

AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION June 18, 2015 – 7:30 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the May 21, 2015 Regular Meeting

Item #1 BICKFORD AT TINLEY PARK FINAL PLAT OF SUBDIVISION – 17301 80TH

AVENUE – FINAL PLAT APPROVAL

Consider recommending that the Village Board grant approval for the Final Plat of Subdivision, including easements for stormwater management, access, and public utilities, created by Manhard Consulting with a revision date of 06/08/2015 for the Bickford at Tinley Park subdivision, located at 17301 80th Avenue in the R-1 (Single-Family Residential) Zoning District and the R-6 (Medium-Density Residential) Zoning District.

Adjourn Meeting



AGENDA FOR SPECIAL JOINT MEETING VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS AND PLAN COMMISSION June 18, 2015 – 7:35 P.M. Council Chambers Village Hall – 16250 S. Oak Park Avenue

Special Meeting Called to Order

Roll Call Taken

Communications

Item #1

PRESENTATION ON ROLES, PROCEDURES, PRINCIPLES AND RELATED ISSUES TO ZONING BOARD OF APPEALS AND PLAN COMMISSION

Consider receiving a refresher course from the Village Attorney on roles, procedures, principles, and issues related to the Zoning Board of Appeals and Plan Commission. No action will be taken as a result of this agenda item.

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

MAY 21, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on May 21, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners: Jeff Ficaro

Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy

Rita Walker, Chairman

Absent Plan Commissioner(s): Tom Mahoney

Village Officials and Staff: Amy Connolly, Planning Director

Paula Wallrich, Deputy Planning Director

Stephanie Kisler, Planner

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:31 p.m.

APPROVAL OF MINUTES

Minutes of the May 7, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER MCCLELLAN to approve the Minutes as presented.

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 21, 2015 MEETING

ITEM #1: PUBLIC HEARING

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

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

Present were the following:

Plan Commissioners: Jeff Ficaro

Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy

Rita Walker, Chairman

Absent Plan Commissioner(s): Tom Mahoney

Village Officials and Staff: Amy Connolly, Planning Director

Paula Wallrich, Deputy Planning Director

Stephanie Kisler, Planner

Guest(s): Hank Zuwala, DZA Associates

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

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements with notices also being sent to surrounding property owners.

HANK ZUWALA, Architect, reviewed plans to redevelop the north end of Tinley Park Plaza. He showed a photograph of the site and surrounding properties as it exists today then presented an image of the proposed redevelopment explaining the northern end of the building (formerly the Outriggers restaurant) will be demolished followed by construction of a 1-story 9,100 square foot multi-tenant retail center and related site improvements.

MR. ZUWALA proceeded to review the site plan noting dimensions that outline some of the amendments to the PUD they are requesting with respect to drive aisles and the landscape buffer along Harlem Avenue. He explained the reason for modification of the PUD is to align the driveway with the Tinley Square development to the north. He reported

increasing the width of the entrance/exit drive that will allow for two (2) full lanes in and two (2) full lanes out of the center. He confirmed all landscape islands are now in conformance with Village requirements.

MR. ZUWALA reviewed the various elevations for the building explaining the building will have a more urban appearance by using different brick colors and introducing some EIFS for the corner tower elements. He noted the rear of the shopping center (east elevation) duplicates the same brick color elements along the Harlem Avenue side of the building. In order to articulate the differences between storefronts and sign band, he indicated the masonry will be projected in several different dimensions. Per recommendations of Staff, there are now 4-sided parapets around the building. He explained the south and north tenant spaces are designed for restaurant uses that will have outdoor dining and will include a patio area with landscaping and a fence.

Since the proposed signage does not meet regulations for the PUD or current zoning, MR. ZUWALA reported coming to terms with Staff for an amendment to the sign regulations for this outlot building.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She again thanked the Brixmor Development team for their cooperation in recent meetings. She reported the Applicant worked with Staff in reducing the sixteen (16) exceptions to seven (7) exceptions ranging from aisle width, bufferyard width, landscape island width and photometrics. She stated that all landscape islands conform with Village code and now there are only three (3) areas of exceptions to Village Code needing Plan Commission approval including aisle width, photometrics and bufferyards...

MS. WALLRICH reviewed the site plan. She stated she is working with the Applicant's attorney on protecting the cross-access from Tinley Square by recording it on the plat. She noted the east parking lot where there were previous issues with bufferyards and landscape islands that have been resolved and now meet requirements. Due to configuration and width limitations of this parking lot, Staff is requesting any exceptions for aisle width be approved by the Plan Commission as part of the PUD amendment. She noted the extensive improvements and increase in green space to the south parking lot, Harlem Avenue bufferyard and entryway boulevard. She stated the sidewalk easement is being worked through with the Applicant's attorney and will be completed prior to occupancy. In order to align the drive aisle with the Tinley Square development to the north, Staff is also requesting Plan Commission approval for a exception to Village Code for the drive aisle width as part of the PUD amendment.

Since the Applicant agreed to move the building to the south and east, MS. WALLRICH noted the increased green space in the front of the building along Harlem Avenue and the outside dining area. She reported the overall parking ratio will change only slightly and the Applicant will ensure parking meets tenant demands.

Regarding lighting, MS. WALLRICH reported the existing lighting will match the existing light poles in the plaza and will be painted white. While photometrics exceed standards at the property line, Staff is not concerned since it is reduced to appropriate levels near the road edge at Harlem Avenue. Staff is recommending Plan Commission approve the photometris as part of the PUD amendment.

As previously stated, all Landscape Ordinance requirements have been met except for the west bufferyard, and though it is not as wide as required by the ordinance, it is significantly improved with the addition of additional planting including evergreens, ornamental grass and perennials and the increased width at the southern end of the bufferyard. She recommended the bufferyard deviation from the Landscape Ordinance be approved as part of the PUD amendment.

MS. WALLRICH reported there was a special sign regulation written specifically for this PUD due to the inline stores substantial setback from Harlem Avenue. She stated both Staff and Applicant have agreed to an amendment to the regulations that now addresses a four-sided building and is requesting approval of the sign regulation amendment by the Plan Commission.

CHAIRMAN WALKER opened the Public Hearing to comments or questions from Commissioners.

COMMISSIONER FICARO complimented Staff on their efforts and thanked the Applicant for working cooperatively with Staff in resolving areas of concern.

CHAIRMAN WALKER proceeded to review the following Findings of Fact:

Special Use Permit

A Special Use Permit to allow for a Substantial Deviation of the Tinley Park Plaza Planned Unit Development allowing the construction of a 9,100 SF multi-tenant retail structure, related site improvements, establishment of a new parking lot area, demolition of an existing in-line tenant space, and amendments to the PUD signage regulations.

- 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 site plans improve internal circulation of the site which was previously complicated by building placement and is now straighter and structured. The plans provide access on all four sides of the building to support public safety and also significantly increases the amount of greenspace in the existing development.
- 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 proposed Site Plan and architecture reflect improvements to the existing conditions of the Tinley Park Plaza. Aisle width and bufferyard exceptions are consistent with variations granted to Tinley Square (development to the North); alignments with this development are purposeful and provide for increased circulation between the two properties. The proposed improvements reflect an overall enhancement to the property and immediate vicinity; they are expected to encourage further quality development. The proposed Site Plan cures existing awkward turning movements within the Plaza.
- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 - The proposed Site Plan and exceptions to Village code will improve the existing circulation patterns for Tinley Park Plaza and does not create additional access points to Harlem Avenue. A cross-access easement will be recorded on the plat for the property which will facilitate access to the property to the north. The approval of the proposed amendment to the Tinley Park Plaza PUD will establish a standard of high quality for development in the area and is expected to facilitate the normal and orderly development of surrounding property.
- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
 - The proposed Site Plan has been reviewed and supported by the Village Engineer; the increased landscaping will reduce the storm water run-off for the site.
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 - The proposed Site Plan will improve the ingress/egress patterns by providing a full 4-lane cross section (54.5') intersecting with Harlem Avenue where there is currently a 47' cross section with a taper on the south side of the roadway. The point of access will remain as currently exists but will have additional landscaping. Sidewalks are proposed along the front of the property, adjacent to Harlem Avenue and connection between the sidewalk and the buildings are made. A pedestrian crossing area will be striped within the travel aisle behind the proposed building to facilitate safe pedestrian movements between the outlot and the in-line center.

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

The proposed project meets and exceeds all Village requirements with the exception of the following:

- Parking aisle widths- the west aisle is designed at 24' to align with the 24' drive aisle for the property to the north, and the east parking lot is limited to 24' drive aisles due to the configuration of the lot as it currently exists. Additional landscaping has been provided in this lot.
- Landscape Bufferyard- the west bufferyard is proposed at 7' for a portion of the bufferyard in order to align with the property to the north; the same bufferyard is designed at 10.5' (exceeding Ordinance) at its south end which helps to mitigate the impact of the diminished bufferyard.
- Photometrics- the foot candle reading exceeds .5 foot candles, however Village Ordinance is silent with respect to property lines between two commercial properties. Historically the Village has attempted to meet the .5 foot candles standard where possible. The highest photometric readings are at the north property line (2.2 foot candles) at the point of intersection with Tinley Square and the bank property, the east property line (3.7 foot candles) at the intersection of the delivery aisle and access aisle for Hobby Lobby and the west property line (1.4 foot candles) adjacent to Harlem Avenue. The proposed lights are consistent with existing lighting within the Plaza, have full cut-offs to eliminate off-site glare and with respect to the Harlem Avenue frontage the foot candle readings meet code at pavement edge.
- Signage- TPP PUD approved sign regulations when the PUD was first approved. The regulations do not address the unique circumstance of a 4-sided building. Staff drafted an amendment that addresses 4-sided building and is consistent with the intent of the current Village Sign Ordinance with respect to size and scale.
- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The proposed amendment reflects new investment in an aging commercial plaza that is experiencing high vacancy. The investment in the proposed project may encourage additional investment in the center upon its development and success. The proposed project will improve the assessed value of the property and, thus, creates economic improvement for the Village as a whole. We believe that outlot developments will encourage continued use of the commercial property and creates opportunity to share parking between the in-line part of the commercial plaza and the outlots placed closer to the street.

COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed Brixmor Development located at 15917 S. Harlem Avenue.

Additionally, we recommend that the Village Board grant the Applicant, Brixmor Development, a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD with deviations from the Village Zoning Ordinance and Landscape Ordinance as noted below, approve the proposed amendment to the TPP Sign Regulations, and adopt Findings of Fact submitted by the Applicant and Findings of Fact made by Village Staff and the Plan Commission at this meeting.

Exceptions to the Zoning Ordinance requirements within this PUD include:

- 1. 24' parking lot aisle width in the east and west parking lots;
- 2. Lighting with photometric readings in excess of .5 foot candles; and,
- 3. Landscape Bufferyard width of 7' along a portion of the west property line.

The Plan Commission recommends the Special Use for a Substantial Deviation be approved with the following conditions, which must be satisfied prior to issuance of a Certificate of Occupancy:

- 1. Recording of a cross access easement with Tinley Square;
- 2. Recording of a public sidewalk easement; and,

3. Final approval of Fire Lane agreement between the Tinley Park Fire Department and the Applicant.

The Motion was seconded by COMMISSIONER MCLEOD.

AYE: Plan Commissioners Jeff Ficaro, Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill

Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Tom Mahoney

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

A motion was made by COMMISSIONER FICARO, seconded by COMMISSIONER MCCLELLAN to close the Public Hearing. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE MAY 21, 2015 MEETING

ITEM #2: THE GREAT ESCAPE – 17321 LaGrange Road/9425 171st Street – SITE PLAN APPROVAL

Consider a proposal from Mr. Greg Seifert of Geis Companies representing The Great Escape, for Site Plan Approval. The project involves the construction of a new 40,070 square foot retail structure and associated site improvements on property zoned B-3 (General Business and Commercial). The property is addressed as 9425 171st Street but will be readdressed as 17321 LaGrange Road.

Present were the following:

Plan Commissioners: Jeff Ficaro

Bob McClellan Maureen McLeod Mark Moylan Art Pierce Bill Reidy

Rita Walker, Chairman

Absent Plan Commissioner(s): Tom Mahoney

Village Officials and Staff: Amy Connolly, Planning Director

Paula Wallrich, Deputy Planning Director

Stephanie Kisler, Planner

Guest(s): Greg Seifert, Geis Companies

GREG SEIFERT, Design Development Architect representing The Great Escape, discussed construction of a new 40,000 square foot building on approximately 4 acres of undeveloped land located on LaGrange Road south of 171st Street.

MR. SEIFERT reviewed the open items identified by the Engineering Department that recommended the installation of curbing along the north portion of the site, and revising the right in-right out in the entrance drive off of LaGrange Road from striping to a two inch (2") mountable, raised median. He stated they are acceptable to both recommendations.

MR. SEIFERT identified issues raised as a result of the last Plan Commission meeting including increased lighting along the front side of the building. He stated four (4) light poles have been added along the front side of the building along LaGrange Road and modification of the reflectors in two (2) of the wall fixtures along the front face of the building that will also provide additional lighting.

Per the suggestion of the Fire Department, MR. SEIFERT reported gates will be installed along the northwest and southwest corner of the fire lane in the rear of the building to prevent vehicular traffic along the rear of the building. He reported the Fire Department has also allowed a reduction of the fire lane from 21 feet to 16 feet that will provide an additional 5feet of level ground for landscaping along the east side. He stated the evergreens originally proposed were dwarf trees and the landscape plan has been modified to include faster growing, taller, more mature evergreen trees.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She stated several items of concern expressed by residents of the surrounding Caledonia Townhomes were addressed at a the assigned Commissioner meeting with Staff. COMMISSIONER REIDY and COMMISSIONER PIERCE were the assigned Commissioners..

MS. WALLRICH proceeded to review the site location that is comprised of two (2) parcels stating this development only involves the west parcel with the other parcel not being developable at this time due to zoning issues and a designated wetland area. She noted the closest townhome to the development is 165'.

Since the Applicant did not want a fire lane at the rear of the building as part of the development, MS. WALLRICH reported the Fire Department agreed to reduce the width of the fire lane from 21' to 16' which will result in an extra five feet (5') for landscaping. Due to security concerns expressed by the Townhome residents, the Fire Department also agreed to allow the installation of two (2) gates to prevent vehicular traffic accessing the rear of the building.

MS. WALLRICH reviewed the revised landscape plan noting the previous evergreen trees were dwarf pine and spruce trees that have now been replaced with larger evergreen trees, with some growing up to 50-60'. Oak trees and flowering trees will be placed at the top of the grade to allow maximum screening for the rear of the building.

MS. WALLRICH reported lighting concerns that arose at the last meeting by the Commissioners. She confirmed that four (4) new light poles will be installed in the parking areas along LaGrange Road.

Using elevation drawings, MS. WALLRICH stated the Applicant has cooperated with Staff on the buildings architectural design and proposed materials, noting it exceeds the masonry requirement. She reported that the use of Spandrel glass will be limited to three (3) windows on each side of the front entryway that will be used for display wall units, with only the bottom portion being visible due to awnings.

MS. WALLRICH reported the HVAC units will be located at the top of the building with a line of sight study having been conducted showing the distance which the HVAC units are visible. Staff feels they are well screened given the distances.

In conclusion, MS. WALLRICH reported the open items have been addressed and agreed to by the Applicant including the entire site being curbed, and a 2" mountable median for the right-in/right-out on LaGrange Road.

COMMISSIONER REIDY confirmed a discussion was held with regard to items applying only to the Plan Commission. He discussed the concerns expressed by nearby residents regarding the pond and was assured by the Village Engineer that the pond meets design requirements. He thanked residents for their input.

COMMISSIONER PIERCE confirmed that comments from residents were discussed. He believes the additional landscape will be thick and lush with trees and act as a natural buffer.

COMMISSIONER MCLEOD inquired about fencing being installed in addition to the landscape as requested by members of the townhome association at the last meeting. MS. WALLRICH stated the Ordinance calls for a bufferyard with either a fence or landscape with a preference for landscaping. She reported this was discussed at the Commissioners meeting due to safety and security concerns expressed by nearby residents, however, with the installation of the gates, there was no longer a security issue.

COMMISSIONER MCCLELLAN compared the existing development to the north stating the north development was substantially closer than this proposed development. MS. WALLRICH confirmed that the development to the north is 60' from the fence and 107' from the nearest townhome compared to 165' for the proposed Great Escape building. He believes with the natural barrier of the pond plus the additional landscape, will address the homeowner's concerns for anyone attempting to access the development from the nearby townhomes.

COMMISSIONER FICARO reported no issues with the site plan. He noted the concerns raised by residents at the last meeting were requested to be submitted in written form. MS. WALLRICH stated she had not received anything in writing to-date. She reported speaking with the manager of the Townhome Association offering to arrange a meeting between residents and the Village Engineer, if they elected.

Though this was not a formal public hearing, CHAIRMAN WALKER opened discussion to those in attendance from the Townhome Association.

ROBERT KATZ, 9443 Perth Circle, Vice-President of Caledonia Townhome Association, presented a powerpoint slide presentation. He stated the residents' main concern is safety with many of the residents being senior citizens. He commented with this development being on a major highway there is a greater potential for vandalism, trespassing, home invasion and burglary. He stated a fence would provide additional protection in addition to the proposed gates. He believes the proposed landscaping will take years to fill in in order to have any effectiveness. He again requested installation of a fence, matching with and connecting to the development to the north. He believes precedence has been established including Lawn Funeral Home and Park Hills strip mall that have both fencing and landscape.

COMMISSIONER MOYLAN inquired if there is a fence requirement for in the Village code.

CHAIRMAN WALKER stated the developer typically has to install either a fence or landscaping, dependent on density.

COMMISSIONER REIDY stated the purpose of fencing in the Code is for screening, not for safety or security. He explained a variety of uses such as liquor stores, sandwich shops, restaurants that are much more intense and more heavily utilized have a different set of risk factors than the proposed Great Escape store. He also addressed the other developments along LaGrange Road including AlphaMed and Pronger Smith Clinic there is no fence and where access can be gained.

COMMISSIONER PIERCE agreed with COMMISSIONER REIDY stating that as assigned commissioners, they looked at all options and he believes the additional five (5') made available from reduction of the fire lane being used for additional landscaping will provide additional screening, and also provide better aesthetics for both The Great Escape and for the nearby residents. He agreed a fence in that area would not serve a security purpose.

COMMISSIONER MCLEOD agreed with the aesthetics of the landscape in the rear of the building but stated she was supportive of a fence.

CHAIRMAN WALKER noted the Police Department also reviewed the proposed development and any concerns of safety would have been presented.

ANDY ZAHARA, 9444 Perth Circle, apologized for not having anything submitted in written form to the Plan Commission.

COMMISSIONER PIERCE made a Motion to grant Site Plan Approval for the proposed Great Escape Development, located at 17231 LaGrange Road, conditioned upon final landscape approval and approval of the gate design by the Fire Department. The MOTION was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Bob McClellan, Maureen McLeod, Mark Moylan, Art Pierce, Bill

Reidy, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Tom Mahoney

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

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER MOYLAN to adjourn the regular meeting of the Plan Commission of May 21, 2015 at 8:37 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.





Applicants

Richard Eby, Bickford Senior Living (Property Owner) Eric Mancke, Manhard Consulting (Engineer)

Property Location

17301 80th Avenue

Parcel Size

19.2 acres ±

Zoning

Lot 1: R-6 (Medium Density Residential) Lot 2: R-1 (Single-Family Residential)

Approval Sought

Final Plat Approval

Requested Action

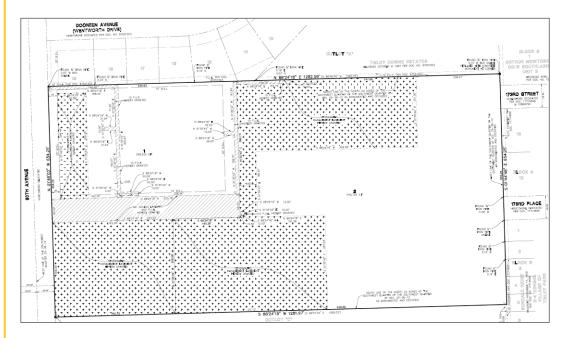
Make a motion to recommend approval of the Final Plat of Subdivision to the Village Board

Project Planner

Stephanie Kisler Planner I

PLAN COMMISSION STAFF REPORT JUNE 18, 2015

FINAL PLAT OF SUBDIVISION – BICKFORD AT TINLEY PARK 17301 80th Avenue



EXECUTIVE SUMMARY

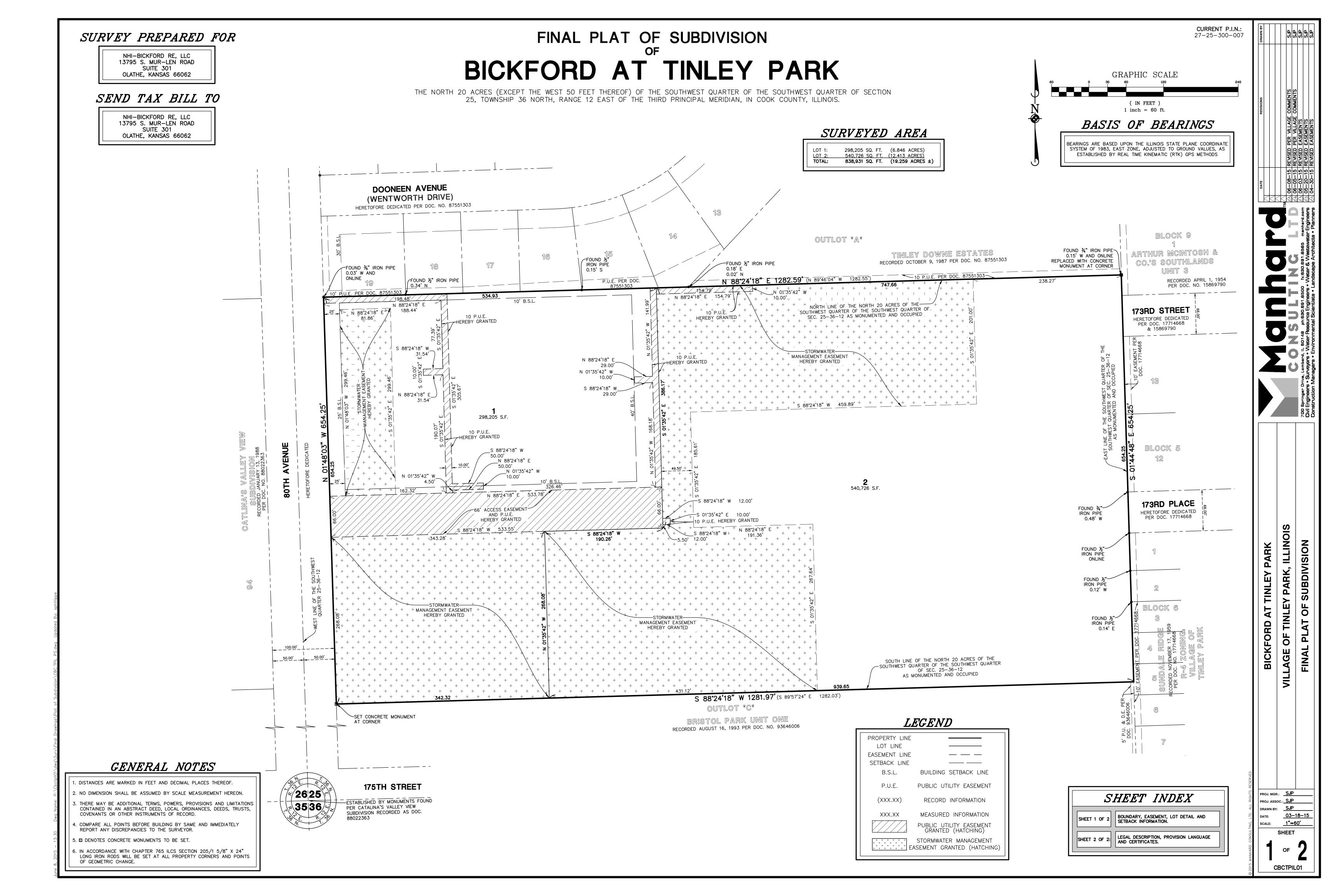
The Applicant, Richard Eby, has submitted a Final Plat of Subdivision to divide the parcel (currently PIN 27-25-300-007-0000) into two lots to develop the Bickford at Tinley Park senior living facility. The plat also includes easements for stormwater management, access, and public utilities.

The Preliminary Plat of Subdivision was previously seen by the Plan Commission on 12/18/2014 and 01/15/2015. The most significant change from preliminary to final plat was the addition of a regional pond and corresponding stormwater management easement, which is located in the northwest corner of Lot 2 and connects to the stormwater management easements at the southwest corner of Lot 2. Other minor adjustments to the plat have been made in accordance with comments from Village Staff during the Staff Review. The Bickford at Tinley Park senior living project received approvals from the Village Board for Annexation, Rezoning, Variations, and a Special Use Permit on 05/05/2015.

RECCOMENDED MOTION

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

"...make a motion to recommend that the Village Board grant approval for the Final Plat of Subdivision, including easements for stormwater management, access, and public utilities, created by Manhard Consulting with a revision date of 06/08/2015 for the Bickford at Tinley Park subdivision, located at 17301 80th Avenue in the R-1 (Single-Family Residential) Zoning District and the R-6 (Medium-Density Residential) Zoning District."



27-25-300-007

ILLINOIS

SUBDIVISION PARK, Ε OF

VILLAGE

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BICKF

PROJ. MGR.: SJP PROJ. ASSOC.: SJP DRAWN BY: L.W.D. <u>03–18–15</u>

SCALE: N/A SHEET OF

CBCTPIL01

FINAL PLAT OF SUBDIVISION

BICKFORD AT TINLEY PARK

THE NORTH 20 ACRES (EXCEPT THE WEST 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25. TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS TO CERTIFY THAT NHI-BICKFORD RE, LLC, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER IT CONSENTS TO THE SUBDIVISION OF

SAID PROPERTY. THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY SHOWN THEREON. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS

OF SCHOOL DISTRICT(S): KIRBY SCHOOL DISTRICT, 140 CONSOLIDATED HIGH SCHOOL DISTRICT, 230 MORAINE VALLEY COMMUNITY COLLEGE

OWNER'S AND SCHOOL CERTIFICATE

DATED THIS _____ DAY OF ______, A.D., 20____.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)

PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY

ARE (IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE (IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

MY COMMISSION EXPIRES ______

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY,

DATED THIS _____, A.D., 2015.

CHAIRMAN OF PLAN COMMISSION

VICE CHAIRMAN

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK,

DATED THIS ______DAY OF ______, A.D., 2015.

DATED THIS _____DAY OF _____, A.D., 2015.

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____ THE COUNTY ENGINEER OF COOK COUNTY PURSUANT TO CHAPTER 765, ACT 205, SECTION 2 OF THE ILLINOIS COMPILED STATUES, AS AMENDED, AS TO ROADWAY ACCESS TO COUNTY HIGHWAY ____, ALSO KNOWN AS

COUNTY ENGINEER

PRINTED NAME

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY

AT&T ILLINOIS, A.K.A. SBC, AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS". AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. JOINTLY AND SEVERALLY, TO INSTALL. OPERATE. MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (P.U.E.). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" (P.U.E.) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E). AS AMENDED FROM TIME

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY. THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS. BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER,

PUBLIC UTILITY EASEMENT (P.U.E.) PROVISIONS

A PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK ("VILLAGE") AND ITS FRANCHISEES, OVER ALL OF LOTS 1 AND 2 INCLUSIVE ON THIS PLAT OF SUBDIVISION, TO CONSTRUCT, INSTALL RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED ABOVE AS PUBLIC UTILITY EASEMENT WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FRANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN. THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE. TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR "SME" ON THE PLAT HEREON DRAWN FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREAS. TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER. UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGES TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF TINLEY PARK WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE

SURFACE WATER STATEMENT

COUNTY OF DUPAGE)

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

DATED THIS ____ DAY OF ______, 20__.

ERIC S. MANCKE ILLINOIS REGISTERED PROFESSIONAL ENGINEER ILLINOIS REGISTRATION NUMBER 062-056711

LICENSE EXPIRES NOVEMBER 30, 2015

OWNER: _____ ATTORNEY: _

PERMISSION TO RECORD

STATE OF ILLINOIS COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,

HEREBY GRANT PERMISSION TO __ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS ______, A.D. 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES NOVEMBER 30, 2016

PROFESSIONAL* LAND SURVEYOR STATE OF ILLINOIS

ERIC S. MANC

062-056711

LICENSED

PROFESSIONAL

ENGINEER .

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THE NORTH 20 ACRES (EXCEPT THE WEST 50 FEET THEREOF) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 19.259 ACRES, MORE OR LESS

I, FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE VILLAGE OF TINLEY PARK, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT THE SUBDIVISION LIES WITHIN ZONE X AND (ZONE X HATCHED) OTHER FLOOD AREAS AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 17031C0708J & 17031C0704J BOTH WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699 LICENSE EXPIRES: NOVEMBER 30, 2016

DESIGN FIRM LICENSE NO. 184003350 LICENSE EXPIRES: APRIL 30, 2017

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

FIELD WORK COMPLETED ON OCTOBER 1, 2014.

