



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
July 2, 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 June 18, 2015 Regular Meeting
Minutes of the June 18, 2015 Joint Meeting with the Zoning Board of Appeals

**Item #1 CHASE BANK FINAL PLAT OF SUBDIVISION – 17157 HARLEM AVENUE –
FINAL PLAT APPROVAL**

Consider recommending that the Village Board grant approval for the Final Plat of Subdivision, including easements, created by T.K.D. Land Surveyors, Inc. with a revision date of 06/08/2015, for the Jewel/Osco subdivision, located at 17157 Harlem Avenue in the B-3 (General Business and Commercial District) Zoning District.

**Item #2 DREAMLAND ACADEMY, INC. (DAYCARE) – 7777 159TH STREET – SPECIAL
USE PERMIT APPROVAL**

Consider a proposal from Zuzanna Gaj, representing Dreamland Academy, Inc., for a Special Use Permit for a daycare center at 7777 159th Street. The daycare center is within an existing building that also contains an insurance agent and an orthodontist. A portion of the building will be remodeled for the daycare center and a required outside play area will be established. The subject property is zoned B-3 (General Business and Commercial District).

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JUNE 18, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on June 18, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Bob McClellan
Tom Mahoney
Maureen McLeod
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Mark Moylan
Art Pierce

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Jacob Vandenberg, Village Trustee

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Minutes of the May 21, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER FICARO 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: BICKFORD AT TINLEY PARK – FINAL PLAT OF SUBDIVISION – 17301 80TH AVENUE – FINAL PLAT APPROVAL

Consider recommending 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.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Bob McClellan
Tom Mahoney
Maureen McLeod
Bill Reidy
Rita Walker, Chairman

Absent Plan Commissioner(s):

Mark Moylan
Art Pierce

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallich, Deputy Planning Director
Stephanie Kisler, Planner
Jacob Vandenberg, Village Trustee

Guest(s):

Eric Mancke, Sr. Project Manager, Manhard Consulting

ERIC MANCKE, Manhard Consulting, representing the Petitioner, Bickford Senior Living, presented the Final Plat of Subdivision.

STEPHANIE KISLER, Planner, presented the Staff report. She presented an image of the Final Plat noting the stormwater easement, access, and public utility easements. Comparing it to the Preliminary Plat, she indicated the original stormwater, access, and public utility easements noting the significantly increased stormwater easement.

MR. MANCKE stated the Village Engineer requested that the Applicant incorporate regional detention on the property. He stated the site was originally contemplated for regional detention approximately 20 years ago with previous developments to the north. He reported working with Staff to take that existing storage and transfer it to the subject property, thus keeping the stormwater volume intact and providing additional stormwater detention for the surrounding area encompassing approximately sixty (60) acres.

As a result, MS. KISLER indicated the currently undeveloped parcels will now be able to be developed.

With no questions or comments from Commissioners, COMMISSIONER MAHONEY made 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.

The Motion was seconded by COMMISSIONER REIDY.

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

COMMUNICATION

CHAIRMAN WALKER confirmed a regular meeting of the Plan Commission will be held on July 2, 2015.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER FICARO to adjourn the regular meeting of the Plan Commission of June 18, 2015 at 7:37 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



**MINUTES OF THE SPECIAL JOINT MEETING
ZONING BOARD OF APPEALS AND PLAN COMMISSION**

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

JUNE 18, 2015

A special joint meeting of the Zoning Board of Appeals and Plan Commission was held in the Council Chambers of Village Hall on June 18, 2015 at 7:37 p.m.

ROLL CALL

Present were the following:

Zoning Board Chairman:	Sam Cardella
Zoning Board Members:	Ed Barta Pat Conway Tom Hanna
Absent Zoning Board Member(s):	David Samuelson
Plan Commissioners:	Jeff Ficaro Bob McClellan Tom Mahoney Maureen McLeod Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Mark Moylan Art Pierce
Village Officials and Staff:	Tom Melody, Village Attorney Jacob Vandenberg, Trustee Ronald Bruning, Zoning Administrator Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary

CALL TO ORDER

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was called to order at 7:38 p.m.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS AND PLAN COMMISSION

SUBJECT: MINUTES OF THE JUNE 18, 2015 SPECIAL JOINT MEETING

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.)

ROLL CALL

Present were the following:

Zoning Board Chairman:	Sam Cardella
Zoning Board Members:	Ed Barta Pat Conway Tom Hanna
Absent Zoning Board Member(s):	David Samuelson
Plan Commissioners:	Jeff Ficaro Bob McClellan Tom Mahoney Maureen McLeod Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Mark Moylan Art Pierce
Village Officials and Staff:	Tom Melody, Village Attorney Jacob Vandenberg, Trustee Ronald Bruning, Zoning Administrator Amy Connolly, Planning Director Paula Wallrich, Deputy Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary

TOM MELODY, Village Attorney, was in attendance to provide training and answer questions regarding the roles, procedures, principles, and related issues of the Village's Zoning Board of Appeals and Plan Commission. He provided a manual to all Zoning Board and Plan Commission Members which included information regarding the following:

1. Zoning Law: Basic principles, common issues, and types of zoning relief;
2. Rules, Procedures, Responsibilities, Findings, and Motions;
3. Summary of Open Meetings Act; and,
4. Conflicts of Interest.

MR. MELODY began his presentation by explaining that zoning authority for variations and special uses derives from the Illinois Municipal Code and individual Village ordinances. He defined the term of “special use” as something that generally fits but must be more controlled and the term “variation” as an exception to the requirement the Village has already put in place for a particular piece of property. He further explained that a variation is an exception to legislative determinations already made by the Village Board, therefore, should be granted rarely and granted based on Findings of Fact as a real, tangible hardship or unique situation, and not self-created. He stated making more money off the property with the variation is not grounds for granting a variation.

MR. MELODY explained a single variation request is presented to the ZBA for consideration, and a request for variance or multiple variances, in conjunction with a Planned Unit Development (PUD) or something else, is presented to the Plan Commission. A discussion took place regarding PUD's.

MR. MELODY reviewed the standards for variations set forth in the Village's Zoning Ordinance including:

- a. 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 which it is located;
- b. the plight of the owner is due to unique circumstances;
- c. the variation will not alter the essential character of the neighborhood;
- d. the Plan Commission or ZBA in making its determination whether there are practical difficulties or hardships must take into consideration the extent to which the following have been established by evidenced:
 - i. the particular physical surroundings, shape or topographical condition of the property result in a hardship;
 - ii. the condition upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
 - iii. the purpose is not based exclusively upon a desire to make more money out of the property;
 - iv. the alleged difficulty or hardship has not been created by the current or previous owner;
 - v. 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
 - vi. the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in streets, increase danger of fire, endanger public safety or substantially diminish or impair property values.

A lengthy discussion took place regarding the Findings of Fact. MR. MELODY explained that variances, denials of variances, special uses, and denials of special uses must be based on Findings of Fact that are made at the Public Hearings of the Zoning Board of Appeals and Plan Commission. He explained it is the Petitioner's responsibility at these respective Public Hearings to provide evidence that each of the above-mentioned requirements have been satisfied.

COMMISSIONER MCCLELLAN inquired about expediting the process of adopting the Findings of Fact particularly when they are extremely lengthy and take considerable time reading them aloud. MR. MELODY stated the Findings of Fact that were written down and submitted can be adopted via a motion as long as Plan Commissioners and or Zoning Board of Appeals members have agreed that they have been read and reviewed. He explained that the respective Chairpersons can ask if the written factual statement is accurate. He added that changes to the Findings of Fact can also be made during the Hearing with the motion to follow.

MR. MELODY proceeded to explain the difference between a Map Amendment and a Text Amendment. He reviewed Prohibited Uses and Special Uses in various zoning districts

MR. MELODY reviewed the Rules and Procedures to ensure an orderly and sensible public hearing that respects the rights of the petitioner and to ensure his/her cause is heard by a fair, neutral decision maker and that the recommendation is based on a factual basis and then forwarded to the Village Board for their approval.. He reviewed the order of presentation for a public hearing:

1. Individual sworn in including petitioner, objectors, or interested parties
2. Confirmation of notice being published
3. Petitioner presentation
4. Objector/Interested Persons presentation
5. Petitioner Rebuttal
6. Staff presentation
7. Final questions by Public Body

MR. MELODY stressed the importance of cross-examination to ensure everyone must have opportunity to speak. A discussion took place regarding placing time limits for individuals to speak. MR. MELODY recommended not having a time limit as long as it is germane to the conversation.

COMMISSIONER MCCLELLAN inquired if a Public Hearing can be continued in order for further evidence to be obtained. MR. MELODY stated any Member or Commissioner can make a motion to continue the Hearing at a future date prior to a vote being taken.

To ensure a fair hearing, MR. MELODY stated the Petitioner should go first in the public hearing process. PAULA WALLRICH, Deputy Planning Director, questioned if it were possible to have the Staff present their report first for sake of efficiency and to help frame the issue. MR. MELODY believes the detriment to having the Staff report presented first can potentially be a charge that the Staff report unfairly prejudiced the deciding body. He stressed the importance of Staff sharing the Staff report with the Petitioner prior to the Public Hearing.

MR. MELODY reviewed the Responsibilities of a Plan Commissioner or ZBA Member including meeting attendance, knowledge of the zoning ordinance, and meeting preparation. He stressed the importance of a site visit to the subject property.

MR. MELODY briefly summarized The Open Meetings Act as it applies to the Plan Commission and ZBA.

Lastly, MR. MELODY discussed potential Conflicts of Interest. He stated a Commissioner or Member abstaining from a vote does not affect quorum.

ADJOURNMENT

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was adjourned at 9:08 p.m.



Applicants

Rick Heidner
(Property Owner)

Property Location

17157 Harlem Avenue

Parcel Size

0.541 acres ±
(23,559 square feet)

Zoning

B-3 (General Business and
Commercial)

Approval Sought

Final Plat Approval

Requested Action

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

Project Planner

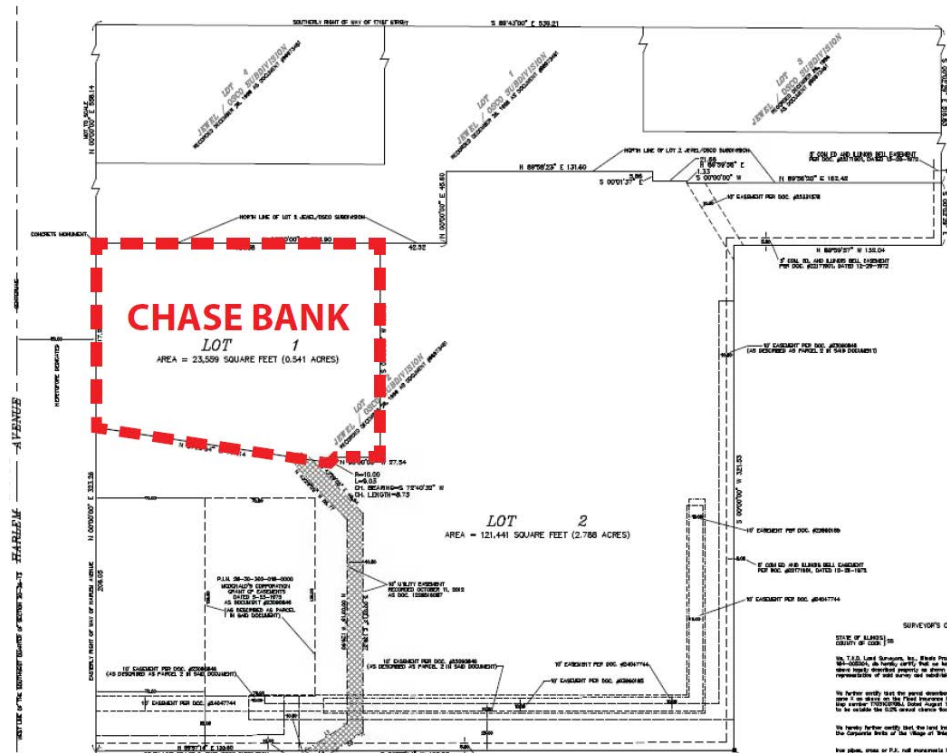
Stephanie Kisler
Planner I

PLAN COMMISSION STAFF REPORT

JULY 2, 2015

FINAL PLAT OF RESUBDIVISION – CHASE BANK

17157 Harlem Avenue



EXECUTIVE SUMMARY

The Applicant, Rick Heidner, has submitted a Final Plat of Resubdivision to divide the parcel (currently PIN 28-30-300-017-0000) into two lots to divide the Chase Bank lot from the remainder of the Jewel/Osco subdivision. The plat creates a new lot in the subdivision for the purpose of providing a separate lot for ownership by Chase Bank. The plat includes easements for ingress/egress, parking, and public utilities.

The Chase Bank project was previously reviewed and approved by the Plan Commission on 09/15/2011, 11/17/2011 and 12/01/2011. The finalization of a Plat of Resubdivision was a condition of Site Plan Approval that was unresolved prior to Building Permit issuance. The Applicant would like to obtain final approval for this Plat of Resubdivision to complete the Chase Bank project.

RECOMMENDED 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 Resubdivision, including easements for ingress/egress, parking, and public utilities, created by T.K.D. Land Surveyors, Inc. with a revision date of 06/08/2015 for the Jewel/Osco subdivision, located at 17157 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District."

EXISTING UNDERLINING P.I.N.S 28-30-300-017-0000, 28-30-300-018-0000

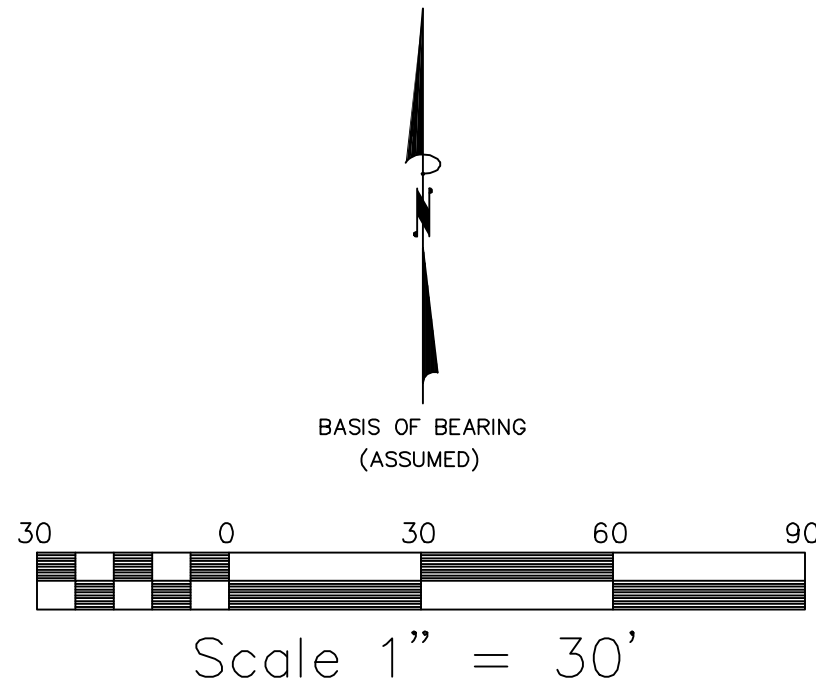
FINAL PLAT

CHASE BANK RESUBDIVISION

OF LOT 2 IN JEWEL/OSCO SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1996 AS DOCUMENT NUMBER 96973461, IN COOK COUNTY, ILLINOIS.

PREPARED BY:
T.K.D. Land Surveyors, Inc.
P.O. BOX 1463, Arlington Heights, IL 60006
Phone: (847) 997-5292
tedlandsurveyors@aol.net

AREA IN RESUBDIVISION = 145,000 SQUARE FEET (3.329 ACRES)



VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE
VILLAGE OF TINLEY PARK, ILLINOIS, ON THIS _____ DAY OF _____, A.D. _____

BY: _____ MAYOR

ATTEST: _____ VILLAGE CLERK

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK,
ILLINOIS ON THIS _____ DAY OF _____, A.D. _____

CHAIRMAN

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OF
UNPAID CURRENT SPECIAL ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY.
DATED ON THIS _____ DAY OF _____, A.D. _____

VILLAGE CLERK

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT _____
AS THE OWNER OF THE PROPERTY DESCRIBED AS CHASE BANK SUBDIVISION
AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE
DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICT IN
WHICH EACH OF THE FOLLOWING LOTS LIES.

LOT NUMBER(S)	SCHOOL DISTRICTS
1 AND 2	ELEMENTARY HIGH SCHOOL 146 228

ENGINEER'S DRAINAGE CERTIFICATE / SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF _____ } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL
NOT BE CHANGED BY CONSTRUCTION OF THIS RESUBDIVISION OR ANY PART THEREOF, OR
THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS
BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC
AREAS, OR DRAINS WHICH SUCH RESUBDIVISION HAS A RIGHT OF USE, AND THAT SUCH
SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS
IN SUCH CONCENTRATIONS AS MANY CAUSE DAMAGE TO THE ADJOINING PROPERTY
BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

OWNER	PROFESSIONAL ENGINEER
NAME	NAME
DATE	FIRM
	DATE

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF RECORD TITLE TO THE PROPERTY
DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH TITLE-HOLDER
IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON
THE PLAT HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH.
DATED AT _____, ILLINOIS, THIS _____ DAY

OF _____, A.D. _____

BY: _____

ATTEST: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ AND _____

(NAME) (TITLE)
OF _____, _____, BOTH PERSONALLY KNOWN TO ME TO BE
THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS FREE
AND VOLUNTARY ACT OF SAID _____ FOR THE USES AND
PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION
WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT
TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED, A PLAN THAT MEETS
THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR
ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIANE M. O'KEEFE, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and
communications service is hereby reserved for and granted to:

**Commonwealth Edison Company
and
AT&T Telephone Company, Grantees**

their respective successors and assigns, jointly and severally, to install, operate,
maintain and remove, from time to time, facilities used in connection with
underground transmission and distribution of electricity and sounds and signals in,
under, along and upon the surface of the property shown within the dotted lines on
the plat and marked "Easement for Public Utilities", and the property designated
on the plat for streets and alleys, together with the right to install required
service connections or under the surface of each lot to serve improvements thereon,
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
grantee's facilities or in, upon or over the property within the dotted lines marked
"Easement for Public Utilities" without 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.

An easement is hereby reserved for and granted to NICOR Gas Company, its
successors and assigns, in oil platted "easement for public utilities" areas, streets,
alleys, other public ways and places shown on this plat, said easement to be for
the installation, maintenance, relocation, renewal and removal of gas mains and
appurtenances for the purpose of serving all areas shown on this plat as well
as other property, whether or not contiguous thereto. No buildings or structures
shall be erected in any such "easement for public utilities" areas, streets, alleys,
or other public ways or places nor shall any other use be made thereof which
will interfere with the easements reserved and granted hereby.

Note: Utility easements shown hereon include easement for cable television.

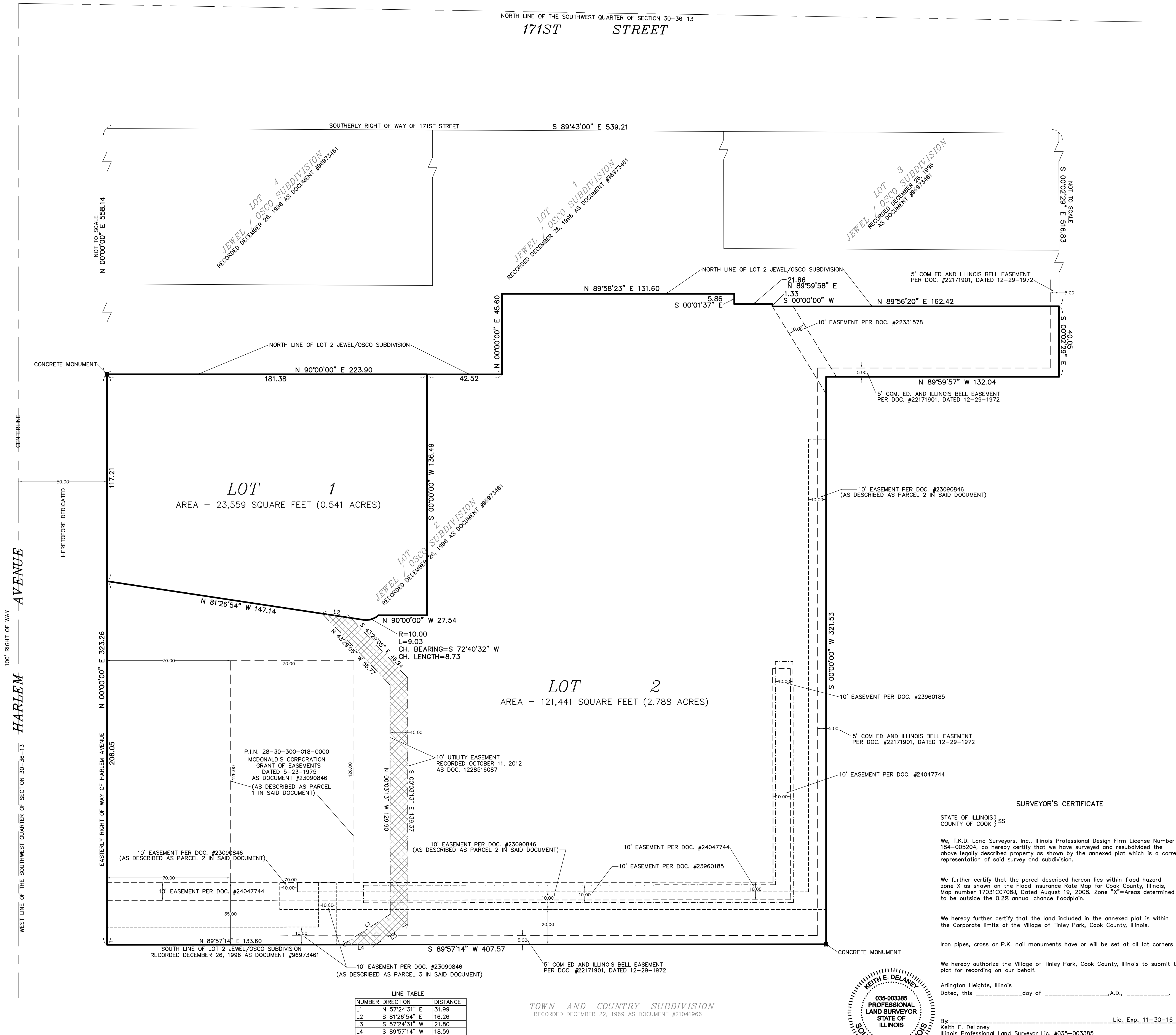
NOTE:
THE FOLLOWING RECORDED EASEMENTS AFFECT THE PROPERTY SHOWN HEREON.

- GRANT OF EASEMENT MADE BY CHICAGO CITY BANK AND TRUST COMPANY AS TRUSTEE
UNDER TRUST AGREEMENT DATED JUNE 1, 1971 AND KNOWN AS TRUST NUMBER 9028 TO
MCDONALD'S CORPORATION OF THE RIGHT TO PARK AUTOMOBILES AND VEHICLES AND
PEDESTRIAN INGRESS AND EGRESS OVER, ACROSS AND UPON ALL OF CAPTION AS CREATED
IN MEMORANDUM OF LEASES RECORDED AS DOCUMENT NUMBERS 23236166 AND 23090846.
- EASEMENTS RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK OVER THE
ENTIRE PROPERTY, EXCLUSIVE OF BUILDING SITES, FOR INGRESS, EGRESS AND THE
PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER,
STORM AND SANITARY SERVICE AND MAINTENANCE CONTAINED IN THE PLAT RECORDED
AS DOCUMENT NUMBER 96973461.
- MUTUAL AND RECIPROCAL EASEMENTS FOR THE PURPOSE IN INGRESS AND EGRESS BY
VEHICULAR AND PEDESTRIAN TRAFFIC AND FOR VEHICULAR PARKING, AS GRANTED IN THE
DECLARATION RECORDED DECEMBER 31, 1996 AS DOCUMENT 96984094 UPON, OVER ACROSS
AND THROUGH THE COMMON AREA OF THE SHOPPING CENTER, AS LEGALLY DESCRIBED IN
EXHIBIT "B" ATTACHED THERETO.
(THIS AFFECTS LOTS 1, 2 AND 3 OF JEWEL/OSCO SUBDIVISION AND WILL CONTINUE TO
AFFECT SAID LOTS INCLUDING LOTS 1 AND 2 IN CHASE BANK RESUBDIVISION SHOWN HEREON)

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from
recorded subdivision plat and/or other available documentation.
Refer to title policy, deed or local jurisdiction for building setbacks
and easements not shown hereon and report any discrepancies.

Scale: 1"=30'
Order # 11-076-SUBD
Address: South Harlem Ave.
Tinley Park, IL 60477
Ordered by: Heidner Properties/Eric Grabowski

Rev. 3-18-13, 6-8-15



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

We, T.K.D. Land Surveyors, Inc., Illinois Professional Design Firm License Number
184-005204, do hereby certify that we have surveyed and resubdivided the
above legally described property as shown by the annexed plat which is a correct
representation of said survey and subdivision.

We further certify that the parcel described hereon lies within flood hazard
zone X as shown on the Flood Insurance Rate Map for Cook County, Illinois,
Map number 17031C0708J, Dated August 19, 2008. Zone "X"=Areas determined to
be outside the 0.2% annual chance floodplain.

We hereby further certify that the land included in the annexed plat is within
the Corporate limits of the Village of Tinley Park, Cook County, Illinois.

Iron pipes, cross or P.K. nail monuments have or will be set at all lot corners

We hereby authorize the Village of Tinley Park, Cook County, Illinois to submit this
plat for recording on their behalf.

Arlington Heights, Illinois
Dated, this _____ day of _____, A.D., _____

By: _____ Lic. Exp. 11-30-16

Professional Design Firm Lic. No. 184.005204

This professional service conforms to the current
Illinois minimum standards for a boundary survey.



TOWN AND COUNTRY SUBDIVISION
RECORDED DECEMBER 22, 1969 AS DOCUMENT #21041966



PLAN COMMISSION STAFF REPORT

JULY 2, 2015

DREAMLAND ACADEMY, INC.

7777 159TH STREET

Applicants

Zuzanna Gaj and
Margaret Kudlik
(Dreamland Academy, Inc.)

Marie Manny
(Property Owner)

Property Location

7777 159th Street

Tenant Space

2,200 SF ±

Existing Building

5,400 SF ±

Parcel Size

1.0 ac ±

Zoning

B-3

Approval Sought

Special Use Permit to
operate a daycare center.

Requested Action

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

Project Planner

Stephanie Kisler
Planner



EXECUTIVE SUMMARY

The Applicants, Zuzanna Gaj and Margaret Kudlik of Dreamland Academy, Inc., are seeking approval for a Special Use Permit to operate a daycare in leased space at 7777 159th Street. The daycare has proposed to occupy a vacant tenant space in the existing building in addition to existing tenants (an orthodontist and an insurance agent). The daycare also proposes to have an outdoor play area at the rear of the building.

- Hours of Operation: 6:00am – 6:00pm (Monday – Friday)
- Number of Full-Time Employees: 4
- Number of Children: 36 (pending DCFS approval)
- Ages of Children: 2 – 5 years old

The Illinois Department of Children and Family Services (DCFS) visited the site in mid-June to inspect and determine conditions for allowing the daycare.

SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. Complete a cross-access easement with the property to the east. Give a copy of the easement to the Village.	Complete a cross-access easement with the property to the east. Give a copy to the Village.
2. Complete a public sidewalk easement. Give a copy of the easement to the Village.	Complete a public sidewalk easement. Give a copy to the Village.
3. The Applicants have listed wood or chain-link as the material for the fence. Chain-link is not permitted. Will the fence be open-style or privacy-style?	Select an approved material for the fence. Determine the style of the fence.
4. Once the Landscape Architect has reviewed the Landscape Plan submittal from 06/26/2015, comments may indicate areas for improvement for landscaping at the site.	Work with Staff to determine landscape improvements for the property.
5. A sign plan has not been submitted.	Submit a sign plan showing the new tenant panel for Dreamland Academy.
6. A photometric plan has not been submitted.	Submit a photometric plan showing the lighting around the building.
7. Acknowledge and resolve Fire Department comments.	Ensure that your plans meet Fire Department codes and regulations.

EXISTING SITE

The property consists of two parcels – a smaller parcel containing the rear parking lot (PIN 27-24-101-024-0000) and a larger parcel containing the building, grass area, side parking lot, and front parking lot and entrance (PIN 27-24-101-003-0000).

The existing site has an approximately 5,400 square foot building that is divided into three tenant spaces. The two existing tenants are an orthodontist and an insurance company.

The site currently has fifty-eight (58) parking stalls and two (2) handicap-accessible parking stalls for a total of sixty (60) parking stalls. The parking lot surrounds the building on the north, east, and south sides.



The property does not have any easements for cross-access or cross-parking with the Castle site to the east. Staff recommends formalizing this through a cross-access easement since employees and customers will likely be traveling across property lines. A cross-parking easement is only necessary if the property owners decide to share parking.

Open Item #1: Complete a cross-access easement with the property to the east. Give a copy of the easement to the Village.

Staff also noted that a portion of the sidewalk along 159th Street is within the private property lines and a public sidewalk easement is necessary to legitimize the existing condition and determine liabilities and maintenance of the sidewalk.

Open Item #2: Complete a public sidewalk easement. Give a copy of the easement to the Village.

PROPOSED USE

The Applicants propose to open a daycare center for children ages two (2) to five (5) years old that will be open from 6:00am – 6:00pm Monday thru Friday. The daycare could have up to thirty-six (36) children at any one time. The daycare will be staffed by four (4) full-time employees that have had background checks, have experience in child care, and have taken a minimum number of college courses related to child care. Staff will also complete CPR and First Aid courses. The site also offers outdoor space that Dreamland Academy proposes to use as a playground that will be enclosed by a six foot (6') tall fence.

Open Item #3: The Applicants have listed wood or chain-link as the material for the fence. Chain-link is not permitted. Will the fence be open-style or privacy-style?

According to the application, the Applicants began Dreamland Academy, Inc. in 2011 and became an officially licensed Home Group Day Care in 2013 at the Hickory Hills location. The current location cares for children as young as six weeks old. The daycare is now hoping to expand into a second location by leasing a 2,200 square foot space at 7777 159th Street in Tinley Park.

The Applicants plan to utilize safety measures such as sign-in and sign-out procedures, surveillance cameras (indoor and outdoor), fire alarms/smoke detectors, and burglar alarms. The daycare will also have an outdoor playground at the rear of the building that will be fenced in. Drop-off and pick-up will be at the front of the building. Employees will park at the rear of the building.

ZONING & NEARBY LAND USES

The zoning of the site at 7777 159th Street 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...” and day care centers are only permitted by Special Use Permits in R-6, R-7, B-2, B-3, and B-4 zoning districts.

Nearby land uses include other properties zoned B-3 along 159th Street such as The Great Escape to the west and Castle Dental to the east. To the south of the property lie multi-family and single-family residential uses in subdivisions Ashford Manor and Brementowne Estates. The Village of Orland Park is on the north side of 159th Street and nearby land uses include a restaurant, a funeral home, and auto repair. There are not any conflicting uses nearby such as tobacco stores or liquor stores, which require a 100 foot separation from day cares and other similar uses.



PARKING

The site has a parking lot that totals sixty (60) parking spaces; two (2) of which are handicap-accessible. The current tenants, an orthodontist and an insurance agent, listed that they each have less than five (5) employees when they completed their Change of Use Application to get a Certificate of Occupancy for the tenant spaces.

Staff believes that the site has adequate parking to accommodate less than fifteen (15) total employees for all three tenants and forty-five (45) total open spaces for customers and drop-off/pick-up of children at the daycare. Planning Staff did note that the parking lot needs general maintenance to repair cracks and this is listed as a condition to obtain a Certificate of Occupancy for Dreamland Academy.

LANDSCAPING

While some landscaping exists at the site, the site is not in conformance with the Landscape Ordinance. It is also important to note that the site is nonconforming in required dimensions for bufferyards. Staff is working with the property owner to identify areas for feasible landscape improvements to have the site come closer to conforming to current landscape codes. During the Change of Use inspection, Staff recognized that the existing landscaping on the site is in need of general maintenance.

Open Item #4: Once the Landscape Architect has reviewed the Landscape Plan submittal from 06/26/2015, comments may indicate areas for improvement for landscaping at the site.

SIGNAGE

Dreamland Academy, Inc. plans to utilize a vacant panel on each side of the existing ground sign at the property. The Applicant has not submitted plans for their sign panel.

The Applicant has not indicated that any other signage will be requested; however, the daycare may use a temporary “Grand Opening”-type banner when the business opens.

Open Item #5: A sign plan has not been submitted.



STAFF REVIEW: ENGINEERING/PUBLIC WORKS DEPARTMENT

Engineering and Public Works have reviewed the request for a Special Use Permit to operate a daycare in a leased space. The existing space would be remodeled accordingly and a fence added around a portion of the grassed area in the rear of the building. Since this is an interior build out and no public infrastructure is being modified, Engineering has no comments.

The prospective business owner should be aware that a corner of their leased space appears to be in the 500-year floodplain per the flood maps (see below).



STAFF REVIEW: BUILDING DEPARTMENT

The Building Department will require architectural stamped plans for the building permit submittal.

STAFF REVIEW: POLICE DEPARTMENT

The Police Department reviewed the request for a Special Use Permit to operate a daycare and offers the following comments:

1. The site must have adequate lighting for pick-up and drop-off since hours of operation may have limited daylight in the winter months. A lighting plan was not provided in the application.

Open Item #6: A photometric plan has not been submitted.

STAFF REVIEW: FIRE DEPARTMENT

The Fire Department reviewed the request for a Special Use Permit to operate a daycare and offers the following comments:

1. The fenced area that will be used for the playground must be protected from possible vehicular impact/intrusion. Concrete bollards or other approved assemblies should be utilized.
2. Chapter 16 for New Day Care of the Life Safety Code (NFPA101) must be utilized for proper occupancy design.
3. A net occupancy load factor of 35 must be used when determining the maximum staff and children that can occupy the space.

Open Item #7: Acknowledge and resolve Fire Department comments.

RECOMMENDATION/RECOMMENDED MOTION

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

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

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

A. Petitioner Information:

Name: DREAMLAND ACADEMY INC.
Mailing Address: 8780 S ROBERTS RD
City, State, Zip: HICKORY HILLS IL 60458
Phone Numbers: 708-336-0011 (Day) Fax Number: 708-658-6900
(Evening)
(Cell)
Email Address: zgaj986@gmail.com

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization)

LEASE THE PROPERTY TO CONDUCT BUSINESS - DAY CARE CENTER

B. Property Information:

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

Property Owner(s): MARIE & GLEN MANNY
Mailing Address: 19408 Hunter Trail
City, State, Zip: Mokena IL 60448

Property Address: 7777 W. 159th St
Permanent Index No. (PINs) 27-24-101-003-0000 AND 27-24-101-024-0000
Existing land use: Zone B3
Lot dimensions and area: 180.0 x 242.0 43560 sq. ft.

C. Petition Information:

Present Zoning District: B3
Requested Zoning District: SPECIAL USE PERMIT

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

Yes ☒ No ☐

If yes, identify the proposed use: Day care center (child care)

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

Yes ☒ No ☒

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

SPECIAL USE PERMIT

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

M. Kudlik

Signature of Applicant

05-27-15
Date

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

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

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

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The Special Use Permit allowing Dreamland Academy will not be detrimental or endanger the public health in any way. In fact our objection is to provide the community with a professional, moral, and safe environment for their children in Day Care in the Tinley Park community.

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 Special Use Permit will not be injurious to the use and enjoyment of surrounding property owners or the other two Lessees in the building; which is an Orthodontist and an insurance office. We feel this use may actually benefit the surrounding business with the additional added exposure as well as a convenient nearby day care for their children. It will also be beneficial to the residential community to the south by providing a safe local child care facility. This will eliminate a vacancy thereby increasing property value.

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 Special Use Permit will not affect the orderly development or improvement of surrounding property. The day care hours of operation are 6:00 am to 6:00 pm, early start which will not have a negative impact on traffic and later close which again will not negatively impact traffic. The building currently has 60 parking spaces and 4 (four) entry doors. The footprint/layout is actually ideal for this type of use without any changes that we are aware of. If fact, the State of IL will also inspect the location for compliance.

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

All utilities, access roads, drainage are provided with no change necessary for the use of the day care.

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 space has 4 entry/exit doors allowing easy access for the children and parents, one to the north, two to the east and one to the south. Parking is ample with 60 stalls between the front, eastern and southern lots. The public street (159th street) should not be impacted with traffic due to the hours of operation (6:00 am to 6:00pm). The building has very easy access for ingress and egress. The children will not all arrive or depart at the same time which will minimize congestion to 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.

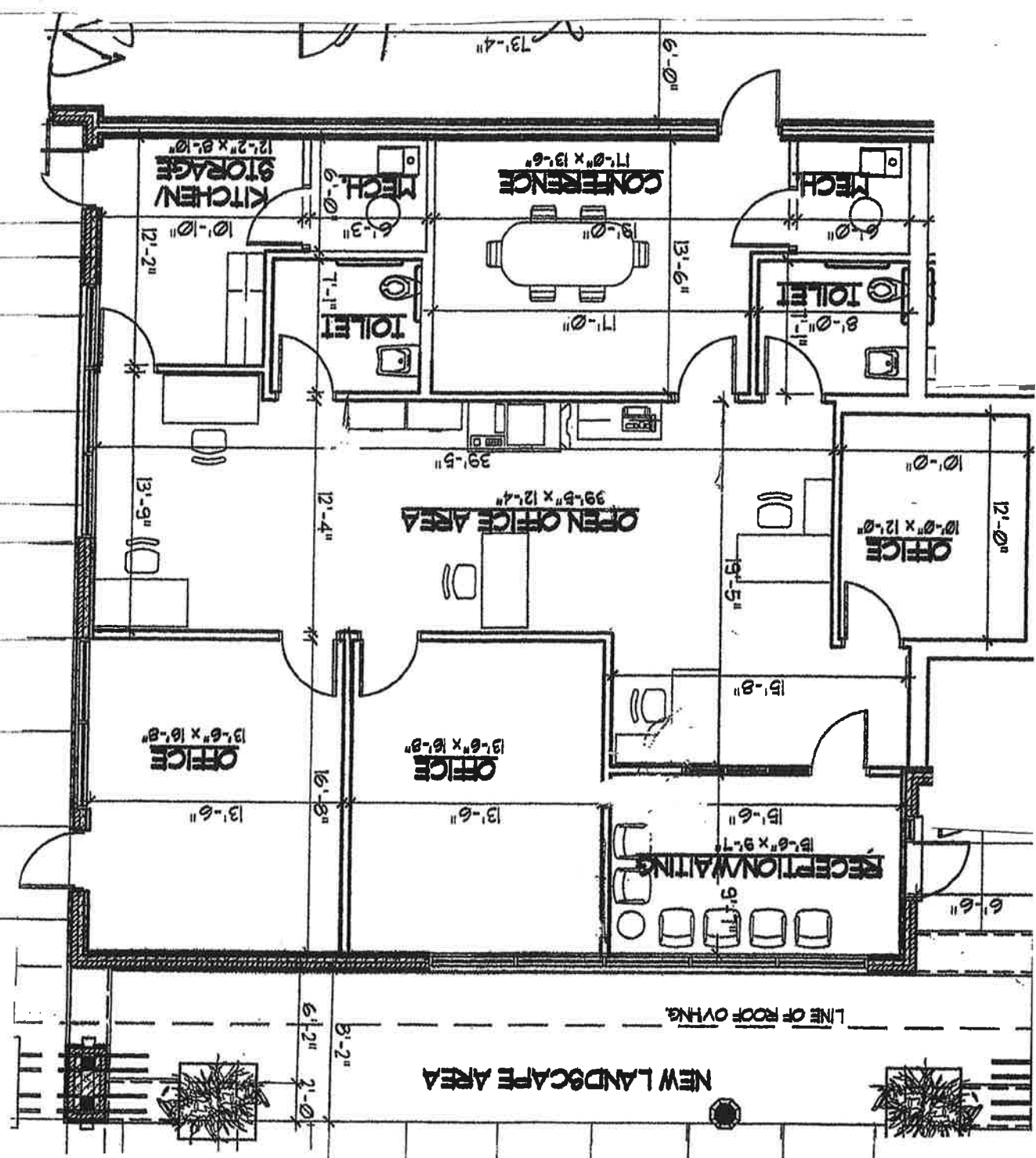
No known regulatory violations are detected or are expected with the exception of the requirement for one additional toilet being installed. Currently the space has two ADA bathrooms available, and we anticipate the State requiring one to be left 'as is' and the other to have two toilets. Documentation attached.

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

Our facility will be an asset to the community, we look forward to providing a caring, professional, moral, safe and comfortable place for the children to develop, learn and socialize. Dreamland Academy has been in business since 2012, and is expanding due to continued success and significant growth.

1st Floor Plan

Parking



7777 W. 159th
Suite A
2200 B

PART 1115

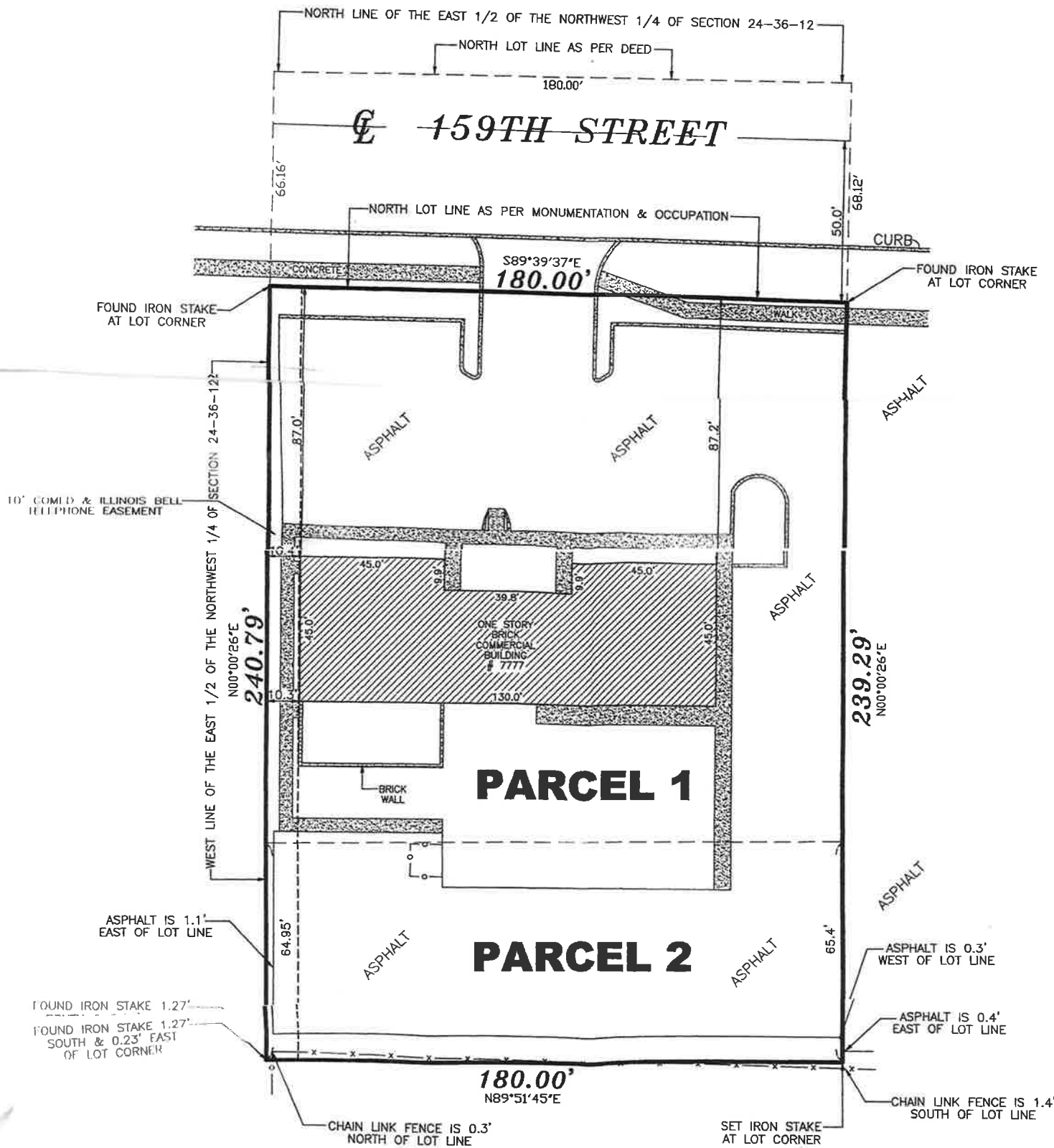
159th Street

PLAT OF SURVEY

OF

PARCEL 2: THAT PART OF THE WEST 180.0 FEET OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, LYING SOUTH OF THE NORTH 242.0 FEET THEREOF AND LYING NORTH OF A LINE BEGINNING AT WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, THAT IS 306.95 FEET SOUTH OF THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE EASTERLY 180.0 THAT IS 308.97 FEET SOUTH OF THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK (

COMMON ADDRESS: 7777 WEST 159TH STREET

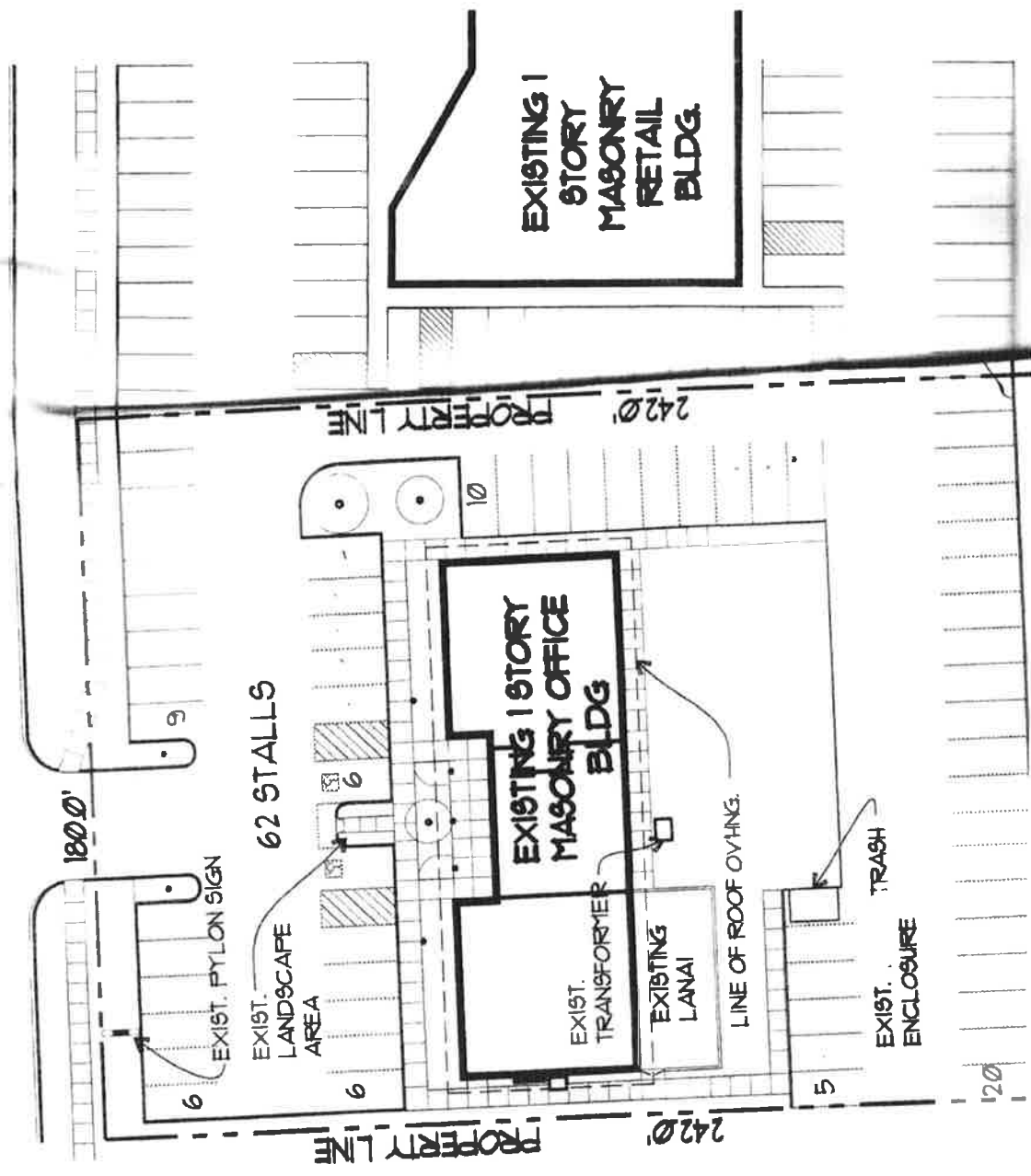


CLIENT: GRIFFIN & GALLAGHER

JNT

F.N.J. N

159th STREET



Dreamland Academy Inc. was established in 2011 by Margaret Kudlik.

Margaret Kudlik is a former school teacher who always dreamed of having her own day care center that would allow her to make a significant difference in children's lives.

Dreamland Academy Inc. officially became a licensed Home Group Day Care in 2013. DCFS granted a license allowing Dreamland to care for children ages 6w and up. It has operated at full capacity ever since and is ready to expand. Due to Margaret's extensive (over 25 years) experience in the early education field, Dreamland Academy Inc. was automatically granted a full license, without the permit period. Dreamland is also one of the few in the area, and only one in Hickory Hills, licensed to care for infants.

At this time Dreamland Academy Inc. is ready to take the next step and expand by opening another center in Tinley Park. The property located at 7777 W. 159th St. is a 2,200sq ft property with 4 potential classrooms allowing a total of 40 students. Classroom number 1 is equipped with its own exit which will serve as a potential fire exit. Classroom number 1 will potentially allow for 7 children and one full time teacher. Classroom number two will also potentially allow for 7 children with one full time teacher. Classroom number 3 is right in the middle of the property; it will potentially allow for 19 kids with two full time teachers. Classroom number 4, located at the back, will potentially allow for 7 children with one full time teacher. Classroom number 4 is also equipped with its own fire exit and exits straight to the fenced in back yard. Number of allowed students is subject to DCFS approval. This property has 2 bathrooms (an additional toilet will have to be added) and its own kitchenette.

Dreamland Academy Inc. will welcome students ages 24 months old up to 5 years old, and it will be open between the hours of 6 a.m. and 6 p.m. Monday through Friday. During drop-off and pick up parents/caregivers will be encouraged to park right in front of the building and use the side walk to enter using the front entrance (located on the west side of the building). Children will enter through the locker room and into their designated classrooms. Inside the locker room each student will have their own locker where they will change their shoes and leave their belongings. Each adult coming and leaving will be asked to sign in/out. This area will be kept separate from the classrooms and will be kept locked at all times for the safety of our students and staff. Our current, Hickory Hills, location is monitored by surveillance cameras in all classrooms and we plan to do the same in the Tinley Park location. We will also be equipped with cameras outside the building as well as fire and burglar alarms.

There are ample of parking spaces along the buildings and sidewalks that lead right to the front entrance. Parents will never be asked or required to cross a busy street in order to enter our facility. All staff members will park in the rear of the building allowing our customers to have plenty of space to park by the front door.

In order to allow our students the opportunity to play outdoors (weather permitting) Dreamland Academy will have its own playground located at the back of the building. It will be fully fenced

in (putting in a fence is the only exterior alteration), and children will enter directly using the back door.

Every member of our staff will be subject to an extensive background check and fingerprinting. Every teacher will be required to have completed a minimum of 60 semester hours from an accredited college or university with six semester hours in courses directly related to child care and/or child care development. In addition, each teacher has to have one year of child development experience working in a nursery school, kindergarten or license day care center as well as completion of credentialing programs, which include a minimum of 15 additional credit hours per year. Every staff member is also required to have completed a CPR and First Aid course as well as the shaken baby syndrome course.

Margaret Kudlik, owner of Dreamland Academy, has her Associate's Degree in Lower Elementary Education. In addition she continues her education by adding a minimum of 15 credit hours per year. Recently she completed the Infant Safety course, Managing Health and Safety Course, Curriculum Planning for Ages 12-24 months just to name a few. Margaret is trilingual speaking fluently in Polish, Russian and English allowing her the opportunity to teach her students those languages.

Zuzanna Gaj, director of Dreamland Academy completed her Bachelor's Degree in Child Psychology. She has over 6 years of experience working in the child care field. In addition she continues her education by completing a minimum of 15 additional credit hours annually. Recently completed courses are: Managing and Understanding Staff, Parents and Community as well as Curriculum Planning for Day Care Centers.

Dreamland Academy's goal is to provide a safe and happy place for children where they can learn and grow physically, emotionally, intellectually and socially at their own pace. We believe children learn through play and benefit from a well-structured yet flexible schedule. We offer activities which stimulate sensory motor development, language development and social interaction. The development of strong self-esteem is also a major goal. Children are taught to respect each other, adults and property. We integrate Maria Montessori's teaching philosophy and the Great Start teaching methods to create the perfect balance for our students' development.

Academy

159th street

PARKING

SIDEWALK

FRONT
ENTRANCE

LOCKER
ROOM

2
SSV
CLASS
7 students
1 employee

1
CLASS
7 students
1 employee

OFFICE

3 SSV
CLASS
19 students
2 employees

BATHROOM
2

4
SSV
CLASS
4 students
1 employee

BATHROOM
1

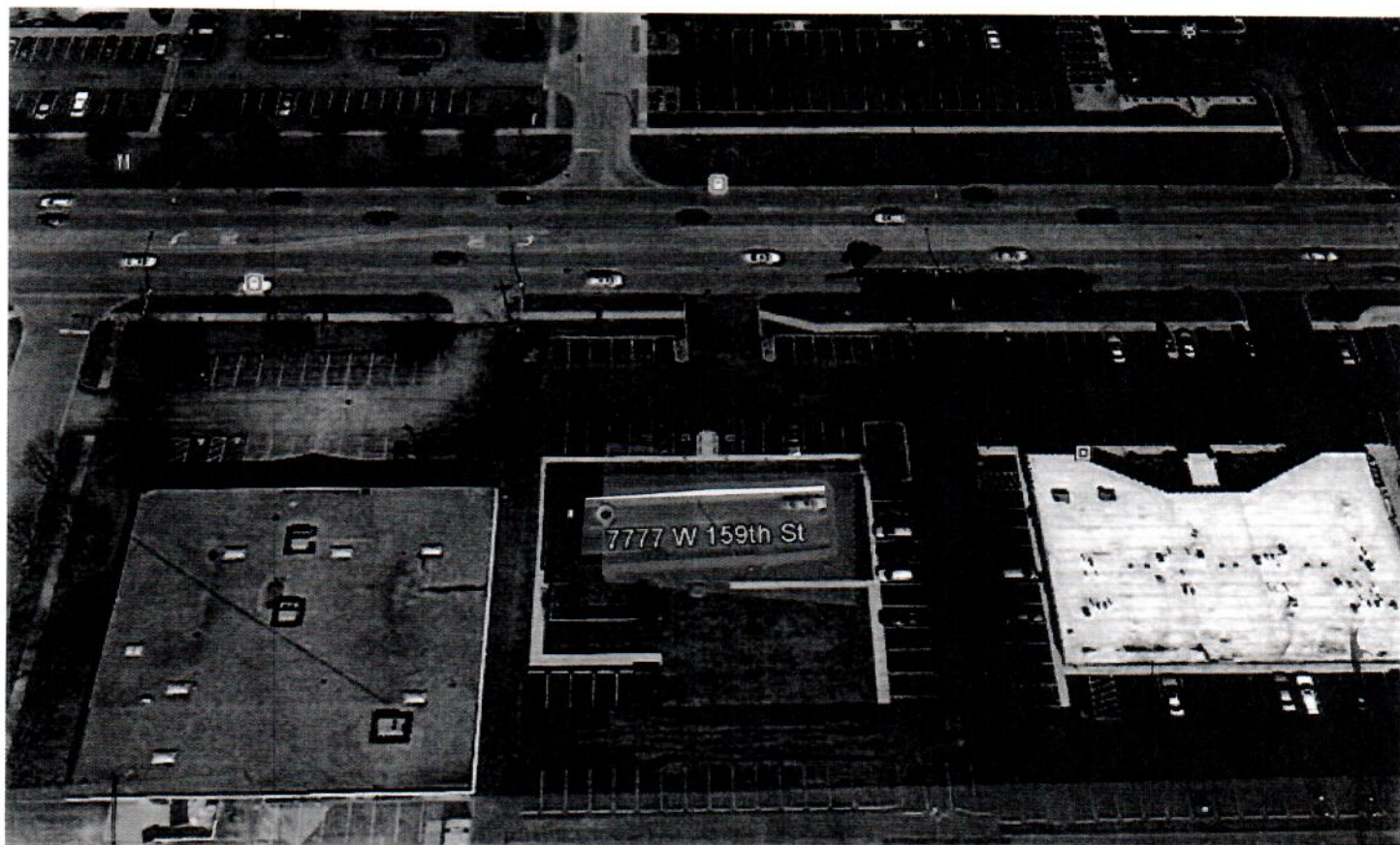
MECH

MECH

KITCHEN

FENCED IN
BACK YARD/PLAYGROUND

PROPOSED
LAYOUT



GREAT
ESCAPE

****SUBJECT PROPERTY

7777 159TH STREET, SUITE A

CASTLE
PLAZA

OUR PROPERTY, KNOWN AS 7777 W 159TH STREET IS THE CENTER BUILDING ON THE GOOGLE MAPS ARIEL. DREAMLAND ACADEMY INC IS PROPOSED TO BE LOCATED ON THE FAR EASTERN SIDE OF THE BUILDING. THE INSURANCE COMPANY IN THE MIDDLE AND THE ORTHODONTIST ON THE WEST SIDE ARE BOTH IN APPROVAL AND WELCOME THE ADDITION OF DREAMLAND ACADEMY INC.

THIS ARIEL IS FOR THE PURPOSE OF DEMONSTRATING THAT THE BUILDINGS TO THE WEST AND THE BUILDING TO THE EAST OF 7777 W 159TH (TO THE WEST IS GREAT ESCAPE AND TO THE EAST IS CASTLE PLAZA) HAVE THEIR OWN INDIVIDUAL ENTRANCE AND EXIT TO/FRO 159TH STREET AS WELL AS THEIR OWN PARKING AND DRIVEWAYS.

**7777 W 159TH DOES NOT SHARE ACCESS WITH ADJACENT PROPERTY OWNERS FOR DRIVEWAYS, PARKING OR ACCESS.

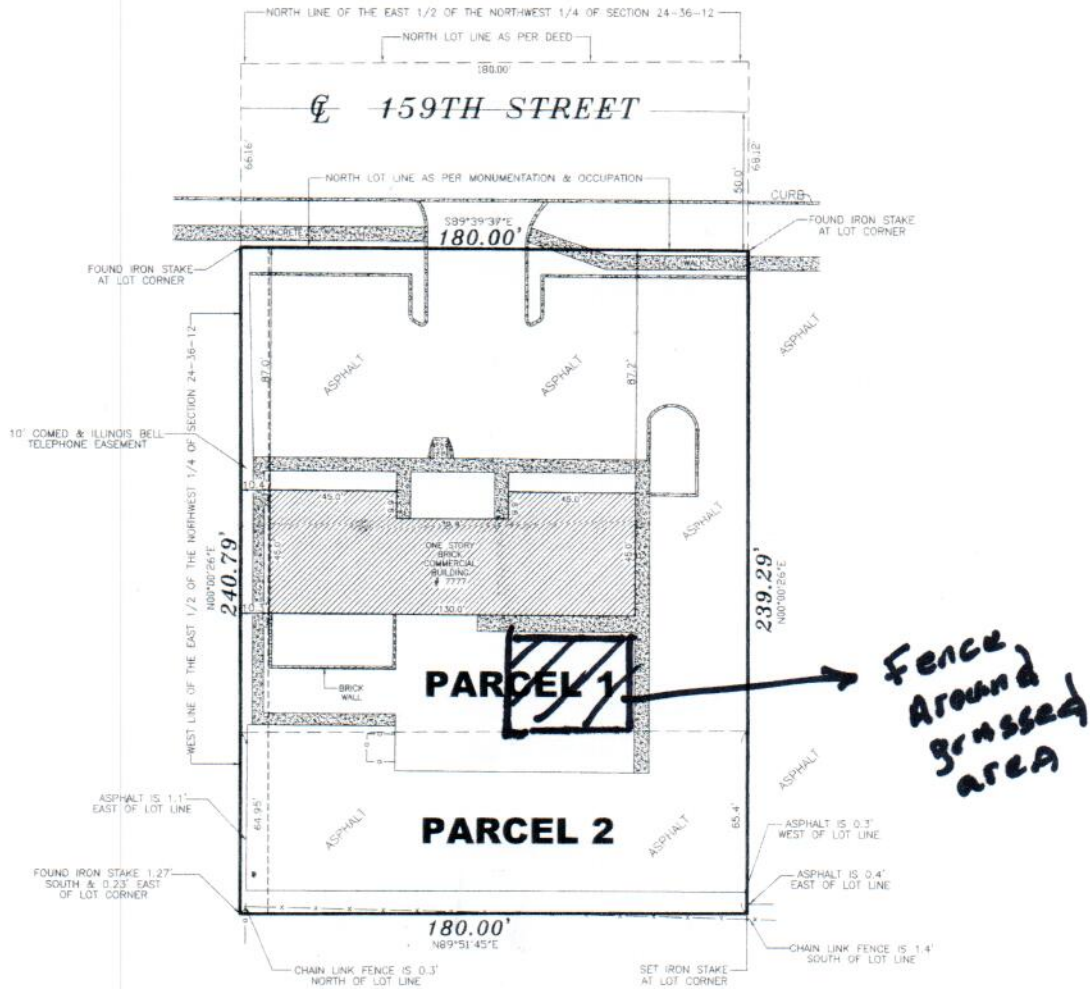
PLAT OF SURVEY

OF

PARCEL 1: THE WEST 180.0 FEET OF THE NORTH 242.0 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST 180.0 FEET OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, LYING SOUTH OF THE NORTH 242.0 FEET THEREOF AND LYING NORTH OF A LINE BEGINNING AT A POINT IN THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, THAT IS 306.95 FEET SOUTH OF THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE EASTERLY 180.0 FEET TO A POINT THAT IS 308.97 FEET SOUTH OF THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7777 WEST 159TH STREET



CLIENT: GRIFFIN & GALLAGHER

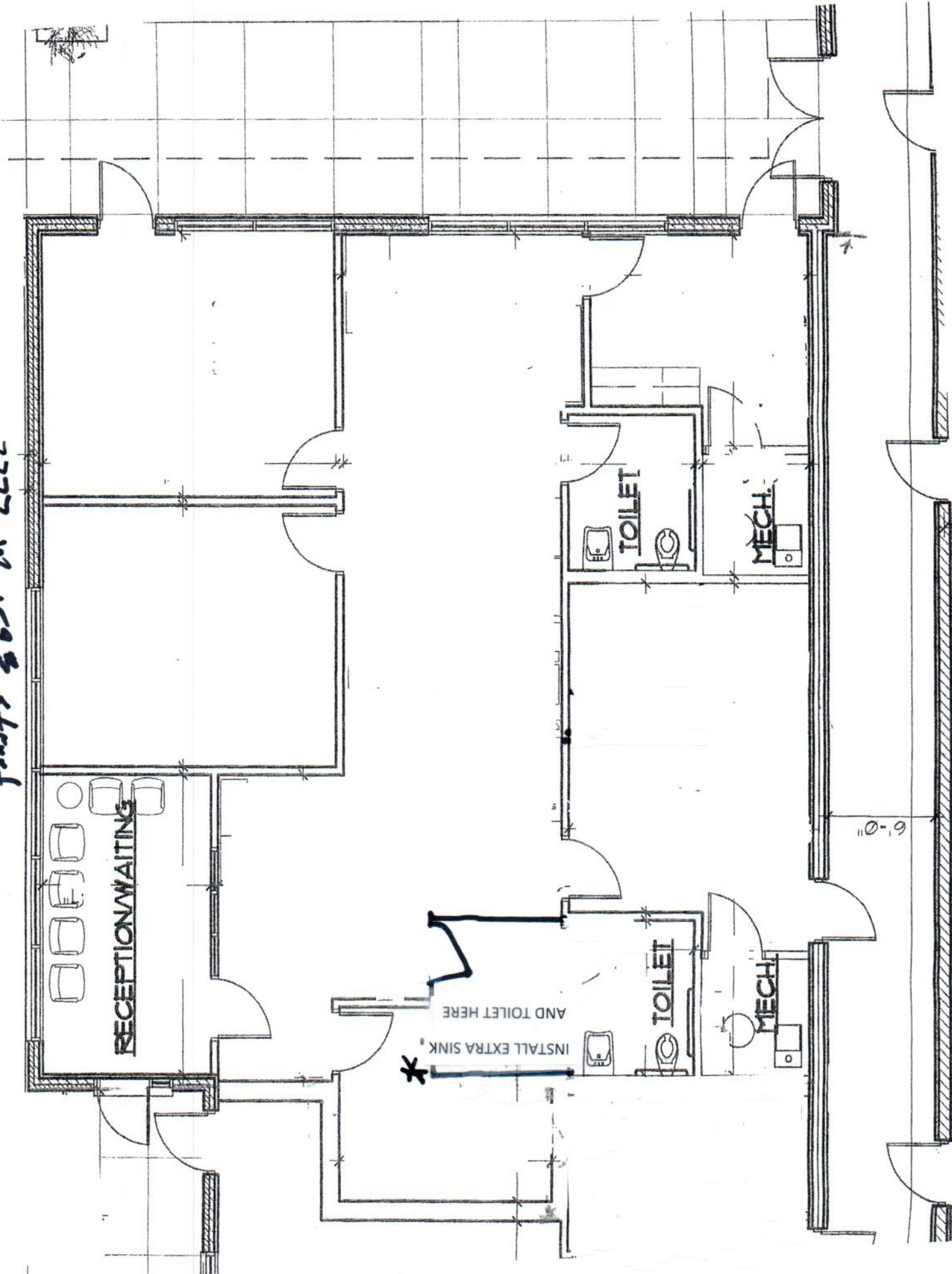
JNTLAND SURVEYING SERVICES INC.
14545 S. Palemino Ct.
Lockport IL 60441 (708) 645-1136
Fax (708) 645-1138No improvements should be made on the basis of this plat alone.
Field monumentation of critical points should be established prior
to commencement of any and all construction.
For building line and other restrictions not shown herein refer to your
deed, abstract, title policy contracts and local building and zoning
ordinance.THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY
LICENSE EXPIRES 11/30/06STATE OF ILLINOIS } S. S.
COUNTY OF WILLJNT LAND SURVEYING SERVICES INCORPORATED HEREBY
CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND
ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT
IS A CORRECT REPRESENTATION THEREOF.

Dated this 18TH Day of FEBRUARY, 2005.

JPL No. 3354

SURVEY NO. 04-01-173
DS

7777 W 159th Street
New bathroom

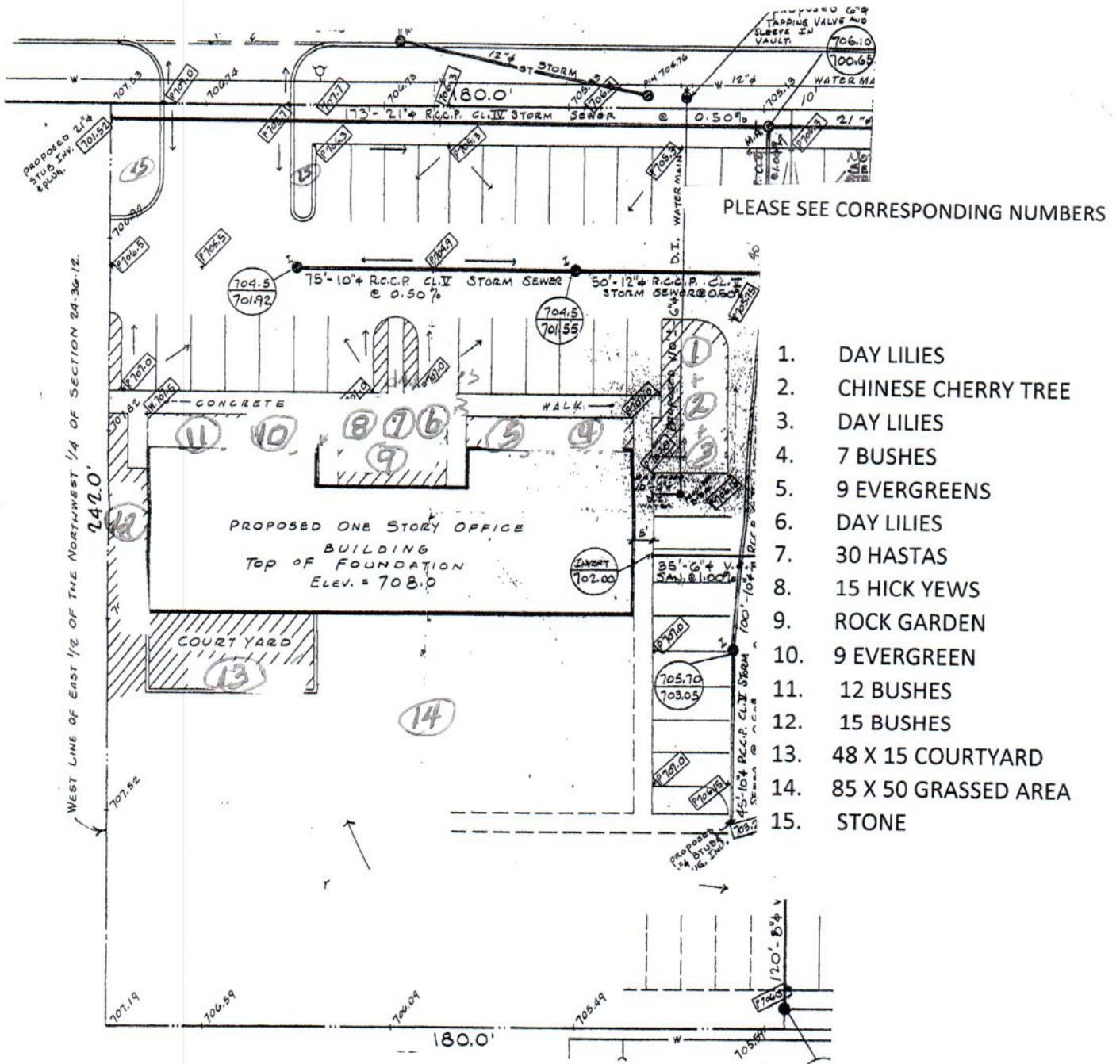


7777 W 159TH STREET - IMPROVEMENT PLAN

- 1) ENLARGE AND INSTALL ADDITIONAL TOILET AND SINK IN ONE OF THE TWO EXISTING ADA BATHROOMS AS SHOWN ON ATTACHED FLOORPLAN
- 2) INSTALL FENCE APPROXIMATELY 45 X 50 FEET SURROUNDING A PORTION OF THE EXISTING GRASSED AREA TO BE UTILIZED FOR PLAYGROUND AS SHOWN ON PLAT OF SURVEY.
- 3) DREAMLAND ACADEMY WILL PROVIDE INFORMATION AND PHOTOS OF THE PLAYGROUND EQUIPMENT
- 4) THE SPACE HAS FOUR (4) ACCESS DOORS, ONE TO THE NORTH, TWO TO THE EAST AND ONE TO THE SOUTH. THE SOUTH DOOR IS ADJACENT TO THE PLAYGROUND AREA.

7777 W 159TH STREET, TINLEY PARK

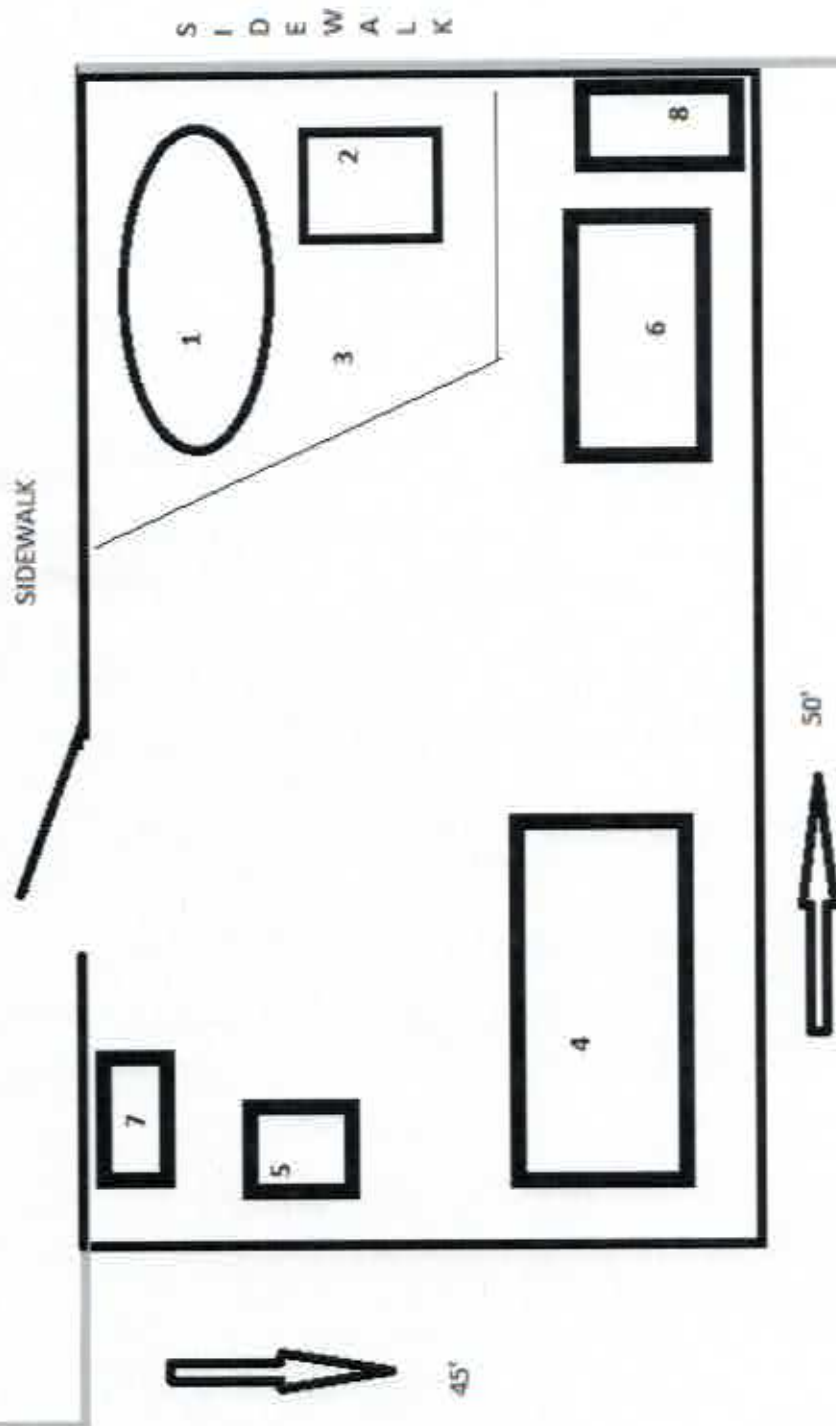
EXISTING LANDSCAPE PLAN



professional designer is preparing proposed plan.

- Plans for the outdoor play area
 - Please see Marie Manny's aerial map indicating where the fence will go. The fence will be a 6ft high wood or chain link fence with one gate. The type of material we will use will be determined after the DCFS inspection which is scheduled to be on June 15, 2015.
 - Please see attached site plan indicating where play equipment will go.
 - When determining what kind of play equipment Dreamland Academy will use we strictly follow DCFS's guidelines. Licensing Standards Part 407. Per those guidelines Dreamland Academy will need to have the following: Hula Hoops(2), Playground Balls(2), Jump Ropes(2), tunnel(1), wagon(1), ride on car(1), tricycle(1), sandbox(1), climber/slide(1), water play equipment(1). In addition we will also provide a kiddie size picnic table, a play house as well as a canopy to provide a shaded area for the kids.
 - Please see attached pictures of play equipment, use corresponding numbers from site plan to see placement of each item. Please note that these pictures are samples only. Dreamland Academy's equipment will be similar but may or may not be the same exact equipment depicted.
- Handicap/ADA accessibility
 - There is 11 parking spots plus 2 handicap parking spots right in the front of the building leading directly to the front entrance. There is 10 additional parking spots on the side of the building which also lead directly to the front entrance. The main entrance includes a ramp and is fully ADA accessible.

- 1.) SANDBOX
- 2.) CHILD SIZE PICNIC TABLE
- 3.) TENT/UMBRELLA
- 4.) CLIMBER/SLIDE
- 5.) WATER/SAND TABLE
- 6.) PLASTIC PLAY HOUSE
- 7.) STORAGE BOX WITH:
 - a.) balls
 - b.) jump ropes
 - c.) hula hoops
 - d.) tunnels
- 8.) WHEELED TOYS:
 - a.) tricycles
 - b.) push toys



1.



2.)



3.)



4.)



5.)



6.)



7.)



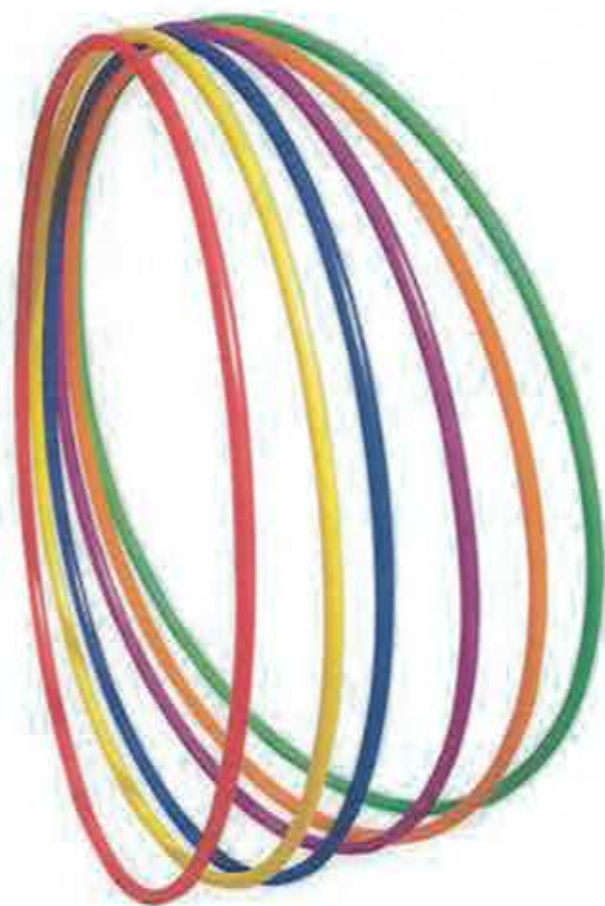
7a)



7b)



7c)



7d)



8a)

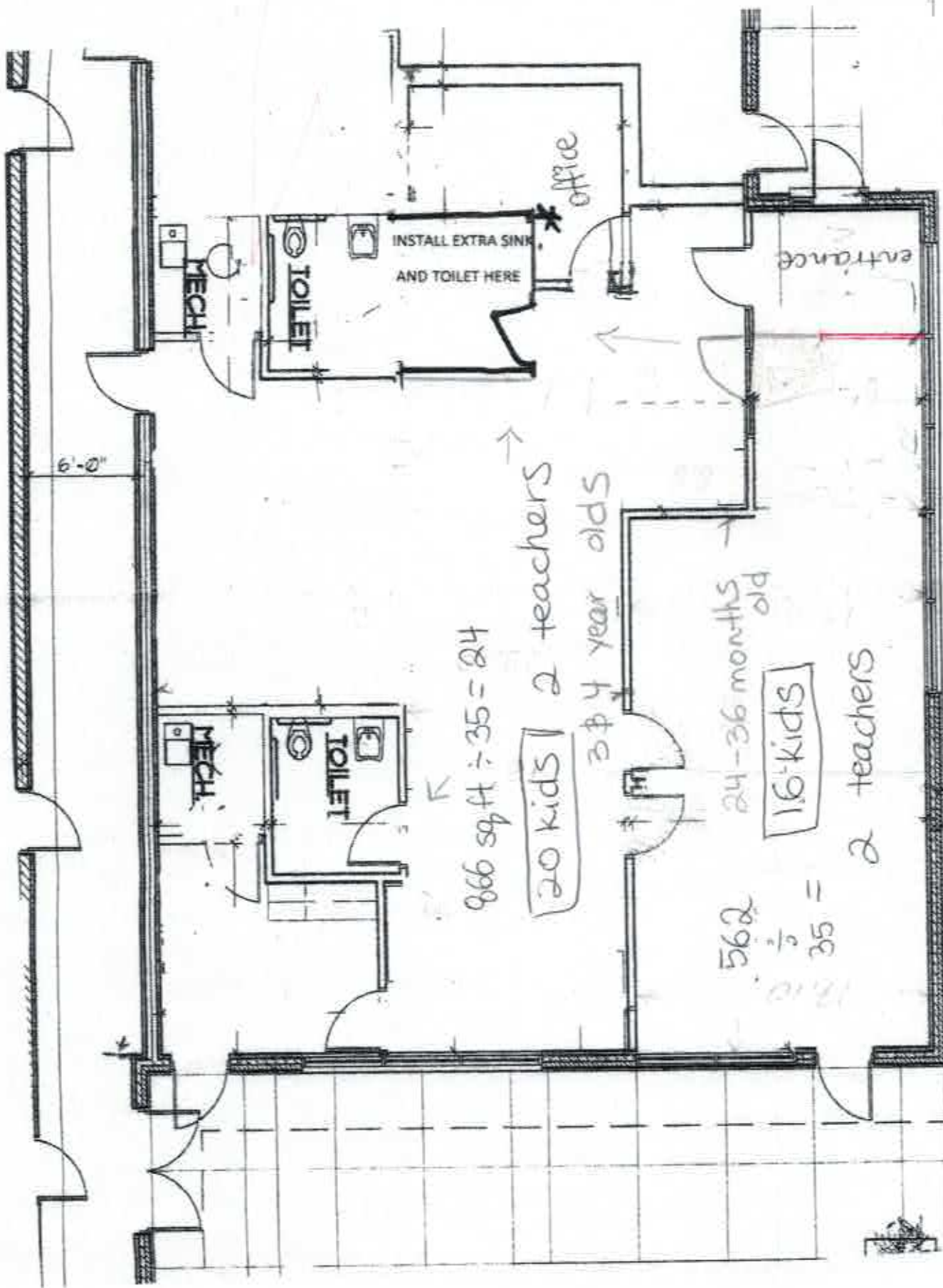


8b)



8c)





7777 W 159th Street
 # new bathroom

7777 W. 159th ST.
 DUTCH BARN LANDSCAPING
 JUNE 28, 2015

