
The site has fourteen (14) striped parking stalls, in addition to parking areas adjacent to the fuel dispensers (currently four (4) spaces; proposed to have eight (8) spaces). Staff has provided a table below with the regulations for off-street parking from Section VIII of the Zoning Ordinance.

According to 7-Eleven staff at the site, the convenience store has six (6) employees total, with usually one (1) to three (3) employees working at any given time. Staff does not have the measurement for the gross leasable floor area, but the overall floor area of the convenience store is 2,850 square feet.

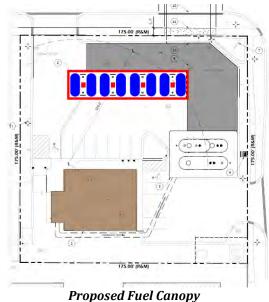
Required Parking for 7-Eleven			
"Automobile Service Station"	"Retail Store"		
(Fuel Canopy)	(Convenience Store)		
one (1) space for each employee, plus three (3) spaces for each grease rack or service stall	one (1) space for each one hundred fifty (150) square feet of gross leasable floor area		
Parking Spaces Required: 3 + 0 = 3	Parking Spaces Required: 2,850 / 150 = <b>19</b>		

In this instance, the Village's Off-Street Parking Regulations require twenty-two (22) parking stalls. When counting the existing parking stalls and the parking areas adjacent to fuel dispensers the site has twenty-two (22) parking spaces. The parking requirements for automobile service stations do not address parking for fuel canopies. The site has existed for over thirty (30) years without parking issues and is in compliance with Village standards for off-street parking.

As for circulation at the site, the new fuel canopy will re-orient the way cars access the fuel dispensing area. Please see the graphics below where the fuel canopy is outlined in red and vehicles at the dispensers are shown in blue. The current fuel canopy (left image) orients vehicles parallel to 159<sup>th</sup> Street. In order to accommodate additional fueling stations, the dispensers are proposed to be turned perpendicular to 159<sup>th</sup> Street (right image). This will allow for better circulation to and from the fueling stations under the canopy. Additionally, the northeast curb cut along 159<sup>th</sup> Street will be removed in order to lessen the potential safety concerns of vehicles entering and exiting the site so close to an intersection.



*Existing Fuel Canopy* (showing vehicle orientation at fuel dispenser)



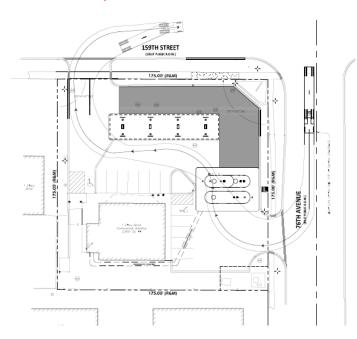
(showing vehicle orientation at fuel dispenser)

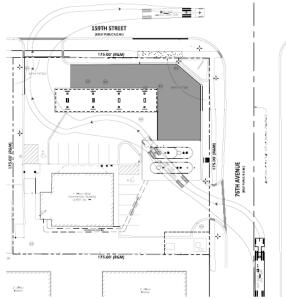
The Applicant has taken into consideration the turning radii required for Village Fire Department vehicles and for gasoline fueling trucks to deliver fuel. Sheet C1.22 (Fueling Truck Site Plan), shown at the right, depicts the path for delivery vehicles to maneuver through the site successfully.

However, this plan shows that the fueling truck is entering the site by coming north through a residential neighborhood on 76<sup>th</sup> Avenue. Staff is working with the Applicant to clarify the full extent of the fueling truck's path to ensure that the truck is not traversing through a residential area to reach the site.

*Open Item #1: Revise the fueling truck's route to the site to eliminate traversing a residential neighborhood.* 

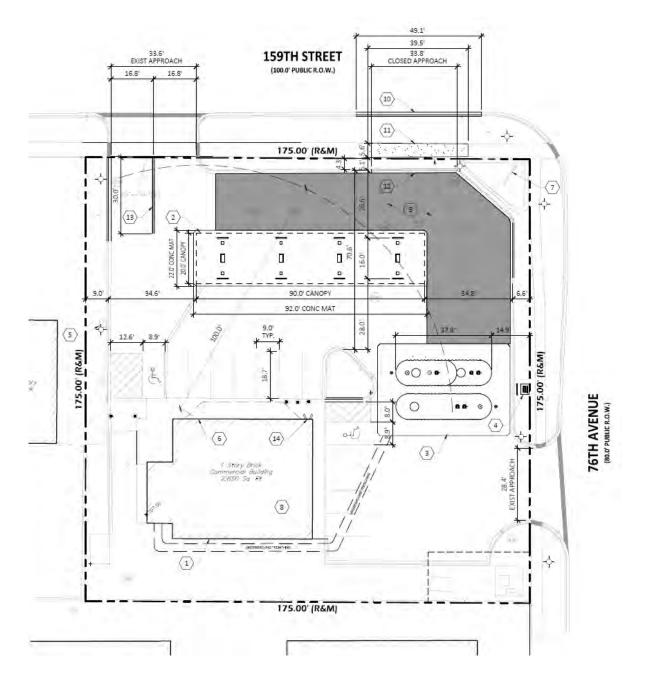
Resolution: The Applicant has provided revised plans (see image below) indicating that the fueling truck is able to access the site by using 159<sup>th</sup> Street to 76<sup>th</sup> Avenue and entering the southeast curb cut. The analysis indicates that the fueling truck will not be entering the site by coming through the residential neighborhood to the south of the site.



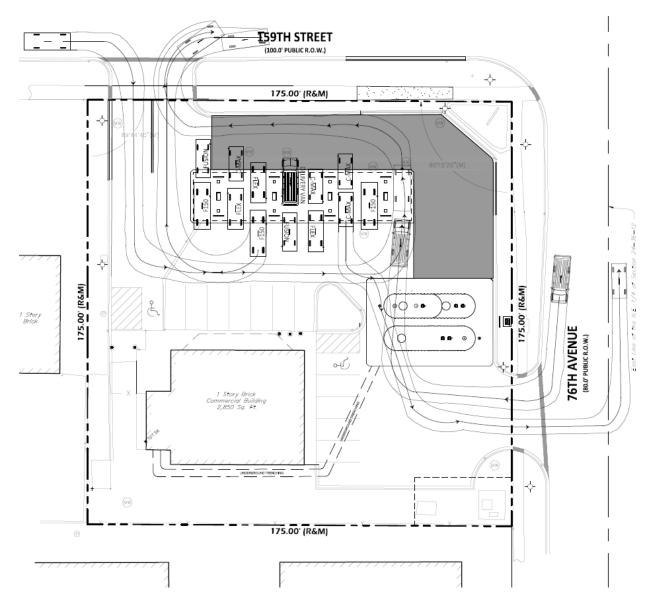


#### PLAN COMMISSION MEETING COMMENTS

During the Plan Commission meeting on May 19, 2016, the Commissioners expressed concern with the proposed width of the area north of the fuel canopy. Since the meeting, the Applicant has revised their plans and provided measurements indicating that the width will be 26.6' from the u-shaped bollard by the fueling station to the edge of the curb north of the proposed fuel canopy (see Sheet C1.20 or image below).



Also, the Applicant provided a plan showing how various sizes of vehicles would stack under the proposed fuel canopy. An image of Sheet C1.23 has been provided on the next page.



The Plan Commission also inquired about security cameras being utilized at the site. The Applicant has added two (2) security cameras at the northeast corner of the convenience store building façade that are directed north to capture activity at the proposed fuel canopy (see Sheet C1.20).

Additionally, it was mentioned that customers at the easternmost fueling stations may be producing headlight glare toward the residential property to the south (see photo at right) if the vehicle is facing south while fueling. The Applicant has looked into finding a solution for this concern and will address this at the Plan Commission meeting.



The Commissioners also were questioning the need for a sign reading "No Left Turn" or potentially a rightin-right-out for the northwest curb cut. The Applicant noted that they will investigate the possibilities and discuss with IDOT. As of the date of this report, they have not been able to get a response from IDOT. The Village Engineer noted that it is a major success to have the northeast curb cut closed with this project and that 7-Eleven could install signage within their property to discourage left turn maneuvers; however, signage on private property cannot be enforced by local police.

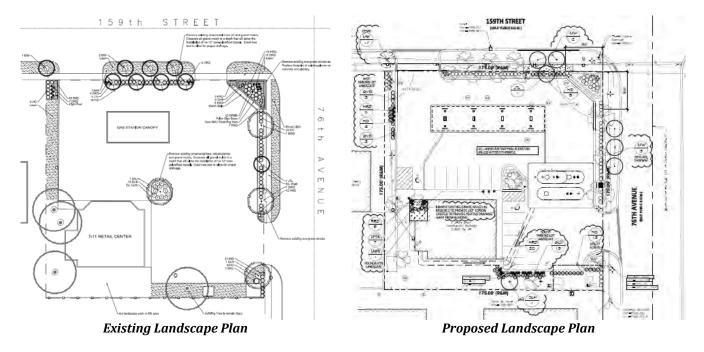


It was also discussed to possibly expand the width of the northwest curb cut to accommodate wide right turn maneuvers since it appears that some vehicles are having to mount the curb and harm the landscaping in the right-of-way. The Applicant will also discuss this topic at the Plan Commission meeting.

#### LANDSCAPING

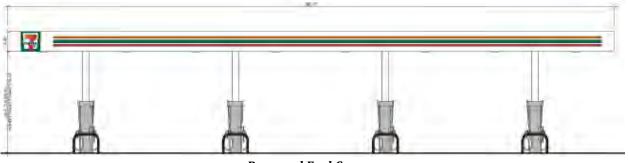
The Applicant has provided a Landscape Plan that meets the intent of the Village's Landscape Ordinance and expands upon the existing Landscape Plan for the site, which is shown below for comparison. Highlights of the proposed Landscape Plan include: additional parkway trees along 159<sup>th</sup> Street and 76<sup>th</sup> Avenue, additional landscaping in the west bufferyard, and additional landscaping in the south bufferyard.

The property abuts residential uses on the south, so Staff felt it was important to have additional screening and landscaping south of the convenience store and parking lot. A wood privacy fence currently exists and additional plant material will be provided to meet requirements for parking lot landscaping and to screen the utilities on the ground.



#### SIGNAGE

A formal sign plan has not yet been submitted. Conceptual sign plans show signage consistent with the signage on the existing fuel canopy. Note that Section IX of the Zoning Ordinance (Sign Regulations) is silent on regulation for fuel canopies.



Proposed Fuel Canopy

#### MULTI-DEPARTMENTAL STAFF REVIEW

The Applicant's request for Site Plan Approval and a Special Use Permit for 7-Eleven was routed to multiple Village Departments for review. There were no significant comments relating to the proposed use, although some comments were made regarding the plans. The Applicant revised their original plans to address various Staff comments. Notable comments and resolutions include:

- Planning Department Staff requested clarification on the material used for the fuel canopy posts and encouraged the use of brick to match the convenience store. The Applicant noted that the plans have been revised for the columns to include 5'3" high brick bases with stone caps to match the existing convenience store. Additionally, the Applicant agreed to close the curb cut at the northeast corner of the site nearest the intersection per staff's request.
- The Village's Landscape Architecture Consultant, Site Design Group, requested revisions to the Landscape Plan to ensure that clear sight triangles are maintained around the entry points to the site. They also requested revisions to make certain that the site meets the spirit of the Landscape Ordinance, such as adding parkway trees along 76<sup>th</sup> Avenue, adding plant material in the west and south bufferyards, and replacing a gravel area with a planting bed. The Applicant has complied with these requests.
- Fire Department Staff noted necessary locations for temporary construction dumpster containers and also required fire extinguishers at each fueling pump station for a total of four (4) fire extinguishers at the fuel canopy. The Applicant has satisfied these requests.
- The Village's Engineering Consultant, Robinson Engineering, and the Public Works Department Staff informed the Applicant that a permit may be required through the Metropolitan Water Reclamation District (MWRD) and requested documentation regarding a determination from the MWRD, which was provided in the revised plans. Additionally, it was noted that a permit from the Illinois Department of Transportation (IDOT) will be required for work in the 159<sup>th</sup> Street public right-of-way since 159<sup>th</sup> Street is maintained by the State. The Applicant acknowledged the comment and has contacted IDOT.

#### **STANDARDS FOR A SPECIAL USE**

Section X.J.5. lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has prepared draft Findings for each standard below.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - The proposed Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the business has operated at this location for over thirty (30) years and the major change in the use is an expansion of the fuel canopy to accommodate additional gasoline customers. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site. The proposed plans include closing the northeast curb cut, which currently is a safety hazard due it its proximity to the intersection of 159<sup>th</sup> Street and 76<sup>th</sup> Avenue. The proposed plans also include improvements to the landscaping at the site to make it more attractive and in compliance with the intent of the Village's current Landscape Ordinance.
- 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 Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because this particular use has been in operation since 1985. The only change will be the number of potential customers at the fuel canopy.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - The proposed Special Use will not impede the normal and orderly development and improvement of surrounding property because the use is just expanding to accommodate additional fueling stations under an expanded fuel canopy. The surrounding properties are already developed with other permitted and Special Uses.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - The site currently exists in its present configuration and adequate utilities, access roads, drainage, etc. have already been provided. 7-Eleven will be removing the existing underground fuel tanks and replacing them with new underground fuel tanks. The public infrastructure will not be negatively impacted during the construction process.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - The Applicant has taken measures to ensure that traffic congestion and maneuverability will not be negatively affected by the improvements to the site. In fact, the Applicant revised the original plans to better serve traffic flow and promoted safety measures for traffic throughout the site by adding striped lanes and widening the areas around the canopy.

- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - The Special Use will conform to all other applicable regulations for the site. The Site Plan requires no Variations from the Village's Zoning Ordinance. The Applicant will obtain all necessary approvals and/or permits from the Village, IDOT, and MWRD.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The Special Use contributes directly and indirectly to the economic development of the community as a whole because it allows for more customers to frequent the site and purchase gasoline. Additionally, the convenience store may see additional customers making purchases within the store when they come to get fuel for their vehicles. This additional commercial traffic at the site will encourage other sites to consider similar site improvements and establish a respectable precedent for future existing sites that wish to expand/make improvements.

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

#### **MOTION TO CONSIDER**

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

"...make a motion to grant the Applicant, John Chatwin of 7-Eleven, Inc., Site Plan Approval for 7-Eleven at 7601 159<sup>th</sup> Street for plans (prepared by Sevan Multi-Site Solutions with a revision date of 5/25/2016) for a fuel canopy expansion and related site improvements. The Plan Commission would also like to recommend that the Village Board grant the Applicant, John Chatwin of 7-Eleven, Inc., a Special Use Permit for the operation of an automobile service station in the B-3 (General Business and Commercial) Zoning District and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting."

## Revised Plans (Received 5/25/2016)

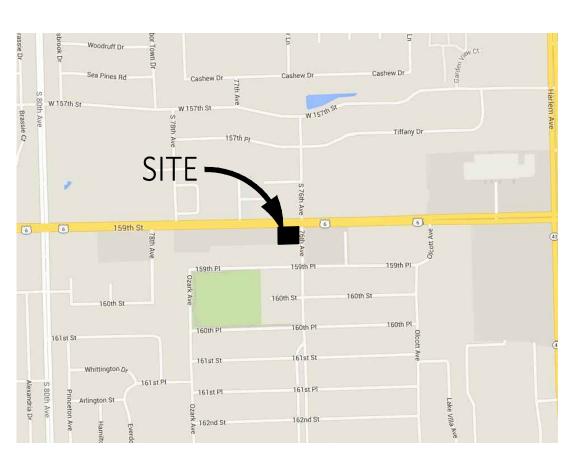
	Submitted Sheet Name	Prepared By	Date On Sheet
G0.01	Cover Sheet	Sevan Multi-Site Solutions	5/25/2016
	ALTA/ACSM Land Title Survey	Stonelake Survey Co.	2/4/2015
C1.10	Demolition Site Plan	Sevan Multi-Site Solutions	5/25/2016
C1.20	Dimension Control Site Plan	Sevan Multi-Site Solutions	5/25/2016
C1.22	Fueling Truck Site Plan	Sevan Multi-Site Solutions	5/25/2016
C1.23	Traffic Turn Site Plan	Sevan Multi-Site Solutions	5/25/2016
C1.30	Utility and Drainage Plan	Sevan Multi-Site Solutions	5/25/2016
L1.20	Landscape Plan	Sevan Multi-Site Solutions	5/25/2016
A2.01	Exterior Elevations	Sevan Multi-Site Solutions	5/25/2016



# TANK UPGRADE & FUELING CANOPY REMODEL

# 7-ELEVEN STORE #30129 7601 W 159TH STREET TINLEY PARK, IL 60477

VILLAGE OF TINLEY PARK - COOK COUNTY - STATE OF ILLINOIS



LOCATION MAP

BUILDING CODE:	2006 IBC
MECHANICAL CODE:	2006 IMC
PLUMBING CODE:	2004 ILLINOIS STATE PLUMBING CODE
ELECTRICAL CODE:	2005 NEC
FIRE CODE:	2006 IFC
ACCESSIBILITY:	1997 ILLINOIS ACCESSIBILITY CODE
NFPA 30 FLAMMABLE AND C	OMBUSTIBLE LIQUIDS CODE-2008 EDITION
NFPA 30A CODE FOR MOTOR	FUEL DISPENSING FACILITIES AND REPAIR GARAGES-20
NFPA 1 UNIFORM FIRE CODE	HANDBOOK
ZONING ORDINANCE REVIEW	:
ZONING ORDINANCE:	VILLAGE OF TINLEY PARK, ILLINOIS ZONING ORDINANG

Second					
	PROJECT DESCRIPTION:				SHEET INDEX:
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OR COMME TOOL LISE         COM METOL, NEXTOR         RECOMMETOL, NEXTOR         RECOMMETOL, NEXTOR           Image: Commetol, NEXTOR         Image: Nextor         NEXTOR         Image: Nextor           Image: Commetol, NEXTOR         Image: Nextor         Image: Nextor         Image: Nextor           Image: Nextor         Image: Nextor         Image: Nextor         Image: Nextor	1. NO SIDE YARD SHALL THAN TEN (10) FEET; AN FIFTEEN (15) FEET IN WI PARKING CALCULATION:	ND, IF ADJOINING A I IDTH SHALL BE PROV S (SECTION III.R. & S	RESIDENTIAL DISTRICT, A MII /IDED ECTION VIII.A.10.):	NIMUM SIDE YARD AT LEAST	
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VENUED DI RECTORY.	SIGNAGE: CANOPY - PRO	OPOSED TO MATCH			
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OWNER         1/22 ROUTH STREI         DUMIC SALVING           FROM SCIENCE         PROFESSION CLAP STREET         702.266.7115           SUBPENDE         SUBPENDE         FROM SCIENCE         FERSEX RANCOW, P.S.           SUBPENDE         SUBPENDE         FERSEX RANCOW, P.S.         SOUTH STREET           ARCHTECT/ ENGINEER         SEVAN MULTISTE SOUTHONS 4025 FORST VERIONS 4025 FORST VERION			7-ELEVEN, INC.		
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ENGINEER         DOWNERS GROVE, IL 60515         312.854.1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS DOWNERS GROVE, IL 60515         TIM KRATZ, PE 219.841.6535           PERMIT CONSULTANT         VILLAGE OF TINLEY PARK 1625.005.04K PARK VARENUE TINLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER GREATER CHICAGO         ENGINEERING DEPARTMENT CHICAGO, IL 60611         JUSTINE SKAWSKI JUSTINE SKAWSKI           ILLINOIS DEPARTMENT OF TRANSPORTATION         TTAFFIC AND PERMITS SCHAUMBURG, IL 60196         TBD 847.705.4131	브 ARCH	IIECI/			
PERMIT CONSULTANT         4925 PORSTAVENUE         11/10 KM 4/2, PE 219.841.6535           PUBMIT CONSULTANT         4925 PORSTAVENUE         129.841.6535           PUBMIT CONSULTANT         101.650 F. TINUER PARK 10250 S. OAK PARK AVENUE TINUE Y, LEGOT7         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER GREATER CHICAGO         ENGINEERING DEPARTMENT TINUE Y, LEGOT7         JUSTINE SKAWSKI           ILLINOIS DEPARTMENT OF TRANSPORTATION         TRAFFIC AND PERMITS SCHAUMBURG, IL 60196         TBD 847.705.4131           RMIT NOTES:         ENGINEE A WMO PERMIT S PER THE LETTER FROM JUSTINE         BETROPOSED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE	S ENGI	NEER			
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MERCOPOLITATIVE MATTER       LINGING DEPARTMENT         RECLAMATION DISTRICT OF GREATER CHICAGO       111 EAST ERE STREET CHICAGO, IL 6011       JUSTINE SKAWSKI         ILLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131		INING			
IRANSPORTATION SCHAUMBURG, IL 60196 847.705.4131					
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HE PROPOSED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE	ERMIT NOTES:				

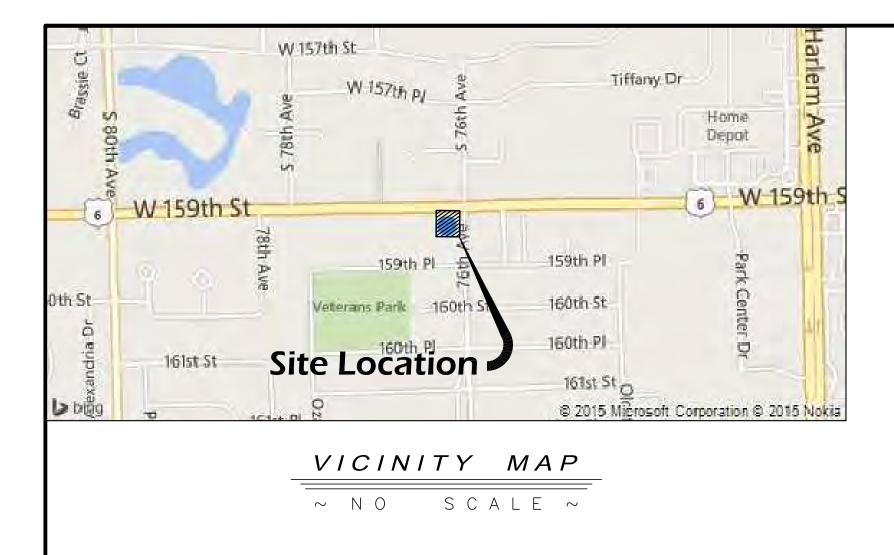
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FUELING DISP	INSERS	· · /		
JELING CANOPY				
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SIBILITY:	1997 ILLINOIS	ACCESSIBILITY CODE		
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g map:		ING DISTRICT MAP, VI		
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	C V; SCHEDULE II)	I		
TYPE	DESCRIPTIO	N REQUIRED	EXISTING	PROPOSED
	AREA (SF)	7,500	30,625	30,625
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UIREMENTS	DEPTH (FT)		175	175
	FRONT YARI		N-23.5; E-65.0	
/IUM YARDS AND			24.2	24.2
ETBACKS (FT)	TOTAL OF TV SIDE YARDS		24.2	24.2
	REAR YARD		24.8	24.8
	<u> </u>	3	1	1
	STORIES			
(IMUM BUILDING HEIGHT	STORIES FEET	35	17.5	17.5
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HEIGHT XIMUM FLOOR AREA SIDE YARD SHALL TEN (10) FEET; A N (15) FEET IN W NG CALCULATION STORE: REQUIR	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING A IDTH SHALL BE PRO S (SECTION III.R. &	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC WIDED SECTION VIII.A.10.):	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST
HEIGHT KIMUM FLOOR AREA DDE YARD SHALL FEN (10) FEET; A N (15) FEET IN W IG CALCULATION STORE: REQUIR	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPAC COMMERCI/	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC VIDED SECTION VIII.A.10.): E FOR EACH 150 SF OF	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED
HEIGHT XIMUM FLOOR AREA SIDE YARD SHALL TEN (10) FEET; A N (15) FEET IN W NG CALCULATION	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC VIDED SECTION VIII.A.10.): E FOR EACH 150 SF OF	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST
HEIGHT (IMUM FLOOR AREA IDE YARD SHALL EN (10) FEET; A N (15) FEET IN W G CALCULATION STORE: REQUIR	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPAC COMMERCI/	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC VIDED SECTION VIII.A.10.): E FOR EACH 150 SF OF	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED
HEIGHT (IMUM FLOOR AREA IDE YARD SHALL EN (10) FEET; A N (15) FEET IN W G CALCULATION STORE: REQUIR	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC WIDED SECTION VIII.A.10.): E FOR EACH 150 SF OF L REQUIRED SF) REQUIRED	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED
HEIGHT XIMUM FLOOR AREA 5 5 10E YARD SHALL TEN (10) FEET; A N (15) FEET IN W NG CALCULATION STORE: REQUIR DMMERCIAL USE	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE	1.00EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC INIDEDSECTION VIII.A.10.):E FOR EACH 150 SF OFLREQUIRED SPACES10	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED
HEIGHT (IMUM FLOOR AREA IDE YARD SHALL TEN (10) FEET; A N (15) FEET IN W IG CALCULATION STORE: REQUIR DMMERCIAL USE	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING A IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPAC COMMERCIA FLOOR SPACE 1,489	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC VIDED SECTION VIII.A.10.): E FOR EACH 150 SF OF L SF) SPACES 10 H EXISTING	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14
HEIGHT IMUM FLOOR AREA IDE YARD SHALL EN (10) FEET; A (15) FEET IN W G CALCULATION STORE: REQUIR MMERCIAL USE	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING A IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPAC COMMERCIA FLOOR SPACE 1,489	1.00EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC INIDEDSECTION VIII.A.10.):E FOR EACH 150 SF OFLREQUIRED SPACES10	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14
HEIGHT (IMUM FLOOR AREA IDE YARD SHALL EN (10) FEET; A (15) FEET IN W G CALCULATION STORE: REQUIR MMERCIAL USE	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING A IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPAC COMMERCIA FLOOR SPACE 1,489	1.00 EPT IF A SIDE YARD IS RESIDENTIAL DISTRIC VIDED SECTION VIII.A.10.): E FOR EACH 150 SF OF L SF) SPACES 10 H EXISTING	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14
HEIGHT KIMUM FLOOR AREA DIDE YARD SHALL TEN (10) FEET; A N (15) FEET IN W IG CALCULATION STORE: REQUIR DMMERCIAL USE GE: CANOPY - PR GE: CANOPY - PR	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE 1,489	1.00       EPT IF A SIDE YARD IS       RESIDENTIAL DISTRIC       VIDED       SECTION VIII.A.10.):       E FOR EACH 150 SF OF       L       REQUIRED       SF)       10       H EXISTING       N/A	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES)
HEIGHT XIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A IN (15) FEET IN W NG CALCULATION L STORE: REQUIR OMMERCIAL USE AGE: CANOPY - PR CT DIRECTORY:	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING A IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPAC COMMERCIA FLOOR SPACE 1,489	1.00       EPT IF A SIDE YARD IS       RESIDENTIAL DISTRIC       VIDED       SECTION VIII.A.10.):       E FOR EACH 150 SF OF       L       REQUIRED       SF)       SPACES       10       H EXISTING       N/A	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES)	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE AGE: CANOPY - PR CCT DIRECTORY: DESCI	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & COMMERCI/ FLOOR SPACE 1,489	1.00       EPT IF A SIDE YARD IS       RESIDENTIAL DISTRIC       VIDED       SECTION VIII.A.10.):       E FOR EACH 150 SF OF       L       REQUIRED       SF)       SPACES       10       H EXISTING       N/A       ADDRESS       7-ELEVEN, INC	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES)	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) CONTACT IOHN CHATWIN
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE AGE: CANOPY - PR CCT DIRECTORY: DESCI	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE 1,489	1.00       EPT IF A SIDE YARD IS       RESIDENTIAL DISTRIC       VIDED       SECTION VIII.A.10.):       E FOR EACH 150 SF OF       L       REQUIRED       SF)       SPACES       10       H EXISTING       N/A	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES)	0.15 UL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) CONTACT
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE AGE: CANOPY - PR CCT DIRECTORY: DESCI	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE 1,489 DPOSED TO MATCO	1.00       EPT IF A SIDE YARD IS       RESIDENTIAL DISTRIC       VIDED       SECTION VIII.A.10.):       E FOR EACH 150 SF OF       L       REQUIRED       SF)       SPACES       10       H EXISTING       N/A       ADDRESS       7-ELEVEN, INC       1722 ROUTH STR	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) EET 21	0.15 LL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) CONTACT IOHN CHATWIN
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE AGE: CANOPY - PR CT DIRECTORY: DESCI	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE I 1 PARKING SPACE I,489 DPOSED TO MATCH IPTION	1.00         EPT IF A SIDE YARD IS         RESIDENTIAL DISTRIC         VIDED         SECTION VIII.A.10.):         E FOR EACH 150 SF OF         L         REQUIRED         SF)         SPACES         10         H EXISTING         N/A         ADDRESS         7-ELEVEN, INC         1722 ROUTH STR         DALLAS, TX 752         ROFESSIONAL LAND SI         3080 OGDEN AV	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) 14 14 14 14	0.15 UL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) CONTACT IOHN CHATWIN 702.266.7113 FREY RANKOW, P.S.
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE AGE: CANOPY - PR CT DIRECTORY: DESCI	FEET RATIO BE REQUIRED, EXC ND, IF ADJOINING / IDTH SHALL BE PRO S (SECTION III.R. & D 1 PARKING SPACE COMMERCI/ FLOOR SPACE 1,489 DPOSED TO MATCO	1.00       EPT IF A SIDE YARD IS       RESIDENTIAL DISTRIC       VIDED       SECTION VIII.A.10.):       E FOR EACH 150 SF OF       L       REQUIRED       SF)       SPACES       10       H EXISTING       N/A       ADDRESS       7-ELEVEN, INC       1722 ROUTH STR       DALLAS, TX 752       ROFESSIONAL LAND SI       3080 OGDEN AN       SUITE 107	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) JRVEYING /E. JEFF	0.15 UL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) CONTACT IOHN CHATWIN 702.266.7113
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE AGE: CANOPY - PR CT DIRECTORY: DESCI	FEET         RATIO         BE REQUIRED, EXC         ND, IF ADJOINING /         IDTH SHALL BE PRO         S (SECTION III.R. &         ID 1 PARKING SPACE         ID 1 PARKING SPACE         1,489         DPOSED TO MATCH         IPTION         'NER         /EYOR	1.00         EPT IF A SIDE YARD IS         RESIDENTIAL DISTRIC         VIDED         SECTION VIII.A.10.):         E FOR EACH 150 SF OF         L         REQUIRED         SF)         SPACES         10         H EXISTING         ADDRESS         7-ELEVEN, INC         1722 ROUTH STR         DALLAS, TX 752         ROFESSIONAL LAND SI         3080 OGDEN AV         SUITE 107         LISLE, IL 60532	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) UNVEYING /E. JEFF	0.15 UL NOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) CONTACT IOHN CHATWIN 702.266.7113 FREY RANKOW, P.S. 630.778.1757
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE COMMERCIAL USE COMMERCIAL USE COMMERCIAL USE COV	FEET         RATIO         BE REQUIRED, EXC         ND, IF ADJOINING /         IDTH SHALL BE PRO         S (SECTION III.R. &         'D 1 PARKING SPACE         1,489         OPOSED TO MATCH         IPTION         'NER         /EYOR         ITECT/	1.00         EPT IF A SIDE YARD IS         RESIDENTIAL DISTRIC         VIDED         SECTION VIII.A.10.):         E FOR EACH 150 SF OF         L         REQUIRED         SF)         SPACES         10         H EXISTING         N/A         ADDRESS         7-ELEVEN, INC         1722 ROUTH STR         DALLAS, TX 752         ROFESSIONAL LAND SI         3080 OGDEN AV         SUITE 107         LISLE, IL 60532	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) UTIONS HOW	0.15 UNOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) O 9 SF (4 SIDES) CONTACT IOHN CHATWIN 702.266.7113 FREY RANKOW, P.S. 630.778.1757 (ARD HARTENSTEIN,
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HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIR OMMERCIAL USE CT DIRECTORY: CT D	FEET         RATIO         BE REQUIRED, EXC         ND, IF ADJOINING /         IDTH SHALL BE PRO         S (SECTION III.R. &         ID 1 PARKING SPACE         1,489         OPOSED TO MATCH         IPTION         'NER         /EYOR         ITECT/ NEER	1.00         EPT IF A SIDE YARD IS         RESIDENTIAL DISTRIC         VIDED         SECTION VIII.A.10.):         E FOR EACH 150 SF OF         L         REQUIRED         SF)         SPACES         10         H EXISTING         ADDRESS         7-ELEVEN, INC         1722 ROUTH STR         DALLAS, TX 752         ROFESSIONAL LAND SI         3080 OGDEN AV         SUITE 107         LISLE, IL 60532         SEVAN MULTI-SITE SO         4925 FOREST AVE         DOWNERS GROVE, IL         SEVAN MULTI-SITE SO         4925 FOREST AVE         DOWNERS GROVE, IL	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) 9 SF (4 SIDES) 14 14 14 14 14 14 14 14 14 14	0.15 UNOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) 9 SF (4 SIDES) 0 9 SF (4 SIDES) CONTACT IOHN CHATWIN 702.266.7113 FREY RANKOW, P.S. 630.778.1757 (ARD HARTENSTEIN, LEED AP, AIA 312.854.1559 TIM KRATZ, PE
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET; A EN (15) FEET IN W NG CALCULATION L STORE: REQUIR OMMERCIAL USE CT DIRECTORY: CT D	FEET         RATIO         BE REQUIRED, EXC         ND, IF ADJOINING /         IDTH SHALL BE PRO         S (SECTION III.R. &         ID 1 PARKING SPACE         1,489         DPOSED TO MATCH         IPTION         'NER         /EYOR         ITECT/         NER	1.00         EPT IF A SIDE YARD IS         RESIDENTIAL DISTRIC         WIDED         SECTION VIII.A.10.):         E FOR EACH 150 SF OF         SF)         SPACES         10         HEXISTING         ADDRESS         7-ELEVEN, INC         1722 ROUTH STR         DALLAS, TX 752         ROFESSIONAL LAND SI         3080 OGDEN AV         SUITE 107         LISLE, IL 60532         SEVAN MULTI-SITE SO         4925 FOREST AVE         DOWNERS GROVE, IL         SEVAN MULTI-SITE SO         4925 FOREST AVE         DOWNERS GROVE, IL	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) 9 SF (4 SIDES) 14 14 14 14 14 14 14 14 14 14	0.15 UNOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) 9 SF (4 SIDES) 0 9 SF (4 SIDES) CONTACT 10HN CHATWIN 702.266.7113 FREY RANKOW, P.S. 630.778.1757 (ARD HARTENSTEIN, LEED AP, AIA 312.854.1559
HEIGHT AXIMUM FLOOR AREA S: SIDE YARD SHALL TEN (10) FEET IN W NG CALCULATION L STORE: REQUIRI OMMERCIAL USE COMMERCIAL USE CO	FEET         RATIO         BE REQUIRED, EXC         ND, IF ADJOINING /         IDTH SHALL BE PRO         S (SECTION III.R. &         'D 1 PARKING SPACE         1,489         OPOSED TO MATCH         IPTION         'NER         /'EYOR         ITECT/         NSULTANT	1.00         EPT IF A SIDE YARD IS         RESIDENTIAL DISTRIC         WIDED         SECTION VIII.A.10.):         E FOR EACH 150 SF OF         SF)         SPACES         10         E EXISTING         ADDRESS         7-ELEVEN, INC         1722 ROUTH STR         DALLAS, TX 752         ROFESSIONAL LAND SI         3080 OGDEN AV         SUITE 107         LISLE, IL 60532         SEVAN MULTI-SITE SO         4925 FOREST AVE         DOWNERS GROVE, IL         SEVAN MULTI-SITE SO         4925 FOREST AVE         DOWNERS GROVE, IL         VILLAGE OF TINLEY	0.13 PROVIDED, IT SHAI T, A MINIMUM SIE FLOOR SPACE IN EXISTING 14 9 SF (4 SIDES) 9 SF (4 SIDES) 9 SF (4 SIDES) 14 9 SF (4 SIDES) 14 14 14 14 14 14 14 14 14 14	0.15 UNOT BE LESS DE YARD AT LEAST THE BUILDING USED PROPOSED 14 9 SF (4 SIDES) 9 SF (4 SIDES) 9 SF (4 SIDES) 0 9 SF (4 SIDES) 14 0 9 SF (4 SIDES) 7 CONTACT 10 HN CHATWIN 702.266.7113 FREY RANKOW, P.S. 630.778.1757 7 ARD HARTENSTEIN, LEED AP, AIA 312.854.1559 TIM KRATZ, PE 219.841.6535 FEPHANIE KISLER
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10       20         100       0.04       2.0         100       0.04       2.0         100       0.04       0.04         100       0.04       0.04         100       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100       0.05       0.05       0.05       0.05         100 <td< td=""><td>Bit Schule AusDBACK CONSIDER.         Pdf           Att         ALB SCH 4.21         1000000000000000000000000000000000000</td><td>12. 301004 LUIUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUU</td><td>IG MAP:</td><td></td><td></td><td></td></td<>	Bit Schule AusDBACK CONSIDER.         Pdf           Att         ALB SCH 4.21         1000000000000000000000000000000000000	12. 301004 LUIUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUU	IG MAP:			
No.     E. Majola S. 2017 10:00 - 2017       10.0     Mark 10:00 - 20	Image: State Product	B. 194964 Value 2000 Concert A         11/1				,, , , , , , , , , , , , , ,
Ph. 3.*     TPL 4.*	•         •	WT CAL (IP (PT-41)       Implicit (IP (PT-41))       Implicit (IP (PT-41)	NING:	B3; GENERAL B	USINESS AND COMMERCIAL	
ALARDAS (FFC) AMP IF ILI       1 </td <td>1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-02-02-02-02-02-02-02-02     1000-01-02-02-02     1000-01-02-02-02       1000-01-02-02-02-02-02-02-02-02-02-02-02-02     1000-01-02-02-02-02-02     1000-01-02-02-02-02-02       1000-01-02-02-02-02-02-02-02-02-02-02-02-02-02-</td> <td>AND GLOC X MURLUI 11     12</td> <td>ITED USE:</td> <td>SPECIAL LISE PE</td> <td>RMIT</td> <td></td>	1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02     1000-01-02-00-02       1000-01-02-02-02-02-02-02-02-02-02     1000-01-02-02-02     1000-01-02-02-02       1000-01-02-02-02-02-02-02-02-02-02-02-02-02     1000-01-02-02-02-02-02     1000-01-02-02-02-02-02       1000-01-02-02-02-02-02-02-02-02-02-02-02-02-02-	AND GLOC X MURLUI 11     12	ITED USE:	SPECIAL LISE PE	RMIT	
CLUTORE SCICES 11 LLT1     11/2	ACS CC 9, GUDU, 11       1	ACCOUNTING       TAY THE CALL         TAY THE CALL       TAY THE CALL		J. 2000 000 1 0		
101. A 1/03 C 2014 M - M       101. MONOR M -	11/2 4.2-02-02       11/2 4.2-02 </td <td>Lip Construction         Lip Construction         Lip Construction         Lip Construction           Market market         ACCRET         2000<td></td><td></td><td></td><td></td></td>	Lip Construction         Lip Construction         Lip Construction         Lip Construction           Market market         ACCRET         2000 <td></td> <td></td> <td></td> <td></td>				
TYPE         Mission         Mission         Mission         Mission         Mission           10x1         200001         20000         2000000         2000000         2000000         2000000         2000000         2000000         2000000         20000000         2000000000         2000000000000         2000000000000000000000000000000000000	n         mscm         300 msc	m         Add 2000         Ad	REGULATIONS (SEC	V; SCHEDULF II)		
Name         Process         Process         Process         Process         Process           Name         Process         Proces         Proces	····································	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx				
NUMBAR         WICH JPT         44         1 / h         1 / h           WICH WICH         WICH JPT         44         1 / h <t< td=""><td>Number         Water TT         40         19         26           Marce Set Set Set Set Set Set Set Set Set Se</td><td>NB: NO.         WICH YT         400         2.0         2.0           WICH YT         400         1.0         1.0         1.0           WICH YT         1.0         1.0         1.0         1.0         1.0           WICH YT         1.0         1.0         1.0         1.0         1.0         1.0           WICH YT         1.0</td><td>IITE</td><td></td><td></td><td></td></t<>	Number         Water TT         40         19         26           Marce Set Set Set Set Set Set Set Set Set Se	NB: NO.         WICH YT         400         2.0         2.0           WICH YT         400         1.0         1.0         1.0           WICH YT         1.0         1.0         1.0         1.0         1.0           WICH YT         1.0         1.0         1.0         1.0         1.0         1.0           WICH YT         1.0	IITE			
UNITED AT         LA         LA         LA         LA         LA           CONTRACT         CONTRACT         A         TAT	Martin         Montry I         All         Control         All         Control           Martin         Martin         All	Carters         Carters <t< td=""><td></td><td></td><td></td><td></td></t<>				
30111 J*1         23         172         173         173           40112 1012         1923 1012         1923 1012         1923 1012         1923 1012           1013 0013 01         1011 1012         124         1242         1242           1013 0013 01         1011 1012         124         1242         1111           1013 0111 101         1243         124         1242         1111           1013 0111 101         1243         124         1242         1111           1013 0111 101         1243         124         1243         1111           1013 0111 101         1243         124         1111         1111           1013 0111 101         123         111         1111         1111         1111           1013 0111 101         123         111         1111	Control         Data         Data <thdata< th="">         Data         Data         &lt;</thdata<>	OPT/TF         Us         Tot         Tot           TotAll         Status         Status <t< td=""><td>QUIREMENTS</td><td>WIDTH (FT)</td><td>60 1</td><td>75 175</td></t<>	QUIREMENTS	WIDTH (FT)	60 1	75 175
Mod With Market       Mod State August       Mod State August       Mod State August         Mod With Market       Mod State August       Mod State August       Mod State August         Mod With Market       Mod State August       Mod State August       Mod State August         Mod With Market       Mod State August       Mod State August       Mod State August         Mod With Market       Mod State August       Mod State August       Mod State August         Mod With Market       Mod State August       Mod State August       Mod State August         Mod Market       Mod State August       Mod State August       Mod State August         Mod Market       Mod State August       Mod State August       Mod State August         Mod Market       Mod State August       Mod State August       Mod State August         Mod Market       Mod State August       Mod State August       Mod State August         Mod Market       Mod State August       Mod Natioe August       Mod State August         Mod Market       Mod Natioe August       Mod Natioe August       Mod Natioe August         Mod Natioe August       Mod Natioe August       Mod Natioe August       Mod Natioe August         Mod Natioe August       Mod Natioe August       Mod Nate August       Mod Natioe August	NB2.40     CS.557.740     VTC1     2-2     A42       95.71     95.740     VTC1     2-2     A42       95.75     95.75     24.75     24.75       95.75     10012     3     1     4       95.75     10012     3     1     4       95.75     10012     3     1     4       95.75     10012     3     1.5     4       95.75     10012     1.001     0.1010       95.75     10012     1.001     0.1010       95.75     10012     1.001     0.1010       95.75     10012     1.001     0.1010       95.75     10014     1001     0.1010       95.75     10014     1001     10010       95.75     10014     1001     10010       95.75     10014     10010     10010       95.75     10014     10010     10010       95.75     10014     10010     10010       95.75     10014     10010     10010       95.75     10014     10010     10010       95.75     10014     10010     10010       95.75     10014     10010     10010       95.75     10014     10010	YARD NO       2001 501 YARD YOR	-	DEPTH (FT)	125 1	75 175
Mod With Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod With Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Markel       Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Markel       Mod Part Markel       Mod Part Markel         Mod Part Markel       Mod Part Ma	0192.400       024347       04711       02-2       040         0197.100       0197.100       02-2       040         0197.100       0197.100       02-2       040         0197.100       0197.100       02-2       040         0197.100       0197.100       02-2       040         0197.100       0197.100       02-3       04-3         0197.100       0197.100       02-3       04-4         0197.100       0100.100       02-3       02-4         0197.100       0100.100       02-3       02-4         0197.100       0100.100       02-3       02-4         0197.100       02-3       02-4       02-4         0197.100       02-3       02-4       02-4         0197.100       02-3       02-4       02-4         0197.100       02-3       02-4       02-4         0100.100.100       02-4       02-4       02-4         0100.100.100       02-4       02-4       02-4         0100.100.1000       02-4       02-4       02-4         0100.1000       02-4       02-4       02-4         0100.10000       02-4       02-4       02-4 <tr< td=""><td>YARD NO       2001 501 YARD YOR YOR YOR YOR YOR YOR YOR YOR YOR YOR</td><td></td><td>FRONT YARD</td><td>25 N-23.5</td><td>; E-65.0 N-27.5; E-47.1</td></tr<>	YARD NO       2001 501 YARD YOR		FRONT YARD	25 N-23.5	; E-65.0 N-27.5; E-47.1
	Construction         Construction<	Only Mill         Total of Total         Andre II         24.2         24.4           File Andre II         File Andre II         3.4         3.4         3.4           File Andre II         Total of Total III         3.4         3.4         3.4           File Andre III         Total III         1.0         3.4         3.4           File Andre IIII         1.0         1.0         3.4         1.4           File Andre IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII				
Landown with standard	Controls	Note of the set of th	MUM YARDS AND			
Add Section         So         All b         All b           a, V product         S100005         S         1         1           a, V product         S100005         S         1         1           a, V product         S100005         S         1         1           a, V product         S100005         S10005         S10005         S10005           BRL Y TOS         BRL Y TOS         S10005         S10005         S10005           BRL Y TOS         BRL Y TOS         S10005         S10005         S10005           Difference         S00005         S100005         S100005         S100005           Light S100005         S000005         S100005         S100005         S100005           Light S100005         S000005         S100005         S100005         S100005           Light S100005         S000005         S100005         S100005         S100005           Light S1000005         S000005         S100005         S1000005         S1000005           Light S1000000         S000000         S1000000         S1000000000000000000000000000000000000	4943 (1940)         27         49         24         1           61000 (1900)         1000 (1900)         1	Exercise         Product Product         Product Prod Product Prod Product Product Prod Prod Product Product Product	EIDAUKS (FI)		NOTE 1         24	4.2 24.2
4. M. 8. UNIG         5708-53         8         1         4           1 * 2011         717         33         17.5         17.5           MORE ADD         1.00         0.13         2.13           MORE ADD         1.00         1.13         2.13           MORE ADD         1.00         1.13         2.13           MORE ADD         1.00         1.13         2.14           MORE ADD         1.00         1.13         2.14           MORE ADD         1.00         1.10         2.14           MORE ADD         1.00         2.14         2.14           MORE ADD         1.00         1.00         2.14           MORE ADD         1.00         1.00         1.00           COVEY SIGNAL BOD ADD         1.00         1.00         1.00           MORE ADD         1.00         1.00         1.00	Build, W         Stores         3         1         1           Construction         Test         3         1         1           Second         Test         32         32         12           Second         Test         32         32         32           Second         Test         32         32         32         32           Second         Test         32	Applicants         STORY         2         1         1           OP         121         32         1/3         1/3         1/3           Start Control         121         32         1/3         1/3         1/3           Start Control         120         1/3         1/3         1/3         1/3           Start Control         120         1/3         1/3         1/3         1/3           Start Control         1/3         <			25 2	4.8 24.8
Construction         Processing         Proce	Control         FTUT         38         12.8 <t< td=""><td>OPE         TEET         25         27.5         22.5           VICE         LCO         0.13         0.15           VICE         LCO         VICE         VICE           VICE         LCO         VICE         VICE           VICE         VICE         VICE         VICE</td><td></td><td></td><td></td><td>1 1</td></t<>	OPE         TEET         25         27.5         22.5           VICE         LCO         0.13         0.15           VICE         LCO         VICE         VICE           VICE         LCO         VICE         VICE           VICE         VICE         VICE         VICE				1 1
NUMBER 1000         ASIA         D.S         LTO         LTO         LTO           AREA         ASIA         D.S         D.S         D.S         D.S           AREA         ASIA         D.S         D.S         D.S         D.S           AREA         ASIA         D.S         D.S         D.S         D.S           SECRED-LINE SACCHARL EXCOUNCE, D.SCEPTIFA SERVICE REPORTING TABLE SACCHARLESS IN MILESE AS CONTRECT SA	VI. 10201         1020         1020         1020           SA         0.000         0.000         0.000           SA         0.0000         0.000         0.000           SA         0.000         0.0000         0.000           SA         0.0000         0.00000         0.00000           SA         0.000000         0.000000         0.000000           SA         0.000000         0.000000         0.0000000           SA         0.0000000         0.0000000         0.0000000           SA         0.0000000         0.00000000000000000000000000000000000	VI LOOK         LOO         LOO         LOO           VI LOOK         LOO         LOO         LOO         LOO           VI LOOK         LOO         LOO         LOO         LOO         LOO         LOO           VI LOOK         LOO	(IMUM BUILDING			
AFS         DOLD         CAT         Diff           bit yas 9 lakul to Propriet PAS of Web Section (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           bit yas 9 lakul to Propriet PAS of Web Section (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         Section (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         Section (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         Section (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Normal Liss)           Calculation (Translet Normal Liss)         The Action (Translet Normal Liss)         The Action (Translet Nor	CAL         DURING         DUR         C.I.I.         DUS           AND SHUL BE ASSUMD. TO INTERVALE. THANKING TO LESS AND SHUL BE ASSUMD. AND IN YOUR BEACH. THANKING TO LESS AND SHUL BE ASSUMD.         Image: The Assumption of the Assumption	Stat       UD YK       UD KK       UD KK       UD KK         MAD SHULBE REQUIRED: DECEMPT A MINUMATION AND STREADS AT DATA       MINUMA MADE RANDOL MADE RESIST         MAD SHULBE REQUIRED: DECEMPT A MINUMA MADE RANDOL RESIST       MINUMA MADE RANDOL MADE RESIST         MELL ANDRES DECEMPT IN A MADE AND STREADS AT DATA       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RANDOL RESIST       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RANDOL RESIST       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RANDOL RESIST       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RANDOL RESIST       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RANDOL RESIST       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RESIST       MINUMA MADE RANDOL RESIST         MELL ANDRES DECEMPT IN A MADE RESIST       MINUMA MADE RANDOL RESIST         MELL METER Y       MINUMA MADE RANDOL RESIST         MELL METER Y       MINUMA RESIST		FEET	35 1	7.5 17.5
0.053         0.054055         0.054055 <t< td=""><td>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</td><td>USA     Image: Ima</td><td>AXIMUM FLOOR</td><td>RATIO</td><td>1.00 0</td><td>13 0.15</td></t<>	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	USA     Image: Ima	AXIMUM FLOOR	RATIO	1.00 0	13 0.15
STORE RULED 1 PROVISE TORE FOR FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED FLOXE STACE [SF]         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST         Image: Stack 1:0.0 FLOXE STACE IN THE BUILD NO USED MMTRCA. LUST STACE IN THE STACK	E REQUIRED 1 PR-AVIS PRECISE CREATED SERVE IN THE BUILDING JSED	Re: RECUE RED 1 PRAVING SPACE FOR EACH 250 SF FLOOR SPACE IN THE BUILD RE USED				
MINUECIAL USE         COVENICOL         EDD RED         ENSTING         PROPOSED           LOS SARCE SN         SPACES         FINANCIAL         14         Inclusion           LASP         10         14         14         Inclusion         Inclusion           LICONSTRUCT SN         SPECIFIC SN         SPECIFIC SN         Inclusion         Inclusion         Inclusion           LICONSTRUCT SN         SPECIFIC SN         Inclusion         Inclusion         Inclusion         Inclusion           SNMETCRUCT SN         Inclusion         SPECIFIC SN         Inclusion         Inclusion         Inclusion           SNMETCRUCT SN         Inclusion         Inclusion         Inclusion         Inclusion         Inclusion           SNMETCRUCT SN         Inclusion         Inclusion         Inclusion         Inclusion         Inclusion           SNMETCRUCT SN         Inclusion         Inclusion         Inclusion         Inclusion         Inclusion         Inclusion           SNMETCRUCT SN         Inclusion         Inclusion         Inclusion         Inclusion         Inclusion         Inclusion           SNMETCRUCT	INCLUSE         INCLUSE <t< th=""><th>CHKUN UNS         SECURED         SECURED         CONTING         PROPOSED           1         1.489         1.0         1.4         1.4           AXOPY-PROPOSED TO MATCHERSTING        </th><th></th><th></th><th></th><th></th></t<>	CHKUN UNS         SECURED         SECURED         CONTING         PROPOSED           1         1.489         1.0         1.4         1.4           AXOPY-PROPOSED TO MATCHERSTING				
COMMONAL HOOR SPACE (S)         BLOURD SPACES         DISTING         PROPOSED           1.889         10         2.4         14           SECONDY- PROPOSED TO MATCH EXISTIC	COMMPRCM         REQUIRED         FARTMAG         PROPOSED           1.488         10         14         14           NOP-33000SED TO MATCH-RUSTMG	COMMENCE (K)         REQUISION         ENDISITING         FLORESCOND           1.463         10         14         24           ANOPY - PROPOSED TO MATCH SOTTING		1 PARKING SPACE	FOR EACH 150 SF OF FLOOR SP	ACE IN THE BUILDING USED
FLOOR SMALE (SM)         SPACES         CROMING         PROPOSULI           1.499         10         14         14           set CANOMY         PROPOSULI TO MAI COLDINING	FLOCE SPACE ISF         SACCS         CR0 INB         HOP/CPUID           1         1.489         10         14         14           MCPF         PPOPOSED TO MATCH EXISTING	FLOG S SACE (6)		CONANAEDCIAL		
1,489         10         14         14           SE CANOPY PROPODED TO WARDE LKS TIME	1,48         10         14         14           NNEPF-R0202ED TO MATCH EXETTINE         Image: Second Seco	L.489         10         14         14           ANOPY - PROPOSED TO MATCH EVISTING				TING PROPOSED
Description         N/A         9.57 (4 SDE3)         9.57 (4 SDE3)           1         N/A         9.57 (4 SDE3)         9.57 (4 SDE3)           1         Description         ADDRES         CONTACT           0         N/A         9.57 (4 SDE3)         9.57 (4 SDE3)           1         Description         ADDRES         CONTACT           0         NVRR         10.400 HSTREET         702.266.7113           0         PROTESSIONAL LAND SURVEYING         10.400 HSTREET         702.266.7113           0         SURVEYOR         2000 00.200 NVR         JEFFEY RANCOW, R.S.           0         SURVEYOR         SURVEYOR         10.400 HSTREET           0         DOWNERS CORVE, HOUSTIS         10.400 HSTREET           0         SURVEYOR         SURVEYOR	INDPY - PROPOSED TO MATCHER STING     IN/A     9 ST (4 SDES)     \$ S1 (4 SDES)       INDPY - PROPOSED TO MATCHER STING     IN/A     9 ST (4 SDES)     \$ S1 (4 SDES)       ECTOSY:     IDESCRIPTION     ADDRESS     CONTACT       DESCRIPTION     ADDRESS     CONTACT       DAVIER     1722 ROUTESTREET     JOHN CHATOWIN       DOWIES     1722 ROUTESTREET     JOHN CHATOWIN       SURVEYOR     PROFESSIONAL LAND SURVEYING     JEFTREY RANKOW, P.S.       SURVEYOR     SUFLICIO     G3078,1757       ACHIFECT/     20 SPORT MENULE     SECONSTREET       DOWIES ROUTEST SOUTONS     HERD RALESSS       SURVEYOR     SECONSTREET       DOWIES ROUTEST SOUTONS     HERD RALESSS       PERMIT CONSULTANT     BOOMES ROUTONS       BOLKALER DET TIMEY RANK     STEPHANE ROLESS       PERMIT CONSULTANT     SURVEY       BOLKALER DET TIMEY RANK     STEPHANE ROLER       TIMERAT, LI GATZ     100 STE SOUTONS       TIMERATION     SURVEY       DOWIES ROUTONS     TIMERAT, PER       TIMERATION     SURVEY       DOWIES ROUTONS     TIMERAT, PER       TIMERATION     SURVEY       DOWIES ROUTONS     TIMERAT, PER       TIMERATION     SURVEY       DOWIES ROUTONS     TIMERATON       TIME	AMOP" PROPOSED TO WAICH EXISTING AMOP" PROPOSED TO WAICH EXISTING NVA 9 SF (4 S DES) 9 SF (4 SDE3) RECTORY.  RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. RECTORY. R			·	<u>4</u> 1Δ
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N/A         9 SF (4 SIDES)           TDRECTORY:	N/A         9 SF (A SDES)         9 SF (A SDES)           ECTORY:	N/A         9.57 (4 SDES)         9.57 (4 SDES)           RECTORY:         DeSCRIPTION         ADDRESS         CONTACT           0WNER         7.2 LEVEN, N.C.         JOHN CHATWYN         IIII (1000)           0WNER         7.2 LEVEN, N.C.         JOHN CHATWYN         IIII (1000)           0WNER         7.2 LEVEN, N.C.         JOHN CHATWYN         IIII (1000)           9.00 COSDNA WAE,         JOHN CHATWYN         IIII (1000)         IIII (1000)           3.000 COSDNA WAE,         JOHN CHATWYN NG         IIIII (1000)         IIIII (1000)           3.000 COSDNA WAE,         JOHN CHATWYN NG         IIIIII (1000)         IIIII (1000)           3.000 COSDNA WAE,         JIIIII (1000)         IIIIII (1000)         IIIIII (1000)         IIIIII (1000)           ARCHITECT/         SEXAN MURTI, STESOUTIONS,         HOWARDA MATESISTEN,         IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII				
DIRECTORY:         ADDRESS         CONTACT           DESCRIPTION         ADDRESS         CONTACT           DWNER         7-ELEVEN, INC. 1722. ROUTH STREET         JCHN CHATWIN           DALLAS, TX 75221         JCHN CHATWIN           SURVEYOR         2007.05.7137           SURVEYOR         SURTESSOUTHONS           SURVEYOR         SURTESSOUTHONS           SURVEYOR         SURVEYOR           SURVEYOR         SURVEYOR           SURVEYOR         SURVEYOR           SURVEYOR         LEFREY RANKOW, P.S. 600.778.1757           ULLBL, LI 60532         HOWARD HARTENSTEN, LEED AP, AIA           DOWNERG ROVE, LI 60515         TIM KRATZ, PE	SECTORY:         ADDRESS         CONTACT           OWNER         7-ELEVEN, INC.         100-NC-C-ATMIN           OWNER         1.222 ROUH STREEL         100-NC-C-ATMIN           SURVEYOR         SURTETOR         630.278.1737           SURVEYOR         SURTETOR         630.278.1737           SURVEYOR         SEXAN MULTI-STEE SOLUTIONS         HEFREY BANKOW, P.S.           ASCHITECT/         SEXAN MULTI-STEE SOLUTIONS         HEFREY BANKOW, P.S.           ASCHITECT/         SEXAN MULTI-STEE SOLUTIONS         HOWARD FARTENTEIN,           DOWNERS GROVE, LIGDSIS         312.254.1599         312.254.1599           PERMIT CONSULTANT         SIZE OT TIME PARK (152/0S.CARPA AVELUE)         TIM (RAT2, PE 20.254.1595         213.841.6355           PLAINING         INLESE GROVE, LIGDSIS         213.841.6355         213.841.6352           METROPOLITAN WATER (SEART CONSULTANT         STEPHANERT CONSULTANT         STEPHANERT CONSULTANT           PLAINING         INLESE RADULE         STEPHANERT         JUSTINE SKAWSCI           GREATER CHCACO         CHCACAGO, INGGIT         847.735.4131           SCHAUMEDT OF         TIAST RES STREEL 20.100 TRATEGRADE DERAST         TBD           SCHAUMEDT AND REATER AND REATE	DESCRIPTION         ADDRESS         CONTACT           OWNER         7-FLEVEN, INC. 122 ROUTH STREET         JOH CHATWIN A02 296, 7.13           OWNER         122 ROUTH STREET         JOE CONTACT           DBL, IL GASS         G30, 778, 1757           ULBL, IL GASS2         SIZE ALSOLD           DOWNERS GROVE, IL GASIS         SIZE ALSOLD           DOWNERS GROVE, IL GASIS         SIZE ALSOLD           DOWNERS GROVE, IL GASIS         TIM KATZ, PC           GSCALITACHAR WATEB         ENGNEETING DEPARTMENT LILL ALST ENE STREET	IGE: CANOPY - PRO	PUSED TO MATCH		
DESCRIPTION         ADDRESS         CONTACT           OWNER         7-ELEVEN, INC. 1722, ROUTH STREET DALLAS, TX 75221         JOHN CHATWIN 702,266,7113           SURVEYOR         SOB OCENNAL. 3000 OCENNAL. SUIR 107         JOHN CHATWIN 702,266,7113           ARCHITECT/ ENSINGER         PROFESSIONAL LAND SURVEYING 3000 OCENNAL. SUIR 107         JEFFREY RANKOW, P.S. 630,778,1757           ARCHITECT/ ENSINGER         SEVAN MULTI-STE SOLUTIONS 4925 FORST AVENUE, DOWNERS GROVF, IL 60515         HOWARD HARTENSTEIN, 1EED P.R. AN 312,854,1559           PERMIT CONSULTANT         SEVAN MULTI-STE SOLUTIONS 4925 FORST AVENUE DOWNERS GROVF, IL 60515         TIM KRATZ, PE 219,841,6555           PLANNING         VILLAGE OF THORY PARK 152505, SUCK PARK AVDUE TURK 444,5100         STEPIANIE KISLER 708,444,45100           METROPOLITAN WATER RECLAMATION DISTRICT OF GRAFTER FURCHORS 201 W CENTER COURT 320 W CENTER COURT SCHAUMURK, IL 6013         TBD 847,705,4131	DESCRIPTION         ADDRESS         CONTACT           DWNER         7-ELEVEN, INC.         IOHN CHATWIN           DALLAS, TX 75221         IOHN CHATWIN         702.266.7113           DALLAS, TX 75221         DALLAS, TX 75221         IOHN CHATWIN           SURVEYOR         3000 GGEN AVE. SUITE 107         JEFFREY RANKOW, P.S. 630.778.1757         630.778.1757           ARCHTECT/ ENGINEER         SEVAN MULTISTES OLITIONS DOWNERS GROVE, IL 60512         HOWARD HARTINSTEIN, 212.854.1559	DESCRIPTION         ADDRESS         CONTACT           DWNLH         77.E.EVEN, INC.         ID-N CHATWIN           DALLS, TX 73221         ID-N CHATWIN         TO2.06.7113           SURVEYOR         3080 CORS'N AVE.         JEFREY RANKOW, P.S.           SURVEYOR         3080 CORS'N AVE.         JEFREY RANKOW, P.S.           BLE, IL 6532         HOWARD HATENSTEIN,         LEED AP, AIA           ARCHITCT/         4295 FORST AVENUS,         IEED AP, AIA           PERMIT CONSULTANT         PORVESS GROVE, IL 60315         312.854.1559           PERMIT CONSULTANT         SEVAN MULTI STE SOLUTIONS         HM KRAT, PF           VESS FORST AVENUE         TIM KRAT, PF         21.9841.6535           PERMIT CONSULTANT         VELAGE OF TINKEY, LEGO AT         STEPI ANILE KS.ER           TINKY, IL GONT         TIM KRAT, PF         21.9841.6335           PLANNING         TILST, LEGO AT         STEPI ANILE KS.ER           TORA443.100         TIMEY, NEAGONT         TORA443.100           TIMEY LEGO ADITOR         B47.705.4131           ULINOIS DEPARTIVENT OF SOLAW DERMITS AND DEPARTIVENT         TBD           SUB COLOR         B47.705.4131           SES         EDIMPROVEMENTS WILL NOT REQUIRE A WIND FROM JUSTINE			N/A 9 SF (4	SIDES) 9 SF (4 SIDES)
DESCRIPTION         ADDRESS         CONTACT           OWNER         7-ELEVEN, INC.         JOHN CHATWIN           D22.001/15/REET         DALLAS, TX 75221         702.266.7113           SURVEYOR         3080 GOENA LAND SURVEYING 3080 GOENA VE. SUITE 107         JEFFREY RANKOW, P.S. 630.778.1757           ARCHITECT/ ENGINEER         SEVAN MULTI-SITE SOLUTIONS 4025 FORST AVENUE, DOWNERS GROVE, IL 60515         HOWARP MARTENSTEN, 1EED AP, AND 312.854 1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4025 FORST AVENUE, DOWNERS GROVE, IL 60515         TIM KRATZ, PE 229.841.6595           PERMIT CONSULTANT         VILAGE OF THEVE PARK 162505, SURVE, PARK AVENUE TOR.444.5100         STEPIANIE KISLER 708.444.5100           METROPOLITAN WATER RECLAMATION DISTIRCT OF GRAFTER CHAGO FORTMENT 201 WCENTER COURT SCHALWEND, GOIST         TBD 847.705.4131           ILLINOIS DEPARTMENT SCHALTOOR SCHALWEND, GROVE, LE 6015         TBD 847.705.4131	DESCRIPTION         ADDRESS         CONTACT           DWNER         7-ELEVEN, INC.         IOHN CHATWIN           DALLAS, TX 75221         IOHN CHATWIN         702.266.7113           DALLAS, TX 75221         DALLAS, TX 75221         IOHN CHATWIN           SURVEYOR         3000 GGEN AVE. SUITE 107         JEFFREY RANKOW, P.S. 630.778.1757         630.778.1757           ARCHTECT/ ENGINEER         SEVAN MULTISTES OLITIONS DOWNERS GROVE, IL 60512         HOWARD HARTINSTEIN, 212.854.1559	DESCRIPTION         ADDRESS         CONTACT           DWNLH         77.E.EVEN, INC.         ID-N CHATWIN           DALLS, TX 73221         ID-N CHATWIN         TO2.06.7113           SURVEYOR         3080 CORS'N AVE.         JEFREY RANKOW, P.S.           SURVEYOR         3080 CORS'N AVE.         JEFREY RANKOW, P.S.           BLE, IL 6532         HOWARD HATENSTEIN,         LEED AP, AIA           ARCHITCT/         4295 FORST AVENUS,         IEED AP, AIA           PERMIT CONSULTANT         PORVESS GROVE, IL 60315         312.854.1559           PERMIT CONSULTANT         SEVAN MULTI STE SOLUTIONS         HM KRAT, PF           VESS FORST AVENUE         TIM KRAT, PF         21.9841.6535           PERMIT CONSULTANT         VELAGE OF TINKEY, LEGO AT         STEPI ANILE KS.ER           TIMEY, LIGONT         TIM KRAT, PF         21.9841.6335           TOXAGEST AVENUE         TOR A443.100         TIM KRAT, PF           TUREY, LIGONT         TIM KRAT, PF         21.9841.6335           TUREY DE ONTARY         STEPI ANILE KS.ER         TOR A443.100           TUREY DE ONTARY         TIM KRAT, PF         21.9841.6331           TOR AFF C AND PERMITS OT DI LISAT ERFERIENT         JUSTINE SKAWSKI         IUSTINE SKAWSKI           GREATER CHICAGO         THAF C CAND P				
OWNER         7-ELEVEN, INC. 1322 ROUTH STREET         JOHN CHATWIN 702.266.713           BALES, TX 5221         JOHN CHATWIN 702.266.713         FORFESSIONAL LAND SURVEYING 308 OGDEN AVE. SURVEYOR         JEFFREY RANKOW, P.S. 630.778.1757           ARCHITECT/ ENGINEER         EVEN MULTI-STREET DOWNER GROVE, IL 60512         HOWARD HARTENSTEIN, LEED AP, AIA DOWNER GROVE, IL 60515           PERMIT CONSULTANT         EVEN MULTI-STRE SOLUTIONS 4925 FOREST AVENUE DOWNER GROVE, IL 60515         TIM KRATZ, PE 213.941.6535           PERMIT CONSULTANT         VILLAGE OF TINLEY PARK 15250 S. OAK PARK AVENUE TINLEY, IL 60477         STEPHANIE KIS.ER 708.444 SL00           METROPOLITAN WATER RECLAMATION DISTRICT OF TIARASPORTATION         TARKARSKI TBD 847./05.4131         TBD 847./05.4131	OWNER         7-ELEVEN, INC. 122,2 ROULH STREET ORLAS, TX 5221         JOHN CHATWIN 702,266,7113           SURVEYOR         PROFESSIONAL LAND SURVEYING SURTE 107         JEFREY RANKOW, P.S. 630,778,1757           ARCHITECT/ ENGINEER         SEVAN MULTI-SITE SOLUTIONS 4925 FORST AVENUE, DOWNERS GROVE, IL 60513         HOWARD HARTENSTEIN, ELED AP, AIA 223,894,1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4925 FORST AVENUE, DOWNERS GROVE, IL 60513         HOWARD HARTENSTEIN, ELED AP, AIA 213,894,1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4925 FORST AVENUE, DOWNERS GROVE, IL 60513         TIM KBATZ, PE 213,894,16595           PLANNING         SEVAN MULTI-SITE SOLUTIONS 1005, DEPARTMENT OF TRAFFIC AND PERMITS 201 W CENTER COURT 301 W CENTER COURT 301 W CENTER COURT 201 W CENTER COURT 201 W CENTER COURT 201 W CENTER COURT 301 W C	Press         Precedent Sector         Precedent Sector         Precedent Sector           DWNER         722 ROUTH STREET DALAS, TX 5221         JOHN CHATWIN 702 266.7113         JOHN CHATWIN 702 266.7113           BURYEYOR         SB0 OGEN AVE. S00 OGEN A	CT DIRECTORY:			
OWNER         1722 ROUTH STREET DALLAS, TX 75221         JUTH UTAIWIN 702 266.7113           SURVEYOR         PROFESSIONAL LAND SURVEYING 3080 GOEIN AVE. SURVEYOR         JEFREY RANKOW, P.S. 630.788.1757           ARCHTECT/ ENGINEER         SEVAN MULTI-STE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 6051S         HOWARD HARTENSTEIN, LEED AP, ANA 312.889.1559           PERMIT CONSULTANT         SEVAN MULTI-STE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 6051S         HOWARD HARTENSTEIN, LEED AP, ANA 312.889.1559           PERMIT CONSULTANT         SEVAN MULTI-STE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 6051S         TIM KRATZ, PE 219.841.6355           PLANNING         VILLAGE OF TINLEY PARK 16250S, OAK PARK AVENUE TUNLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER RECLAMATION DISTRICT OF GRAFTER CHICAGO CHCAGO, IL 60515         STEPHANIE KISLER 708.444.5100           ILLINOIS DEPARTMENT RECLAMATION DISTRICT OF TARAFIC AND PERMITS 201W CENTER COURT SCH-AUMBURG, IL 60196         TBD 847.705.4131	OWNER         1722 800/TH STREET         JUPIK 0141 WIN           BULLAS, IX 75221         702 266,713	DWNRE         1722 ROUTH STREET         DUNK (LAK VIN B)           SURVEYOR         PROFESSIONAL LAND SURVEYING 3080 GOE NAVE. SURTE DO' LUSE, L60532         JEFREY RANKOW, P.S. 603,078,1757           ARCHITECT/ ENGINEER         SURVEYOR         HOWARD HARTENSTEIN, LEED AP, AIA 312,2854,1559         HOWARD HARTENSTEIN, LEED AP, AIA 312,2854,1559           PERMIT CONSULTANT 2005 REST GOUTIONS 4925 FOREST AVENUE, DOWNERS GROUP, L60515         TIM KRAT, PE 219,841,6535           PLANNING         VILLAGE OF THILEY PARK 16250 S OAK PARK VESUUE TINLEY, L60517         STEPHANIE KISLER 708,444,5100           PLANNING         VILLAGE OF THILEY PARK 112 AST ERIS TREET TINLEY, L60511         JUSTINE SKAWSKI           GRAFIER CHICASO GRAFIER CHICASO CHICASO, L60511         TBD 847,705,4131           ESS         SUMPROVEMENTS WILL NOT REQUIRE A WMOP DERMIT AS PER THE LETTER FROV JUSTINE	DESCRIF	PTION	ADDRESS	CONTACT
UWNER         1/22 KOUTS STRET         702.266.7113           DALLS, YT 5221         702.266.7113           SURVEYOR         PROFESSIONAL LAND SURVEYING 3080 ODEN AVE. SUITE 107 USLE, IL 60532         IEFFREY RANKOW, P.S. 630.778.1757           ARCHTECT/ ENGINEER         SEVAN MULT. SITE SOUTIONS 4925 FORST AVENUE, DOWNERS GROVE, IL 60515         HOWARD FARTENSTEIN, LEED AP, AIA 312.854 1559           PERMIT CONSULTANT         SEVAN MULT. SITE SOUTIONS 4925 FORST AVENUE, DOWNERS GROVE, IL 60515         TIM (RATZ, PE 219.4941.6355           PLANNING         VILLAGE OF TINLEY PARK 15250S, OAK PARK AVENUE TIM KRATZ, PE 219.4941.6355         STEPHANIE KISLER 708.444.5100           MECTAMATION DISTRICT OF GRAFTER CHICAGO, IL 60611         JUSTINE SKAWSKI CHICAGO, IL 60611         JUSTINE SKAWSKI           ILLINOIS DEPARTMENT TRANSPORTATION         TIAFFIC AND PERMITS SCHAUMBURG, IL 60196         TBD 847.705.4131	DWNER         1/22 A00 H5 Shell         7/02 266.7113           DUNNER         PROFESSIONAL LAND SURVEWIG 380 ODERN AVE. SURVEYOR         JEFFREY RANKOW, P.S. 630.778.1757           ARCHITECT/ ENGINEES         DEFENSIONAL LAND SURVEWIG 380 ODERN AVE. ULSL, IL 60353         HOWARD HARTENSTEIN, IEFER PANKOW, P.S. 630.778.1757           ARCHITECT/ ENGINEES         DEVENSION 4925 FOREST AVENUE 20.900KRIS GROVE, IL 60515         HOWARD HARTENSTEIN, IEED AP, AIA 312.854.1559           PERMIT CONSULTANT DOWERS GROVE, IL 60515         TM (RAT2, PE 219.841.6535           PLANNING         VILLAGE OF TINLEY PARK 16520 S. OXA FARK AVENUE DOWERS GROVE, IL 60515           YULLAGE OF TINLEY PARK 16520 S. OXA FARK AVENUE CHICADOUTON WATER GRAFTER CHICAGO         STEPHANIE KISLER 708.444.5100           TINLEY, IL 6011         JUSTINE SKAWSKI CHICADOUTON WATER GRAFTER CHICAGO         JUSTINE SKAWSKI CHICADOUTON WATER 111 EAST ERES TREET 11 LAST ERES TREET 11 UNEY, IL 6019           ILINOIS DEPARTMENT OF TRANSPORTATION SCHAUMBURG, IL 60196         TBD 847.705.4131	UNIXER         1122 X0010 SINE(1)         702 266.7113           DALLAS, TX 75221         702 266.7113           BURYEND         PROFESSIONAL LAND SURVENUE SURVEYOR         LIFFREY RANKOW, P.S. 630.778.1757           ARCHTECT/ ENGINEER         SEVAN MULTI-STE SOLUTIONS 4925 FOREST AVENUE DOWNES GROVE, IL 60513         HOWARD HARTENSTEIN, LEED AP, ALA 312.854.1559           PERMIT CONSULTANT         SEVAN MULTI-STE SOLUTIONS 4025 FOREST AVENUE DOWNES GROVE, IL 60515         TIM KRATZ, PE 219.841.6335           PLANNING         VILLAGE OF TIMLEY PARK 10525, OAK PARK AVENUE TIML KRATZ, PE 205.0 AVE ARK AVENUE TIMLEY JL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER GREATER CHICASO         ENGINEER STREET 111 EAST ERR STREET 120.51 AVE AVENUE TIMLEY JL 60411         JUSTINE SCAWSKI           LLINOIS DEPARTMENT TRANSPORTATION         TB0 847.705.4131         TB0 847.705.4131           ESE ESE ESE ESE         LINDIS DEPARTMENT SCHUTES AVENUE SCIMPROVEMENTS WILL NOT REQUIRE A WMOP PERMIT AS PER THE LETTER FROM JUSTINE				IOHN CHATWIN
SURVEYOR     PROFESSIONAL LAND SURVEYING 3080 OGDEN AVE. SURVEYOR     JEFREY RANKOW, P.S. 630.778.1757       ARCHITECT/ ENGINEER     SEVAN MULT-SITE SOLUTIONS 4925 FORSET AVENUE DOWNERS GROVE, IL 60515     HOWARD HARTENSTEIN, LEE DAP, AIA 312.854.1559       PERMIT CONSULTANT     SEVAN MULT-SITE SOLUTIONS 4925 FORSET AVENUE DOWNERS GROVE, IL 60515     TIM KRAT2, PE 219.841.6535       PLANNING     VILLAGE OF TIMERY PARK 15250 S. CAK PARK AVENUE TIMERY, IL 60477     STEPHANIE KISLER 708.444.5100       METROPOLITAN WATER RECLAMATION DISTRICT OF CHICAGO, IL 60611     STEPHANIE KISLER 708.444.5100       ILLINOIS DEPARTMENT OF CREATER CHICAGO     TIMERENT TIME SKAWSKI 219.847.705.4131	SURVFYOR     PROFESSIONAL LAND SURVFYING 3080 OGDEN AVE: SUITE 107 USLE, IL 60532     LEFFREY RANKOW, P.S. 630.778.1757.       ARCHITECT/ ENGINEER     SEVAN MULTISTE SOLUTIONS 4025 FOREST AVENUE; DOWNERS GROVE, IL 60155     HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559       PERMIT CONSULTANT     SEVAN MULTISTE SOLUTIONS 4025 FOREST AVENUE; DOWNERS GROVE, IL 60155     TIM KRATZ, PE 219.841.6535       PERMIT CONSULTANT     VILLAGE OF TINLEY PARK 1025 DO. SAF ARK WENUE TINLEY, IL 60477     STEPHANIE KISLER 708.444.5100       METROPOLITAN WATER GRATER CHICAGO     ENGINEERING DEPARTMENT TIL LAST ERIE STREET GRATER CHICAGO     JUSTINE SKAWSKI       LINOIS DEPARTMENT TRANFIC COURT TRANFDORTATION     TBD 847.705.4131     TBD 847.705.4131	SURVEYOR     PROFESSIONAL LAND SURVEYING 3080 CODEN AVE. SUITE 107 U.S.L., L. 60532     JEFREY RANKOW, P.S. 630.778.1757       ARCHITECT/ ENGINEER     SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515     HOWARD HARTENSTEIN, 4322.854.1559       PERMIT CONSULTANT     SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515     TIM KRATZ, PE 219.841.6535       PERMIT CONSULTANT     SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515     TIM KRATZ, PE 219.841.6535       PLANNING     SEVAN MULTI-SITE SOLUTIONS 100KLEGE OF TILLY PARK 162505. CAK PARK AVENUE TINLEY, IL 60477     STEPHANIE KISLER 708.444.5100       METROPOLITAN WATER GREATER CHICAGO     ENGINEERING DEPARTMENT 111.6251 S. CAK PARK AVENUE TILLY IL 60411       ULINOIS DEPARTMENT OF GREATER CHICAGO     TRAFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60136       TRANSPORTATION     TRAFIC COURT SCHAUMBURG, IL 6013       TRANSPORTATION     TRAFIC AND PERMITS SCHAUMBURG, IL 60156       SCHAUMBURG, IL 60156     TBD 847.705.4131	OWN	IER		
SURVEYOR         3080 CGDEN AVE. SUIT 107         JEFFREY RANKOW, P.S. 630.778.1757           ARCHITECT/ ENGINEER         SEVAN MULTI-SITE SOLUTIONS 4025 FORST AVENUE DOWNERS GROVF, II 60515         HOWARD HARTENSTEIN, 12E DA P, AIA 312.854.1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4025 FORST AVENUE DOWNERS GROVF, II 60515         HOWARD HARTENSTEIN, 1312.854.1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4025 FORST AVENUE DOWNERS GROVF, II 60515         TIM KRATZ, PE 219.841.6535           PLANNING         VILLAGE OF TINLEY PARK 162505. OXA PARK AVENUE TINLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO         ENGINEERIND DEPARTMENT 11 LIST ERIE STREET 219.841.510           ILLINOIS DEPARTMENT OF GREATER CHICAGO         TID 201 W CENTER COUNT 201 W CENTER COUNT 201 W CENTER COUNT SCHAUMBURG, IL 60196         TBD 847.705.4131	SURVEYOR         3080 OGDEN AVE. SUITE 107         IEFERY RANKOW, P.S. 600.778.1757           SURVEYOR	SURVEYOR         3080 OGDEN AVE. SUIF 107         JEFREY RANKOW, P.S. 630.778.1757           ARCHITECT/ ENGINEER         SEVAN MULTI-SITE SOLUTIONS 4925 FORST AVENUE, DOWNERS GROVE, IL 60151         HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559         HOWARD HARTENSTEIN, 219.841.6535         HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559           PERMIT CONSULTANT         A925 FORST AVENUE, DOWNERS GROVE, IL 60515         TIM (RAT2, PE 219.841.6535         HOWARD 219.841.6535           PLANNING         VILLAGE OF THAIPY PARK 16250 S. DAK PARK AVENUE TINLEY, IL 60477         STEPHANIE KISLER 78.444.5100         HOWARD 201 W CENTER COURT 111.EAST ERIE STREET 201 W CENTER COURT 847.705.4131         TBD 847.705.4131           ESS         LUINOS DEPARTMENT OF 201 W CENTER COURT SCHAUBURG, IL 60196         TBD 847.705.4131         HOWARD 847.705.4131           ESS         EDIMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE         HOMARD PERMIT AS PER THE LETTER FROM JUSTINE		יסט   ימט	,	
SURVEYOR         SUITE 107 LISLE, IL 60532         630.778.1757           ARCHITECT/ ENGINEER         SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515         HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515         TIM KRATZ, PE 219.841.6535           PLANNING         VILLAGE OF TINLEY PARK 162505. OAK PARK AVENUE TINLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER RECLAMMATION DISTRICT OF GREATER CHICAGO         ENGINEERING DEPARTMENT 111.EAST EME STREET CHICAGO, IL 60511         JUSTINE SKAWSKI           ILLINOIS DEPARTMENT OF TRANSPORTATION         TARFIC AND PERMITS 201 WEITRE ONUE SCHAUMBURG, IL 60196         TBD 847.705.4131	SURVEYOR         SUITE 107 LISLE, IL 60532         630.778.1757           ARCHITECT/ ENGINEER         SEVAN MULT.SPE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515         HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559           PERMIT CONSULTANT         SEVAN MULT.SPE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515         TIM (RATZ, PE 219.841.6535           PLANNING         VILAGE OF TIME!Y PARK 16250 S. OAK PARK AVENUE TIMLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METEOPOLITAN WATER GREATER CHICAGO, IL 60515         STEPHANIE KISLER 708.444.5100	SURVEYOR         SUITE 107 UISLE, IL 60532         630.778.1757           ARCHITECT/ ENGINEER         SEVAN MULTISTE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515         HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559         IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	SURVE			JEFFREY RANKOW, P.S.
ARCHITECT/ ENGINEER     SEVAN MULT-SITE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515     HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559       PERMIT CONSULTANT     SEVAN MULT-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515     TIM KRATZ, PE 219.841.6535       PLANNING     VILLAGE OF TINLEY PARK 1650S C. OAK PARK NEVNUE TINLEY, IL 60477     STEPHANIE KISLER 708.444.5100       METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO     ENGINEERISTREET CHICAGO, IL 60511     STEPHANIE SKAWSKI       ILLINOIS DEPARTMENT OF TRANSPORTATION     TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196     TBD 847.705.4131	ARCHITECT/ ENGINEER     SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515     HOWARD HARTENSTEIN, LEED AP, AIA 312,854.1559       PERMIT CONSULTANT     SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515     TIM KRATZ, PE 219,841.6535       PLANNING     VILLAGE OF TINLEY PARK 16250 S, OAK PARK AVENUE TILEY, IL 60477     STEPHANIE KISLER 708.444.5100       METROPOLITAN WATER CLAMATION DISTRICT OF GREATER CHICAGO     TIM FRAFE 111 EAST ERIE STREET 201 W CENTER COURT SCHAUMBURG, IL 60196     TBD 847.705.4131	ARCHITECT/ ENGINEER       SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE, DOWNERS GROVE, IL 60515       HOWARD HARTENSTEIN, LEED AP, AIA 312.854.1559         PERMIT CONSULTANT       SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515       TIM KRATZ, PE 219.841.6535         PLANNING       VILLACE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY, IL 60477       STEPHANIE KISLER 708.444.5100         METROPOLITAN WATER GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET 201 W CENTER COURT SCHAUMBURG, IL 60196       JUSTINE SKAWSKI         LILINOIS DEPARTMENT TRANSPORTATION       TBD 847.705.4131       TBD 847.705.4131	SURVE	YOR	SUITE 107	
ARCHITECI/ ENGINEER       4925 FOREST AVENUE, DOWNERS GROVE, IL 60515       LEED AP, AIA 312.854.1559         PERMIT CONSULTANT       SEVAN MULTI-ISTE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515       TIM KRATZ, PE 219.841.6535         PLANNING       VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY, IL 60477       STEPHANIE KISLER 708.444.5100         METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET CHICAGO, IL 60611       JUSTINE SKAWSKI         ILLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131	ARCHITECT/ ENGINEER         4925 FOREST AVENUE, DOWNERS GROVE, IL 60515         LEED AP, AIA 312.854.1559           PERMIT CONSULTANT         SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515         TIM KRATZ, PE 219.841.6535           PLANNING         VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER GREATE CHICAGO GEATER CHICAGO         ENGINEERING DEPARTMENT 1JUSTINE SKAWSKI         JUSTINE SKAWSKI           LINOIS DEPARTMENT TRANSPORTATION         TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196         TBD 847.705.4131	ARCHITECT/ ENGINEER       4925 FOREST AVENUE, DOWNERS GROVE, IL 60515       1EED AP, AIA 312.854.1559         PERMIT CONSULTANT       SEVAN MULTI-SITE SOLUTIONS 4925 FOREST AVENUE DOWNERS GROVE, IL 60515       TIM KRATZ, PE 219.841.6530         PLANNING       VILLAGE OF TINLEY PARK 16250 S. DAK PARK AVENUE TINLEY, IL 60477       STEPHANIE KISLER 708.444.5100         METROPOLITAN WISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT CHICAGO, IL 60611       STEPHANIE KISLER 708.444.5100         METROPOLITAN WISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT CHICAGO, IL 60611       JUSTINE SKAWSKI 847.705.4131         LLINOIS DEPARTMENT TRANSPORTATION       TRAFFIC AND PERMITS SCHAUMBURG, IL 60196       TBD 847.705.4131				
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Image: Downers grove, il 60515       219.841.6535         PLANNING       VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE TINLEY, IL 60477       STEPHANIE KISLER 708.444.5100         METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET CHICAGO, IL 60611       JUSTINE SKAWSKI         ILLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131	DOWNERS GROVE, IL 60515         219.841.6335           PLANNING         VILLAGE OF TINLEY PARK 12500 S. OAK PARK AVENUE TINLEY, IL 60477         STEPHANIE KISLER 708.444.5100           METROPOLITAN WATER ECLAMATION DISTRICT OF GREATER CHICAGO, IL 60611         JUSTINE SKAWSKI           LINOIS DEPARTMENT OF TRANSPORTATION         TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196         TBD 847.705.4131           SE         SE	DOWNERS GROVE, IL 60515       219.841.6535         PLANNING       VILLAGE OF TINLEY PARK 16250.5. OAK PARK AVENUE TINLEY, IL 60477       STEPHANIE KISLER 708.444.5100         METROPOLITAN WATER GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET CHICAGO, IL 60611       JUSTINE SKAWSKI         LIUNOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131         ES: LED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE       THE ETER FROM JUSTINE	PERMIT CON	ISULTANT	4925 FOREST AVENUE	
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PLANNING       102505. 0AK PARK AVENUE TINLEY, IL 60477       708.444.5100         METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET CHICAGO IL 60611       JUSTINE SKAWSKI         ILLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131	PLANNING     10250 S. OAK PARK AVENUE TINLEY, IL 6077     708.444.5100       METROPOLITAN WATER CELAMATION DISTRICT OF GREATER CHICAGO     ENGINEERING DEPARTMENT 111 EAST ENRISTREET CHICAGO, IL 60611     JUSTINE SKAWSKI       ILINOIS DEPARTMENT OF TRANSPORTATION     TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196     TBD 847.705.4131	PLANNING       10250 S. OAK PARK AVENOE TINLEY, IL 60477       708.444.5100         METROPOLITAN WATER ECLAMATION DISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET CHICAGO, IL 60111       JUSTINE SKAWSKI         LLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131				STEPHANIE KISIER
METROPOLITAN WATER       ENGINEERING DEPARTMENT         RECLAMATION DISTRICT OF       111 EAST ERIE STREET         GREATER CHICAGO       CHICAGO, IL 60611         ILLINOIS DEPARTMENT OF       TRAFFIC AND PERMITS         201 W CENTER COURT       TBD         847.705.4131       847.705.4131	METROPOLITAN WATER CLAMATION DISTRICT OF GREATER CHICAGO       ENGINEERING DEPARTMENT 111 EAST ERIE STREET CHICAGO, IL 60611         LINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131	METROPOLITAN WATER       ENGINEERING DEPARTMENT         LECLAMATION DISTRICT OF       ENGINEERING DEPARTMENT         GREATER CHICAGO       111 EAST ERIE STREET         CHICAGO, IL 60611       JUSTINE SKAWSKI         ILLINOIS DEPARTMENT OF       TRAFFIC AND PERMITS         201 W CENTER COURT       TBD         847.705.4131       847.705.4131	PLANN	ling i		
RECLAMATION DISTRICT OF GREATER CHICAGO       111 EAST ERIE STREET CHICAGO, IL 60611       JUSTINE SKAWSKI         ILLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131	CLAMATION DISTRICT OF GREATER CHICAGO 111 EAST ERIE STREET CHICAGO, IL 60611 JUSTINE SKAWSKI   LINOIS DEPARTMENT OF TRANSPORTATION TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196 TBD 847.705.4131	LECLAMATION DISTRICT OF GREATER CHICAGO       111 EAST ERIE STREET CHICAGO, IL 60611       JUSTINE SKAWSKI         LLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131         ES:			•	
GREATER CHICAGO       CHICAGO, IL 60611         ILLINOIS DEPARTMENT OF TRANSPORTATION       TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196       TBD 847.705.4131	GREATER CHICAGO CHICAGO, IL 60611     LINOIS DEPARTMENT OF TRANSPORTATION TRAFFIC AND PERMITS 201 W CENTER COURT SCHAUMBURG, IL 60196   State   State	GREATER CHICAGO       CHICAGO, IL 60611				JUSTINF SKAW/SKI
ILLINOIS DEPARTMENT OF TRANSPORTATION     201 W CENTER COURT SCHAUMBURG, IL 60196     IBD 847.705.4131	LINOIS DEPARTMENT OF TRANSPORTATION     201 W CENTER COURT SCHAUMBURG, IL 60196     IBD 847.705.4131       S:	ILLINOIS DEPARTMENT OF TRANSPORTATION 201 W CENTER COURT SCHAUMBURG, IL 60196 847.705.4131	GREATER C			
ILLINOIS DEPARTMENT OF TRANSPORTATION     201 W CENTER COURT SCHAUMBURG, IL 60196     IBD 847.705.4131	LINOIS DEPARTMENT OF TRANSPORTATION     201 W CENTER COURT SCHAUMBURG, IL 60196     IBD 847.705.4131       S:	ILLINOIS DEPARTMENT OF TRANSPORTATION 201 W CENTER COURT SCHAUMBURG, IL 60196 847.705.4131			TRAFFIC AND PERMITS	TOD
	<u>SCHAUMBURG, IL 60196</u>	ES:	う ILLINUIS DEPA プロング		201 W CENTER COURT	
IOTES:		ED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE			SCHAUMBURG, IL 60196	
IOTES:		ED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE				
••		ED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE	T NOTES:			
POSED IMPROVEMENTS WILL NOT REQUIRE A WMO PERMIT AS PER THE LETTER FROM JUSTINE I, P.E. OF THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO DATED 5, 2016.			, ZUIU.			

PROJECT D	ESCRIPTION:					
	ADING AND SITE	: WORK DERGROUND STO	RAGE TANKS	S (UST) AND	PIPING	
- (4)	FUELING DISPEN				THING	
	IDSCAPING					
BUILDING	CODE REVIEW AN	ND ANALYSIS:				
BUILDING		2006 IBC				
MECHANIC PLUMBING		2006 IMC 2004 ILLINOIS	STATE PLUM	ABING CODE	Ē	
ELECTRICA FIRE CODE		2005 NEC 2006 IFC				
ACCESSIBI	_ITY:	1997 ILLINOIS				
		) COMBUSTIBLE L			ION AIR GARAGES-200	18 EDITION
	IFORM FIRE CO		INGTACILIT			
ZONING O	RDINANCE REVIE	W:				
ZONING O			NI FY PARK.	ILLINOIS 70	NING ORDINANCE	
		AMENDED TH				,
ZONING M	AP:				AGE OF TINLEY PA	.RK, ILLINOIS WWW.TINLEYPARK
SITE ZONI	IG.	B3; GENERAL				
PERMITTEI		SPECIAL USE F				
PENIVITTEI	J USE.	SPECIAL USE F				
		V; SCHEDULE II)			EXISTING	PROPOSED
		AREA (SF)		7,500	30,625	30,625
	MUM LOT IIREMENTS	WIDTH (FT)		60	175	175
	_	DEPTH (FT)		125	175	175
		FRONT YARE		25 NOTE 1	N-23.5; E-65.0 24.2	N-27.5; E-47.1 24.2
	M YARDS AND BACKS (FT)	TOTAL OF TW	/0			
	v · /	SIDE YARDS		NOTE 1	24.2	24.2
		REAR YARD STORIES		25 3	24.8	24.8
	JM BUILDING IEIGHT	FEET		35	17.5	17.5
	ADE A	RATIO		1.00	0.13	0.15
NOTES:	AREA					
1. NO SID					ROVIDED, IT SHALL A MINIMUM SIDE	
		OTH SHALL BE PRO		<u> </u>		
DVBRINC		(SECTION III.R. &		ΙΔ 10 \-		
RETAIL ST	ORE: REQUIRED				LOOR SPACE IN TH	HE BUILDING USED
	IMERCIAL USE	COMMERCIA				
		FLOOR SPACE (		QUIRED PACES	EXISTING	PROPOSED
		1,489		10	14	14
		POSED TO MATCH				
				N/A	9 SF (4 SIDES)	9 SF (4 SIDES)
L			ı			
PROJECT	DIRECTORY:				I	
	DESCRIF	FIIUN		DDRESS EVEN, INC.		
	OWN	IER	1722 R	OUTH STREE AS, TX 75221	-   -	0HN CHATWIN 02.266.7113
		P	ROFESSIONA	AL LAND SUR	RVEYING	
CONTACTS	SURVE	EYOR	Sl	ogden ave. Jite 107		EY RANKOW, P.S. 30.778.1757
CONT				E, IL 60532 TI-SITE SOLU		
SITE	ARCHIT ENGIN		4925 FC	REST AVENU	JE, Ι	RD HARTENSTEIN, EED AP, AIA
	2.1011			GROVE, IL 6		12.854.1559
	PERMIT CON		4925 FC	GROVE, IL 6	UE I	IM KRATZ, PE 19.841.6535
			VILLAGE	OF TINLEY P	ARK	PHANIE KISLER
AGENCY	PLANN	NING		AK PARK AVI EY, IL 60477		29900000000000000000000000000000000000
NT AG	METROPOLIT		ENGINEERI	NG DEPARTI	MENT	
GOVERNMENT	RECLAMATION GREATER C			GO, IL 6061		STINE SKAWSKI
OVER	ILLINOIS DEPA			AND PERMI	рт	TBD
Ű	TRANSPOF	RTATION		BURG, IL 60		47.705.4131
PERMIT NO	DTES:					
					IT AS PER THE LET	TER FROM JUSTINE
APRIL 13, 2		INOPOLITAN WAT			UCI OF GREATER (	UNICAGO DATED

APRIL 13, 2016.

O SITE PLAN/SPECIAL USE 03.15.2016	L STAFF REVIEW COMMENTS 04.20.2016	PLANNING COMMISSION CO     05.25.2016	3	4	5	6	7	8	9	10	11	12	13	14	734.367.4445 Telephone Corporate Office: 4925 Forest Avenue Downers Grove, IL 60515 info@sevansolutions.com www.sevansolutions.com SAFETY - INTEGRITY - SUSTAINABILITY REVISIONS NO. DATE DESCRIPTION
•	•	•													003.15.2016SITE PLAN/SPECIAL USE104.20.2016STAFF REVIEW COMMENTS205.25.2016PLANNING COMMISSION COMMENT
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•	•	•													CONSULTANT
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															SEAL
															CUSTOMER
															ELEVEN
															PROJECT DESCRIPTION
															FUELING REMODEL
															PROJECT LOCATION
															STORE #30129 7601 W 159 <sup>TH</sup> ST.
															TINLEY PARK, IL 60477
															SHEET TITLE
			1	1	1		1								COVER SHEET
												B	Call efoi ou L	re	SHEET MANAGEMENT PROJECT NO.: 30129
												Yo			DATE:       03.02.2016         CAD FILE:       G0.01.dwg         PROJECT MANAGER:       T. KRATZ         This document is and shall remain the property of sevan multi-site solutions, inc.         Reproduction or alteration of this document without the express written permission of sevan multi-site solutions, inc. is prohibited
														jois	(NOT PUBLISHED: ALL RIGHTS RESERVED.)
									(	ONE	,-CA	<u>\LL</u>	SYS	IOIS TEM	SHEET NUMBER



## SURVEYOR'S NOTES

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD MARKS ON THE GROUND, AND ABOVE GROUND OBSERVABLE EVIDENCE ONLY. 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS

4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.

5. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY REPUBLIC TITLE OF TEXAS, INC. IDENTIFIED AS NUMBER 1002-132189-RTT WITH AN EFFECTIVE DATE OF DECEMBER 30, 2014 A REVIEW OF WHICH INDICATES THAT:

ITEMS 1 - 15 IN SCHEDULE B ARE NOT SURVEY RELATED OR DO NOT AFFECT THE PROPERTY DESCRIBED.

THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF ILLINOIS BELL AND COMMONWEALTH EDISON PER DOC. NO. 88321706, THE LOCATION OF WHICH IS SHOWN HEREON.

- 6. (R) = RECORD DATA (M) = MEASURED DATA
- 7. AREA OF SURVEY= 30,625 SQ. FT., OR 0.70 ACRES, MORE OR LESS.
- 8. PROPERTY CONTAINS 12 REGULAR AND 2 HANDICAPPED PARKING SPACES.
- 9. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.

## PARCEL DESCRIPTIONS

A PARCEL OF PROPERTY AT THE SOUTHWEST CORNER OF 159TH STREET AND 76TH AVENUE IN TINLEY PARK, ILLINOIS, FRONTING 175' ON EACH OF THE RESPECTIVE STREETS, BEING SQUARE IN SHAPE AND HAVING AN AREA 30,625 SQUARE FEET, LEAGLLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 159TH STREET (AS HERETOFORE DEDICATED BY DOCUMENT NO. 10909313) WITH THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE OF 159TH STREET, A DISTANCE OF 175.00 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE 175.00 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID 159TH STREET, A DISTANCE OF 175.00 FEET TO THE WEST LINE OF THE EAST 40.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH ON THE LAST DESCRIBED LINE 175.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

#### TO: 7 – ELEVEN

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 NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THIS 29TH DAY OF JANUARY, 2015.

3483

STATE OF

ILLINOIS

SURV

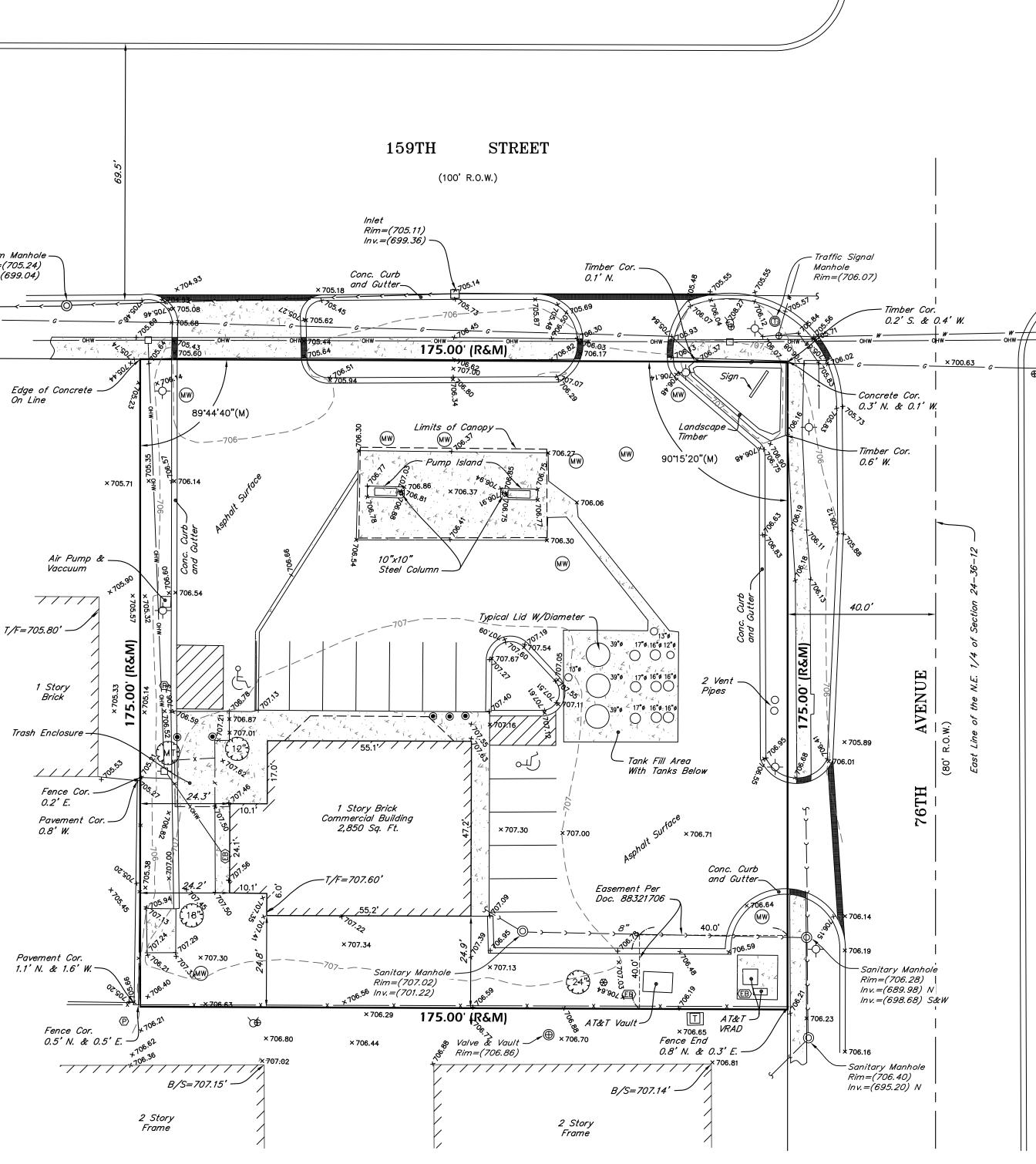
DATED THIS 4TH DAY OF FEBRUARY, 2015.

IPLS No. 3483 MY LICENSE EXPIRES 11/30/16

PROFESSIONAL DESIGN FIRM NO. 184-004196

DRAWING PATH: U: \Land Projects 3\10400-10499\10407\dwg\10407\_ALTA.dwg

Storm Manhole -Rim=(705.24) Inv.=(699.04) 



# ALTA / ACSM LAND TITLE SURVEY

STONELAKE SURVEY CO., A DIVISION OF PROFESSIONAL LAND SURVEYING, INC.

# SYMBOL LEGEND

## 🔘 – MANHOLE

- 🔿 CATCH BASIN
- 🗌 INLET

**6**706.21

- 🕱 705.85

- ⊗ − WATER VALVE
- Q HYDRANT
- ↔ BUFFALO BOX
- 白 POWER POLE
- (EB) ELECTRIC CONTROL BOX
- 💢 STREET LIGHT
- ⑦ − TELEPHONE CANISTER
- O BOLLARD
   O
- (MW) MONITORING WELL
- 🚱 GAS METER
- (E) ELECTRIC METER

# 

- -w-- WATERMAIN
- -E-- UNDERGROUND ELECTRIC CABLE

SCALE: 1"=20'

- -OHW-- OVERHEAD WIRES
- DEPRESSED CURB
- CONCRETE SURFACE
- R.O.W. RIGHT-OF-WAY
- DIA LINI FOR ATTER , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- EVERGREEN TREE , LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- (R) RECORD DATA
- (M) MEASURED DATA



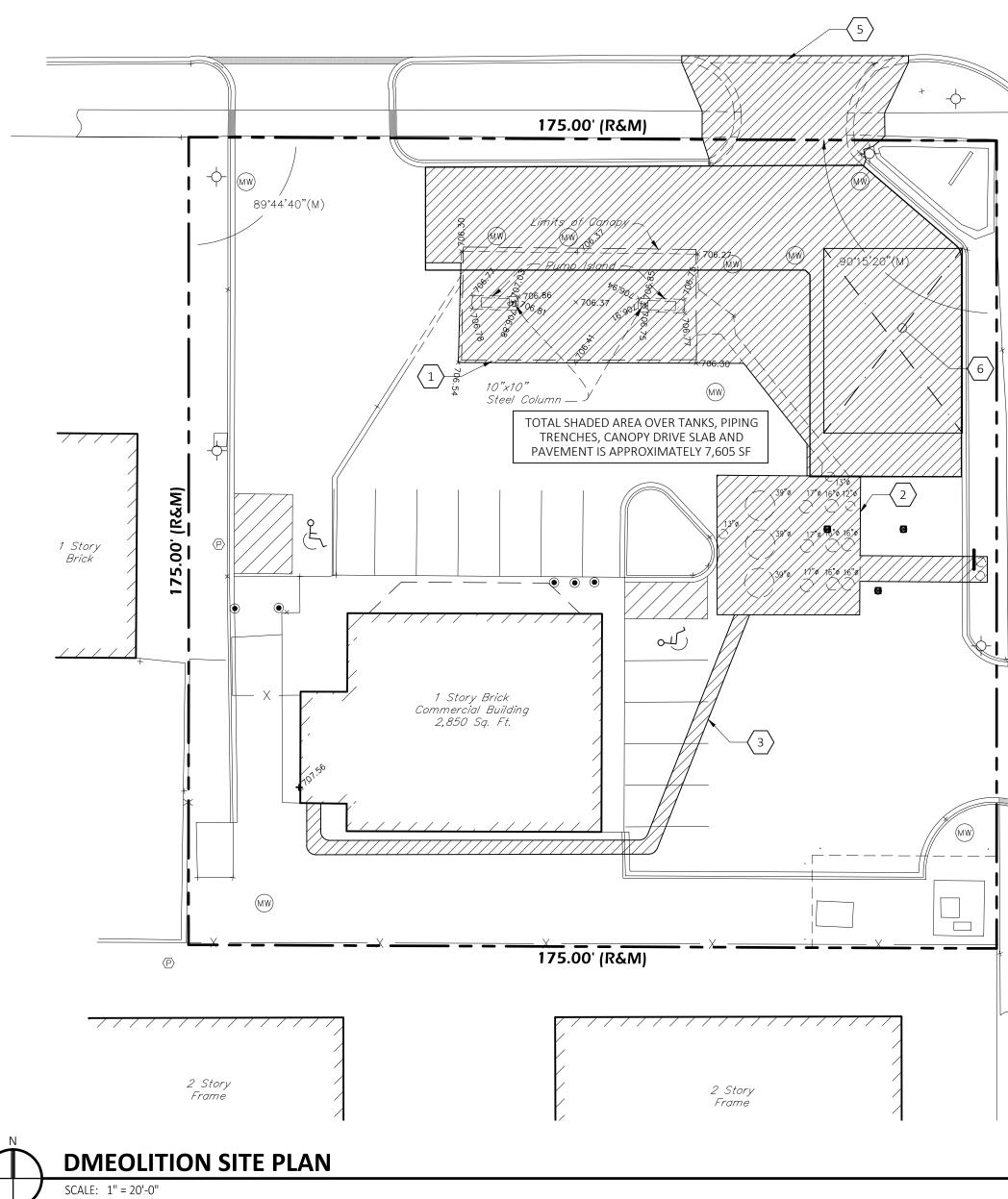
PREPARED FOR: THE DIMENSION GROUP JOB ADDRESS: 7601 W. 159TH STREET TINLEY PARK, ILLINOIS

COMPLETION DATE: 2/4/15

REVISED:

Professional Land Surveying, Inc. 3080 Ogden Avenue Suite 107 Lisle, Illinois 60532 Phone 630.778.1757 Fax 630.778.7757 FLD. BK./PG. NO.: 130/18 DRAWN BY: JHH

JOB NO.: 1510407



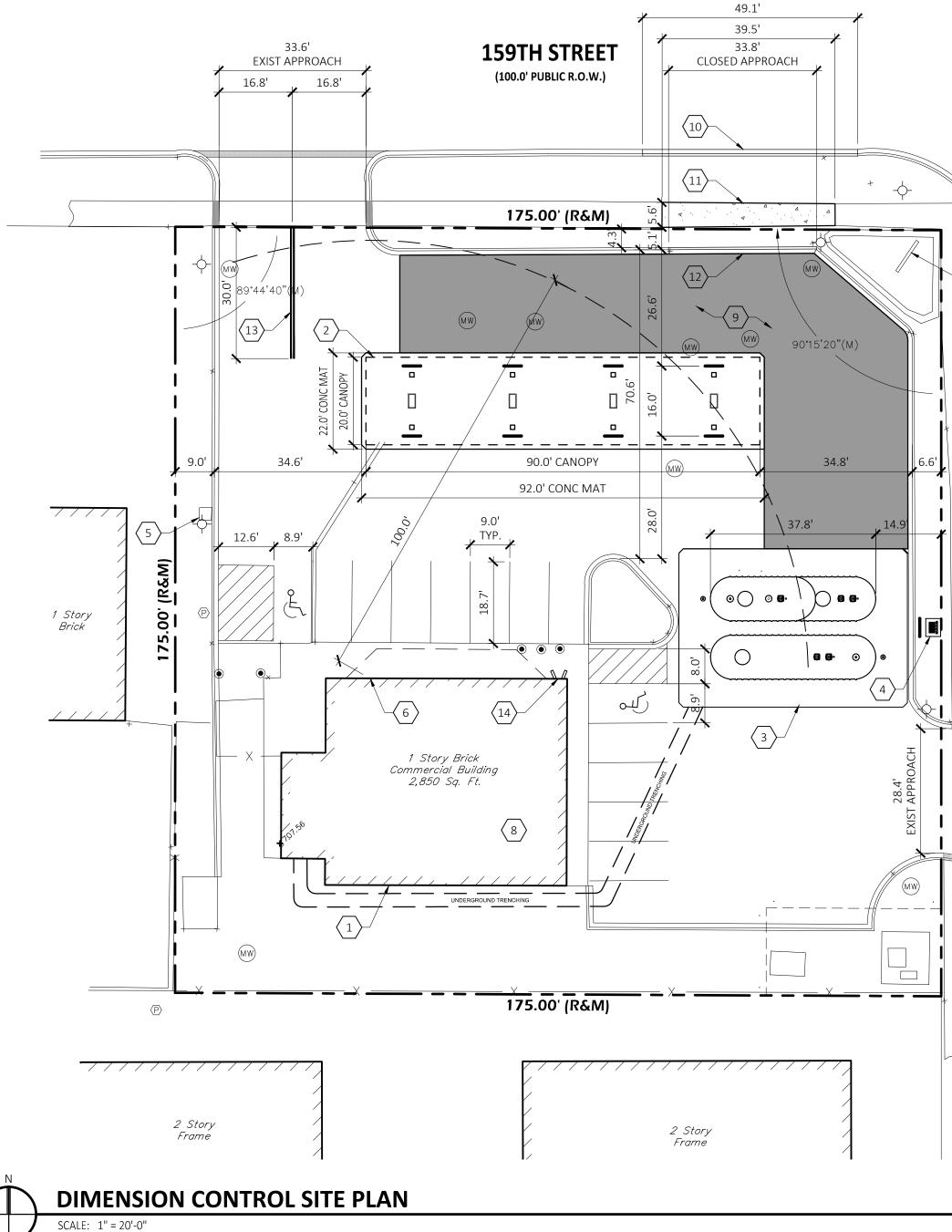
(100.0' PUBLIC R.O.W.)

	East Line of the N.E. 1/4 of Section 24-36-12
--	---

# $\langle \# \rangle$ <u>KEYNOTES:</u>

- 1. SAW CUT EXISTING CONCRETE PAVING AS REQUIRED TO REMOVE EXISTING PRODUCT AND VAPOR PIPING, DISPENSERS, SUMPS, CANOPY AND ISLANDS.
- 2. SAW CUT EXISTING CONCRETE PAVING AS REQUIRED TO REMOVE THREE EXISTING TANKS AND ASSOCIATED PRODUCT, VENT AND STAGE TWO VAPOR PIPING.
- 3. SAW CUT EXISTING PAVING AND REMOVE AS REQUIRED FOR CONDUIT TRENCH TO ELECTRICAL ROOM.
- 4. SAW CUT EXISTING PAVING AND REMOVE AS REQUIRED FOR NEW PAVEMENT.
- 5. SAW CUT AND REMOVE DRIVE APPROACH.
- 6. APPROXIMATE MATERIAL AND DUMPSTER STAGING AREA. EXACT LOCATION TO BE DETERMINED IN THE FIELD.

Sevan MULTI-SITE SOLUTIONS
Regional Office: 37704 Hills Tech Drive Farmington Hills, MI 48331
734.367.4445 Telephone
Corporate Office: 4925 Forest Avenue Downers Grove, IL 60515 info@sevansolutions.com www.sevansolutions.com
SAFETY - INTEGRITY - SUSTAINABILITY REVISIONS
NO.DATEDESCRIPTION003.15.2016SITE PLAN/SPECIAL USE104.20.2016STAFF REVIEW COMMENTS
2 05.25.2016 PLANNING COMMISSION COMMENTS
SEAL
CUSTOMER
<b>ELEVEN</b> ®
PROJECT DESCRIPTION
FUELING REMODEL
STORE #30129 7601 W 159 <sup>TH</sup> ST.
TINLEY PARK, IL 60477
SHEET TITLE
DEMOLITION SITE PLAN
SHEET MANAGEMENT PROJECT NO.: 30129
DATE: 03.02.2016 CAD FILE: C1.10.DWG PROJECT MANAGER: T. KRATZ
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C1.10

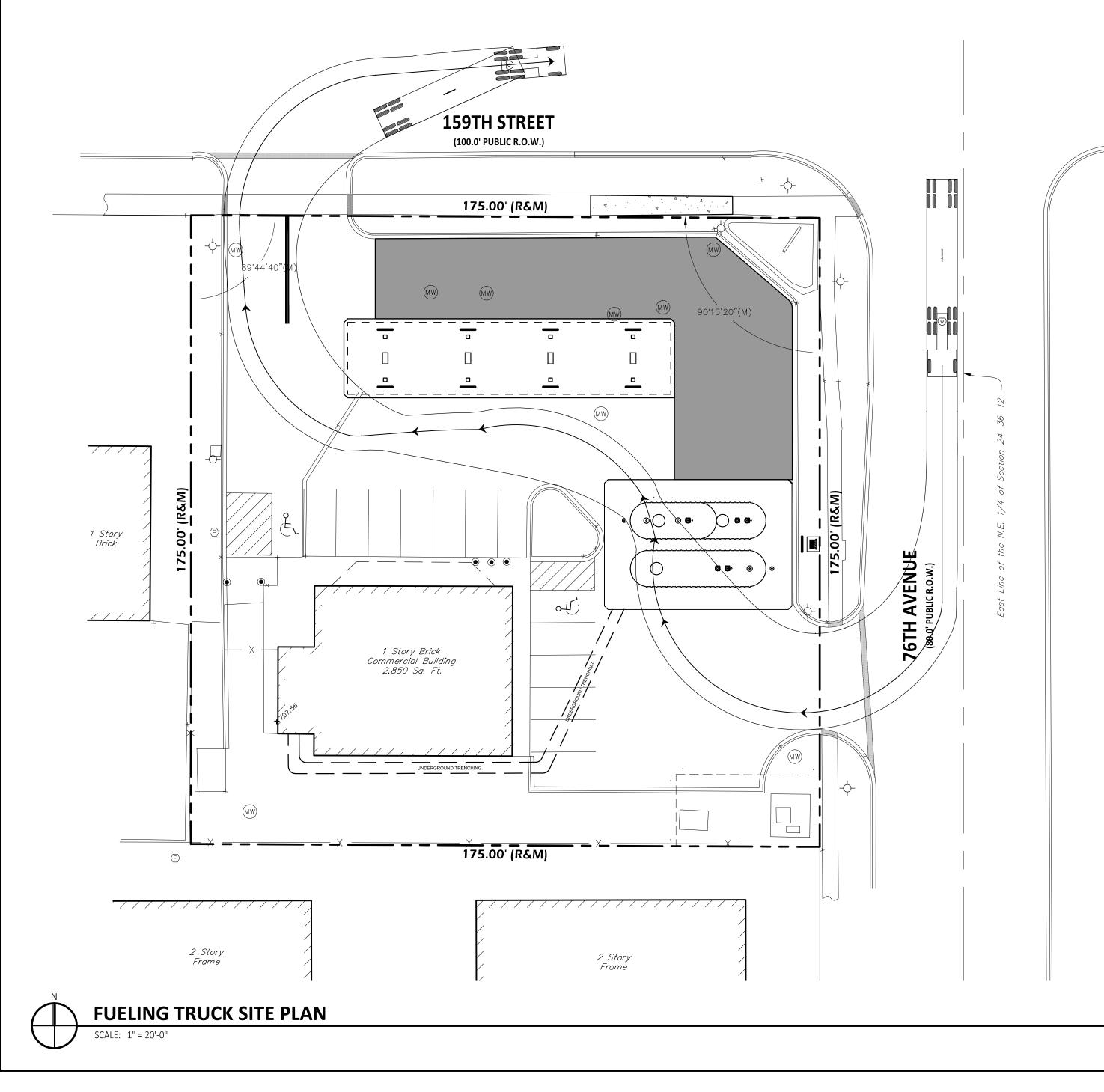


	76TH AVENUE (80.0' PUBLIC R.O.W.)	East Line of the N.E. 1/4 of Section 24-36-12	
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# (#) <u>KEYNOTES:</u>

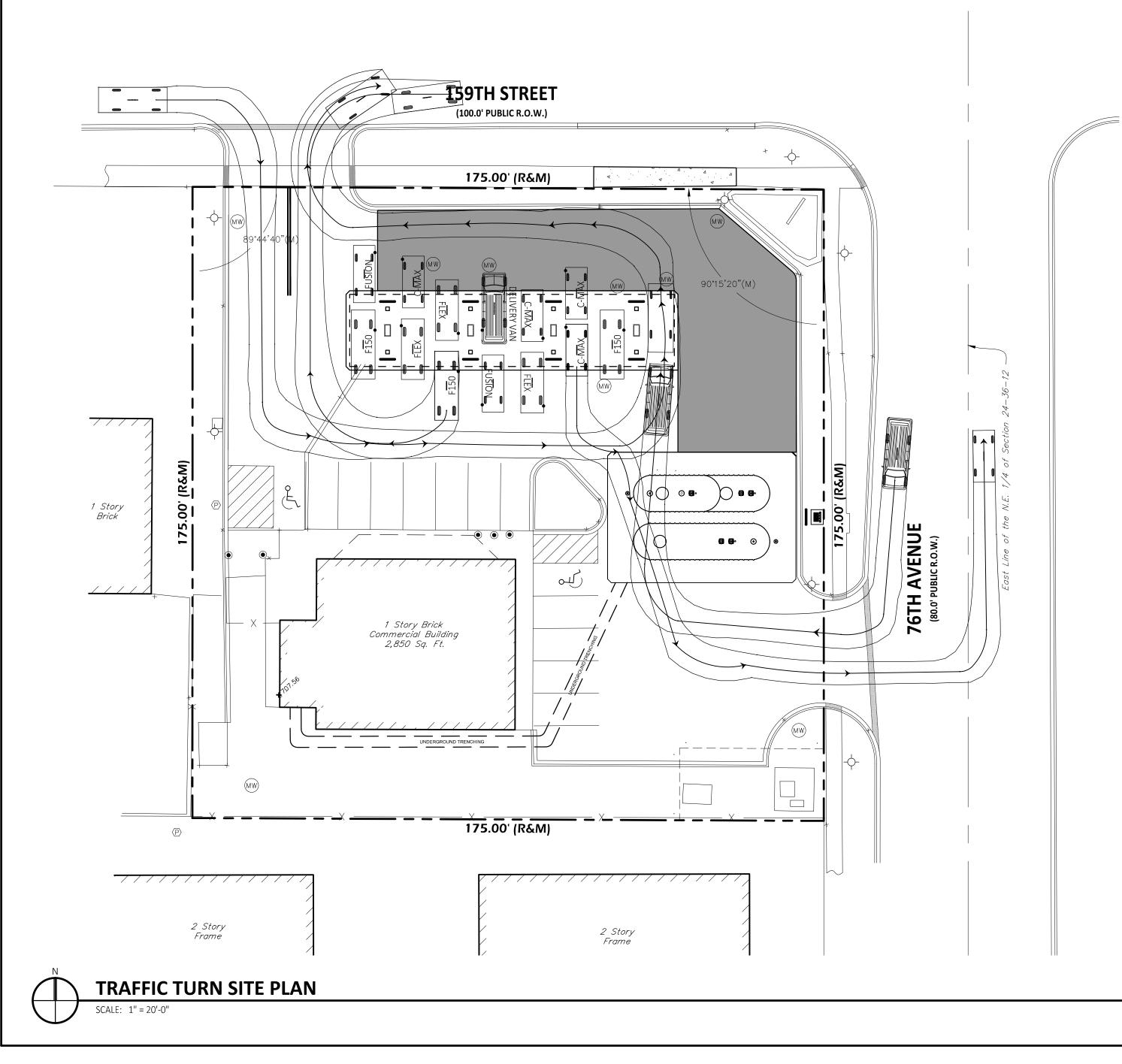
- 1. EXISTING 7-ELEVEN CONVENIENCE STORE.
- 2. FUELING CANOPY AND DISPENSERS.
- 3. UNDERGROUND FUEL STORAGE TANKS AND SLAB.
- 4. FUEL STORAGE TANK VENTS.
- 5. EXISTING AIR-VAC MACHINE.
- 6. EMERGENCY SHUT OFF SWITCH.
- 7. EXISTING MONUMENT SIGN. 8. EXISTING VEEDER ROOT SITE MONITOR.
- 9. PROPOSED ASPHALT PAVING. COMPACT EXISTING SUBGRADE AND MATCH EXISTING DEPTH AND CROSS SECTION.
- 10. CONCRETE BARRIER CURB AND GUTTER PER IDOT STANDARD TYPE B-6.12.
- 11. CONCRETE SIDEWALK PER IDOT STANDARDS.
- 12. CONCRETE BARRIER CURB PER 7-ELEVEN STANDARDS.
- 13. DOUBLE YELLOW PAVEMENT STRIPE; PAINT PER 7-ELEVEN STANDARDS.
- 14. (2) SECURITY CAMERAS DIRECTED TOWARDS DISPENSER CANOPY.

Sevan MULTI-SITE SOLUTIONS
Regional Office: 37704 Hills Tech Drive Farmington Hills, MI 48331 734.367.4445 Telephone
Corporate Office: 4925 Forest Avenue Downers Grove, IL 60515 info@sevansolutions.com www.sevansolutions.com SAFETY - INTEGRITY - SUSTAINABILITY
REVISIONS
NO.         DATE         DESCRIPTION           0         03.15.2016         SITE PLAN/SPECIAL USE
1 04.20.2016 STAFF REVIEW COMMENTS
2 05.25.2016 PLANNING COMMISSION COMMENTS
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PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION
PROJECT DESCRIPTION   FUELING REMODEL   PROJECT LOCATION   STORE #30129
PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129 7601 W 159 <sup>TH</sup> ST.
PROJECT DESCRIPTION   FUELING REMODEL   PROJECT LOCATION   STORE #30129
PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129 7601 W 159 <sup>TH</sup> ST.
PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129 7601 W 159 <sup>TH</sup> ST.
PROJECT DESCRIPTION         PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129         7601 W 159 <sup>TH</sup> ST.         TINLEY PARK, IL 60477         SHEET TITLE
PROJECT DESCRIPTION         PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129         7601 W 159 <sup>TH</sup> ST.         TINLEY PARK, IL 60477         SHEET TITLE         DIMENSION CONTROL
PROJECT DESCRIPTION         PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129         7601 W 159 <sup>TH</sup> ST.         TINLEY PARK, IL 60477         SHEET TITLE
PROJECT DESCRIPTION         PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129         7601 W 159 <sup>TH</sup> ST.         TINLEY PARK, IL 60477         SHEET TITLE         DIMENSION CONTROL
PROJECT DESCRIPTION         PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129         7601 W 159 <sup>TH</sup> ST.         TINLEY PARK, IL 60477         SHEET TITLE         DIMENSION CONTROL         SITE PLAN
PROJECT DESCRIPTION         PROJECT DESCRIPTION         FUELING REMODEL         PROJECT LOCATION         STORE #30129         7601 W 159 <sup>TH</sup> ST.         TINLEY PARK, IL 60477         SHEET TITLE         DIMENSION CONTROL
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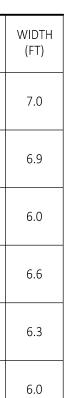
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Regional Office: 37704 Hills Tech Drive Farmington Hills, MI 48331
734.367.4445 Telephone
Corporate Office: 4925 Forest Avenue Downers Grove, IL 60515 info@sevansolutions.com www.sevansolutions.com
SAFETY - INTEGRITY - SUSTAINABILITY REVISIONS
NO.DATEDESCRIPTION003.15.2016SITE PLAN/SPECIAL USE
1       04.20.2016       STAFF REVIEW COMMENTS         2       05.25.2016       PLANNING COMMISSION COMMENTS
CONSULTANT
SEAL
CUSTOMER
ELEVEN
®
PROJECT DESCRIPTION
FUELING REMODEL
PROJECT LOCATION
STORE #30129
7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477
SHEET TITLE
FUELING TRUCK
SITE PLAN
SHEET MANAGEMENT
PROJECT NO.:         30129           DATE:         03.02.2016           CAD FILE:         C1.22.dwg
CAD FILE: C1.22.dwg PROJECT MANAGER: T. KRATZ THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SEVAN MULTI-SITE SOLUTIONS, INC.
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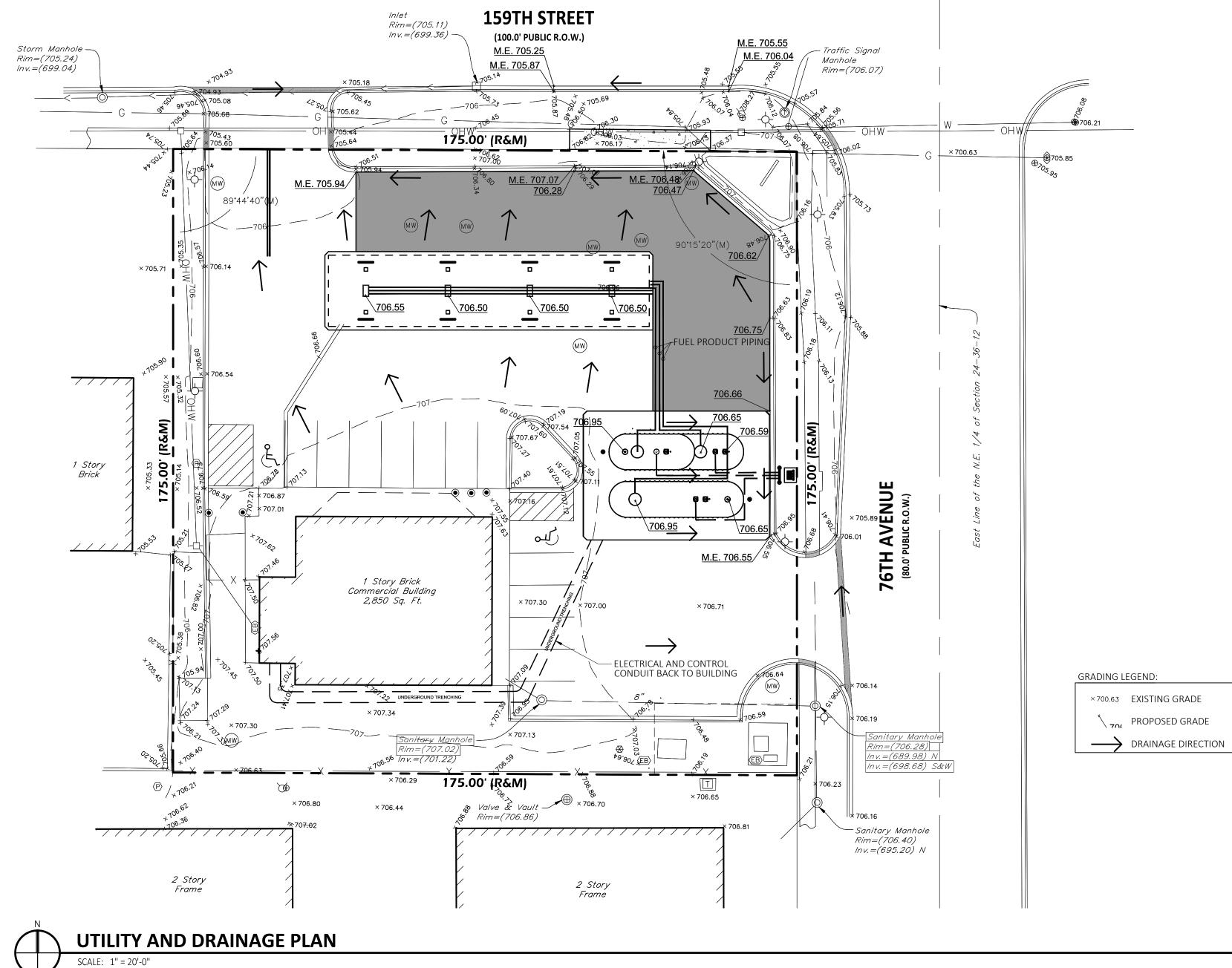




	ТҮРЕ	DESCRIPTION	LENGTH (FT)					
	AASHTO P	LARGE PASSENGER CAR	19.0					
	DELIVERY VAN	MEDIUM TRUCK	19.7					
	FORD C-MAX	HYBRID WAGON	14.4					
	FORD F150	TRUCK	19.2					
	FORD FLEX	CROSSOVER	16.8					
	FORD FUSION	MIDSIZE SEDAN	15.9					
NOTE: FORD MAKE DIMENSIONS PER WWW.CAR-DIMENSIONS.COM () INDICATES APPROXIMATE GAS CAP LOCATION ON CAR								

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REVISIONS       NO.     DATE     DESCRIPTION       2     05.25.2016     PLANNING COMMISSION COMMENTS
CONSULTANT
SEAL
CUSTOMER
PROJECT DESCRIPTION FUELING REMODEL
PROJECT LOCATION
STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477
SHEET TITLE
TRAFFIC TURN SITE PLAN
SHEET MANAGEMENT           PROJECT NO.:         30129           DATE:         03.02.2016           CAD FILE:         C1.22.dwg           PROJECT MANAGER:         T. KRATZ           THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SEVAN MULTI-SITE SOLUTIONS, INC.           REPRODUCTION OR ALTERATION OF THIS DOCUMENT WITHOUT THE EXPRESSEI WRITTEN PERMISSION OF SEVAN MULTI-SITE SOLUTIONS, INC. IS PROHIBITED.           (NOT PUBLISHED: ALL RIGHTS RESERVED.)           COPYRIGHT BY SEVAN MULTI-SITE SOLUTIONS, INC. 2013
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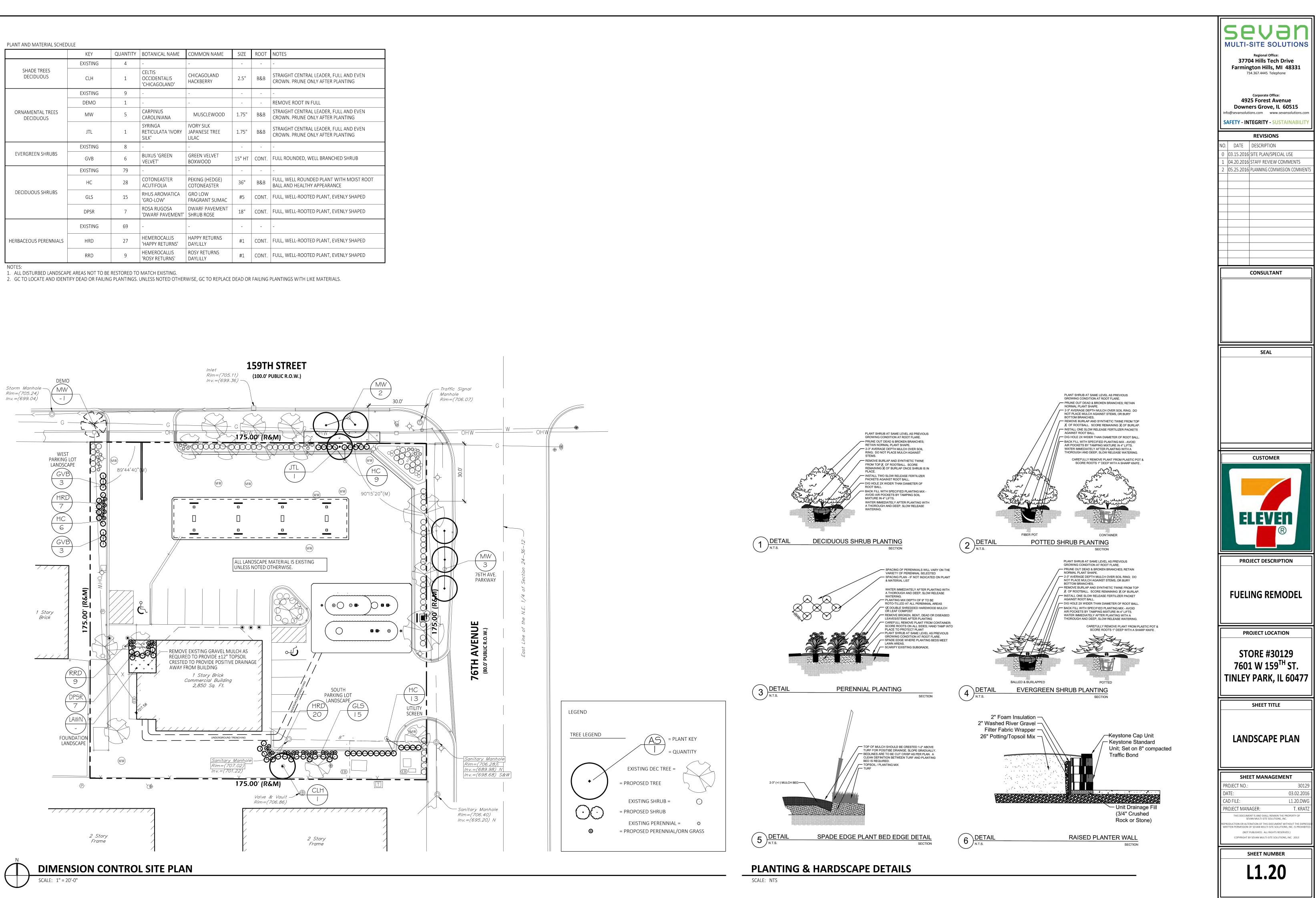


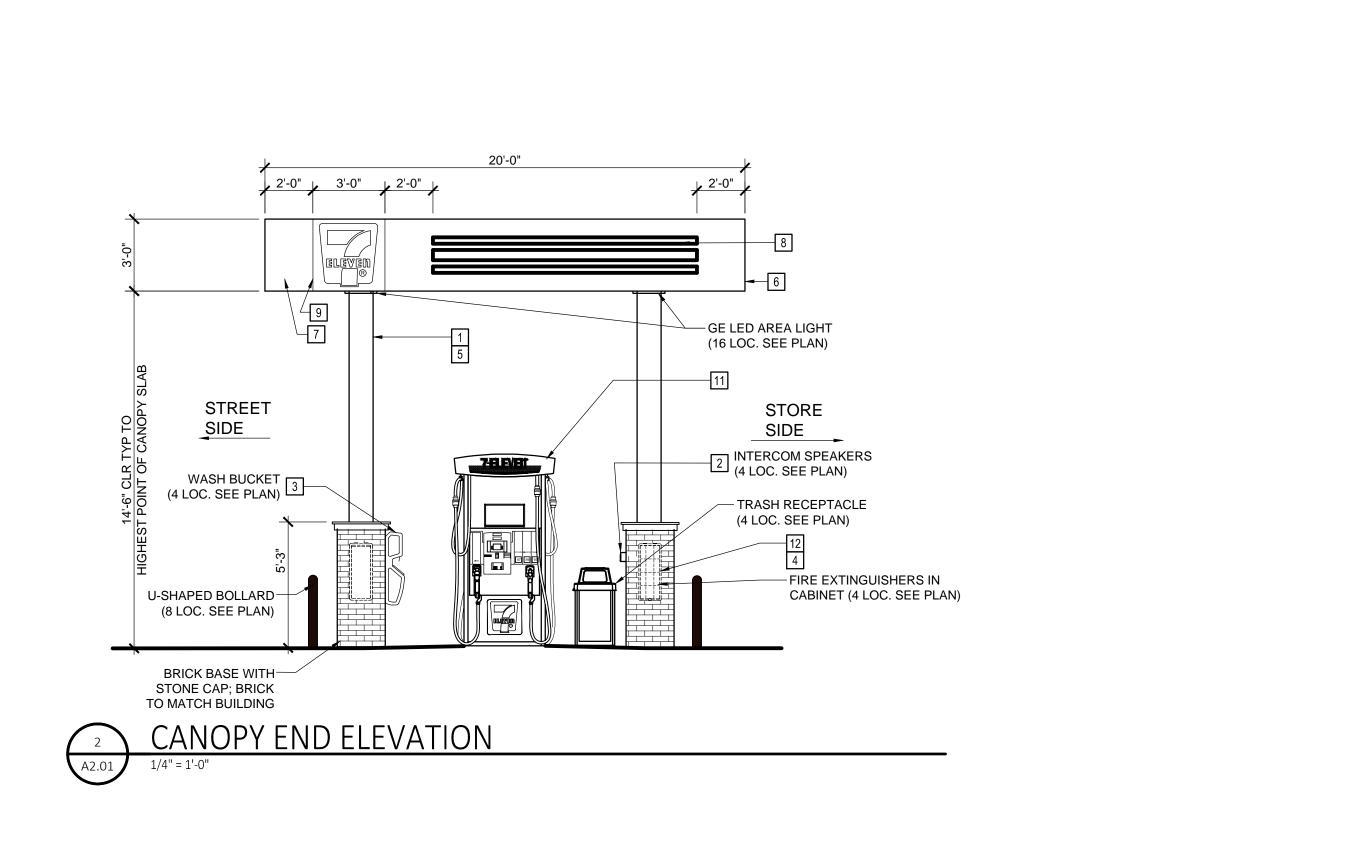


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STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477
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STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477 SHEET TITLE UTILITY AND DRAINAGE PLAN SHEET MANAGEMENT PROJECT NO.: 30129
STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477 SHEET TITLE UTILITY AND DRAINAGE PLAN SHEET MANAGE PLAN SHEET MANAGEMENT PROJECT NO.: 30129 DATE: 03.02.2016 CAD FILE: C1.30.dwg PROJECT MANAGER: T. KRATZ
STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477 SHEET TITLE UTILITY AND DRAINAGE PLAN SHEET MANAGEMENT PROJECT NO.: 30129 DATE: 03.02.2016 CAD FILE: C1.30.dwg
STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477 SHEET TITLE UTILITY AND DRAINAGE PLAN SHEET MANAGE PLAN SHEET MANAGE PLAN NOISCING DATE: 03.02.2016 CAD FILE: C1.30.dwg PROJECT MANAGER: T. KRATZ THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SEVAN MULTI-SITE SOLUTIONS, INC. REPRODUCTION OR ALTERATION OF THIS DOCUMENT ON SEVAN MULTI-SITE SOLUTIONS, INC. REPRODUCTION OR ALTERATION OF THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SEVAN MULTI-SITE SOLUTIONS, INC. REPRODUCTION OR ALTERATION OF THIS DOCUMENT UTHOUT THE EXPRESSER WRITTEN PERMISSION OF SEVAN MULTI-SITE SOLUTIONS, INC. IS PROHIBITED. (NOT PUBLISHED: ALL RIGHTS RESERVED.)

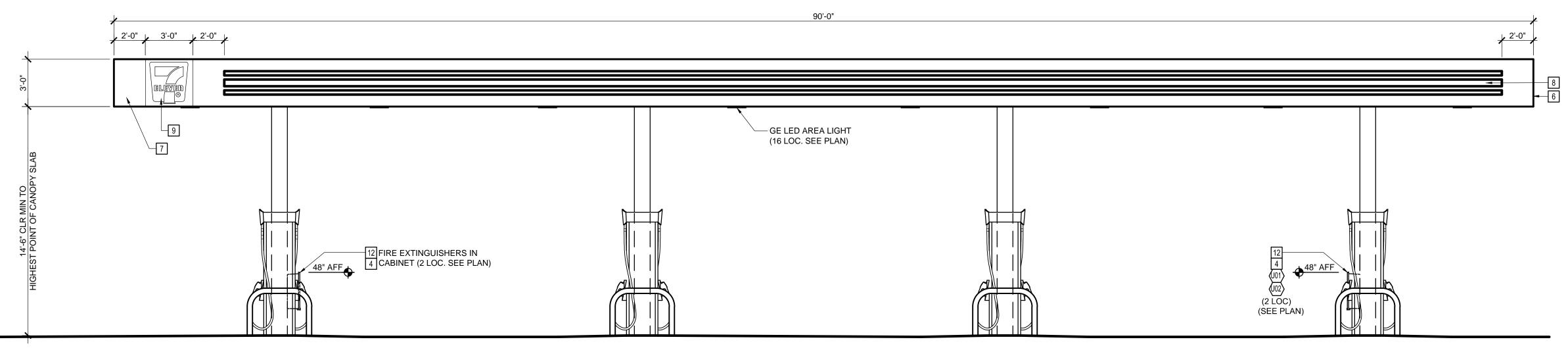
PLANT AND MATERIAL SCHEDULE
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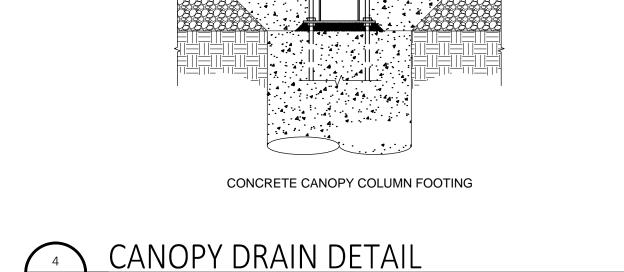
	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
	EXISTING	4	-	-	-	-	-
SHADE TREES DECIDUOUS	CLH	1	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2.5"	B&B	STRAIGHT CENTRAL LEADER, FULL AND EVEN CROWN. PRUNE ONLY AFTER PLANTING
	EXISTING	9	-	-	-	-	-
-	DEMO	1	-	-	-	-	REMOVE ROOT IN FULL
ORNAMENTAL TREES DECIDUOUS	MW	5	CARPINUS CAROLINIANA	MUSCLEWOOD	1.75"	B&B	STRAIGHT CENTRAL LEADER, FULL AND EVEN CROWN. PRUNE ONLY AFTER PLANTING
	JTL	1	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.75"	B&B	STRAIGHT CENTRAL LEADER, FULL AND EVEN CROWN. PRUNE ONLY AFTER PLANTING
	EXISTING	8	-	-	-	-	-
EVERGREEN SHRUBS	GVB	6	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	15" HT	CONT.	FULL ROUNDED, WELL BRANCHED SHRUB
	EXISTING	79	-	-	-	-	-
	HC	28	COTONEASTER ACUTIFOLIA	PEKING (HEDGE) COTONEASTER	36"	B&B	FULL, WELL ROUNDED PLANT WITH MOIST ROOT BALL AND HEALTHY APPEARANCE
DECIDUOUS SHRUBS	GLS	15	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	#5	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED
	DPSR	7	ROSA RUGOSA 'DWARF PAVEMENT'	DWARF PAVEMENT SHRUB ROSE	18"	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED
	EXISTING	69	-	-	-	-	-
HERBACEOUS PERENNIALS	HRD	27	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	#1	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED
	RRD	9	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILLY	#1	CONT.	FULL, WELL-ROOTED PLANT, EVENLY SHAPED











4.4

POINT DOWNSPOUT AWAY

DEFLECTOR, REF CANOPY-

A2.01

1/2" = 1'-0"

FROM DISPENSER

MFR's DRAWINGS

- 3" PVC CANOPY DOWNSPOUT INSIDE CANOPY COLUMN REF CANOPY MFR's DRAWINGS

- CANOPY COLUMN

· · · ·

FORT

- 6" CONC CANOPY SLAB

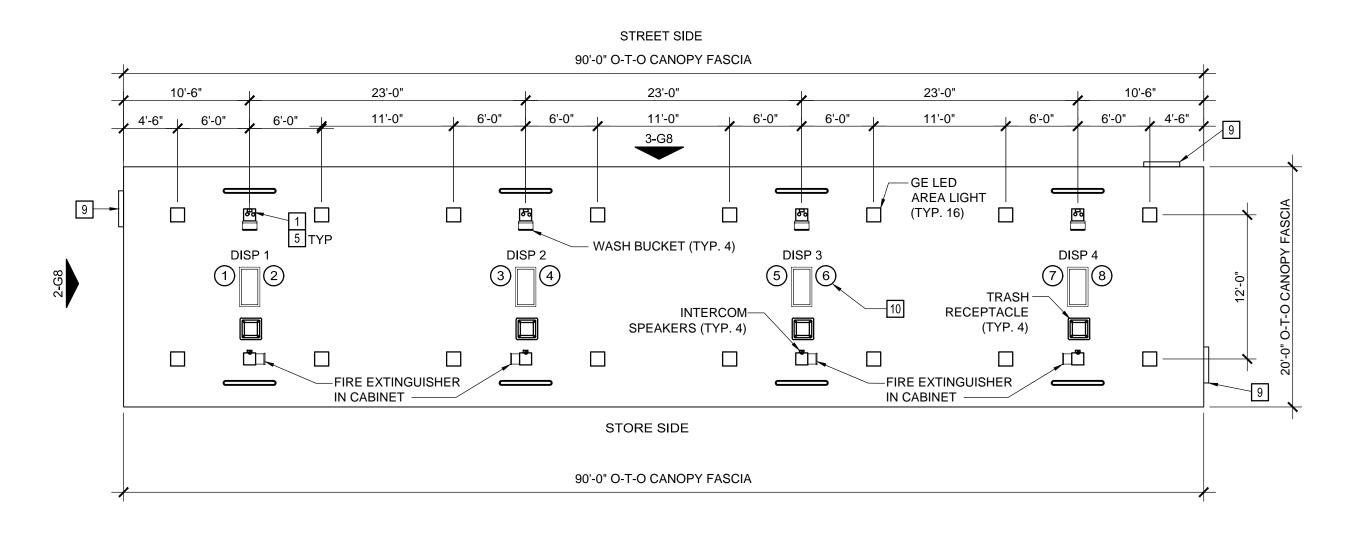
REF CANOPY MFR's DRAWINGS

FUELING CANOPY PLAN

1

1/8" = 1'-0"

A2.01



GENERAL NOTES:

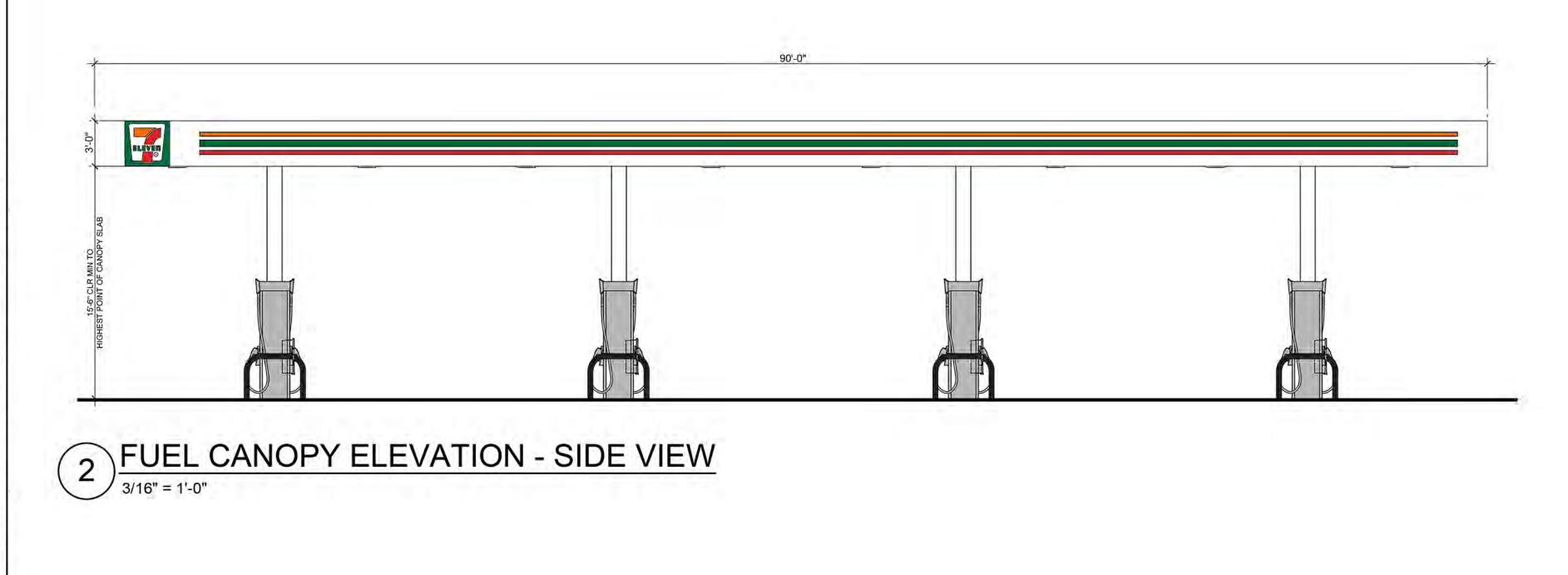
- A. GRADES AROUND DISPENSERS AND CANOPY TO BE SHOT TO PREVENT PONDING AROUND THE DISPENSERS. CONTRACTOR TO REMOVE AND REPAIR PAVEMENT IF PONDING OCCURS.
- B. NO CONDUITS OR DOWNSPOUTS ON EXTERIOR OF CANOPY COLUMNS.
- C. REFER TO GRADING PLAN FOR FINAL ELEVATIONS.

KEYNOTES:

- 1. CANOPY COLUMN PAINT "SEAL SKIN" SW7675.
- 2. INTERCOM CALL BOX. MECHANICALLY FASTENED TO COLUMN. MOUNT AT 46" MAX. ABOVE SLAB TO BUTTON.
- 3. WASH BUCKET ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO PAPER TOWEL OPENING
- 4. FIRE EXTINGUISHER ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO FIRE EXTINGUISHER
- 5. DOWNSPOUT FROM CANOPY (INSIDE THE COLUMN) TO TIE INTO STORM DRAIN WHEN AVAILABLE AND TO DRAIN OUT OF COLUMN PARALLEL TO AND AWAY FROM DISPENSER IN ALL OTHER CASES
- 6. OVERFLOW PROTECTION AS REQUIRED. SEE CANOPY DRAWINGS AND SPECIFICATIONS.
- 7. GASOLINE CANOPY, SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.
- 8. ACM CANOPY FASCIA WITH TATEYAMA IMAGE TRI- STRIPE (NON-ILLUMINATED).
- 9. ILLUMINATED LOGO SIGNS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNS ALLOWED.
- 10. FUELING POSITION NUMBER. 11. REF 1-G5 FOR DISPENSER TYPE
- 12. FIRE EXTINGUISHER CABINET MOUNTED ON SIDE OF COLUMN REF PLAN FOR LOCATION

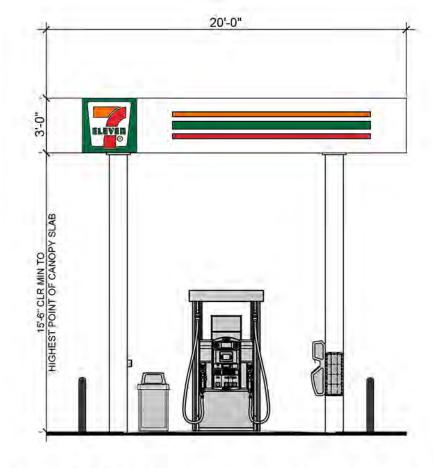
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STORE #30129 7601 W 159 <sup>TH</sup> ST. TINLEY PARK, IL 60477
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET MANAGEMENT           PROJECT NO.:         30129           DATE:         03.02.2016           CAD FILE:         A2.01.dwg           PROJECT MANAGER:         T. KRATZ           This document is and shall remain the property of sevan multi-site solutions, inc.           Reproduction or alteration of this document without the expressed written permission of sevan multi-site solutions, inc. is prohibited. (Not published: all rights reserved.)           copyrright by sevan multi-site solutions, inc. 2013
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BY: JTL NAME: PRINTED





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# 1 FUEL CANOPY ELEVATION - END VIEW

	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>†</b> .0	<sup>†</sup> 0.0	<sup>+</sup> 0.1	<sup>†</sup> 0.2	<sup>†</sup> 0.2	ð.2	<sup>†</sup> 0.3	<sup>†</sup> .2	<sup>†</sup> 0.1	<b>0</b> .1	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>0</b> .0	<b>0</b> .0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>ō</b> .0	<b>0</b> .0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	ō.o
	<sup>†</sup> 0.0	<sup>†</sup> 0.0	Ō.0	<sup>†</sup> 0.1	<sup>†</sup> 0.3	Ō.3	<sup>†</sup> 0.4	<del>,</del> З	<sup>†</sup> 0.5	<sup>†</sup> 0.4	Ō.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	ō.0
	<u>0.0</u>	+0.0	<del>0.0</del>		+	<u>0.7</u>		<del></del>	t.9	<u>,5</u>	<del>0,3</del>	<del>0.2</del>		<u>+</u> 0.1	+ 0.1	÷.1	<u>+</u> 0.1		<u></u>		- <del>+</del> 0,0	to.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>0</b> .0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	b.o
	<sup>†</sup> 0.0	to.o	<sup>†</sup> 0.0	<sup>†</sup> 0.2	1.3	1.5	1.7	1.1	1.5	0.7	0.4		<sup>+</sup> 0.3	<del>,3</del>	<del></del>	<u>,5</u>	<u>+0.2</u>	0.3	±0.2	<sup>†</sup> 0.3 ⊕		t <sub>0.1</sub>	0.1	<sup>+</sup> 0.0	ō.o	<u>.</u> 0	<sup>+</sup> 0,0		// 
	<sup>†</sup> 0.0	0.0	<sup>†</sup> 0.0	+ 0.4	<sup>‡</sup> 2.0	2.7	∐+ 2.5	1.5	¥.8	1.1	<sup>†</sup> .8	<sup>†</sup> 0.7	<b>0</b> .7	<b>0</b> .7	<b>0</b> .7	√ 0.8	₹ 1.0	1.7		÷2.0	1.2	0.5		0.1	<del>*</del> 0.0	<b>0</b> .0		÷0.0	<u>→</u> 🖗0
	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.2	 2.2	÷2.9	÷2.7	+ 2.2	+2,9	<sup>+</sup> 2,5	÷.3	*2.2	÷2,3	*2,3	+ 2.3	*2.3	÷2,3	+2.9	<sup>+</sup> 3.1	2.8	<sup>†</sup> 1.6	<b>b</b> .7	<sup>†</sup> 0.З	<sup>†</sup> 0.2	<sup>+</sup> 0.1	<b>0</b> .0	<sup>+</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0
	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.1	<sup>†</sup> 0.3	√ 1.8	<sup>†</sup> 2.5	<sup>+</sup> 3.3	4.6	7.4	<sup>‡</sup> 8.0	<sup>‡</sup> 8.0	÷,7	<sup>+</sup> 8.2	<sup>+</sup> 7.7	*8.1	7.3	÷6,2	4.6	<sup>+</sup> 3.1	².5	¥. A	t0.8	- 0.4	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<b>†</b> .0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	ō.o
	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.1	<sup>†</sup> 0.2	1.0 ×	1.7	<sup>+</sup> 3.3	*8.4 ta	CRAE 153		RA5 CR	A5 ₩.7 ∎7		RA5 _16.7 ∎	CRA5	CRA5 6.5 - 14. 	6 🖬 11.7	45 6.4	÷2,4	1.5	<b>1</b> .0	†0.6	<sup>†</sup> 0.3	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<b>†</b> .0	<sup>†</sup> 0.0	ō.o	<b>†</b> 0.0
	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>+</sup> 0.1	<sup>†</sup> 0.2	<sup>†</sup> 0.9	1,6	<sup>+</sup> 3,3	<sup>†</sup> 9.1		≥0.5 CR	21.4 A5 CR		0.8 CRA5 C		CRA5	20.4 <b>0</b>	9 13.8 CRA	45 <sub>7.2</sub>	÷2,7	1.7	1.5	* 0+	<sup>†</sup> 0.5	<sup>†</sup> 0.2	*0,1	<b>0</b> .1	<sup>+</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0
	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.1	<sup>†</sup> 0.2	1.4	<sup>+</sup> 2.0	<sup>+</sup> 3,2	لی <u>تا</u> ۔ 5.8	3 <u>14.5</u> †9.9		17.1 11.4	<u>15.7 17</u> 11.0	<u>1.1 17.2</u> 11.8	<u>15.8</u> 10.8	<u>17.2</u>	<u>i6.0 13.</u> 10.2	9 <u>11.</u> 0 8.2	<b>+</b> 4.0	1.5	<sup>†</sup> 0.8	<sup>†</sup> 0.7	to,5	ō.3	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<sup>+</sup> 0.1	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0
	<sup>†</sup> 0.0	<u>0.0</u>	<sup>†</sup> 0.1	<sup>+</sup> 0,4	2.0	<sup>†</sup> 3.1	÷3,2	<sup>†</sup> 2.7	<sup>†</sup> 3,9	<sup>+</sup> 3,6	*3,4	<sup>+</sup> 3,4	*3,4	+ <b>3</b> .3	+ <b>3</b> .3	<sup>+</sup> 3.0	<sup>+</sup> 2.4	1.5	<sup>†</sup> 0.7	<sup>+</sup> 0.4	<sup>†</sup> 0.3	<sup>†</sup> 0,3	<sup>†</sup> 0.1	<sup>†</sup> 0.1 40.0′	<sup>†</sup> 0.1	<b>0</b> .0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	ō.o
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Luminaire Sched	lule						
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens
	4	А	SINGLE	XAWS-FT-LED-63-CW-UE - 12′ MH	0.900	N.A.	5348
	4	В	SINGLE	XAM3-FT-LED-119-350-CW-UE-HSS13-SINGLE 18' MH	0.900	N.A.	6576
	16	CRA5	SINGLE	ECRA0A5F5501B FIXTURE BY DTHER - 14.5' MH	0.900	N.A.	4230

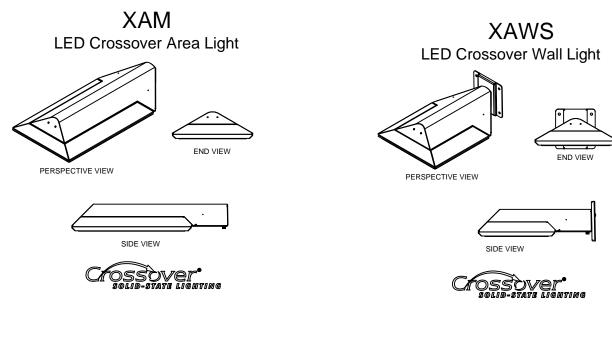
## Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	0.93	11.8	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	15,93	21,4	8.9	1.79	2,40
INSIDE CURB	Illuminance	Fc	2.50	11.8	0.0	N.A.	N.A.

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.

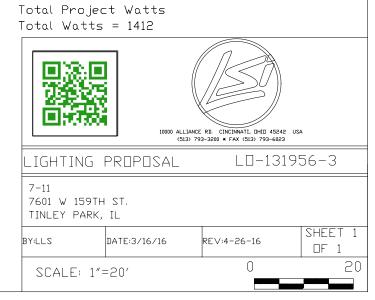
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance 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.





Photometric data for fixture type "CRA5" is based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Arr. Watts
75
138
35











**Petitioner** Ronald Bailey on behalf of Bailey's Bar & Grill

Property Address 17731 Oak Park Avenue

**PINs** 

28-31-208-004-0000, 28-31-208-015-0000, 28-31-208-016-0000

Parcel Size 0.60 acres ± (26,264 square feet)

Zoning NG (Neighborhood General)

#### **Subdivision**

O. Rueter and Company's Tinley Park Gardens Subdivision

<u>Approval Sought</u> Variation for a sign setback

**Project Planner** 

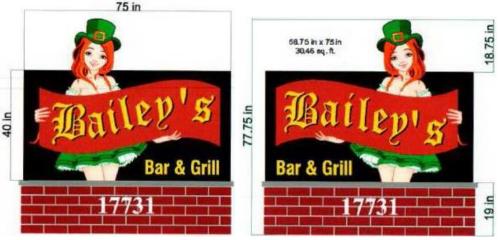
Stephanie Kisler Planner I

# PLAN COMMISSION STAFF REPORT

June 2, 2016

### BAILEY'S BAR & GRILL (17731 Oak Park Avenue)

Variations from the Legacy Code Sign Regulations (Sign Setback)



Proposed Ground Sign (showing both sides)

#### SUMMARY OF VARIATION REQUESTS

The Petitioner, Ronald Bailey on behalf of Bailey's Bar & Grill, is requesting the following Variations concerning a proposed ground sign:

- 1. A one foot, six-inch (1'6") Variation from the setback requirement from the south property line;
- 2. A one foot, six-inch (1'6") Variation from the setback requirement from the entry/access drive (to the north of the proposed sign); and
- 3. A nine foot (9') Variation from the setback requirement from the west property line.

All of these requests are Variations from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance, where a "Monument – Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

These Variations would allow the Petitioner to construct a new ground sign that would be located at an eight foot, six-inch (8'6") setback from the south property line, an eight foot, six-inch (8'6") setback from the entry/access drive, and a one foot (1') setback from the west (Oak Park Avenue) property line at 17731 Oak Park Avenue in the NG (Neighborhood General) Zoning District.

#### BACKGROUND

The subject property is located in the Neighborhood General District in the Legacy District. The Petitioner, Ron Bailey, owner of Bailey's Bar and Grill, wishes to erect an aluminum and Lexon sign that will be externally illuminated. The proposed sign will be 7'7"" in height and 30.46 SF in area.

The proposed sign is considered a *Ground Monument* sign (see Section 4.d.) and therefore is limited to 10' in height in this District. The area of a sign is limited to 1 SF (per sign face) for each linear foot of frontage along a front lot line with a maximum area of 32 SF. The subject parcel has a 108 LF frontage along Oak Park Avenue, therefore a total of 108 SF would be the maximum sign area but for the 32 SF limitation. The proposed sign meets code with respect to sign height and area.



The Petitioner is proposing to locate the sign 1' from the west property

line. The required setback for a ground mounted sign is 10'; therefore a Variation is required for the proposed setback.

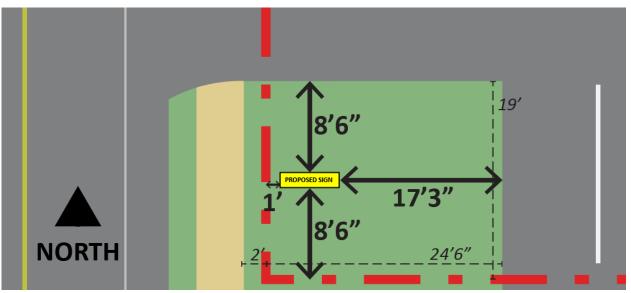
#### VILLAGE STAFF COMMENTS

Staff has reviewed the petition for Variations from the required setback for a ground sign. It is important for the Plan Commission to note that signs for properties within the Village's Legacy District must adhere to the sign regulations of the Legacy Code (Section XII.4. of the Zoning Ordinance) which takes precedence over the sign regulations in the Zoning Ordinance (Section IX) and further that Variations from the Legacy Code are required to come before the Plan Commission rather than the Zoning Board of Appeals.

Staff from the Public Works, Engineering, Building, Fire, and Police Departments reviewed the Petitioner's request; no concerns were noted for the Variation request.



**Diagram 1: Proposed Sign Location** 



**Diagram 2: Dimensions** 

#### Variation #1: Setback from the South Property Line

The Petitioner proposes to install the ground sign eight feet, six inches (8'6") from the south property line instead of the required ten feet (10').

Due to the north-south dimension (19'), meeting the ten foot (10') setback requirement is not possible if the setback of 10' from the access drive is also met. The Petitioner has requested placing the sign in the middle of the island, which allows for greater opportunity to landscape around the sign, but requires Variations from both the south property line and the access drive setbacks.Locating the sign in this manner will require a 1'6" Variation of the south property setback.

#### Variation #2: Setback from the Entry/Access Drive

As discussed with Variation #1, the limited north-south dimension eliminates the possibility of the sign meeting both the south property line required setback (10') and the access drive setback (10'). The Petitioner proposes to install the ground sign eight feet, six inches (8'6") from the entry/access drive and therefore requires a 1'6" Variation.

#### Variation #3: Setback from the West Property Line

The Petitioner proposes to install the ground sign one foot (1') from the west property line instead of the required ten feet (10'). Note that the property line is two feet (2') east of the sidewalk, so the proposed sign will be located about three feet (3') east of the edge of the sidewalk.

The east-west dimension of the landscape island is 24'6", therefore there is ample room for the sign to be located to meet the required 10' setback (from the west property line). The Petitioner has stated that the visibility of the sign would be significantly compromised if the sign were located to meet the 10' setback from the west property line. Staff notes that sign placement closer to Oak Park Avenue is consistent with existing ground signs that are nonconforming to the current setback requirement.

#### **EXISTING GROUND SIGNAGE**

Staff has been investigating the feasibility of setback requirements for ground signs within the Legacy District. The majority of the existing ground signs along Oak Park Avenue do not meet the ten foot (10') setback requirement and are considered legal nonconforming signs since they were erected prior to the adoption of the Legacy Code. If an owner of an existing legal nonconforming sign wishes to alter their sign, the sign has to be brought into conformance with the current regulations, including the setback requirement, or must receive a Variation. Staff notes that Variations are not a practical or expedient solution when there are a large number of existing in the code is not effective or appropriate for the conditions of the district and a revision may need to be considered. Staff anticipates recommending Text Amendments to the Sign Regulations (Section IX) of the Zoning Ordinance and the Legacy District's sign regulations (Section XII.4.) in the near future.

In a recent meeting with the MainStreet Commission, Staff discussed the setback issues for freestanding signs. It was the consensus of the group to revise the current regulations to a one foot (1') setback from property lines and determine a proper setback from entry/access drives on a case-by-case basis during the Building Permit process to ensure safety and visibility. This requirement would create the least amount of nonconformities in the Legacy District while still maintaining some distance from the property lines and sidewalks. (See Appendix A for a summary of the MainStreet Commission comments). Draft minutes from the MainStreet Commission meeting have also been provided within the meeting packet. Staff will be reviewing this recommendation and provide a comprehensive recommendation to the Plan Commission at a future meeting. In the meantime, the Plan Commission may wish to consider this recommendation from the MainStreet Commission when reviewing the Petitioner's Variation request.

#### **STANDARDS FOR GRANTING A VARIATION**

Per Section X.G.4. and Section XII.5.H. of the Zoning Ordinance, the Plan Commission shall not recommend a Variation from the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below.

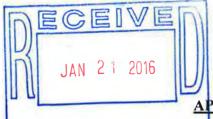
- **1.** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
- 2. The plight of the owner is due to unique circumstances.
- 3. The Variation, if granted, will not alter the essential character of the locality.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - 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;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

#### APPENDIX A.

#### **MAINSTREET COMMISSION COMMENTS**

Staff discussed ground sign setback requirements with the MainStreet Commission at their May 18, 2016 meeting in the Fulton Conference Room at Village Hall. Draft minutes from this meeting have been provided in the Plan Commission Packet with this Staff Report. The MainStreet Commission had a conversation with Staff about signage in the Legacy District as a whole as well as speaking about specific issues, such as ground sign setback requirements. Staff provided a short slideshow of some of the existing ground signs within the Legacy District to aid in discussion. Some of the main discussion points within the meeting were:

- Overall Concerns:
  - Wanting the sign regulations to be more business-friendly.
  - Wanting consistency with signage within the Legacy District (sign face area, sign height, and sign setback).
  - Wanting better maintenance of existing signage.
- Ground Signs:
  - Concerns with safety if there is not any setback standard.
  - Ideas about using an average setback after studying the existing signage.
  - Ideas about not allowing properties with zero to five foot (0-5') building setbacks to have any ground sign.
  - Ideas about having a one foot (1') setback requirement and then having Staff review for safety concerns at the permit stage.



#### VILLAGE OF TINLEY PARK PPLICATION 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: Bailey's Bar & Grill			
Mailing Address: 17731 Oak Park Ave.			
City: Tinley Park	State:	Zip:	60477
Day Phone:		Evening Phone:	
Cell Phone:		Fax Number:	
Email Address			

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 accompanies by a signed letter of authorization).

#### **PROPERTY INFORMATION**

Street Address: 17731 Oak Park Ave.

Owners: Ronald Bailey

#### **SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):**

An 18 inch variance from the South side lot line, a 24 inch variance from the front lot line and a 18 inch variance from the driveway sight line to allow for the installation of a new monument sign. The sign would be 10 feet off the sidewalk.

#### **Revised Variation Requests:**

1. A one foot, six-inch (1'6") Variation from the setback requirement from the south property line;

2. A one foot, six-inch (1'6") Variation from the setback requirement from the entry/access drive (to the north of the proposed sign); and

3. A nine foot (9') Variation from the setback requirement from the west property line.

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

To install a monument sign from our original plan configuration. When the original site plan was developed, the landscape area was sized to accommodate the monument sign using the setbacks at that time.

#### Examples of Reasons that the Variance is needed:

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

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

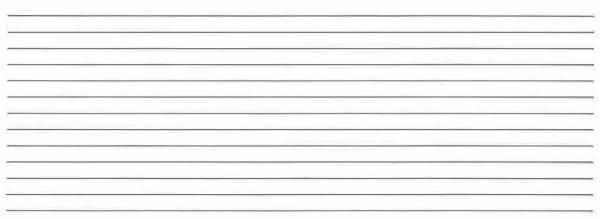
The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature:	Date:	1/20/16
Printed Name: Ronald Bailey		

#### **OFFICE USE ONLY:**

Current Zoning on Property \_\_\_\_\_ Present Use \_\_\_\_\_

Notes



Page 2

#### **FINDINGS OF FACT**

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

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

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

The size of the landscape area was developed for the sign in our 2012 improvement plan, utilizing setback at the time, cannot be expanded. We would lose parking and the necessary width of the driveway

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

The difficulty in property value would be encountered if Baileys ever wanted to sell the building out to another company. With surrounding and related businesses having monument signs, our value would be less. The sign gains attractibility because of its visibility from Oak Park Ave.. If the monument is not allowed, it will decrease demand for the space.

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

New ordinances were put into place extending the setbacks along Oak Park Ave.

#### 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.

There is only one location available to add a monument sign. The layout of the property makes this the only suitable area to erect our sign.

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.

We believe the design of our monument sign would add a nice feature to the Oak Park Ave corridor. It will add to the aesthetic feature of our expanded renovation and compliment our patio area.

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).

There will be no obstruction of traffic. The sign will only enhance the neighboring properties.

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

The sign adds to the aesthetic value and historic authenticity of the downtown corridor as a family establishment and gathering place

#### **FINDINGS OF FACT (Continued)**

H. Describe how the requested Variance will not:

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

The monument sign will have no negative impact on the adjacent properties

2. Substantially increase the congestion of the public streets.

There will be no increase in congestion but hopefully will attract new buisness customers to all the surrounding businesses.

3. Increase the danger of fire.

N/A

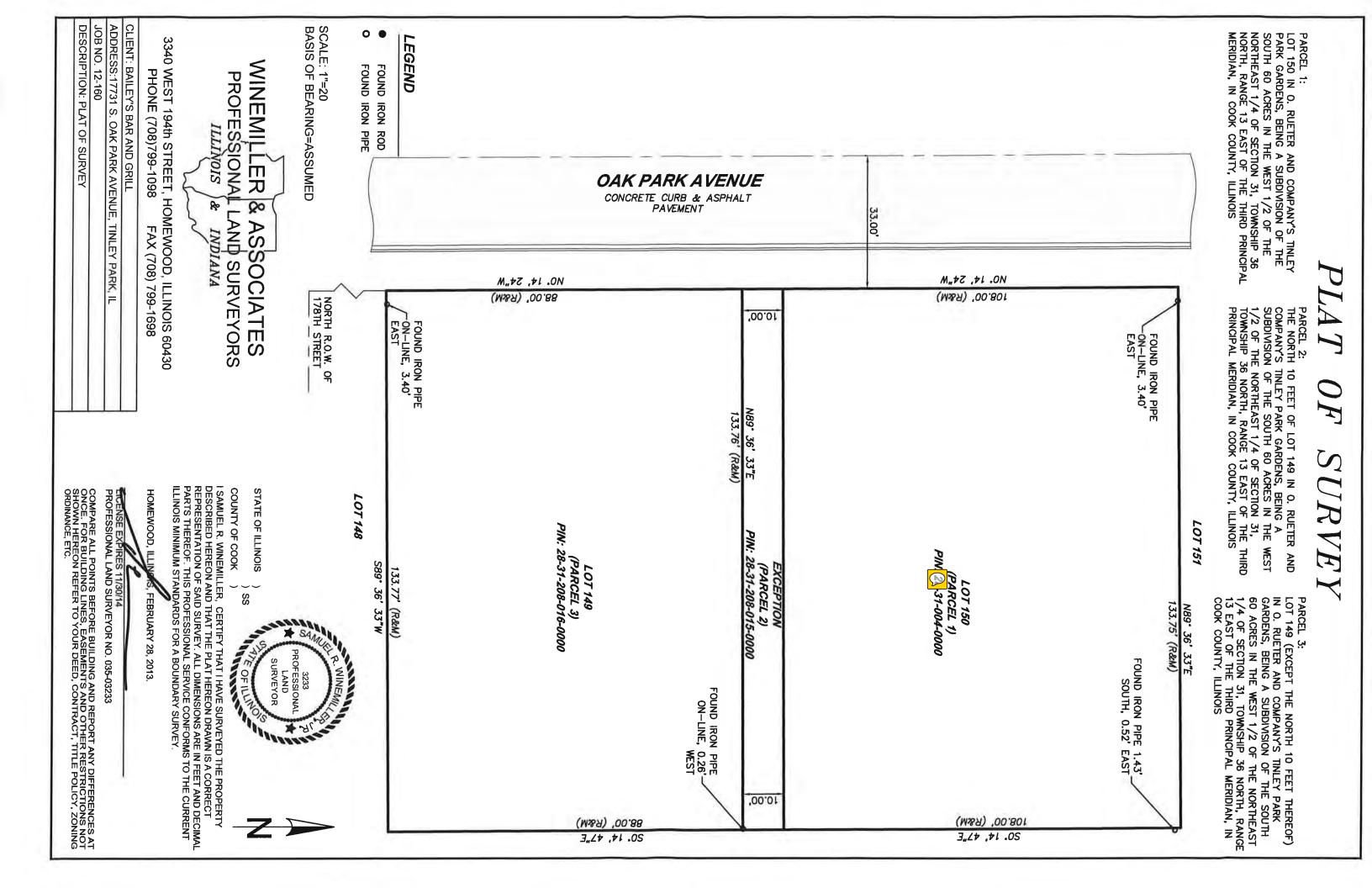
4. Impair natural drainage or create drainage problems on adjacent property. There is substantial landscaping surrounding the sign for drainage.

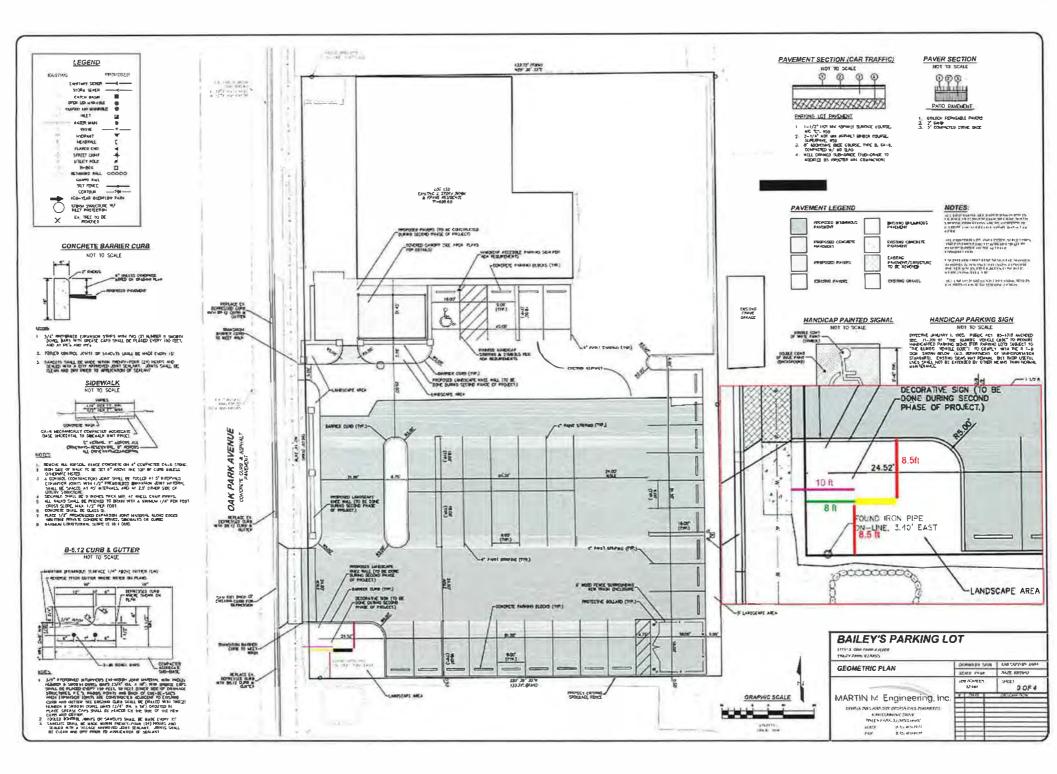
5. Endanger the public safety.

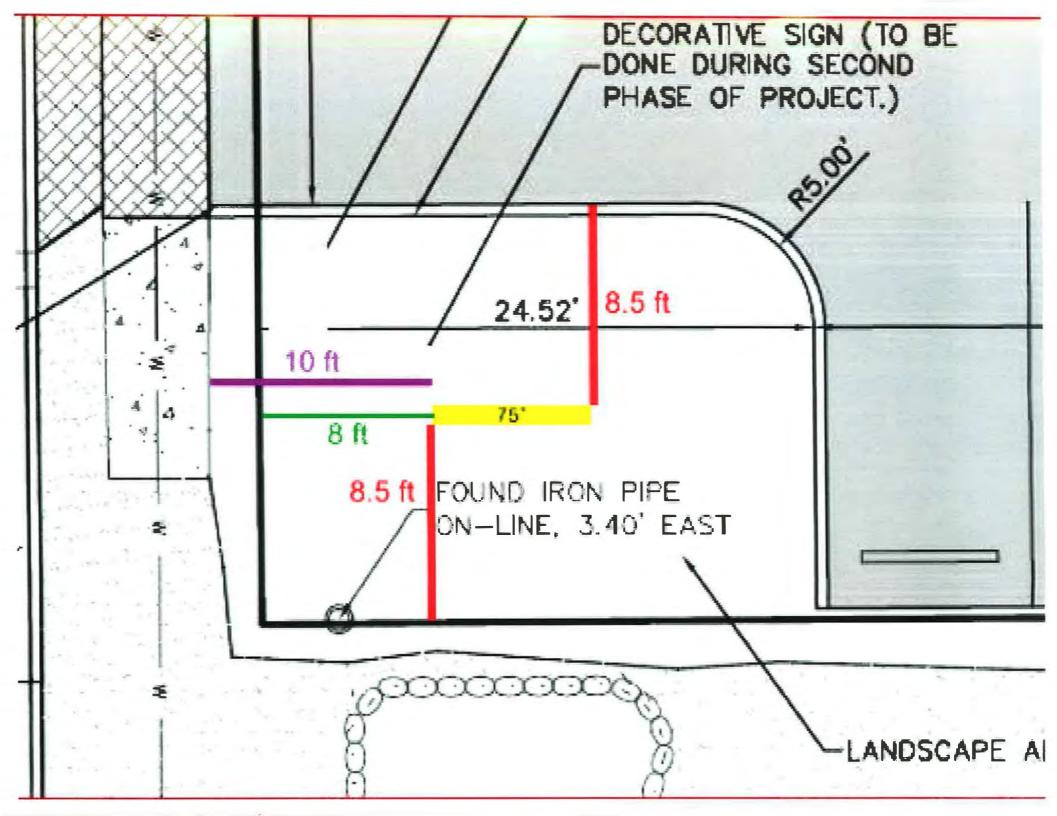
Not at all.

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

We believe the beautiful design of the monument sign will increase the aesthetic value of all the surrounding properties.









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witten authorization of s contained herein are	Customer:	Address:	INTEGRITY	18821 8. 81st Ave.
	Current Date: 1/22/2016	File Name: bailey girl monument.fs		Tinley Park, IL 80487 708-532-5038
	Drawn By: JS	Salesperson:	COMPANY	708-632-6069
	Approved By:	Date:		

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#### MainStreet Commission Meeting Minutes May 18, 2016

#### **Members Present**

Beth Fahey Dennis Suglich Dr. Robert Thies Bob Haustein

#### **Staff Present**

Donna Framke, Marketing Director Stephanie Kisler, Planner 1 Nancy Byrne, Commission Secretary

<u>Also Present</u> Brian Maher, Liaison Trustee

Acting Chairman Bob Haustein called the May 18, 2016 MainStreet Commission meeting to order at 6:15 p.m. There was a motion made by Beth Fahey, seconded by Bob Thies, to approve the agenda for tonight's meeting with the addition of Signage Review by Stephanie Kisler and a review of the Hollywood Casino Amphitheatre marketing video. Vote by voice call: Acting Chairman Haustein declared the motion carried.

There was a motion made by Beth Fahey, seconded by Bob Thies, to approve the minutes from the April 20, 2016 MSC meeting. Vote by voice call: Acting Chairman Bob Haustein declared the motion carried.

**<u>Review of Downtown Tinley Marketing Video</u>** – The commissioners reviewed the 30-second video and gave their input. Donna noted that it may not be ready for the first concert because it takes 48-72 hours to get the contract approved.

**Discuss STIHL Timbersports Event Participation** – Donna reported that for the upcoming STIHL Timbersports event at the Convention Center we will send something out and ask the businesses if they want to participate in a marketing piece that will be at the hotels at check-in or in the hotel rooms. It will contain our Downtown Tinley event information and information from businesses and restaurants. This should be ready for the event in July. If this is beneficial, it is something we could do for all large shows at the Convention Center.

**Signage Regulation Review** – Stephanie Kisler informed the group that the Planning Department is looking at making some changes to the Village Sign Regulations specifically within the Legacy District, and in particular, ground signs and the required setback from the street. They are also looking at a comprehensive update of all signage in the Village. The Legacy District requires lesser building setbacks than other zoning districts. Ground signs in the Legacy District are required to be 10 feet from all property lines and access drives. There are issues with businesses that want to make changes to signs that do not meet codes. It is possible that the building itself and the signs on the building may be enough and the ground signs may not be needed. There are no sign setback requirements in other parts of town. She noted several examples of signs within the Legacy District and also pointed out two businesses that have requested variances for sign setbacks. If they grant a variance, then they would have to grant variances for other businesses as well. Therefore, thought should be given to whether the code should be changed. Stephanie explained that they are looking for direction from the MainStreet Commission on whether a setback is necessary and whether the intent would be even to have a free-standing sign or not.

Dennis noted that this is a touchy subject and being "business friendly" is important. Almost every business' sign does not meet the ten foot setback and this setback is unreasonable, especially if a business is on the street. Plus the small size of the signs is unreasonable. People are not walking at the far ends of the street outside of the core. He feels that the Legacy Code should apply only within the three blocks at the center of

the core. Dennis stated that the setback requirement should be eliminated. If they do not want ground signs and if the building is within five feet of the property line in front, then you do not have the space, but you cannot say ten feet. If the building is closer than five feet to the property line then they should not have a ground sign.

Stephanie asked the group's thoughts on if you do not have a setback requirement, then do you think it is okay to have a ten foot sign or should it be a smaller sign? Donna stated that these smaller signs would help us to transition to the next step. Trustee Maher stated that a lower monument sign might make sense outside of the core.

Bob Thies stated that when trying to design a pedestrian friendly downtown it can have a negative impact in many ways, especially with signage. He completed a very expensive, total reconstruction of his building 12 years ago. They were told they could only have signage on the front of the building. The signage faces the street. When the Liberty building was built next door, they added ten feet to the front of their building, and now his building is completely hidden and his sign is now useless. His only option is to put something on the sidewalk and he cannot put anything on the building projecting out because it cannot be seen. He thinks a big mistake was made. He would have to reconfigure his building to make the parking in the rear in order to put signage in the front.

Dennis asked what the purpose of the setback is and why is it different in downtown from other parts of the Village. Bob Thies stated that the setbacks were put in place in the hopes of a walkable downtown. The Legacy Code did not have the foresight it should have had. Stephanie stated that setbacks were established because of the character of downtown and that is why the Legacy Code was established. That is why they are different from other areas of town. Stephanie stated that each section of the Legacy District is different. Stephanie suggested that maybe we should lessen or remove the setback requirement because we do want to be business friendly.

Bob Haustein asked if we could come up with something uniform based on the most common setback. Stephanie stated that the concern is the safety aspect whether you are walking or driving. He stated that signs are not cheap and we do not want everyone to have to redo their signs. Dennis suggested that if you are within five feet of the property line then there is no space to put a ground sign. If the sign is not offensive, if it is safe and does not encroach on a neighbor, then signs should be allowed. Bob Haustein asked if we could do an average distance from the sidewalk – say maybe three feet from the sidewalk? Stephanie agreed to look into average setbacks. Blade signs down Oak Park Avenue can be seen and are a good idea. You should be able to do it off the building and you could do both.

Stephanie suggested requiring one foot off the property line with a six foot maximum size in height and a review of the location for safety. If staff or the Police Department believes it is a line-of-sight issue then it could be moved side to side on the driveway. Her recommendation would be to go lower with height and go one foot off the property line. Dennis asked how we address multiple businesses. Stephanie indicated that a multi-tenant sign with panels could be done.

Beth noted that some of the current signs do not look good and are falling apart and the code needs to be enforced. Dennis remarked that businesses are afraid to change their sign because they are not in code, therefore, maybe an overall sign incentive is necessary to encourage businesses to update their signs. Stephanie thanked everyone for their feedback and stated that she looks forward to drafting some proposed changes and bringing some ideas back to the MainStreet Commission.

Dennis asked again about temporary way-finding signage directing people into Downtown Tinley. Stephanie stated that she will inquire with Public Works about designing and making some signage. Donna mentioned that wayfinding signage will be part of the branding project. Dennis also asked for an update on food trucks. Stephanie will get an update.

**<u>Discuss Downtown Tinley Planters</u>** – Donna reported that Kelly wants to replace the Downtown Tinley planters with another type of planter. The group reviewed the photos and size of the planters. Brad recommended replacing the existing planters and purchasing eight more for a cost of \$15,000. The funds would come out of the video gaming funds.

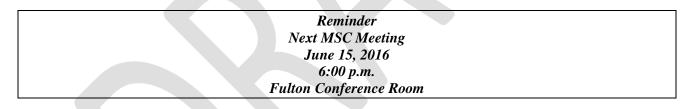
**Summer Events Update** – Donna reported that an ad will be in the newspapers this week and it went out to the schools as well. She gave a Cruise Night, Block Party and Music in the Plaza update. Jim Palermo (VFW) will be running the car show. Meet the Artist night is June  $18^{th}$  from 6:30-8 p.m. The retail businesses did not show a strong interest in the scavenger hunt idea for this event. Businesses are being encouraged to have bands and music by their shops during Friday Frolics.

Bob Haustein discussed holding afternoon concerts from 3-6 p.m. on the Music in the Plaza nights. They have an agreement with Live Nation to give away 30 tickets per concert at Hollywood Amphitheatre and they will draw names and give tickets away for the concert at the Amphitheatre that night. Bettenhausen would pay the band and the extra sound guy. The dates are June 25, July 9, August 6 and August 20.

<u>**Trustee Update**</u> – Trustee Maher reported that Kevin Suggs was appointed as a new Village Trustee at the May  $17^{\text{th}}$  Board Meeting. Roger Brooks was approved as the branding consultant. They will be in town July  $7^{\text{th}}$ . A Branding Development Team needs to be formed. Beth volunteered. A Mental Health Center Steering Committee meeting will be held next week. Trustee Maher gave a report on current projects.

The MainStreet Commission presented Nancy with a cake on her retirement. Dennis thanked Nancy for her many years of service to the MainStreet Commission and the Village, and the commissioners wished her well on her retirement.

There was a motion made by Bob Thies, seconded by Dennis Suglich, to adjourn the meeting. Vote by voice call: Acting Chairman Haustein declared the motion carried and adjourned the meeting at 8:10 p.m.



#### **Upcoming Events -**

- Benches on the Avenue Wednesday, May 11th to Oct. 1st
- Cruise Nights Every Tuesday June 7 Aug. 30th
- Farmers Market Saturdays June 7 Oct. 8<sup>th</sup>
- Music in the Plaza Saturdays June 18 Aug. 27<sup>th</sup>
- Meet the Artists Night Saturday, June 18th

#### Convention Center Upcoming Public Events -

- 6/4-6/5/16 Body Mind Spirit Expo
- 6/30-7/2/16 Tim Gardner Productions: Chicago FIT & FLEX Expo
- 7/15-7/16/16 STIHL Timbersports Series
- 8/13/16 Back on the Bus A Back to School Expo
- 8/18/16 National Career Fairs
- 8/27/16 350 Brewing Fest 2



#### **Petitioner**

Wade Randolph of Effective Signs, on behalf of The Attic Door

#### Property Address 17424 Oak Park Avenue

PINs 28-30-314-003-0000, 28-30-314-004-0000

Parcel Size 0.25 acres ± (11,250 square feet)

Zoning DC (Downtown Core)

Approval Sought Variation for a sign setback

**Project Planner** Stephanie Kisler Planner I

# PLAN COMMISSION STAFF REPORT

June 2, 2016

#### **THE ATTIC DOOR (17424 Oak Park Avenue)** Variation from the Legacy Code Sign Regulations (Sign Setback)



Existing Ground Sign (left) and Proposed Ground Sign

#### SUMMARY OF VARIATION REQUEST

The Petitioner, Wade Randolph of Effective Signs, on behalf of The Attic Door, are requesting the following Variation concerning ground signage on an existing site located at 17424 Oak Park Avenue, Tinley Park, Illinois:

 A nine foot (9') Variation from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance, where a "Monument – Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

This Variation would allow the Petitioner to replace an existing ground sign with a new ground sign that would be located at a one foot (1') setback from the east (Oak Park Avenue) property line at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

The subject property is located in the Downtown Core District in the Legacy District. The owners of the Attic Door wish to replace their existing non-conforming sign with a new Medium Dense Overlay (MDO) wood sign. The proposed sign will be 6'2" in height and 21.87 SF in area.

The proposed sign is considered a *Ground Monument* sign (see Section 4.d.) and therefore is limited to 8' in height. The area of a sign in this area is limited to 1 SF (per sign face) for each linear foot of frontage along a front lot line with a maximum area of 32 SF. The subject parcel has a 75 LF frontage along Oak Park Avenue, therefore a total of 75 SF would be the maximum sign area but for the 32 SF limitation. The proposed sign meets code with respect to sign height and area.



The Petitioner is proposing to locate the sign 1' from the east property line. The required setback for a ground mounted sign is 10'; therefore a Variation is required for the proposed setback.

#### **VILLAGE STAFF COMMENTS**

Staff has reviewed the petition for a Variation from the required setback for a ground sign. It is important for the Plan Commission to note that signs for properties within the Village's Legacy District must adhere to the sign regulations of the Legacy Code (Section XII.4. of the Zoning Ordinance) which takes precedence over the sign regulations in the Zoning Ordinance (Section IX) and further that Variations from the Legacy Code are required to come before the Plan Commission rather than the Zoning Board of Appeals.

Staff from the Public Works, Engineering, Building, Fire, and Police Departments reviewed the Petitioner's request; no concerns were noted for the Variation request.

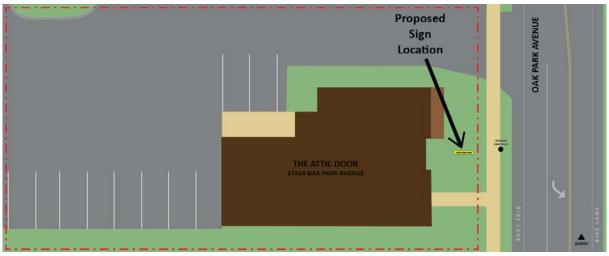


Diagram 1: Proposed Sign Location

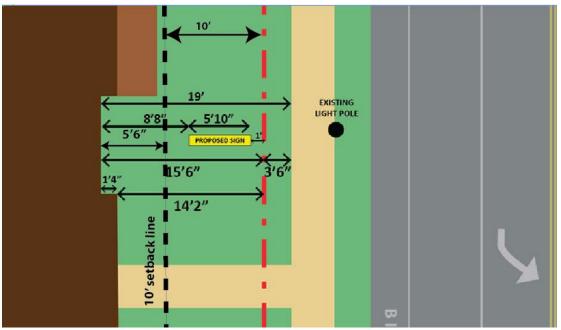


Diagram 2: Dimensions for Proposed Sign

#### Variation Request: Setback from the East Property Line

The Petitioner proposes to install a new ground sign, (5' 10'' in width) one foot (1') from the east property line instead of the required ten feet (10'). Note that the property line is three feet, six inches (3'6'') west of the sidewalk, so the proposed sign will be located about four feet, six inches (4'6'') west of the edge of the sidewalk.

The Attic Door building has varying setbacks (ranging from 11' - 16') from their east property line. As indicated in the above diagram, there is inadequate area for the Petitioner to meet the required ten foot (10') setback since there is only, 5'6" space available between the required setback and the building. The Petitioner is concerned about the visibility of the sign if it were to be located any further west than the existing sign. Staff notes that the proposed sign placement which is closer to Oak Park Avenue is consistent with existing ground signs that are nonconforming to the current setback requirement.

Additionally, it is important to note that the proposed sign complies with other setback regulations (entry/access drive and south property line) and does not require a Variation for these other dimensions.

#### **EXISTING GROUND SIGNAGE**

Staff has been investigating the feasibility of setback requirements for ground signs within the Legacy District. The majority of the existing ground signs along Oak Park Avenue do not meet the ten foot (10') setback requirement and are considered legal nonconforming signs since they were erected prior to the adoption of the Legacy Code. If an owner of an existing legal nonconforming sign wishes to alter their sign, the sign has to be brought into conformance with the current regulations, including the setback requirement, or must receive a Variation. Staff notes that Variations are not a practical or expedient solution when there are a large number of existing in the code is not effective or appropriate for the conditions of the district and a revision may need to be considered. Staff anticipates recommending Text Amendments to the Sign Regulations (Section IX) of the Zoning Ordinance and the Legacy District's sign regulations (Section XII.4.) in the near future.

In a recent meeting with the MainStreet Commission, Staff discussed the setback issues for freestanding signs. It was the consensus of the group to revise the current regulations to a one foot (1') setback from property lines and determine a proper setback from entry/access drives on a case-by-case basis during the Building Permit process to ensure safety and visibility. This requirement would create the least amount of nonconformities in the Legacy District while still maintaining some distance from the property lines and sidewalks. (See Appendix A for a summary of the MainStreet Commission comments). Draft minutes from the MainStreet Commission meeting have also been provided within the meeting packet. Staff will be reviewing this recommendation and provide a comprehensive recommendation to the Plan Commission at a future meeting. In the meantime, the Plan Commission may wish to consider this recommendation from the MainStreet Commission when reviewing the Petitioner's Variation request.

#### **STANDARDS FOR GRANTING A VARIATION**

Per Section X.G.4. and Section XII.5.H. of the Zoning Ordinance, the Plan Commission shall not recommend a Variation from the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below.

- **1.** 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.
- 2. The plight of the owner is due to unique circumstances.
- 3. The Variation, if granted, will not alter the essential character of the locality.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - 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;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

#### APPENDIX A.

#### **MAINSTREET COMMISSION COMMENTS**

Staff discussed ground sign setback requirements with the MainStreet Commission at their May 18, 2016 meeting in the Fulton Conference Room at Village Hall. Draft minutes from this meeting have been provided in the Plan Commission Packet with this Staff Report. The MainStreet Commission had a conversation with Staff about signage in the Legacy District as a whole as well as speaking about specific issues, such as ground sign setback requirements. Staff provided a short slideshow of some of the existing ground signs within the Legacy District to aid in discussion. Some of the main discussion points within the meeting were:

- Overall Concerns:
  - Wanting the sign regulations to be more business-friendly.
  - Wanting consistency with signage within the Legacy District (sign face area, sign height, and sign setback).
  - Wanting better maintenance of existing signage.
- Ground Signs:
  - Concerns with safety if there is not any setback standard.
  - Ideas about using an average setback after studying the existing signage.
  - Ideas about not allowing properties with zero to five foot (0-5') building setbacks to have any ground sign.
  - Ideas about having a one foot (1') setback requirement and then having Staff review for safety concerns at the permit stage.

#### 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: Effective Signs Inc - c/o Wade Randolph				
Mailing Address: 17038 Oak Park Ave	_			
City: Tinley Park	State: L		Zip: <u>60477</u>	
Day Phone:		Evening Phone:		
Cell Phone:		Fax Number:		
Email Address:				

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 accompanies by a signed letter of authorization).

#### **PROPERTY INFORMATION**

Street Address: 17424 Oak Park Avenue

Owners: Christie Johnson

#### SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):

A 6' foot variance from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance, where a freestanding frame type sign is required to be located ten feet from all property lines and access drives. This variance would allow for a frame sign to be constructed at a 4' foot setback from the east (Oak Park Avenue) property line.

#### **Revised Variation Request:**

1. A nine foot (9') Variation from Section XII.4.E., Table 4.E.1. (Legacy Code, Sign Regulations) of the Zoning Ordinance, where a "Monument – Ground" type sign is required to be located ten feet (10') from all property lines and entry/access drives.

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

We would like to update an existing sign that would now be considered non-conforming; to allow for a new replacement in the same location.

There is good visibility as well as electric floodlights are already in place.

Height will conform to new 48" requirement.

#### Examples of Reasons that the Variance is needed:

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

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

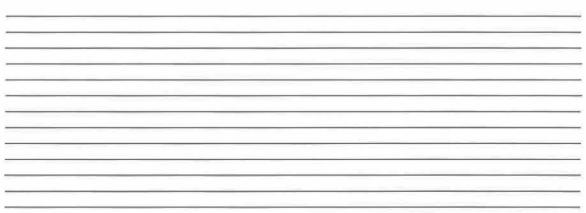
The Petitioner certifies that all of the above statements and other information submitted as part of this Application and Findings of Fact are true and correct to the best of his or her knowledge:

Signature:	Date:
Printed Name:	

#### **OFFICE USE ONLY:**

Current Zoning on Property Present Use

Notes



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#### **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?

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

We are not able to re-locate a new sign in the current location because the revised legacy code does not allow for ground signs to be installed closer than 10' from all property lines.

At this time, there are many other signs on Oak Park Avenue that were installed before the new legacy code was in effect, closer to the frontage property line and have more visibility.

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

The sign code was changed. This code effects businesses on Oak Park Avenue that are already challenged by visibility. It reduces a visible sign option available to a majority of small businesses on Oak Park Avenue.

We wish to erect a new, attractive frame-style sign to the east of the Attic Door shop. This new sign will replace the existing 36" wide x 84" foot tall frame sign. The proposed new sign will be 4' feet tall overall with the sign faces 60"w x 38"h and meet the requirements of the Legacy Code, with the exception of the 10 foot required setback from the property line. The Attic Door shop actual building is only 12 feet from the east property line, so meeting the setback requirement for the sign would be impractical since the sign would be 2 feet from the building.

#### **FINDINGS OF FACT (CONTINUED)**

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

This may be generally applicable to some other properties with nonconforming ground signs in the Legacy District. There also are properties in Tinley Park that are not within the special Legacy District area are not required to have a 10 foot setback for ground signs. The Attic Door shop has a 12' foot setback from the east property line and the building is 70+ years old, and it was actually occupied as a house until the 1980s. None of the zoning changes for allowance of a setback for signs could have been foreseen.

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 intent of the variance is to allow a new sign to be installed at a lesser setback (as indicated above) and only in the old sign location, not any closer to the east property line or to create an obstacle.

More importantly, the new sign has a new design and logo that is being used on all other marketing materials, additionally; the front of the building has been painted to tie in with the new design.

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).

There are no visual obstructions. Additionally; the current sign is 7' high and the new sign will conform to the new 48" height. There has been a sign in this same location for 18 years with no incidents. A new sign will attract customers and make the property look better.

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

The new sign took thought and hours of design time and a few revisions to arrive at the final layout. It is more descriptive of what the business is and a generally softer layout than the previous sign. Also, at the new required lower height of 4'; the sign will relate to the building and landscape as well as being quite visible to pedestrians and vehicle traffic.

#### **FINDINGS OF FACT (Continued)**

- H. Describe how the requested Variance will not:
- 1. Impair an adequate supply of light and air to adjacent properties.

The proposed sign will not impair an adequate supply of light and air to adjacent properties because it will be set back 50 feet from the nearest property on the north and 25 feet from the nearest property on the south. Additionally, the sign faces will be 60" x 38"; 48" in height overall , which is smaller than the existing sign which is 36" x 84"; 96' height overall

2. Substantially increase the congestion of the public streets.

The proposed sign will not increase the congestion in the public streets because the sign will be easily readable by passersby and not have any attention-getting or flashing or distracting display."

#### 3. Increase the danger of fire.

The sign will meet all applicable Building Codes and Fire Codes. The proposed sign will not increase the danger of fire because the sign will be created and installed by a business that is licensed and bonded with the Village.

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

The proposed sign will not create drainage problems on adjacent properties because the sign is 50 feet from the nearest property on the north and 25 feet from the nearest property on the south. Additionally, the sign faces will be 60" x 38"; 48" overall height, which is smaller than the existing sign which is 36 x 84"; 96" in height.

5. Endanger the public safety.

The proposed sign will not endanger the public safety because it will be created and installed by a professional and will meet all current Village codes (with exception to the proposed variance for the setback of the sign- which is clear of the sidewalk) The sign will not cause any line-of-sight issues with pedestrians, bicyclists, vehicles, etc.

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

The proposed sign will not impair property values within the area because it will fit in with the character of the Legacy District and attract new customers to the area.

# THE ATTIC DOOR

17424 S. Oak Park Avenue Tinley Park, IL: 60477 708-532-7226

January 27, 2016

Village of Tinley Park Zoning Board 16250 S. Oak Park Avenue Tinley Park, IL. 60477

I am submitting this letter to the Village of Tinley Park to request that Wade Randolph of Effective Signs, act on my behalf in submitting the application for a variance request for our sign located at 17424 S. Oak Park Avenue.

We are requesting that we keep the current location of our sign, which has been in place since we opened in 1999, and not have to conform to the 10' ft, from the property line code that was put into effect in 2011.

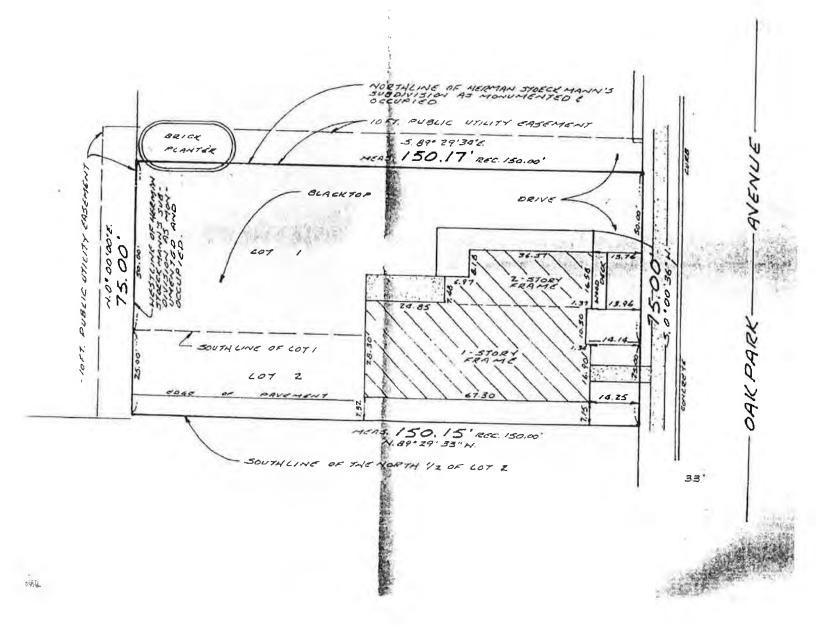
Thanks for your consideration.

Sincerely.

Aller Alle poor

Christy Johnson

# LOT 1 AND THE NORTH 1/2 OF LOT 2 IN HERMAN STOECKMANN'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 433 FEET OF THE EAST 183 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS





	The Attic Door		COPYWRITE NOTICE: This artwork is property of Effective Signs
PROOF	monumnent sign	JOB 1 5-1 1-907 © Copyright May 25, 2016	and was created exclusively to aid your decision to purchase a sign from Effective Signs, Inc. USE OF THESE PLANS TO CONSTRUCT A SIGN SIMILIAR TO
TOPE,	significant or repetitive revisions will generate additional charges added to the final invoice		THE SIGN SHOWN HERE IS EXPRESSLY FORBIDDEN BY TITLE 17. SECTION 2 OF THE UNITED STATES CODE TO PREVENT UNAUTHORIZED COPYING AND USE .
FECTIVE Signs OK and	OK and fax/Email Back X	date:	FURIHER USE OF THIS ARTWORK UNLESS PURCHASED IS PROHIBIT Effective Signs, Inc. reserves the right to obtain damages therefore. Possession of these plans constitutes agreement.

17038 OAK PARK AVE./TINLEY PARK, IL 60477 708.633.0730

<sup>7</sup> FAX to 708-802-7377 or Email effectivesigns@yahoo.com