



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
September 3, 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 August 20, 2015 Regular Meeting

Item #1

Public Hearing (Remove from Table)

TEXT AMENDMENTS TO SECTION XII (2011 LEGACY CODE FOR DOWNTOWN TINLEY PARK) OF THE TINLEY PARK ZONING ORDINANCE AND REZONING CERTAIN PROPERTIES RELATIVE TO THE LEGACY CODE ZONING DISTRICTS FOR DOWNTOWN TINLEY PARK

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Changing figure 2.A.2 and 2.A.6 to read “Street Level Commercial Permitted” from “Street Level Commercial Required” within the Neighborhood Flex and Downtown Core Character Districts;
- b. Changing Section 3.F.11.d (*Landscaping – Properties Adjacent to Non-Legacy Code Areas*) adding required bufferyards between parking lots and Non-Legacy Code areas;
- c. Clarifying that the zoning for the parcel addressed 17533 S. Oak Park Avenue is Downtown Core (DC) for the entire parcel and amending tables 1.G.1, 2.A.1, 2.A.2, and 2.A.7 to clearly delineate the extent of the DC Zone any other table showing a the Legacy Code Boundary line;
- d. Correcting scriveners’ errors in the legal descriptions of several zoning districts at the time of rezoning;
- e. Amending Table 3.A.2 (Use Table) to the following:
 - i. Deleting “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses,
 - ii. Deleting the words “and used” from the “Automobile and custom van sales (new and used)” special use entry,
 - iii. Adding “Automobile and custom van sales (used)” to the list of prohibited uses,
 - iv. Adding “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses.
- f. Amending Section 4.E (Sign Regulations), Table 4.1 (Sign Regulations) for Hanging – Freestanding signs.

Item #2

Public Hearing

TINLEY PARK CORPORATE CENTER – 18801 S. OAK PARK AVENUE & 18604 S. RIDGELAND AVENUE – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO AMEND THE FIRST INDUSTRIAL PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT APPROVAL

Consider recommending that the Village Board approve a proposal from Dan Shapiro, on behalf of FR/Cal I-80 Tinley Park, LLC, for a Special Use Permit for a Substantial Deviation to amend the existing First Industrial Realty Trust Planned Unit Development (PUD) and to approve the Final Planned Unit Development Plat of Subdivision for the Tinley Park Corporate Center.

Item #3

Public Hearing

SPEEDWAY – 18460 80th AVENUE & 8045 185th STREET – REZONING, PLAT OF CONSOLIDATION, AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE TINLEY CROSSINGS CORPORATE CENTER PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS, AND SITE PLAN APPROVAL

Consider recommending that the Village Board approve a proposal from Melanie Fuoss, on behalf of Speedway at 18640 S. 80th Avenue, for the following:

1. A Rezoning (Map Amendment) upon annexation of a 1.51 acre property located at 8045 185th Street from R-1 Single-Family Residential Zoning District to M-1 General Manufacturing Zoning District within the Tinley Crossings Corporate Center Planned Unit Development;
2. Approval of a Plat of Consolidation for the three (3) parcels that comprise the Speedway gas station and car wash;
3. A Special Use Permit for a Substantial Deviation to the existing Tinley Crossings Corporate Center Planned Unit Development (PUD) with exceptions from the regulations of the M-1 Zoning District and the Urban Design Overlay District regarding lot area, lot depth, and front yard setback requirements; and
4. Site Plan Approval for the expansion of the existing Speedway gas station and related site improvements.

Item #4

TIMOTHY ZIPSIE – 6515 VOGT STREET – PLAT OF DEDICATION

Consider recommending that the Village Board grant approval for a Plat of Dedication, including a public roadway dedication and easement for public utilities, created by Robinson Engineering, Ltd. for property located at 6515 Vogt Street (PIN 28-30-412-096-0000) in the R-6 (Medium Density Residential) Zoning District.

Adjourn Meeting

ORDER OF PUBLIC HEARING

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

PUBLIC HEARING REMINDERS

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



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

AUGUST 20, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 20, 2015 at 7:32 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the August 6, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER FICARO to approve the Minutes as presented.

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

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #1: PUBLIC HEARING
NATIONAL VETERINARY ASSOCIATES-7613 159TH STREET-SPECIAL USE PERMIT
APPROVAL

Consider a proposal from Dr. Roger Hagenberg, on behalf of National Veterinary Associates, for a Special Use Permit to allow the operation of an animal hospital and kennel at 7613 159th Street in the B-3 zoning district (General Business and Commercial).

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Guest(s):

Jeanne Hagenberg and Roger Hagenberg, DVM
Terry Becker, DVM
George Robinson, National Veterinary 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 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.

Petitioners, JEANNE HAGENBERG and Dr. ROGER HAGENBERG, co-owners of Bremen Animal Hospital, and business partner, DR. TERRY BECKER, stated they are selling their veterinary business to National Veterinary Associates and are requesting a Special Use Permit to continue operation of the animal hospital and kennel. MRS. HAGENBERG reported a site plan has been submitted and all Village requirements for Special Use have been met including plumbing improvements, and restriping of the parking lot.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She showed an aerial photograph of the site and reviewed surrounding zoning that includes B-3 General Business and R-5 Multi-Family Residential to the south with a 6' fence separating the properties. She confirmed parking lot improvements have been made including re-

striping and the addition of 6 parking spaces for a total of 23 parking spaces, which is adequate to meet the needs of the business. She reported the wheel guards have been removed to ensure the adequate aisle width of 26'. She confirmed landscape improvements including the removal of a portion of the stone in front to meet the ordinance limit of 20%. She added that the integrity of the landscape ordinance has been met with regards to bufferyards and street trees.

In conclusion, MS. WALLRICH reported a work session was not held since there were no outstanding items to address. She proceeded to summarize the following Findings of Fact regarding the Special Use Permit to allow the operation of an animal hospital and kennel at 7613 159th Street in the B-3 General Business and Commercial Zoning District:

- 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.

This has been an existing business for 45 years and will continue in the same manner. All public safety departments, Public Works, and Engineering have reviewed and concerns satisfied.

- 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.

A 6' fence mitigates the impact on surrounding residential properties. The parking lot is ADA compliant. No additional lighting has been added to the site.

- 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.

This has been an existing business for 45 years and the surrounding area is already developed. Additional parking has been provided.

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

The business is located on 159th Street which is a major commercial corridor. All utility and drainage issues have been reviewed by Engineering.

- 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 business is located on 159th Street which functions as a major commercial roadway with a 4-lane cross section.

- 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 variances are requested as part of this review.

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

Granting of the Special Use will keep this is an existing, viable business in the community.

With no questions from Commissioners or any other interested parties, COMMISSIONER FICARO made a motion to grant Site Plan Approval for the proposed property located at 7613 159th Street. Additionally, we recommend that the Village Board grant the Applicant, National Veterinary Associates, approval of the Special Use for an animal hospital and kennel and adopt Findings of Fact submitted by the Applicant and by Village Staff as amended by the Plan Commission at this meeting.

The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. Installation of the approved Landscape Plan by October 1, 2015.

The Motion was seconded by COMMISSIONER MAHONEY.

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

NAY: None

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

A motion was made by COMMISSIONER MCCLELLAN, seconded by COMMISSIONER PIERCE to close the Public Hearing at 7:44 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #2: PUBLIC HEARING
AETNA DEVELOPMENT-7201 191ST STREET-REZONING, SITE PLAN APPROVAL, AND PLAT APPROVAL

Consider a proposal from George Hanus, on behalf of the Webster Property Group LLC, for a Rezoning (Map Amendment) of a 1.96 acre property located at 7201 191ST Street from R-1 Single Family Residential Zoning District to B-3 (General Business and Commercial).

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Guest(s):

David Mangurten, KMA & Associates
Peter Pocijewski, KMA & Associates
Tracy Richard, Manhard Consulting
Chris King, Robinson Engineering

CHAIRMAN WALKER opened the Public Hearing at 7:44 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

DAVID MANGURTEN, KMA & Associates, stated his company has been providing architectural services for this developer for 30 years. He thanked PAULA WALLRICH, Deputy Planning Director, for ushering the project forward. He introduced PETER POCIEJEWSKI, Architect with KMA & Associates and TRACY RICHARD, Engineer with Manhard Consulting.

MR. POCIEJEWSKI thanked Staff and Commissioners for their efforts in developing a project suitable to what the Village desires and something that will be productive to the community. He explained the Applicant is seeking rezoning for a 1.96 acre parcel located at the corner of 191ST Street and Harlem Avenue from R-1 Residential to B-3 General Business along with site plan and plat approval. He noted the significant changes made to the original site plan

to better comply with the Overlay District Ordinance that included placing the 1-story, 16, 722 square foot, multi-tenant building closer to the street to give a more pedestrian friendly streetscape. The site will have two (2) RI-RO curb cuts off of Harlem Avenue and 191st streets, sufficient parking located on the west side of the building for approximately 118 vehicles and a 10' wide bike path. He showed a revised rendering of the metal ground mounted sign that now includes the 6-business tenant panels with the background to an opaque bronze and white routed out 8" lettering.

MR. POCIEJEWSKI showed a preliminary floor plan for each of the units that may change dependent upon the particular tenant's needs. He showed renderings of the building with features that include clear glass storefronts, a sidewalk in the front of the building storefronts to encourage customers to browse and engage with neighboring businesses, bike rack for 9 bikes at the north end of the site, and a fully enclosed masonry trash enclosure. Per Staff recommendations, he reported changes were made to the architecture and elevations that now include a combination of brick/stone accents, rooftop awnings, masonry peers, scaled storefronts and 22' tall parapets to hide any rooftop HVAC equipment.

MR. POCIEJEWSKI reported significant changes were made to the landscape plan that includes foundation plantings around the building, planters, islands throughout the parking lot, and landscape buffers with ornamental trees along the perimeter of the site. He stated a cash in lieu of street trees is being paid to the Village to be used as a replacement for trees no longer recommended along the street. He reviewed the lighting plan that meets all Village requirements highlighting the parking lot lighting and decorative accent lights at masonry peers that create a pedestrian amenity.

MR RICHARD, Civil Engineer, Manhard Consulting, reviewed the engineering of the development. He reported the site is approximately $\frac{3}{4}$ in flood plain. In accordance with Village and County standards, he explained the site will be elevated 2' above the flood plain with fill that will be provided from the property to the south that is also owned by the developer. When a flood plain is filled, he stated compensatory storage is required and has been provided for on the developer owned property to the south. He reported stormwater detention is provided for on the site via underground chambers that meets or exceeds standards. He reported a study was performed that revealed no impact on 10- or 100-year flood elevations.

CHAIRMAN WALKER opened the Public Hearing to questions or comments from the audience for the Petitioner:

STEVE REED, 19328 Woodfield Ct., inquired what retailers are planned for the development, referring to the previous Walmart development. MR. MANGURTEN stated the developer has not yet identified tenants but has a positive track record of providing a good mix of tenants that provides jobs and are positive for the community.

JENNIFER VARGAS, 7436 Ridgefield, inquired who regulates the water basins that are underground. She expressed concerns noting the residual water on the nearby bike path after rain. She is seeking a 100% guarantee that the residential homes will not be impacted by this commercial development. She provided photographs of the existing flood plain. MR. RICHARD explained when there is flooding along a creek or ditch, it is studied and modeled by engineers, researched via historical records, and standards set to ensure no flooding, however, there is no 100% guarantee. He added this corner development is downstream. He stated the Petitioner will be responsible for maintenance of any drainage.

BEVERLY ATTON, 7522 Ridgefield, questioned the displacement/replacement of the water and its affect on the natural flow of the nearby creek. MR. RICHARD explained the compensatory storage will require no maintenance and not affect the natural flow.

CHUCK MCFARLAND, 7248 Blackhawk Drive, inquired about the building's footprint. MR. MANGURTEN reported it will be located approximately 40' from the curb and Harlem Avenue and 30' from the curb at 191st Street.

CHAIRMAN WALKER opened the Public Hearing to comments or questions for the Petitioner from the Commissioners:

COMMISSIONER MOYLAN wanted to ensure the stormwater sewers from the building will not be tied in to the sewers of the residential neighborhood. MR. RICHARD stated the stormwater discharge will continue to discharge to the creek. He added that the sanitary flow from a commercial site is substantially lower than from a residential site.

COMMISSIONER MCCLELLAN requested clarification regarding the study referred to by MR. RICHARD. MR. RICHARD stated the study was conducted by an independent firm using the 100-year storm as the norm, again confirming no impact to the creek.

COMMISSIONER MAHONEY inquired how close the development is to the nearest home. MR. POCIEJEWSKI stated the nearest home south of the development is 1,660 feet.

CHAIRMAN WALKER asked if there were any Objectors in the audience:

STEVE REED, 19328 Woodfield Ct., expressed concerns regarding the developer and Village not being truthful due to previous experience with the Walmart development. He also expressed concerns regarding homes flooding and possible decrease in real estate values.

CHRISTINE MARRON, 7431 Ridgefield, expressed dissatisfaction with piecemeal re-zoning by the Village of the development.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She explained the 1.96 acre site, owned by Aetna Development, was annexed in 2010 and zoned R-1, therefore, the Petitioner is requesting rezoning to B-3 (General Business and Commercial), Site Plan Approval and Plat of Easement.

MS. WALLRICH reported a workshop was held with COMMISSIONER REIDY and COMMISSIONER MCCLELLAN to address the outstanding issues including landscape and signage.

MS. WALLRICH explained the topography of the site having a 7'-8' drop. She reported the Petitioner also owns the property to the south that will provide the fill to raise the property, fill the flood plain, and provide compensatory storage. She showed the site is low in comparison to the surrounding residential area to the south and the property drains to the north.

Consistent with the Urban Design Overlay District, MS. WALLRICH shows the planned building does not allow parking and vehicles to dominate the site, rather brings the building closer to the roadway to show off its architecture vs. parking. She reported a development agreement will address the burial of the utility lines on 191st Street as the time when the property to the west develops. She reported access is cumbersome onto the site with only a RI-R/O on both 191st Street and Harlem Avenue, therefore, a development agreement will require the egress be closed at the 191st Street access once cross access is provided to the south or west neighboring properties.

Referring to the Active Transportation Plan, MS. WALLRICH stated a 10' wide asphalt bike trail is planned on both 191st Street and Harlem Avenue and bike racks will be provided on the site with adequate pedestrian circulation via sidewalks.

MS. WALLRICH reviewed the architecture of the building, showing the brick and stone building materials. She confirmed the landscaping and lighting plans meets all Village Ordinance requirements. She reported initial concerns regarding the visibility of the HVAC equipment, however, the architect has verified that the HVAC will not be visible. She confirmed changes were made to the ground mounted tenant sign as described by the Architect, reducing the number of panels from eight to six.

In conclusion, MS. WALLRICH reported all outstanding items have been addressed including:

1. Burial of utility lines along 191st Street;

2. Elimination of the RO egress lane on 191st Street once cross access is provided;
3. Platting of cross access easement to south and west will become conditional upon approval;
4. Applicant has verified that HVAC equipment will not be visible;
5. Landscape plan denoting the additional street trees;
6. Ground mounted sign moved 10' off property edge; and
7. Engineering concerns will be addressed prior to issuance of a building permit including a CLOMR (Conditional Letter of Map Revision) from FEMA.

CHRIS KING, Robinson Engineering, reported reviewing all the Petitioner's engineering data. He confirmed stormwater management meets Village requirements with no impact to the flood plain elevations and the proposal provides the detention required. He stated the site was fully engineered for the development of the parcel. He added the surrounding subdivisions were designed and engineered knowing the existing flood plain limits and the residential areas are elevated and protected with lakes and naturalized areas compensating for the water. He confirmed this development will have no impact to the flood plain or existing conditions.

COMMISSIONER MCCLELLAN thanked the citizens in the audience for their input. He stated the Plan Commission bases their recommendations on facts that are supported by both the Village Engineer and the Petitioner's Engineer regarding no impact on flooding or real estate values. He believes this is a beautiful building located on an undeveloped property and is a perfect fit for the location.

COMMISSIONER REIDY stated he was satisfied with the responses from the Petitioner regarding any open issues.

COMMISSIONER MCCLELLAN summarized the following Findings of Fact regarding Rezoning (Map Amendment) from R-1 Single Family Residential to B-3 General Business and Commercial District:

1. The proposed zoning is consistent with the existing uses in the area;
The proposed zoning is consistent with Brookside Marketplace to the north, also zoned B-3, and other areas being agriculture undeveloped property.
2. The proposed zoning is compatible with present zoning in the area;
The property was annexed in 2010 and zoned R-1 Single Family Residential. B-3 is the appropriate zoning designation due to the size of the development and building.
3. The existing zoning is not suitable for the property or surrounding area'
R-1 is the most restrictive zoning district and considered a "holding" district until its highest and best use is determined. It is consistent with B-3 zoning in the long range plan.
4. The proposed zoning is consistent with the trend of development in the area;
B-3 in the Urban Design Overlay District is consistent with the trend established by Brookside Marketplace.
5. There is a need for the proposed zoning.
Based on R-1 this area could not be developed commercially only residential and would not meet requirements based on R-1 zoning.

COMMISSIONER MCCLELLAN made motion to grant Site Plan Approval for the proposed property located at 7201 191st Street. Additionally, we recommend that the Village Board grant the Applicant, Webster Property Group, a Rezoning (Map Amendment) from R-1 Single Family Residential to B-3 General Business and Commercial to allow the new construction of a 16,722 square foot multi-tenant residential structure at 7201 191st Street. Findings of Fact submitted by the Village Staff, as amended by the Plan Commission are submitted as part of the record for this meeting.

The Plan Commission recommends approval of the Plat of Easement, prepared by Manhard Consulting conditioned

upon final engineering approval.

The Motion was seconded by COMMISSIONER MOYLAN.

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

NAY: None

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

A motion was made by COMMISSIONER MCLELLAN, seconded by COMMISSIONER MAHONEY to close the Public Hearing at 8:57 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #3: PUBLIC HEARING
SBA-16640 66TH AVENUE-SPECIAL USE PERMIT APPROVAL

Consider a proposal from Jim Auld, on behalf of Verizon Wireless and the Village of Tinley Park, for a Special Use Permit to increase the height of the existing monopole beyond 100' in the R-1 Single Family Residential Zoning District. The existing monopole personal wireless tower located at 16640 66th Avenue is proposed to be extended from an existing elevation of 60' to 104'.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Guest(s):

Jim Auld

CHAIRMAN WALKER opened the Public Hearing at 9:03 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

JIM AULD, representing SBA Communications, who owns the tower and lease rights to the site located at 16640 66th Avenue with the Village of Tinley Park owning the property. He showed photographs of the existing 60' monopole and shelter that was built for Nextel/Sprint. He explained they are seeking to extend the monopole to 95' with an additional 9' for lightning rod and antenna bringing it to an overall height of 104'. He confirmed that due to administrative errors at SBA, the monopole extension was installed prior to any approvals and without a permit, however, there are no antennas therefore the tower is not operational.

MR. AULD reported SBA Communications received a request from Verizon to co-locate on the existing structure to offer additional coverage and capacity in the area. He stated the Village of Tinley Park also expressed interest in installing an antenna for their use. He added the pole was designed for one (1) additional carrier.

MR. AULD reviewed a propagation map analysis of existing Verizon sites and coverage that indicate the need for increased capacity at that particular location. He reported the new site will also reduce the offload burden from other Verizon sites.

MR. AULD showed the new equipment shelter that will be made of a pebble-aggregate stone pre-cast material similar to the color of the existing structure with the entire compound being fenced with a 6' vinyl fence with pavement up to the fence line. He reviewed the landscape plan that shows the entire compound being surrounded by trees including 10' trees that will surround the shelter. He showed the design of the lighting that are pre-fabricated with a standard height of 7.5' designed to shed light in downward direction and are operated by a photocell. He proposed a modified ice bridge that would extend 30" from the shelter to protect the cables between the tower and the shelter that will be screened by the shelter, fence and landscaping.

Due to concerns expressed regarding regulatory compliance issues, MR. AULD stated Verizon Wireless abides by all federal laws mandated by the FCC regarding safety, interference and site. Due to a scheduling conflict, a Verizon representative was unable to be present at this evening's meeting; however, MR. AULD provided a written statement from Raymond Vaturro, principal design engineer for Verizon regarding regulatory compliance. He quoted:

"The Verizon Wireless Network Regulating Policy complies with all applicable federal state and local laws, statutes and regulations governing the design, construction, operation and maintenance of the Verizon network. Verizon Network Regulatory compliance department completes formulation, administration and distribution of regulatory compliance policies to reference and highlight specific filing, notification and other compliance requirements."

COMMISSIONER MCCLELLAN expressed concerns regarding the building materials being used for the new shelter, suggesting it be comprised of brick.

COMMISSIONER REIDY noted there is an existing structure that has not elicited any complaints in its appearance and that the proposed shelter will be screened with fencing and 10' trees, a brick shelter may not be necessary.

MS. WALLRICH added that Ordinance require matching existing structures.

COMMISSIONER PIERCE commended the Petitioner for adhering to the Ordinance regarding co-location. He wanted to ensure that no structural modifications are needed. MR. AULD reported a structural analysis has been completed.

COMMISSIONER MAHONEY expressed concern that a representative was not present at this evening's meeting, however, was comfortable with the written testimony provided.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She reported a Commissioners Workshop was held that addressed concerns regarding the amount of asphalt around the shelter, fencing, building material for the shelter, lighting, tree height and the ice bridge.

MS. WALLRICH showed a photograph of the existing site located at the northwest corner of 167th and 66th Streets which is Village-owned property zoned R1, Single-Family Residential, that includes the monopole and existing equipment shed. She reported the existing eaves and door on the shed has already been painted, however, Staff has requested another coat of paint be applied. She explained the new equipment shelter will be completely enclosed, however, only a portion of the existing shelter is enclosed due to utility and access easements, therefore, it was agreed that 10' Arborvitae trees will be added to accomplish this. She confirmed that all area inside the fence will be paved.

MS. WALLRICH indicated the fall zone of the tower is within the property except on the east side that falls into the public sidewalk. Regarding lighting, she confirmed the lights have shields and focus light in a downward direction. After lengthy discussions with Commissioners, Staff and Petitioner, it was agreed that the shelter itself and landscaping

will hide the 30" of cable and an icebridge would not be required. It was also noted that the current Sprint shelter has an icebridge. Regarding landscape, she noted the Petitioner is providing (16) 10' Arborvitaes and (4) Colorado spruce trees.

In conclusion, MS. WALLRICH reported all outstanding items have been addressed except for some Engineering and Public Works issues that are being addressed and can be made a condition of the Special Use.

COMMISSIONER REIDY confirmed that all open items have been addressed with a suitable solution. He proceeded to summarize the following Findings of Fact regarding the Special Use Permit to allow the increase in height of an existing monopole beyond 100' in the R-1 Single Family Residential Zoning District:

- 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.

Staff has provided the Petitioner a list of things to be done including the proposed equipment shelter and site improvements have been reviewed by the Village Building, Planning, Engineering, Public Works, Landscape, Police and Fire Departments who have considered and approved the proposed improvement in compliance with Village Code. Further the ability to locate Village SCADA antennas on the tower will improve the reliability of the communication between relevant Village facilities.

- 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 inclusion of a 6' fence and landscaping will provide screening

- 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.

This is located in a very developed area.

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

Utilities have been adequate for existing similar uses..

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

The site is located in a low traffic/low impact area.

- 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.

Will be conditioned on final Engineering and Public Works approval.

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

The proposed antenna will address increased needs of people who no longer use land based communication, but use new technology such as tablets and this will contribute to the economic development of the Village and

commercial business.

COMMISSIONER MAHONEY referred to the analysis completed by Max Machuta, the Village's Technology Consultant, that has verified this being an area identified as having deficiencies in coverage and the height elevation proposed by SBA will meet the needs of Verizon and the Village along with the cost savings to the Village by eliminating the current telephone landline network.

There being no objectors or interested parties present and no further question or comments for the Petitioner or Staff, COMMISSIONER REIDY made motion to grant Site Plan Approval for the proposed property located at 16640 66th Avenue. Additionally, we recommend the Village Board grant the Applicant's, Verizon Wireless and the Village of Tinley Park, adopt Findings of Fact submitted by the Applicant and by Village Staff and that all Engineering requirements have been met.

The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. Staff approval of a Landscape Plan;
2. Installation of the Approved Landscape Plan by October 1, 2015; and,
3. Final Engineering approval.

The Motion was seconded by COMMISSIONER FICARO.

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

NAY: None

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

A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER MCCLELLAN to close the Public Hearing at 9:55 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #4: PUBLIC HEARING
TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK
ZONING ORDINANCE AND REZONING CERTAIN PROPERTIES RELATIVE TO THE
LEGACY CODE ZONING DISTRICTS-VILLAGE OF TINLEY PARK

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Due to the Village not being prepared to move forward with this item, CHAIRMAN WALKER requested this item be tabled for discussion.

COMMISSIONER MAHONEY made a motion to table this item until the September 3, 2015 meeting of the Plan Commission. The Motion was seconded by COMMISSIONER FICARO.

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 AUGUST 20, 2015 MEETING

ITEM #5: TINLEY PARK CORPORATE-18801 OAK PARK AVENUE & 118604 RIDGELAND AVENUE-SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO AMEND THE FIRST INDUSTRIAL PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT PLAT APPROVAL

Consider a proposal from Dan Shapiro, on behalf of F/Cal I-80 Tinley Park, LLC, for a Special Use Permit for a Substantial Deviation to amend the existing First Industrial Realty Trust Planned Unit Development (PUD) and to approve the Final Planned Unit Development Plat of Subdivision for the Tinley Park Corporate Center.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Guest(s):

Dan Shapiro

DAN SHAPIRO, representing the Petitioner who is based out of California, reviewed the history of the site that included approval by the Plan Commission for rezoning and site plan approval in 2007. MR. SHAPIRO stated that shortly following the Commission's approval a 9,000,000 square foot building was constructed in 2008. Due to the economic downturn, MR. SHAPIRO noted that Phase II of the project remained undeveloped. He reported the Plan Commission approved a Special Use in 2012, however, due to the Petitioner being unable to tender a Letter of Credit, the project stalled. The Petitioner is now seeking a Special Use Permit for a Substantial Deviation to proceed with re-phasing of the remaining parcel.

AMY CONNOLLY, Planning Director, presented the Staff report. She reported the Petitioner is seeking re-phasing of the property. She reported Public Works and Engineering have reviewed the re-phasing and a small punch list of items has been provided by the Village Engineer to the Petitioner. She explained there is an issue related to landscaping of the detention area due to improper maintenance with one of the ponds in need of re-establishment.

MS. CONNOLLY and Staff believe it is not necessary to assign commissioners since there was previous approval by the Plan Commission and the escrow agreement is being worked through with the attorneys. She recommended proceeding directly to the Public Hearing process.

COMMISSIONER PIERCE expressed concerns regarding a 3-year delay since the Plan Commission approved the Special Use in 2012. He requested to see the punch list items noted by the Village Engineer. He also inquired about a timeline for improvements to the detention area.

MS. CONNOLLY explained the reason for the delay was the Village and the Petitioner could not come to an agreement regarding escrow account vs. Letter of Credit pertaining to public improvements.

MR. SHAPIRO indicated a management plan for the detention area will be submitted to Staff prior to a public hearing.

CHAIRMAN WALKER indicated this will be scheduled for a public hearing on September 3, 2015.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #6: SPEEDWAY-18460 80TH AVENUE-REZONING, PLAT APPROVAL, SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE TINLEY CROSSINGS CORPORATE CENTER PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS AND SITE PLAN APPROVAL

Consider a proposal from Melanie Fuoss, on behalf of Speedway, for the following:

1. Rezoning (Map Amendment) upon annexation of a 1.51 acre property located at 8045 185th Street from R-1 Single Family Residential Zoning District to M-1 General Manufacturing Zoning District within the Tinley Crossings Corporate Center Planned Unit Development;
2. Plat Approval for a Plat of Consolidation for the three (3) parcels that comprise the Speedway gas station and car wash;
3. Special Use Permit for a Substantial Deviation to the existing Tinley Crossings Corporate Center Planned Unit Development (PUD) with exceptions from the regulations of the M-1 Zoning District and the Urban Design Overlay District regarding lot area, lot depth, and front yard setback requirements; and,
4. Site Plan Approval for the expansion of the existing Speedway gas station and related site improvements.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Guest(s):

Kimberly Strnad, Corporate Design & Development Group

KIMBERLY STRNAD, representing Speedway, presented the request for canopy expansion that includes annexation and re-zoning of the property to add seven (7) new fuel dispensers, update current fuel dispensers and keep the existing 24-hour convenience store and car wash. She noted the site will have 27 parking stalls, 2 ADA stalls and vacuum stalls. She reviewed the Plat of Annexation that involves the annexation of a 1.51 acre parcel south of the existing site from unincorporated Will County, and the Plat of Subdivision that will combine the 3 parcels into 1. She noted the property lines have been adjusted due to scheduled improvements on 80th Avenue.

MS. STRNAD reviewed the Site Plan that shows the site will essentially remain the same except for the addition of the fuel tanks to the south.

MS. STRNAD reviewed the following signage plan:

1. The 2 existing canopy signs will be relocated to the extended portion of the canopy;
2. The existing ground mounted sign will be removed and replaced with a new ground mounted sign;
3. The existing sign for the car wash will remain and be retrofitted based on Ordinance standards, possibly to an electronic reader board;
4. The sign located near building appears to be ground-mounted but is actually used as a wall sign intended to get patrons at the gas station to enter the convenience store.

MS. STRNAD reported the existing trash enclosure will be relocated along front parking stalls and will be constructed of masonry to match the store with heavy duty gates. She explained Staff's recommendation to relocate it to another area is not possible due to underground utilities.

MS. STRNAD reviewed the landscape plan that provides additional landscape around the site including 9 shade trees, 6 ornamental trees, 77 shrubs, 70 evergreens, and 106 perennial grasses.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report regarding rezoning of a parcel to be annexed, Special Use Permit for a Substantial Deviation to the PUD, Site Plan Approval and Plat Approval for the property located at 18460 80th Avenue. She reviewed the original 165 acre Tinley Crossing PUD approved in 1998, followed by approval of the fueling station in 1999 and approval of the car wash in 2002.

MS. WALLRICH explained Parcel 1 is in Will County and will be subdivided then annexed by the Village and proposed to be rezoned to M-1 General Manufacturing.

MS. WALLRICH reviewed the following open items:

1. During a visit to the site, a portion of the property contained outdoor storage that did not meet Ordinance requirements;
2. The proposed improvements do not meet lot area, lot depth and front yard setback requirements of the M-1, General Manufacturing and Urban Overlay District;
3. Extension of a 6' sidewalk along 80th Avenue and 185th Street with a cash in lieu of payment because of future improvements on 80th Avenue; pedestrian access from the sidewalk on 80th Avenue to the store via a path that includes striping a crosswalk across the 2 access ways; and, addition of a bike rack;
4. Cross access easement provided on the Plat of Subdivision for 185th Street;
5. Proposed location for the trash enclosure is highly visible from the Street and near parking spaces. Staff has found the gates of the existing trash enclosure to be continuously opened;
6. Minor lighting issues that do not meet Code;
7. Regarding signage:
 - a. manual changeable copy signs exist on the site and a considerable amount of temporary signage also exists;
 - b. the electronic message board on the ground mounted sign is proposed at 25% exceeding Ordinance requirement of 20%;
 - c. the sign located near the building is not a wall-mounted sign but a ground mounted sign for a total of 3 ground mounted signs on the property.
8. Deficiencies in the Landscape Plan.

CHAIRMAN WALKER expressed concerns regarding outdoor storage and accessory uses including storage of mulch.

CHAIRMAN WALKER assigned COMMISSIONER FICARO and COMMISSIONER MCCLELLAN to a work session with Staff and Petitioner to address the open items.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 20, 2015 MEETING

ITEM #7: UNION SQUARE-NORTHWEST & SOUTHWEST CORNERS OF 179TH STREET AND OAK PARK AVENUE-SITE PLAN AND PLAT APPROVAL

Consider a proposal from Kevin and Mike Halleran for Site Plan and Plat Approval for property located at the northwest and southwest corners of 179th Street and Oak Park Avenue (PIN#28-31-105-033-0000 & 28-31-301-050-000) and within the NG Neighborhood General Zoning District and the Village's Legacy District. The Petitioners are proposing four (4) residential multi-family structures with a total of seventeen (17) townhome/row house style units.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney
Bob McClellan
Maureen McLeod
Mark Moylan
Art Pierce
Bill Reidy
Rita Walker, Chairman

Village Officials and Staff:

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

Guests:

Kevin Halleran, Applicant
Mike Halleran, Applicant
Marty Francis, Image Innovations
Warren Opperman, Joseph A. Schudt & Assoc.

WARREN OPPERMAN, Joseph A. Schudt & Associates, reviewed the engineering portion for a proposed townhome development located at the northwest and southwest corners of 179th Street and Oak Park Avenue that will consist of nine (9) townhomes on the north side and (8) on the south side for a total of 17 multi-family units. He noted the front of the units will face the street garages located on the access easement in the rear. He reported due to the previous businesses located on the site, utilities including sanitary sewer, storm sewer and water main already exist. After meeting with the Fire Department, he reported fire hydrants will be brought back into the site and added that the buildings will also be sprinkled. He reported stormwater issues have been addressed with MWRD with final engineering being submitted once site plan approval has been granted. He stated fences were added into the site plan.

MARTY FRANCIS, Architect, Image Innovations, reviewed the site plan including architecture, elevations and floor plans of the individual units. He noted the structures are 3-story buildings surrounded with an 8' vinyl fence provided as a screen between the residential properties to the west and south. He added garbage pickup will be curbside and mailboxes will also be located curbside in front of the units. He displayed the various building materials including the unique decking material made from used tires. He concluded by commending Staff for their efforts on this project.

PAULA WALLRICH, Deputy Planning Director, presented the Staff report. She noted this development is zoned NG-Neighborhood General within the Legacy District. She complimented the Petitioner regarding changes to the site plan and architecture which features one common brick color for the building for cohesiveness yet distinction of each of the units with a unique entryway for each of the townhomes. She noted the garage doors with transom windows and the private outdoor living space above the garages.

MS. WALLRICH reported the Applicant has provided a cross access easement for future development and all setback requirements and parking requirements have been met with bike parking provided on the facility.

MS. WALLRICH addressed the 8' vinyl fence proposed by MR. FRANCIS stating only a 6' is allowed. She reported decorative lighting is being installed on the site in accordance with the Legacy Code along Oak Park Avenue and 179th Street with spacing to be determined by Public Works.

BOB PASZCZYK, Historical Preservation Committee, commended the Petitioners and Architect. He wanted to ensure any lighting issues were resolved. MS. WALLRICH confirmed that the Petitioner has agreed to the decorative lighting on both 179th Street and Oak Park Avenue. He also inquired about possible signage on the site. MS. WALLRICH confirmed there will be no signage.

COMMISSIONER MCCLELLAN asked the price point of the individual units. The Petitioner responded a median price of \$250,000.

COMMISSIONER PIERCE asked the square footage of the individual units. The Petitioner responded between 1,677-1,877 square feet depending on the amount of bedrooms.

COMMISSIONER FICARO inquired about grilling on the patio area. MR. FRANCIS reported the building material for the patio walls is a concrete product. He added natural gas outlets are provided on each unit.

There being no further questions or comments, COMMISSIONER MAHONEY made motion to grant Site Plan Approval for the proposed property located at 6820-6830 179th Street. The Plan Commission further recommends approval of the Plat of Subdivision, prepared by Joseph A. Schudt, conditioned upon final engineering approval.

The Motion was seconded by COMMISSIONER FICARO.

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

NAY: None

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 FICARO seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of August 20, 2015 at 10:57 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



Applicants

Village of Tinley Park

Property Location

Legacy Code Zoned Areas

Zoning

All Legacy Code Zoning Districts are impacted

Approval Sought

Text Amendments to Village of Tinley Park Zoning Ordinance, Section XII (Legacy Code)

Requested Action

Assign two Commissioners to discuss the proposed text amendments

Project Planner

Amy Connolly
Planning Director

PLAN COMMISSION STAFF REPORT

September 3, 2015

NEW COMMENTS IN RED

Text Amendments to the 2011 Legacy Code

EXECUTIVE SUMMARY

Over the past few years, Village Planning staff have accumulated a list of needed updates to the 2011 Legacy Code for Downtown (officially, Section XII of the Tinley Park Zoning Ordinance) based upon our implementation of the Code. Rather than piecemealing each update one at a time, we felt it would be better to create an “omnibus” update at covering various areas of the code.

To summarize the proposed text amendments:

- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), Figure 2.A.2 – Downtown Core Regulating Plan, is amended by deleting the term “Street Level Commercial Required” in the legend of Figure 2.A.2 and replacing it with “Street Level Commercial **Allowed Permitted.**”

Staff and Village Attorney recommend changing the word “allowed” to “Permitted” which is consistent with wording that currently exists in the graphics for the Downtown Flex district.

- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), is further amended by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 attached hereto as Exhibit A and made a part hereof, showing a change to the boundaries of the Downtown Core District and fully zoning a parcel with address 17533 S. Oak Park Avenue as Downtown Core.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection D (Neighborhood General), Figure 2.E.2 – Neighborhood General Regulating Plans is amended by deleting the term “Street Level Commercial Required” in the legend of Figure 2.E.2 and replacing it with “Street Level Commercial **Allowed Permitted**”

Staff and Village Attorney recommend changing the word “allowed” to “Permitted” which is consistent with wording that currently exists in the graphics for the Downtown Flex district.

EXECUTIVE SUMMARY – Continued

- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. is amended by ~~deleting “Package liquor stores” from the list of special uses and adding “Package liquor stores” to the list of prohibited uses, by deleting the words “and used” from the “Automobile and custom van sales (new and used)” special use entry, and by adding “Automobile and custom van sales (used)” to the list of prohibited uses, and by~~ adding “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses.
- Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended to read in its entirety as follows:

“d. Properties Adjacent to Non-Legacy Code Area

A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5’”

- The Tinley Park Zoning Map be further amended to be consistent with the legal description corrections and rezoning of certain properties legally described and reflected in illustrations.
- The official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the granting of the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations.
- ~~Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 4 (Signage) is amended to increase the maximum sign face area and maximum height of Hanging Freestanding signs and changing lighting and location requirements of said signs.~~

STREET LEVEL COMMERCIAL REQUIRED

3. Regulating Plan - Improvements > 50% (DC)

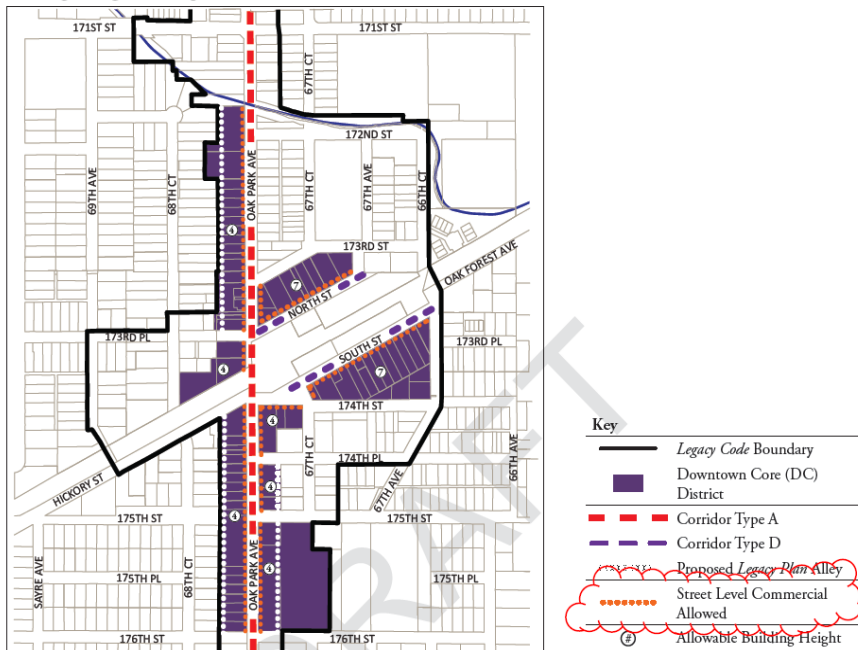


Figure 2.A.2 - Downtown Core Regulating Plan

4. General Standards (DC)

Permitted Building Functionality	On-Site	On-Site Bike Parking
Street Level Commercial	not required	(1) per 1,000 sq ft (2 minimum)

This previously read "Street Level Commercial Required"

Village Planning staff recommends amending the code within the Downtown Core District and the Neighborhood Flex districts to soften the language regarding "Street Level Commercial Required" to "Street Level Commercial **Allowed**." You can see in the illustration to the left and below that the diagrams of these districts have a requirement that specifies that street level commercial is required in these areas. However, the code doesn't specify how much street level commercial is required or how little could be provided.

Additionally, we believe that

the requirement unfairly burdens properties within these districts with a requirement that may make a single use residential development difficult. Using a "framer's argument", staff cannot remember wanting to be so strict with requiring street level commercial, but only saying that some type of commercial use would be appropriate or allowed at the street level.

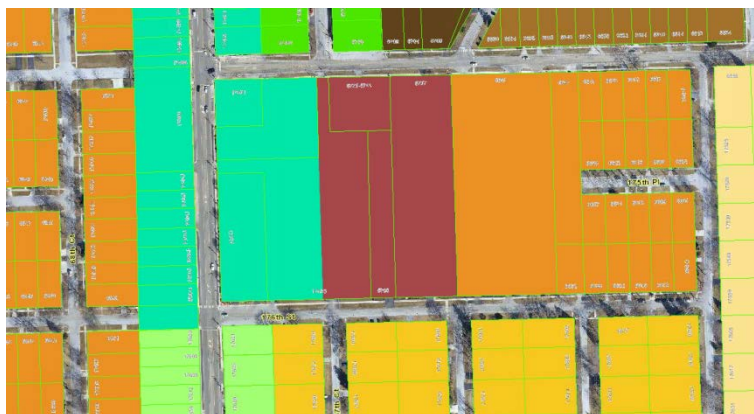
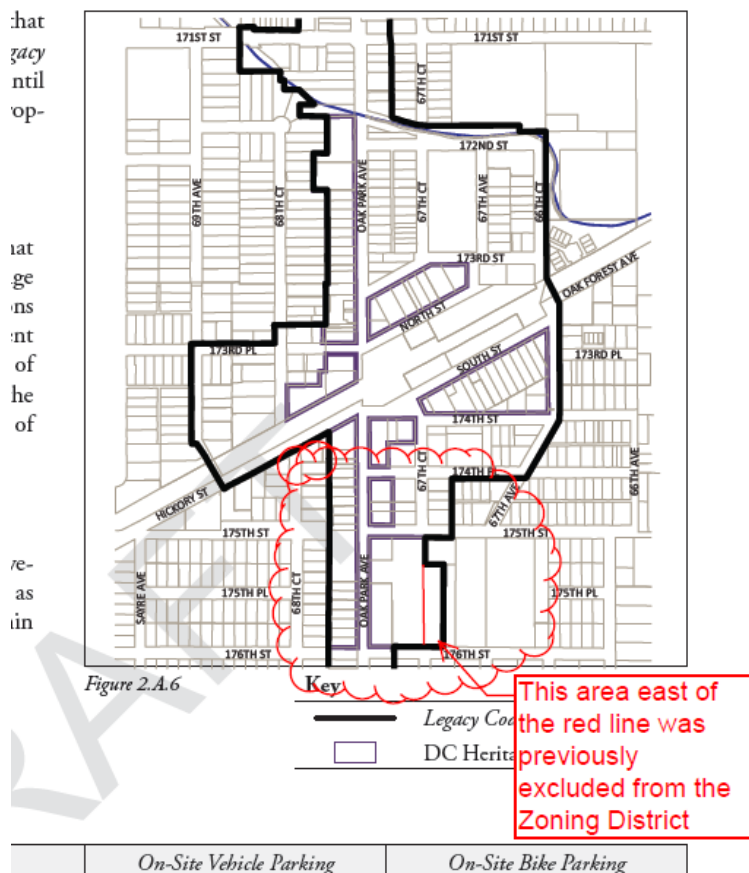
Staff notes that when we were establishing the Neighborhood Flex District, we wanted to be flexible about allowing practically any type of use in this district, as long as the required building functionality and setbacks (private frontage standards/private lot standards) were followed. The Neighborhood Flex District is uniquely located more directly adjacent to Will County areas with lower tax rates, so spurring any type of development at these corners was the goal of the plan. We believe that requiring street level commercial could complicate the redevelopment of these corners, particularly if a residential developer seeks to build in the district.

Note that residential, multiple family building functionality is permitted by right in the Neighborhood Flex District and the Downtown Core District, which conflicts with the "street level commercial required" requirement (i.e., how can you have a residential use that is required to have street level commercial?)

At the August 27 Workshop Meeting, Assigned Commissioners Pierce and Reidy determined that these were appropriate amendments to make to reduce confusion and bring clarity to the Legacy Code.

AMENDING BOUNDARIES OF DOWNTOWN CORE DISTRICT

A strange mapping error occurred when we were adopting the zoning map/regulating plans for the 2011 Legacy Code. One parcel, located at 17533 S. Oak Park Avenue, was ½ zoned Downtown Core and ½ Zoned B-4. It is not a good practice to “half zone” a property. Additionally, the legal description of this parcel did not exist in the engineer-prepared legal description of the district. We believe that this was an unintentional mapping error. Our code update seeks to clarify our intentions with respect to this parcel, which is to have the entire parcel zoned Downtown Core. This is consistent with the 2009 Legacy Plan.



USE TABLE AMENDMENTS

Feedback from staff and elected officials has warranted that we examine the list of special uses and prohibited uses located in Section 3 of the Legacy Code. The recommendations include:

~~1. Moving “Package liquor stores” form the Special Use column to the Prohibited Uses column.~~

~~The rationale behind this request is to limit the number of package liquor stores to what exists today. Notably, the most recent special use for a package liquor store will continue to be allowed as a legal non-conforming use (cannot expand the use or building containing the use) if this amendment is approved.~~

~~Staff recommends removing this item from consideration at this time to allow us more time for research. We are interested in trying to better align the “use” categories for different type of liquor (wine, spirits, Scotch, etc.) stores with the Village’s liquor licensing. Further, we would like to ensure that we allow some of the different iterations of liquor sales, which may be wanted and beneficial to the community. We believe the further study will allow us to be more specific about what we would like, instead of prohibiting all sales of liquor with a broad brush. Assigned Commissioners concurred.~~

~~2. Maintaining “Automobile and custom van sales (new)” in the Speical Use column and moving “Automobile and custom van sales (used)” to the Prohibited Uses column.~~

~~The rationale behind this request is to limit the number of used car sales lots to what exists today. Any established and operating used car sales would be allowed to continue as a legal non-conforming use. However, the a legal non-conforming use cannot expand in size if it is a prohibited use.~~

~~The Village staff wishes to continue to research this issue with the purpose of determining whether or not these types of uses are compatible with the Legacy District and the impact to the Village if these uses are prohibited. Assigned Commissioners concurred.~~

3. Adding “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the Prohibited Uses column.

The rationale behind this request is to prohibit the sales and on-site consumption of these products in any Legacy Code Zoned property. Note that convenience stores or pharmacies that sell these products as a secondary use would still be allowed to sell tobacco or cigars, etc. However, a store whose primary purpose is any of those uses would not be allowed in the Legacy Districts. The Village’s recent Zoning Code updates regarding medical marijuana already prohibits dispensing facilities in the downtown, but this makes a formal change in the text of the ordinance.

Assigned Commissioners felt that this type of regulation was appropriate and appropriately broad enough to encompass all smoking related uses so as not to disciminate against a particular type of smoking.

BUFFERYARDS

A recent review of a project containing a parking lot adjacent to a non-Legacy Code zoned parcel alerted us to a deficiency in the code. We would not wish to see a parking lot (no alley) unbuffered from another parcel without a required bufferyard. Therefore, we recommend that Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended as follows:

“d. Properties Adjacent to Non-Legacy Code Area

A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area **and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area.** The minimum standard shall be a minimum bufferyard of 5’”

Assigned Commissioners felt that this type of regulation was appropriate. They mentioned the recent approval of the Union Square Townhomes as an example of where this regulation may be needed.

SCRIVENER’S ERRORS IN LEGALS FOR REZONING

While investigating the zoning for the parcel with address 17533 S. Oak Park Avenue and finding that the legals seems to have been left out of the legal decription of the zoning district, we asked Robinson Engineering to go back through all the legal descriptions for each zoning district within the Legacy Code and they found several errors. These errors are identified and corrected with an attachment. We note that the maps are generally correct, but the legal descriptions did not always properly match. To avoid any legal zoning challenges, we need to correct these for the record.

Assigned Commissioners agreed that correcting the scrivener’s errors were important and that it did not change the intent of the Legacy Code.

SIGNAGE

~~While assisting a local business with the Legacy Code District (Neighborhood General) with signage concerns and trying to encourage a more quaint and simple sign to be erected (instead of a larger monument sign), we discovered that our sign regulations for “Hanging—Freestanding” signs may be prohibitively small to promote moving to smaller type signs in commercial areas.~~

~~We are suggesting that the the following items change in Section 4.E (Sign Regulations)~~

#	Type	Permitted	Maximum Sign Face Area	Maximum Height	Special Lighting Requirements	Location
13	Hanging-Freestanding	Yes	3-sq. ft. 10 sq. ft.	4’ 5 1/2’	Shall not be illuminated by an external source.	Shall be 10’ off the property line and setback 10’ from an access or entry

					<p>Shall not be illuminated by an internal source, may be illuminated by an external source not attached to the sign structure or sign face.</p>	<p>drive. One sign per building. Wood or Wood composite material only.</p> <p>Shall be a minimum of 4' off a property line and a minimum of 4' from an access or entry drive. One sign per building. Wood or wood composite material only.</p>
--	--	--	--	--	---	--

~~The rationale for these change are to allow a 3 ½ to 4' high sign face with 1' of space between the ground and the bottom of the sign and approximately 6" of "structure" above the sign for hanging. This seems to be a standard size sign that would be visible, yet still create the "quaintness" we're looking for in the downtown areas.~~

Assigned Commissioners felt that our sign regulations for a walkable downtown were appropriate as-is and wished to wait/study to see if changes to the existing Legacy Code were necessary. At this point in time, they did not wish to amend the code.

RECOMMENDATION

Should the Plan Commission wish to make a recommendation to the Village Board, the following motion would be appropriate:

"... make a motion to recommend that the Village Board amend Section XII of the Tinley Park Zoning Ordinance (the 2011 Legacy Code for Downtown Tinley Park), as presented in a draft Ordinance dated August 27, 2015, specifically

- To delete the term "Street Level Commercial Required and replace with "Street Level Commercial Permitted" in both the Downtown Core and Neighborhood Flex Districts;
- To amend Section 3 (General Provisions), subsection A (Uses), Table 3.A.2 to add "Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use" and "medical marijuana dispensing facility" to the list of prohibited uses in all Legacy Districts;
- To amend the the official zoning map of the Village of Tinley Park to be in conformance with the granting of the legal description corrections and rezoning of certain properties as legally described and reflected in the illustrations.
- To amend Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), to require a minimum 5' bufferyard between parking lot and any parcel located outside of the Legacy Code area.

###

ORDINANCE NO. 2015-O-____

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING
PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS**

WHEREAS, in 2011, the Board of Trustees of the Village of Tinley Park enacted, as Section XII of the Tinley Park Zoning Ordinance (“Zoning Ordinance”), the 2011 Legacy Code (the “Legacy Code”) relative to the downtown area of the Village. The Legacy Code included the establishment of a regulating plan, and regulation of building functionality, public frontages, private frontages, general provisions (uses, building types and standards, landscaping, fences, parking, alleys, vehicle access, stormwater management, and lighting), established administrative processes, and regulated signage, all within six new zoning classifications and zoning districts; (collectively, the map amendments creating the Legacy Code zoning districts, with the enactment of the Legacy Code text, shall be referred to herein as the “Legacy Code”); and

WHEREAS, the overall purpose of the Legacy Code was to strengthen the aesthetics and economics of the downtown area; and

WHEREAS, the Board of Trustees of the Village of Tinley Park, also in 2011, rezoned certain properties in the area generally described as between 167th Street and 183rd Street, along and near Oak Park Avenue to one of the six zoning districts created by the Legacy Code: Downtown Core, Downtown Flex, Downtown General, Neighborhood General, Neighborhood Flex, and Civic (collectively, the “Legacy Code zoning districts”); and

WHEREAS, now that several years have passed, staff has recommended several changes to the text of the Legacy Code text (the “proposed text amendments”) based on the experience of administering the Code, and changes in conditions downtown since the Code’s enactment, as well as correction of certain scrivener’s errors in the Legacy Code zoning district legal descriptions, and a map amendment (the “proposed map amendment”) that adds the remainder of a previously included lot to the Downtown Core zoning district by rezoning it from its present designation of B-4;

WHEREAS, the proposed text amendments, legal description corrections and proposed map amendment have been referred to the Plan Commission of this Village and have been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on the proposed text amendments and the proposed map amendments on September 3, 2015, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing in the form and manner required by law; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendation that the proposed text amendments, legal description corrections and proposed map amendment be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendation.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments and proposed map amendment is to further the original goals of the enactment and rezoning related to the Legacy Code, including, among other things, preservation of Tinley Park's unique heritage, ensuring that development respects the historic scale and character of the downtown, and building a strong economic future for downtown Tinley Park; and
- (b) That the proposed text amendments and proposed map amendment are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I.B thereof; and
- (c) That the proposed text amendments and proposed map amendment are designed to improve the downtown and provide specific regulations to achieve redevelopment consistent with and in accordance with the Legacy Plan, to foster the intent and purposes of that Plan, and are an integral part of codifying the Plan's vision in an effort to strengthen the aesthetics and economics of the downtown area; and
- (d) That the proposed text amendments and map amendment will contribute favorably to the economic development of the Village as a whole.

Section 3: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), Figure 2.A.2 – Downtown Core Regulating Plan, is amended by deleting the term “Street Level Commercial Required” in the legend of Figure 2.A.2 and replacing it with “Street Level Commercial Permitted.”

Section 4: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection A (Downtown Core), is further amended by deleting the existing Figure 2.A.6, and replacing it with the revised Figure 2.A.6 attached hereto as **Exhibit A** and made a part hereof.

Section 5: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 2 (District Regulations), subsection E (Neighborhood Flex), Figure 2.E.2, which is currently incorrectly designated as “Neighborhood General Regulating Plans” be renamed Figure 2.E.2, “Neighborhood Flex Regulating Plan,” and is further amended by deleting the term “Street Level Commercial Required” in the legend of Figure 2.E.2 and replacing it with “Street Level Commercial Permitted.”

Section 6: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2. is amended by adding “Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use” and “medical marijuana dispensing facility” to the list of prohibited uses.

Section 7: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection F.10.d. (Landscaping, Bufferyards, Properties Adjacent to Non-Legacy Code Area), is amended to read in its entirety as follows:

“d. Properties Adjacent to Non-Legacy Code Area

A bufferyard is required between an alley and a parcel located outside of the Legacy Code Area and/or between the rear of any property that has a surface parking lot and a parcel outside of the Legacy Code Area. The minimum standard shall be a minimum bufferyard of 5’.”

Section 8: That the scrivener’s errors in the current Legacy Code legal descriptions be corrected to conform to the descriptions set forth in **Group Exhibit B**, and that the property commonly known as 17533 S. Oak Park Avenue, as legally described and reflected in the illustration in **Group Exhibit B**, is rezoned to the Downtown Core Zoning designation, and that the official zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with said rezoning.

Section 9: That Figure 2.A.2, all of the diagrams in the Downtown Core, and all diagrams in the Legacy Code showing the Legacy Code boundary, be amended to reflect the rezoning of and inclusion of 17533 S. Oak Park Avenue, as legally described and reflected in the illustrations in **Group Exhibit B**, into the Downtown Core Zoning District.

Section 10: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 11: That this Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form.

PASSED this ____ day of _____, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by the President of the Village of Tinley Park on the ____ day of _____, 2015.

Village President

ATTEST:

Village Clerk

EXHIBIT A

REVISED LEGACY CODE FIGURE 2.A.6

(ATTACHED)

GROUP EXHIBIT B

**REVISED LEGAL DESCRIPTIONS OF THE LEGACY CODE ZONING DISTRICTS
(DOWNTOWN CORE, DOWNTOWN FLEX, DOWNTOWN GENERAL,
NEIGHBORHOOD GENERAL, NEIGHBORHOOD FLEX AND CIVIC) INCLUSIVE
OF THE CORRECTION OF SCRIVNERS' ERRORS AND REZONING APPROVED BY
THIS ORDINANCE, AND ILLUSTRATIVE DEPICTIONS OF LEGACY CODE
ZONING DISTRICT CHANGES RESULTING FROM THE REZONING**

(ATTACHED)

STATE OF ILLINOIS)
COUNTY OF COOK) SS:
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **PATRICK REA**, the duly appointed, qualified and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2015-O-__

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING
PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS _____

ABSENT _____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this ____ day of _____, 2015.

Village Clerk

PAMPHLET
FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-___

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE, AND REZONING
PROPERTY RELATIVE TO THE LEGACY CODE ZONING DISTRICTS**

Published in pamphlet form this _____ day of _____, 2015, by Order of the
Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

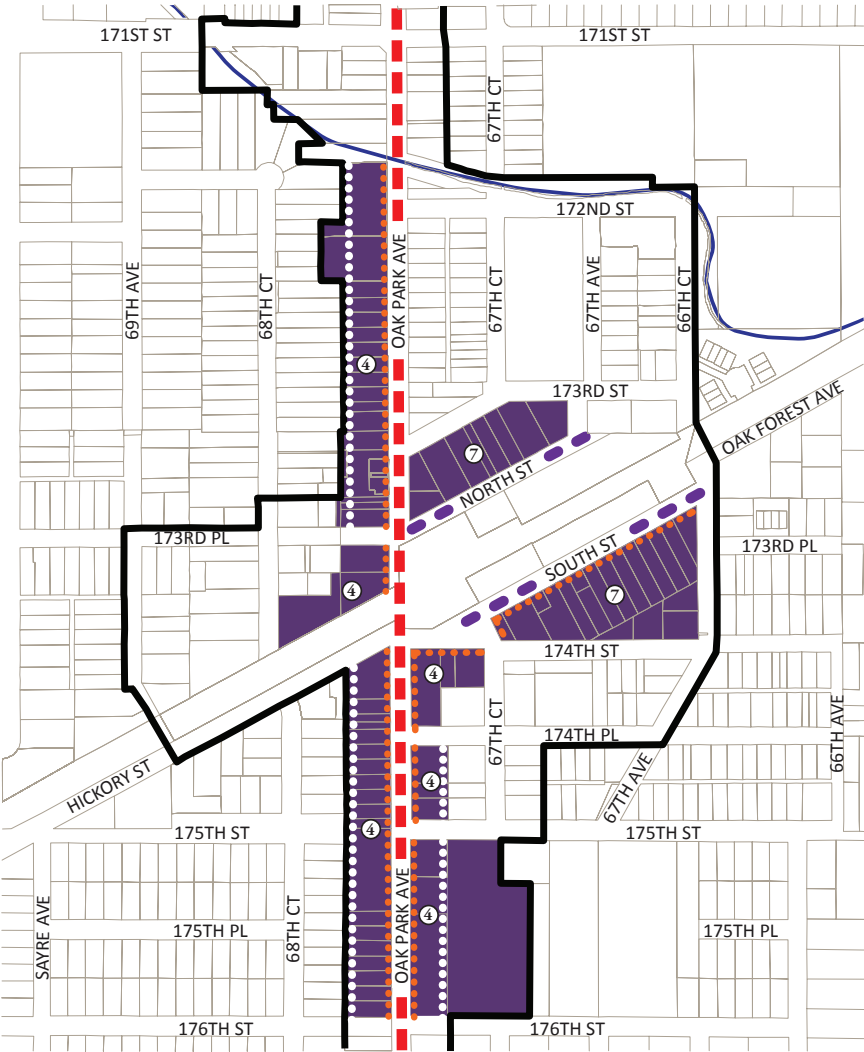
By: _____
PATRICK REA
Village Clerk

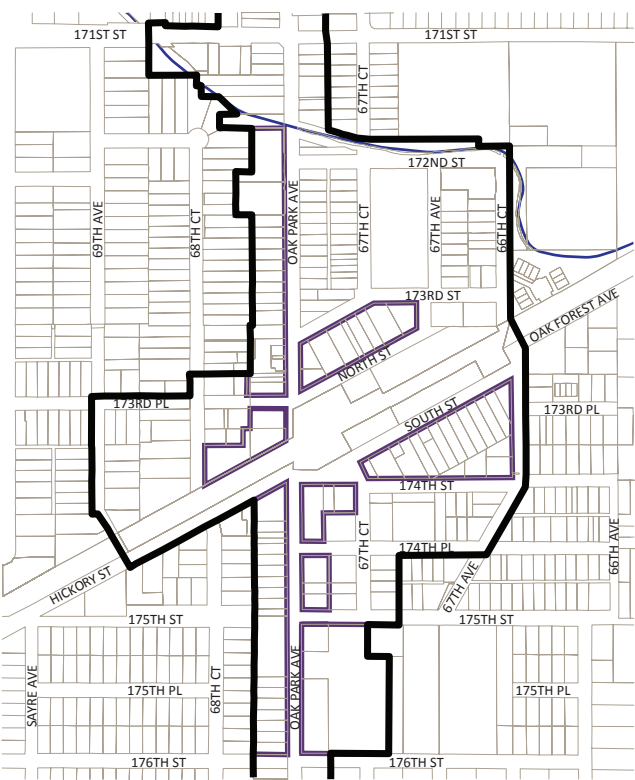
PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 2015-O-___

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
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Cook and Will Counties, Illinois.





LEGAL DESCRIPTIONS

Downtown Core

The property proposed to be rezoned is legally described as follows:

Lots 1 through 10, both inclusive, in Block 4, Lots 1 through 15, both inclusive, in Block 9, Lots 1 through 5, both inclusive, in Block 10, together with the north half of the vacated East-West 20 foot Public Alley lying south of and adjacent to said Lots 1 to 5 in said Block 10, Lots 6 through 7, both inclusive, in Block 10, together with the north half of the vacated East-West 20 foot Public Alley lying north of and adjacent to said Lots 6 to 7 in said Block 10, the West Half of Block 14, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 1 and 2 in [Steeve's Stive's](#) Subdivision, being a subdivision of the East 120 feet, lying West of the East line of Block 9 in Village of Bremen, extended South and North of the North line of Market Street and South of the southeasterly line of Block 9 in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded October 24, 1957 as document number T1765405, in Cook County, Illinois.

That part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, lying north of the north line of Market Street, lying west of the west line of [Steeve's Stive's](#) Subdivision and lying southeasterly of the southeasterly line of Block 9 in the Village of Bremen.

The West 125 feet of the North 125 feet together with the West 125 feet of the South 340 feet of Block 15 in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

[Lots 1 and 2 in First Midwest Bank Resubdivision, being a resubdivision of part of Block 15 in the Village of Bremen, being a subdivision of part of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded March 7, 2006 as document number 0606645109, in Cook County, Illinois.](#)

Lots 1 through 12, both inclusive, in Goebel's Subdivision, being a subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded December 10, 1947 as document number T1180279, in Cook County, Illinois.

Lots 1 through 9, both inclusive, in Herman Stoeckman's Subdivision, being a subdivision of the South 443 feet of the East 183 feet of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 15, 1895, Book 68, Page 6, in Cook County, Illinois.

Outlot B in Hickory Square, being a resubdivision of part of Lot 9 in Circuit Court Partition, being a subdivision of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded August 7, 1987 as document number 87437606, in Cook County, Illinois.

Lots 1 through 6, both inclusive, in Block 1, Lots 1 through 3, both inclusive, in Block 2, except the north 75 feet of the west 175 feet of said Lot 3, in Block 2, all in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

| Lots 1 and 2 in Spring Fort Hall Subdivision, being a resubdivision of part of [Block Lot 3](#) and part of Lot 4 in McClary's Subdivision and Lot 7 in Polygon Resubdivision, being a subdivision of part of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 16, 2007 as document number 0704715058, in Cook County, Illinois.

| Lots 1 through 10, both inclusive, in Block 5, together with that part of [Block Lot 4](#) (except that part lying within J.P. Gallagher's Resubdivision, Spring Fort Hall Subdivision and that part lying within Arkema's Subdivision) and (except the North 49.5 feet of the South 99.00 feet of the East 377 feet, except the East 255.00 feet thereof) in Block 4 in McClary's Subdivision, being a subdivision of the East Half of the North Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1879 as document number 246452, in Cook County, Illinois.

Downtown Flex

The property proposed to be rezoned is legally described as follows:

| Lots 1 through 6, both inclusive, in Breitbarth's Subdivision, being a subdivision of part of the Northwest Quarter [of the Southeast Quarter](#) of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

The North 34 feet of 172nd Street lying east of the east line of Oak Park Avenue and lying west of the west line of 67th Court, being in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, all in the Village of Tinley Park, Illinois, and all that part lying south of Drainage Ditch in the Southwest Quarter of the North 507 feet of the West 997 feet of the Northwest Quarter of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, (except the west 33 feet thereof taken or dedicated for Bachelor Grove Road), said premises being also described as: Commencing at the point of intersection of the east line of Bachelor Grove Road and the north line of Grove Avenue (or Street) as originally located in the Village of Tinley Park; thence north along the east line of Bachelor Grove Road 40feet to the south line of the land conveyed to the Drainage Commissioners of Union Drainage District by Deed dated December 4, 1909 and recorded

December 14, 1909 in Book 10826, Page 32 as document number 44828349; thence South 71 degrees 21 feet East 126.7 feet to a point on the north line of Grove Street (or Avenue) as originally located 153 feet east of the west line of said Southeast Quarter; thence west 120 feet more or less to the Place of Beginning.

Lots 5 through 11, both inclusive, together with the west half of the vacated North-South 16 foot Public Alley lying east of and adjacent to said Lots 5 to 11

| Together with Lots 40 through 48, both inclusive, together with the [west east](#) half of the vacated North-South 16 foot Public Alley lying east of and adjacent to said Lots 40 to 48

| Together with Lots 59 through 61, both inclusive and south half of Lot 58, together with the [east west](#) half of the vacated North-South 16 foot Public Alley lying west of and adjacent to Lots 59 to 61, and south half of Lot 58, all in Nielsen's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

Lots 1 through 3, both inclusive, in Block 3 together with Lots 1 to 6, both inclusive, in Block 5 in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853, in Cook County, Illinois.

| Lots 1 through 3, both inclusive (except that part lying within Polygon Resubdivision and that part lying within Spring Fort Hall Subdivision [and that part lying within J.P. Gallagher's Resubdivision](#)) in McClary's Subdivision, being a subdivision of the East Half of the North Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1879 as document number 246452, in Cook County, Illinois.

| Lot [5 and](#) 6, in Block 3, in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

Lots 1 through 4, both inclusive, together with the west half of the vacated 16 foot North-South Public Alley lying east of and adjacent to said Lots 1 to 4, all in Boldt's Subdivision, being a subdivision of the South 200 feet of the West 266 feet of Block 2 in Village of Bremen, in Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 27, 1899, Book 78, Page 2, in Cook County, Illinois.

Downtown General

The property proposed to be rezoned is legally described as follows:

Lots 12 through 18, both inclusive, together with the east half of the vacated North-South 16 foot Public Alley lying west of and adjacent to said Lots 12 to 18, together with Lots 23 through 39,

both inclusive, together with the North-South vacated 14 foot Public Alley lying adjacent to Lots 23 to 36 and together with the East-West vacated 14 foot Public Alley lying adjacent to Lots 23, 36 37 and 39 together with Lots 49 to ~~57~~ 56, both inclusive, together with the north half of Lot 58, together with the ~~east west~~ half of the vacated North-South 16 foot Public Alley lying west of and adjacent to the north half of Lot 58 and Lots 51 to 57 and the ~~west east~~ half of the vacated North-South 16 foot Public Alley lying east of and adjacent to Lots 49 and Lot 50, all in Nielsen's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois.

The East Half of Block 14, together with Lots 4, 8, 9 and 10, in Block 11, except the east 48 feet of said Lot 8, in Block 11, together with the south half of Lots 1 through 3, both inclusive, in Block 11, together with that vacated street (Graben Strase) described as part of the Village of Bremen subdivision lying west of a line 60 feet westerly of and parallel with the easterly right of way line of 67th Avenue as heretofore dedicated in Vogt's Addition to Tinley Park, lying south of the easterly prolongation of the north line of the south half of Block 11 and lying north of the north line of 174th Place, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lots 6 through 9, both inclusive, together with the west half of the North-South 16 foot Public Alley lying east of and adjacent to said Lots 6 to 9, all in WM Lawrenz Subdivision, being a resubdivision of Block 13 in Village of Bremen, a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 04, 1910 as document number 4534716, in Cook County, Illinois.

Lots 1 and 2 in Ameritech Illinois Tinley Park Resubdivision, being a resubdivision of Lots 5, 6, 7 and part of Lot 8 in Block 11 in Village of Bremen, a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 23, 1998 as document number 08169276, in Cook County, Illinois.

Lots A and B in Vandenberg's Subdivision, being a resubdivision of Lot 45 in Vogt's Addition to Tinley Park and part of Lot 1 in Village of Bremen, together with vacated Street lying easterly of and adjacent to the north half of aforesaid Lot 1, in the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 3, 1982 as document number 26133027, recorded February 3, as document number T3263394 and recorded June 17, 1982 as document number 26263076 in Cook County, Illinois.

Lots 3 through 11, both inclusive, in John M. Rauhoff's Subdivision, being a subdivision of part of the south half of Lots 1 and 2 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded July 12, 1909 as document number 4404934, in Cook County, Illinois.

Lots 9 through 16, both inclusive, in Andres Subdivision, being a resubdivision of Lot 9 in Block 3 of Christian Andres Subdivision of a part of the south half of Lot 1 of the Southwest Quarter of

Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 23, 1897, Book 74, Page 44, in Cook County, Illinois.

~~Lot 1, Except the west 125 feet thereof and Lot 2, except the west 125 feet thereof, all in First Midwest Bank Resubdivision, being a resubdivision of part of Block 15 in the Village of Bremen, being a subdivision of part of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded March 07, 2006 as document number 0606645109, in Cook County, Illinois.~~

Lots 1 through 6, both inclusive, together with the east half of the North-South Public Alley lying west of and adjacent to said Lots 1 to 6, all in St. George Place, being a resubdivision of Lots 5, 6, 7 and 8 in Boldt's Subdivision, being a subdivision of part of the Southeast Quarter of Section 30 34, Township 36 North, Range 13 East of the Third Principal Meridian, recorded September 13, 1995 as document number 95615291, in Cook County, Illinois.

Lot A, in a subdivision of part of Block 3 in John M. Rauhoff's Plat of Blocks 1, 2, 3, and 4 being a subdivision of part of the South Half of Lots 1 and 2 of the Southwest Quarter of Section 30, and part of the North Half of Lot 2 of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded May 13, 1915 as document number 5632986, in Cook County, Illinois.

Neighborhood General

Lots 1, 2, 7, 8, 9, in Block 1, in Parkside, being a subdivision of the Northeast Quarter, except the South 330 feet of the West 330 feet thereof, of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 10, 1947 as document number 13974008, in Cook County, Illinois.

Lot 3 in Marquardt's Subdivision, being a subdivision of the South 180 feet of the West 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded November 26, 1958 as document number 17388889, in Cook County, Illinois.

The West 165 feet of the North 100 feet of the South 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

The West 165 feet of the South 50.00 feet of the North 150 feet of the South 330 feet of the Northeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois.

Lots 141 through 160, both inclusive, in O. Rueter & Co's. Tinley Park Gardens, being a subdivision of the South 60 acres of the West Half of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, recorded November 19, 1924 as document number 8677040.

Lot 1, in O'Donnells's Resubdivision, being a resubdivision of Lot 1 in Butler's Subdivision, being a subdivision of the North 533 feet of the West 250 feet of the Southeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 6, 1979 as document number 25271434, in Cook County, Illinois.

Lots 14 through 25, both inclusive, in Goebel's Subdivision, being a subdivision of the West 155.9 feet of the East 188.9 feet (as measured along the North and South lines thereof) of the Northeast Quarter of the Northwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian in Circuit Court Partition, recorded December 10, 1947 as document number T1180279, in Cook County, Illinois.

Lot 1 and Lot 16, in Tinley South Resubdivision, being a resubdivision of Lots 2, 3 and 4 in Block 5 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian recorded June 16, 1976 as document number 23522845, in Cook County, Illinois.

Lot 1 and Lot 12, in Brianne's Resubdivision, being a resubdivision of Lots 5 and 6 in Block 5 together with the vacated Street, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian recorded June 3, 1994 as document number 94599909, in Cook County, Illinois.

Lot 1, except the west 363 feet thereof, in Block 5; Lots 1 through 6, both inclusive, in Block 6; together with the north half of the vacated 181st Street lying south of and adjacent to said Lot 6, in Block 6, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lot 5 and Lot 6 in Block 1; Lots 1 through 6, both inclusive, in Block 6; Lots 7, 8, 10 and 11, except the west 200 feet thereof, in Block 6; Lots 1 through 6, both inclusive, in Block 7; the east 125 feet of Lots 7, 8, and 9, in Block ~~7~~⁶ and the east 200 feet of Lot 11 in said Block 7; Lot 1 to Lot 22, both inclusive and the east 5.20 feet of Lot 23, the south half of the East-West 20 foot Public Alley lying north of and adjacent to Lots 20, 21, 22 and the east 5.20 feet of Lot 23, and 22, the south 70 feet of the east 125 feet of Lot 31, the north half of the East-West 20 foot Public Alley lying south of and adjacent to the south 70 feet of the east 125 feet of Lot 31, the north 60 feet of the east 125 feet of Lot 33 and the East 125 feet of Lot 34, all in Block 12 in Elmore's Oak Park Avenue Estates, being a subdivision in the Northwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, except that part of drainage ditch conveyed by document number 377150, all in Cook County, Illinois, recorded April 25, 1929 as document number 10351098.

Lot 1, except the west 447 feet thereof; Lots 2, 3, 4 and 5, all in Block 1; Lot 4 and the east 260 feet of Lot 5, all in Block 2, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lot 2 in Wesolowski's Resubdivision, being a resubdivision of Lot 6 in Block 2 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1978 as document number 24636783, in Cook County, Illinois.

Lots 1 through 5, both inclusive, in Therese's Resubdivision, being a resubdivision of Lot 3 in Block 2 in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded May 9, 1972 as document number 21896053, in Cook County, Illinois.

Neighborhood Flex

Lot 14 in Plat of Subdivision, being a subdivision of heretofore vacated Lots 14 to 40, both inclusive, Block 3, together with, the public walk between Lots 23 and 24 and public alley between Lots 32 to 40, inclusive, of Block 3, together with Broad Street from the east line of Oak Park Avenue to the south line of 167th Street, all in Parkside Subdivision, all in Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded December 13, 1957 as document number 17089200, in Cook County, Illinois.

Lot 26 in Eagle's Nest Unit 2 Resubdivision, being a resubdivision of Outlot A in Eagle's Nest of Tinley Park Unit 1, being a subdivision of part of the West Half of the Southeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 16, 1993 as document number 93457216, in Cook County, Illinois

Lots 1 through 4, both inclusive, together with Lots 11 and 12, all in Block 1, in Elmore's Oak Park Avenue Estates, being a subdivision of the Northwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, except that part of drainage ditch conveyed by document number 377150, all in Cook County, Illinois, recorded April 25, 1929 as document number 10351098.

Lots 1 through 8, both inclusive, Lot 12 and Lots 16 through 18, both inclusive, in Block 10, together with the south half of the vacated 182nd Street lying north of and adjacent to said Lots 1 and 18, in Block 10, together with Lots 7 and 8 in Block 9, together with the north half of the vacated 182nd Street lying south of and adjacent to said Lot 7, in Block 9, all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

The North 400.00 feet of the West 238.00 feet of the East 491.19 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 2 except the south 22 feet thereof, together with the south 22 feet of Lot 1, in Miller's Subdivision, being a subdivision of the East 203.19 feet of the Northeast Quarter of the Northwest Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, recorded June 13, 1946 as document number 13820113, in Cook County, Illinois.

The North 233 feet of the West 100 feet (except the north 50.00 feet thereof) of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian and north of the Indian Boundary Line, in Cook County, Illinois.

The North 233 feet of the West 200 feet (except the West 100 feet thereof) and (except the North 50 feet thereof) of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian and north of the Indian Boundary Line in Cook County, Illinois.

That part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning on the north line of the Northwest Quarter of the Northeast Quarter of said Section 6, a distance of 315.00 feet east of the northwest corner thereof; thence South 185.00 feet; thence East 10.00 feet; thence South 46.00 feet to the south line of the north 233 feet of the Northwest Quarter of the Northeast Quarter of said Section 6; thence west along said south line, 125.00 feet to the east line of the west 200.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 6; thence north along said east line, 233.00 feet to the north line of the Northwest Quarter of the Northeast Quarter of said Section 6, thence east along said north line, 115.00 feet to the Point of Beginning (except the North 50.00 feet thereof).

A parcel of land situated in the Northwest Quarter of the Northeast Quarter North of the Indian Boundary Line in Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on the north line of said Section 6, 315.00 feet east of the northwest corner of the Northeast Quarter; thence South 185.00 feet; thence East 10.00 feet; thence South 72.00 feet; thence East 75.00 feet; thence North 257.00 feet; thence West 85.00 feet, to the Point of Beginning (except the north 50.00 feet thence dedicated for street purposes by document number 95-843986), in Cook County, Illinois.

Civic

Lots 1 through 6, both inclusive, in Block 9, together with the north half of the vacated 182nd Street lying south of and adjacent to said Lot 6, in Block 9, together with the south half of the vacated 181st Street lying north of and adjacent to said Lot 1, in Block 9 all in Elmore's Harlem Avenue Estates, being a subdivision in the West Half of the Southwest Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, recorded January 21, 1928 as document number 10262889, in Cook County, Illinois.

Lots 8 through 10, both inclusive, in Block 10, together with the south half of the vacated East-West 20 foot Public Alley lying north of and adjacent to said Lots 8 and 10 in said Block 10, all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

That part of the West Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian described as follows: lying west of the westerly line of 66th Court, lying northwest of the northwesterly line of South Street, lying north of the north line of Market Street, lying east of the east line of Oak Park Avenue, lying southeast of the southeasterly line of North Street and lying south of the south line of Lots 1 through 5, both inclusive, in Block 5, all in [Village of Bremen Breitbarth's Subdivision](#), being a subdivision of part of the [Northwest Southeast](#) Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded February 19, 1920 as document number 6740774, in Cook County, Illinois,

The North Half of Lots 1 through 3, both inclusive, in Block 11, (except that part lying within Vanderberg's Subdivision) all in Village of Bremen, being a subdivision of part of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded June 03, 1853 as document number 42671, in Cook County, Illinois.

Lot 8 and the north 75 feet of the west 175 feet of Lot 3, in Block 2, all in Christian Andre's Subdivision, being a subdivision of part of the South Half of Lot 1 of the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, recorded April 03, 1879, Book 14, Page 48, in Cook County, Illinois.

THIS AREA HAS BEEN ADDED TO LEGAL
DESCRIPTION OF DOWNTOWN CORE

36-13-31A
28-31

W ½ NE ¼ SEC 31-36-13 BREMEN

"A"
VILLAGE OF BREMEN, a sub. in Sections 30 & 31-36-13.

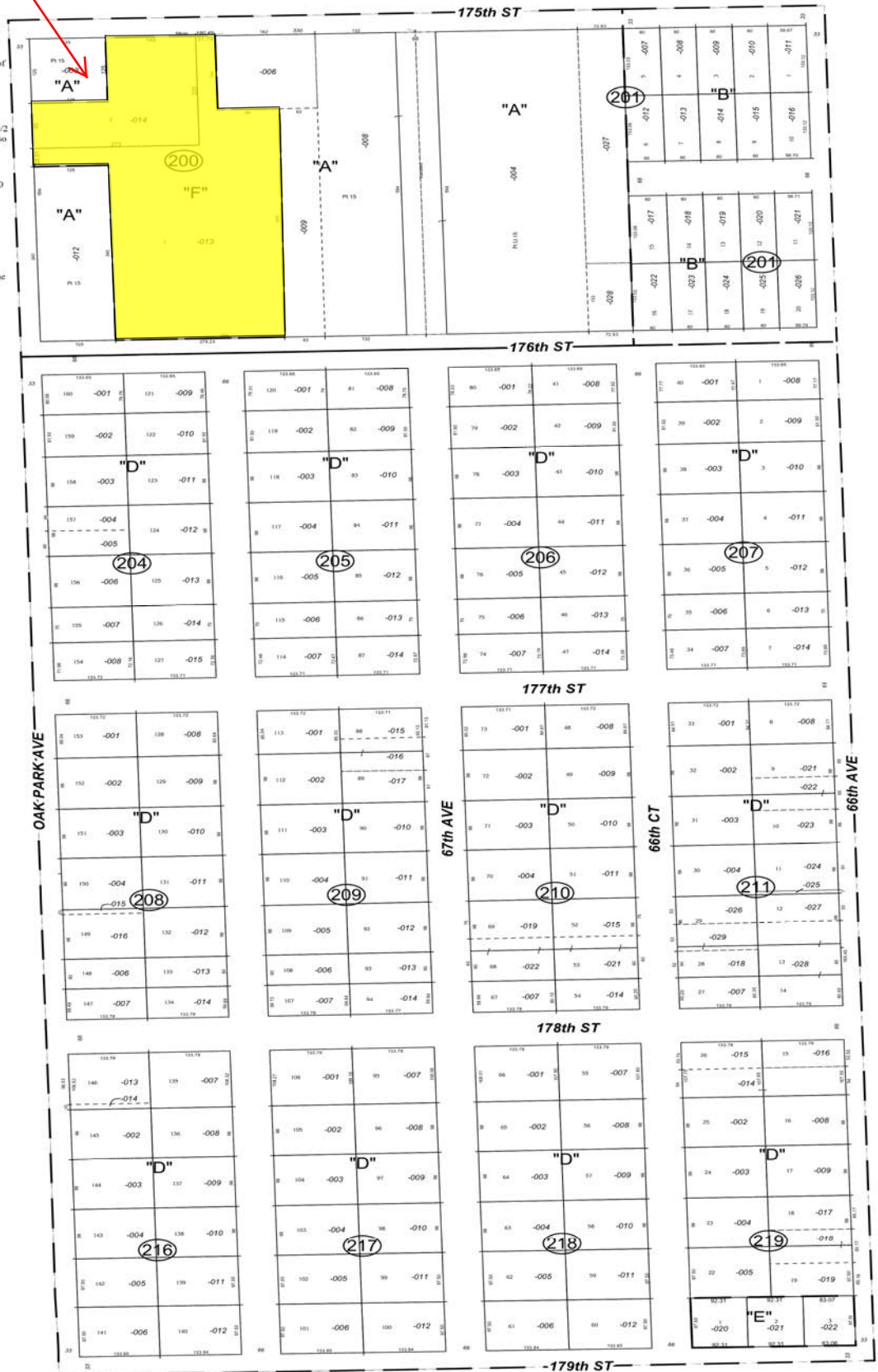
"B"
WILLIAM A. WILKINS ADD. TO TINLEY PARK in the N.W. ¼ of the N.E. ¼ of Sec. 31-36-13. Rec. Jun 24, 1955 Doc. 16280076.

"C"
CIRCUIT COURT PARTITION of the S. 60 acs. of the W. ½ of the N.E. ¼, also the N. ½ of the S.E. ¼, also the N. ½ of the S. ½ of Lot 2 of the N.W. ¼, also that part of the N. ½ of Lots 1 & 2 of the N.W. ¼ S. of the C.R.I. & P.R.R. of Sec. 31, also that part of the S. ½ of Lots 1 & 2 of the S.W. ¼ of Sec. 30, S. of the C.R.I. & P.R.R.; also 35 acs. off the S. end of the E. 55 acs. of the E. ½ of the N.E. ¼ of Sec. 29 (except the E. 9 acs.). Rec. May 22, 1893 Doc. CN108560.

"D"
O. RUETER & CO.'S TINLEY PARK GARDENS, a sub. of the S. 60 acs. of the W. ½ of the N.E. ¼ of Sec. 31-36-13 in Circuit Court Partition (see C). Rec. Nov 19, 1924 Doc. 8677040.

"E"
RBT DEVELOPMENT RESUBDIVISION, of Lots 20 & 21 in O. Rueter and Company's Tinley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439003.

"F"
FIRST MIDWEST BANK RESUBDIVISION, of part of Blk 15 in the Village Of Bremen (See "A") Rec. Mar 7, 2006 Doc. 0606645109.

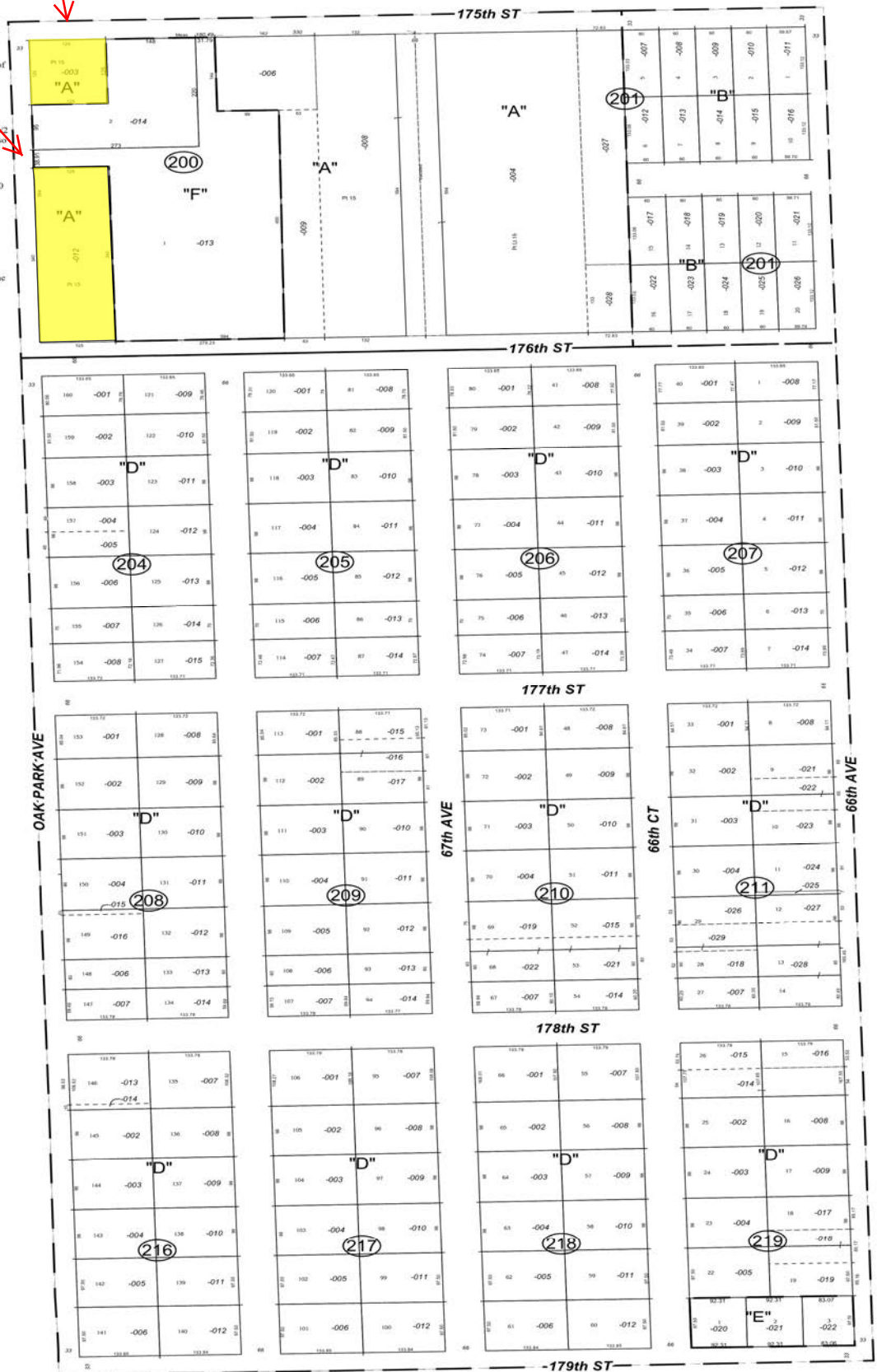


THESE 2 AREAS HAVE ALREADY BEEN INCLUDED
IN LEGAL DESCRIPTION OF DOWNTOWN CORE

36-13-31A
28-31

W ½ NE ¼ SEC 31-36-13 BREMEN

"A"
VILLAGE OF BREMEN, a sub. in Sections 30 & 31-36-13.
"B"
WILLIAM A. WILKINS ADD. TO TINLEY PARK in the N.W. ¼ of the N.E. ¼ of Sec. 31-36-13. Rec. Jun 24, 1955 Doc. 6280076.
"C"
CIRCUIT COURT PARTITION of the S. 60 acs. of the W. ½ of the N.E. ¼, also the N. ½ of the S.E. ¼, also the N. ½ of the S. ½ of Lot 2 of the N.W. ¼, also that part of the N. ½ of Lots 1 & 2 of the N.W. ¼ S. of the C.R.I. & P.R.R. of Sec. 31, also that part of the S. ½ of Lots 1 & 2 of the S.W. ¼ of Sec. 30, S. of the C.R.I. & P.R.R.; also 35 acs. off the S. end of the E. 55 acs. of the E. ½ of the N.E. ¼ of Sec. 29 (except the E. 9 acs.). Rec. May 22, 1893 Doc. CN108560.
"D"
O. RUETER & CO.'S TINLEY PARK GARDENS, a sub. of the S. 60 acs. of the W. ½ of the N.E. ¼ of Sec. 31-36-13 in Circuit Court Partition (see C). Rec. Nov 19, 1924 Doc. 8677040.
"E"
RBT DEVELOPMENT RESUBDIVISION, of Lots 20 & 21 in O. Rueter and Company's Tinley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439003.
"F"
FIRST MIDWEST BANK RESUBDIVISION, of part of Blk 15 in the Village Of Bremen (See "A") Rec. Mar 7, 2006 Doc. 0606645109.



THIS AREA HAS BEEN STRUCK OUT OF
LEGAL DESCRIPTION OF DOWNTOWN GENERAL

36-13-31A
28-31

W ½ NE ¼ SEC 31-36-13 BREMEN

"A"
VILLAGE OF BREMEN, a sub. in Sections 30 & 31-36-13.

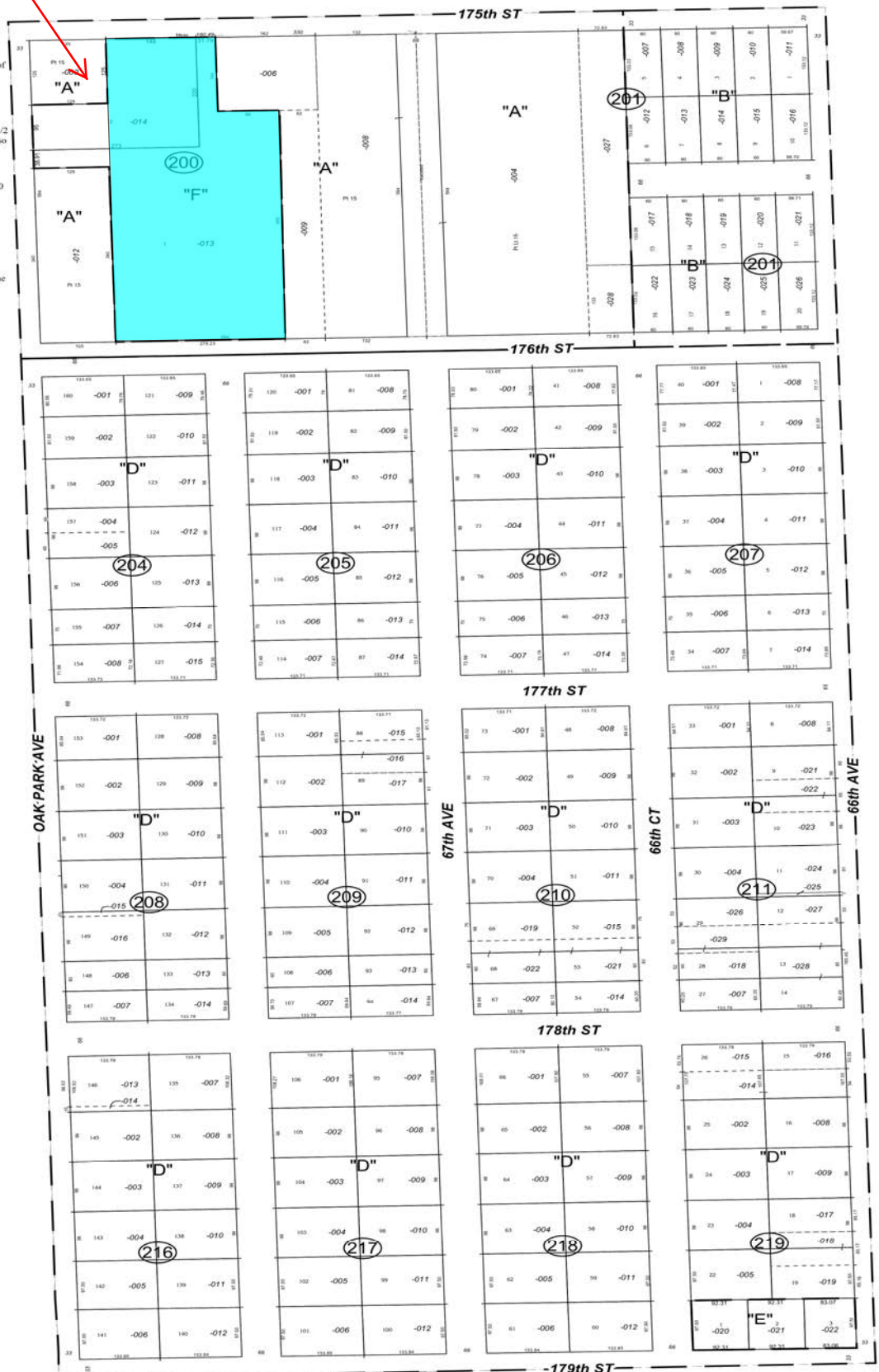
"B"
WILLIAM A. WILKINS ADD. TO TINLEY PARK in the N.W. ¼ of the N.E. ¼ of Sec. 31-36-13. Rec. Jun 24, 1955 Doc. 16280076.

"C"
CIRCUIT COURT PARTITION of the S. 60 acs. of the W. ½ of the N.E. ¼, also the N. ½ of the S.E. ¼, also the N. ½ of the S. ½ of Lot 2 of the N.W. ¼, also that part of the N. ½ of Lots 1 & 2 of the N.W. ¼ S. of the C.R.I. & P.R.R. of Sec. 31, also that part of the S. ½ of Lots 1 & 2 of the S.W. ¼ of Sec. 30, S. of the C.R.I. & P.R.R.; also 35 acs. off the S. end of the E. 55 acs. of the E. ½ of the N.E. ¼ of Sec. 29 (except the E. 9 acs.). Rec. May 22, 1893 Doc. CN108560.

"D"
O. RUETER & CO.'S TINLEY PARK GARDENS, a sub. of the S. 60 acs. of the W. ½ of the N.E. ¼ of Sec. 31-36-13 in Circuit Court Partition (see C). Rec. Nov 19, 1924 Doc. 8677040.

"E"
RBT DEVELOPMENT RESUBDIVISION, of Lots 20 & 21 in O. Rueter and Company's Tinley Park Gardens (See "D") Rec. Sep 1, 2005 Doc. 0524439003.

"F"
FIRST MIDWEST BANK RESUBDIVISION, of part of Blk 15 in the Village Of Bremen (See "A") Rec. Mar 7, 2006 Doc. 0606645109.



THIS AREA HAS NOW BEEN
"EXCEPTED OUT" IN LEGAL
DESCRIPTION FOR DOWNTOWN FLEX

E ½ SW ¼ SEC 30-36-13 BREMEN

36-13-30F
28-30



THIS AREA HAS BEEN ADDED
TO LEGAL DESCRIPTION FOR
DOWNTOWN FLEX

- "A"
CIRCUIT COURT PARTITION in Sections 29, 30, and 31-36-13.
Cert. Corr. Rec. May 22, 1893 Doc. 108560.
- "B"
THIES' FIRST ADD. TO TINLEY PARK, a sub. of part of the N. 1/2 of
the S.W.1/4 of Sec. 30-36-13. Rec. Apr 9, 1953 Doc. 15588158.
- "C"
JOHN M. RAUHOFF'S SUB. of part of the S.1/2 of Lots 1 & 2 of the
S.W.1/4 of Sec. 30-36-13, beginning at a point 380 ft. S. of the N.E.
corner of Lot 10 of Bk. 3 of Christian Andres Sub., running thence S.
on the E. line of said Lot 10, 460 ft., then ce W. 190 ft., thence S. 16 ft.,
thence W. 1025 ft., thence N. 880.84 ft. to the N. line of the S.1/2 of
Lot 2 of said S.W.1/4, thence E. on the N. line of the S.1/2 of Lots 2 &
1 of said S.W.1/4, 1215 ft. to the E. line of Lot 10 of Bk. 3, thence S.,
391.20 ft. to point of beginning. Rec. Jul 12, 1909 Doc. 4404934.
- "D"
JOHN M. RAUHOFF'S PLAT of Bk. 1, 2, 3, & 4, a sub. of part of the
S.1/2 of Lots 1 and 2 of the S.W.1/4 of Sec. 30 and part of the N.1/2 of
Lot 2 of the N.W.1/4 of Sec. 31-36-13. Rec. Jul 12, 1909 Doc.
4404933.
- "E"
CHRISTIAN ANDRES SUB. of part of the S.1/2 of Lot 1 of the
S.W.1/4 of Sec. 30-36-13. Book 14, Page 48. Rec. Apr 3, 1879.
- "F"
McCLARY'S SUB. of the E.1/2 of the N.1/2 of Lot 1 of the S.W.1/4 of
Sec. 30. Rec. Nov 26, 1879 Doc. 246452.
- "G"
ANDRES SUB. of Lot 9 in Bk. 3 of Christian Andres Sub. of a part of
the S.1/2 of Lot 1 of the S.W.1/4. Book 74, Page 44. Rec. Nov 23,
1897.
- "H"
HERMAN STOECKMANN'S SUB. of the S. 443 ft. of the E. 183 ft. of
the S.W.1/4 of Sec. 30-36-13. Book 68, Page 6. Rec. Nov 15, 1895.
- "I"
SUB. of a part of Bk. 3 in John M. Rauhoff's Plat of Bk. 1, 2, 3, 4,
being a sub. of part of the S.1/2 of Lots 1 & 2 of the S.W.1/4 of Sec. 30
and part of the N.1/2 of Lot 2 of the N.W.1/4 of Sec. 31-36-13.
Rec. May 13, 1915 Doc. 5632986.
- "K"
ARKEMA'S SUB. of part of Bk. 4 in McClary's Sub. (See F). Rec.
May 5, 1967 Doc. 20128546.
- "L"
TINLEY TERRACE WEST, a Sub. of pt. of Bk. 3 in John M.
Rauhoff's Plat of Bk. 1, 2, 3 & 4 (See D). Rec. Mar 19, 1970 Doc.
21115035.
- "M"
HICKORY SQUARE, a Resub. of pt. of Lot 9 in Circuit Court
Partition (see A). Rec. Aug 24, 1987 Doc. 87466293.
Rec. Aug 7, 1987 Doc. 87437606.
- "N"
POLYGON RESUB. of pt. of Bk. 2 & 3 in McClary's Sub. (See F).
Rec. Jun 26, 1995 Doc. 95410645.
- "O"
J.P. GALLAGHER'S RESUB. of pt. of Bk. 3 & 4 in McClary's Sub.
(see F). Rec. Nov 5, 1998 Doc. 98001397.
- "P"
SPRING FORT HALL SUB. of Part of Lot 3 and Part of Lot 4 in
McClary's Sub (See "F") and Lot 7 of Polygon Resub (See "N"). Rec.
Feb 16, 2007 Doc. 0704715058.
- CONDOMINIUM: 28-30-301-054
OLD TINLEY ARMS CONDO
Rec. 12/13/2005 Doc. 0534718069
- | Unit | Unit | Unit |
|----------------------------|------------|------|
| Basement 1 = 1002SW = 1008 | | |
| Basement 2 = 1002NW = 1009 | | |
| 1A = 1003 | 2NE = 1010 | |
| 1B = 1004 | 3SE = 1011 | |
| 1C = 1005 | 3SW = 1012 | |
| 1D = 1006 | 3NW = 1013 | |
| 2SE = 1007 | 3NE = 1014 | |
- CONDOMINIUM: 28-30-301-056
SPRING FORT HALL CONDO
Rec. 2/16/2007 Doc. 0704715059
- | Unit | Unit | Unit |
|-------------------------------------|------|------|
| C-101 = 1001R-305 = 1017G-13 = 1033 | | |
| C-102 = 1002R-306 = 1018G-14 = 1034 | | |
| C-103 = 1003R-401 = 1019G-15 = 1035 | | |
| C-104 = 1004R-402 = 1020G-16 = 1036 | | |
| C-105 = 1005G-1 = 1021G-17 = 1037 | | |
| C-106 = 1006G-2 = 1022G-18 = 1038 | | |
| R-201 = 1007G-3 = 1023G-19 = 1039 | | |
| R-202 = 1008G-4 = 1024G-20 = 1040 | | |
| R-203 = 1009G-5 = 1025G-21 = 1041 | | |
| R-204 = 1010G-6 = 1026G-22 = 1042 | | |
| R-205 = 1011G-7 = 1027G-23 = 1043 | | |
| R-206 = 1012G-8 = 1028G-24 = 1044 | | |
| R-301 = 1013G-9 = 1029G-25 = 1045 | | |
| R-302 = 1014G-10 = 1030G-26 = 1046 | | |
| R-303 = 1015G-11 = 1031 | | |
| R-304 = 1016G-12 = 1032 | | |
- CONDOMINIUM: 28-30-308-028
Park Oaks Residential Condo
Rec. 2/26/2003 Doc. 0030268213
Rec. 4/8/2004 Doc. 0409910048
- | Unit | Unit | Unit |
|--|------|------|
| 2NE = 10012SE = 10033NE = 10053SE = 1007 | | |
| 2NW = 10022SW = 10043NW = 10063SW = 1008 | | |
- CONDOMINIUM: 28-30-308-029
Park Oaks Commercial Condo
Rec. 2/26/2003 Doc. 0030268214
Rec. 4/8/2004 Doc. 0409910049
- | Unit | Unit |
|--------------------------|------|
| 17314 = 100117320 = 1003 | |
| 17316 = 100217322 = 1004 | |

THIS AREA HAS BEEN ADDED TO
LEGAL DESCRIPTION FOR DOWNTOWN GENERAL

36-13-30G
28-30

W ½ SE ¼ SEC 30-36-13
BREMEN

"A"
BREITBARTH'S SUB. of part of the N.W. ¼ of Sec. 30-36-13.
Rec. Feb 19, 1920 Doc. 6740774.

"B"
VILLAGE OF BREMEN in Sections 30 & 31-36-13.

"C"
NIELSEN'S SUB. (except the S. 200 ft. of the W. 266 ft.) of Bk. 2 in
Village of Bremen (see B). Book 62, Page 25. Rec. Oct 16, 1894
Doc. 2118155.

"D"
BOLDT'S SUB. of the S. 200 ft. of the W. 266 ft. of Bk. 2 in Village
of Bremen (see B). Book 76, Page 2. Rec. Nov 27, 1899.

"E"
STIVE'S SUB. of the E. 120 ft. lying W. of the E. line of Bk. 9 in
Bremen Sub. (see B) extended S. and N. of the N. line of Market St. and
S. of the S.E. ¼ line of Bk. 9 in the S.E. ¼ of Sec. 30-36-13. Rec.
Oct 24, 1957 Doc. T1765405.

"F"
ELMORE'S TINLEY PARK SUB. in Sections 30 & 31-36-13. Rec.
Sep 12, 1952 Doc. T1422520.

"G"
VOGT'S ADD. TO TINLEY PARK in the S.E. ¼ of Sec. 30-36-13.
Rec. Nov 15, 1912 Doc. T27639.

"H"
WM. LAWRENZ SUB. of Bk. 13 in Village of Bremen (see B).
Rec. Apr 4, 1910 Doc. 4534716.

"J"
DOUBLE R SUB. of parts of Lots 6, 7 and 8 in Village of Bremen.
(see B). Rec. Mar 20, 1969 Doc. T2440847.

"K"
VANDENBERG'S SUB., a Resub. of Lot 45 in Vogt's Add. To Tinley
Park (see G), & part of Lot 1 in Village of Bremen (see B), together
with that vacated st. lying E. & adj. the N. ½ of aforesaid Lot 1.
Rec. Feb 3, 1982 Doc. 26133027.
Rec. Feb 3, 1982 Doc. T2363394.
Rec. Jun 17, 1982 Doc. 26263076.

"L"
KARA'S TARA SUB. of parts of Lots 7 & 8 in Village of Bremen (See
A). Rec. Jun 8, 1993 Doc. 93430045.

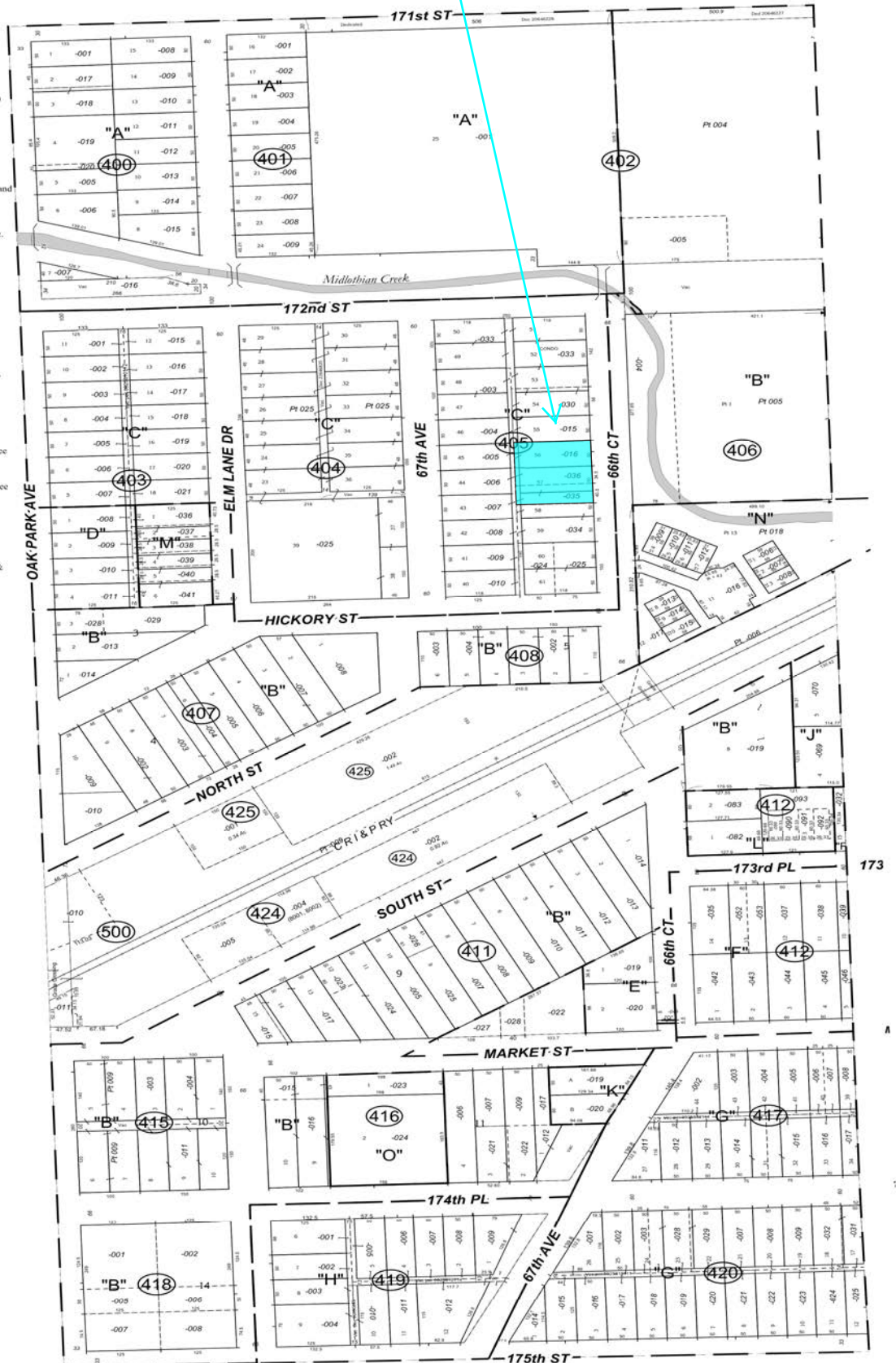
"M"
ST. GEORGE PLACE a Resub. of Lots 5, 6, 7 & 8 in Boldt's Sub. (See
D). Rec. Sep 13, 1995 Doc. 95615291.

"N"
HARPER HILL TOWNHOMES ASSOCIATION, a Resub. of pt. of
Bk. 1 in Village of Bremen (see B). Rec. Aug 9, 1996 Doc.
96610363.

"O"
AMERITECH ILLINOIS TINLEY PARK RESUB., of Lots 5, 6, 7, &
pt 8 in Bk. 11 in Village of Bremen (see B). Rec. Dec 23, 1998
Doc. 08169276.

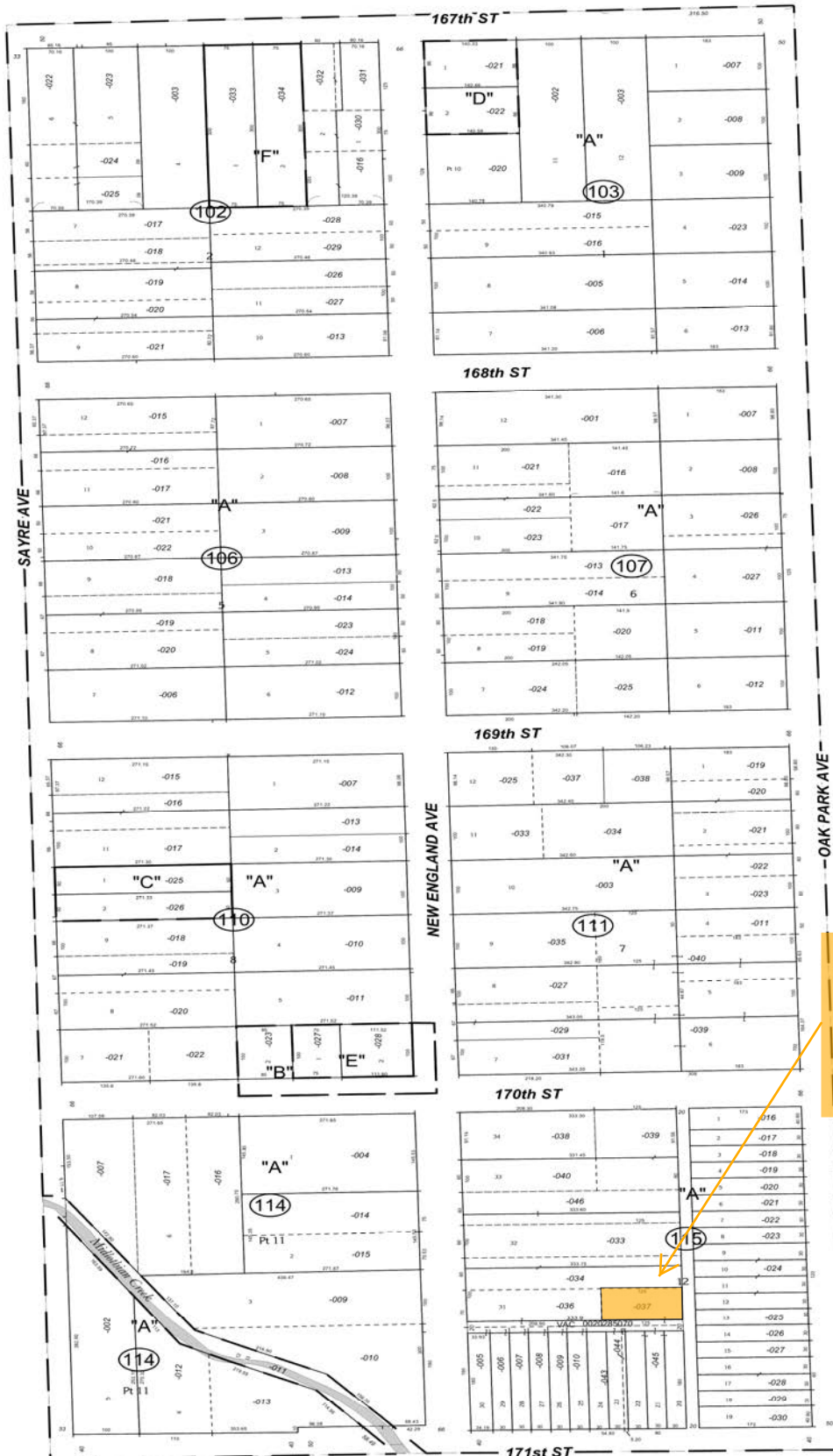
CONDOMINIUM: 28-30-405-033
PARK VENTURE CONDOMINIUMS
Rec. 8/23/1983 Doc. 26744398
Rec. 4/16/1984 Doc. 27046712

Unit	Unit
6645-1-A	= 10016655-1-A = 1013
6645-1-B	= 10016655-1-B = 1014
6645-1-C	= 10016655-1-C = 1015
6645-1-D	= 10016655-1-D = 1016
6645-2-A	= 10016655-2-A = 1017
6645-2-B	= 10016655-2-B = 1018
6645-2-C	= 10016655-2-C = 1019
6645-2-D	= 10016655-2-D = 1020
6645-3-A	= 10016655-3-A = 1021
6645-3-B	= 10016655-3-B = 1022
6645-3-C	= 10016655-3-C = 1023
6645-3-D	= 10016655-3-D = 1024



E ½ NW ¼ SEC 30-36-13 BREMEN

36-13-30D
28-30



"A"
ELMORE'S OAK PARK AVE. ESTATES, a sub. of the N.W.¼ of Sec. 30-36-13 (except that part of drainage ditch conveyed by Doc. 377150). Rec. Apr 25, 1929 Doc. 10351098.

"B"
OWNER'S SUB. of Lot 6 in Blk. 8 in Elmore's Oak Park Avenue Estates (See A) Rec. Nov 26, 1958 Doc. 17388197.

"C"
CARLSON'S RESUB. of LOT. 10 in BLK 8 in ELMORE'S OAK PARK AVE. ESTATES (See A) Rec. Apr 25, 1974 Doc. 22696508.

"D"
HENDERSON'S RESUB. of the N. 172 ft. of Lot 10 in Blk. 1 in Elmore's Oak Park Ave. Estates (see A). Rec. Jul 26, 1979 Doc. 25070653.

"E"
MILLER'S RESUB. of Lot 1 in Owner's Sub. (see B). Rec. May 30, 1985 Doc. 85040007.

"F"
DOLANIN RESUB. of Lot 3 & the W. 50 ft. of Lot 2 in Blk. 2 in Elmore's Oak Park Ave. Estates (see A). Rec. Jun 26, 1997 Doc. 97389562.

THIS AREA HAS
BEEN ADDED TO LEGAL
DESCRIPTION OF
NEIGHBORHOOD GENERAL

PLAN COMMISSION

September 3, 2015

Applicant

FR/Cal I-80 Tinley Park, LLC – represented by Dan Shapiro

Property Location

South of I-80 between Oak Park Avenue and Ridgeland/
18801 S. Oak Park Avenue
& 18604 S. Ridgeland Ave

Parcel Size

3,943,096 (90.315 acres)

Zoning

M1 – PUD (First Industrial Realty Trust PUD)

Approval Sought

To recommend that the Village Board grant a Special Use (Substantial Deviation) to the existing PUD to allow for a rephrasing of improvements and an amendment to the Final PUD Plat to correct a scrivener's error.

Requested Action

Assign Commissioners to meet with the petitioners in a work session.

Tinley Park Corporate Center, formerly First Industrial South of I-80 between Oak Park Avenue and Ridgeland



LOCATION MAP

PROJECT DESCRIPTION

The Tinley Park Corporate Center appeared before the Plan Commission in 2007 for a rezoning from R-1 to M1-PUD and site plan approval. The 915,000 s.f. building at 18801 S. Oak Park Avenue (Lot 1) was built in 2008. Soon after, economic conditions changed and the leasing of the building was not accomplished until 2012. As a result of the economic climate, the property owner has opted to wait to build the proposed 300,000 s.f. building and the related public and private improvements at 18604 S. Ridgeland Avenue (Lot 2).

The Village Plan Commission held a public hearing on August 16, 2012 to consider a Special Use (Substantial Deviation) to the existing PUD to allow a rephrasing of improvements. The Plan Commission voted in favor of the Special Use and recommended approval to the Village Board.

Once the project reached the Village Board phase in 2012, the project stalled because the Village and the owner could not agree on a method of security for the remaining public improvements in Phase II. The Village requires a letter of credit and the owner was not able, due to their unique structure, to secure a letter of credit.

The project is reappearing before you now because the Village and the owner have come to resolution on the security issue – which will be resolved by an

PROJECT STATS

Proposed Phase I Improvements

- Prosperi Drive built and dedicated
- Lot 1 building and parking lot
- Street lights
- Landscape
- Sign
- Storm water retention/detention
- Cross parking and cross access agreements
- Water and sewers

Proposed Phase II improvements

- Lot 2 building and parking lot
- Road connection to Ridgeland
- Water and sewers
- Lot 2 landscape

escrow and an escrow agreement, which is being drafted by the attorneys at this point.

Many of the public and private improvements for both lots 1 and 2 have been completed by the developer, including storm water detention/retention and landscape. **The developer wishes to postpone some improvements to Lot 2 to a future point in time when they can sell or lease the property at 18604 Ridgeland (Lot 2).** This change in phasing constitutes a major deviation from the PUD in the form of a special use-amendment to the existing PUD because the original PUD anticipated that the two building and all improvements would be completed in one phase. The Village's Engineer and Public Works Department have agreed to the rephrasing of the project and the postponing of certain improvements and the developer is currently working on punch-list items to close out all the public improvements required for Lot 1 (18801 S. Oak Park Avenue).

Once the property owner wishes to build the 300,000 building and commence in implementing Phase II, the project will be required to appear before the Plan Commission for site plan approval and will need to meet all the conditions as spelled out in the amendment to the PUD.

EXISTING ZONING

The site is located within the M-1 PUD First Industrial Realty Trust Planned Unit Development.

The property is designated as Office and Restricted Industrial on the Village's Comprehensive Land Use Plan.

The 900,000 s.f. building is currently occupied by M-Block, which is a distribution company that does light manufacturing and distribution of beverage pods for the Keurig-type coffee makers (single-cup coffee makers).

SUMMARY

Petitioner requests the following:

1. Re-phasing the project from one phase to two phases (requires major deviation/special use/amendment to the PUD);
2. New final plat of subdivision in order to include a .672 acre piece that was unincorporated in the original PUD plat. This unincorporated piece was annexed into Tinley Park by the Village Board in 2012.

OPEN ITEMS

Staff has identified a one open item to discuss with the petitioner and resolve prior to the public hearing.

Naturalized detention areas have suffered somewhat during this long period of negotiation over the phasing. Currently, the detention basins are not being managed for establishment of native plant materials and are now compromised with invasive species and reeds. We would require the petitioner to put together a management plan for the detention areas and hire a consultant to re-establish the natural areas as they were originally planned.

The Landscape Architect reports:

Main Invasive Species Issues

- Cattails. There are cattails taking over the emergent areas on both basins. Cattail is an aggressive native that was not something they planted. Ideally, it would have been controlled throughout the establishment period and beyond. Google earth images show it has really started to establish in the last 2 years.
- Phragmites- In the NE corner of the south basin, there is a huge patch that is right along the border of the project area. If the Phrag has not already reached the project area, then it is as close as it can possibly be and it will probably be in there this season.
- Cottonwood seedlings- It has clearly been a couple years since these were controlled, as many of them are now 12' high or taller. Those would have definitely been controlled during the establishment period.
- Teasel & thistles- these are much more prevalent in the south basin but are present in both, sometimes in large patches.
- Sweetclover- mostly a concern in the south basin, there is a ton of it.

Native establishment

- North basin- it's actually very good in terms of native establishment. This area is just in need of some invasive control before the weeds in there get a better foothold.
- South basin- from the road, there is not a lot of desirable native species coverage visible in this area at all, it is overrun with invasive plant material and undesirable, aggressive natives (cattails).

UPDATE: The petitioner submitted an 18 month addendum to a contract from 2014 to continue the management of plant materials within the detention basin. The contract/addendum is a part of your packet. The Village Landscape Architect is now tasked with working with Christopher Burke Engineering to monitor and evaluate the plant management services. The detention basins will be added to the Village's on-going landscape audits and will not be taken off the audit list until we are confident that the basins are properly established. We believe this will take approximately 2-3 years. If we do not feel that the plants are establishing by December, 2016 (at the end of the contract), the Village has the option of ticketing the property owner for failure to meet the approved landscape plan.

There is also a list of punch list items that the Village Engineer has provided to the consulting engineer for this project. They punch list items are mostly completed for Phase I items. Phase II items would not be completed until the development of the 2nd building. Public improvements under Phase II would be accepted by the Village Engineer and secured by the escrow account and agreement.

UPDATE: As requested by Commissioner Piece, the following items are being tracked by the Village Engineer as “punchlist items” for Phase I. These punch list items are related to the public improvements required to be made for the site and these items have a one-year warranty period that must be covered by a letter of credit, after the Village Engineer has made approval. The Village Engineer has made approval, but the property owner is unable to produce a letter of credit due to banking laws relating to real estate investment trusts (one of which owns this property). The Village is currently developing and escrow agreement (in lieu of a traditional letter of credit) with the property owners that will cover the cost of punchlist items and will serve as an alternative to the letter of credit. That escrow agreement will be approved by the Village Board.

Note that the punchlist items are not in the purview of the Plan Commission as they relate to the construction of public improvements. The punchlist is an agreement between the Village Engineer and the property owner as to what is left to be approved. However, in order to address Plan Commissioner concerns, here is the punchlist:

06-857

TINLEY PARK CORPORATE CENTER

PUNCHLIST

6/19/2012

ITEM	DEFICIENCY
BIOSWALES	All bioswales need to be constructed according to plan
BIOSWALES	4 bioswale cleanouts need open lids replaced with closed lids
DETENTION PONDS	Flared end sections need additional rip rap installed
DETENTION PONDS	Receiving areas adjacent to flared end sections need to be dug out according to plan
POND A2	Level spreader needs to be constructed according to plan
SIDEWALK	Replace 50 square feet - Area G
SIDEWALK	150 square feet of sidewalk not installed - Area F (dead end of Prosperi Drive)
HYD-18	Uncover auxiliary valve and raise to grade
INL-28A	Adjust and seal frame
INL-28A	10' x 4' pavement patch
MH-3	Adjust and seal frame
SMH-C	Seal wall section joint
SMH-D	Seal wall section joint
SMH-G	Adjust and seal frame
VV-1	Adjust and seal frame
VV-2	Adjust and seal frame
VV-8	Adjust and seal frame
VV-12	Uncover and raise to grade
VV-13	Uncover and raise to grade

RECOMMENDATION

Should the Plan Commission wish to make a recommendation vote, an appropriate motion has been provided below. Please note that additional conditions can be added to the motion if required.

... make a motion recommending to the Village Board to grant a Special Use Permit (Substantial Deviation) to the existing First Industrial Realty Trust Planned Unit Development to allow for the Tinley Park Corporate Center to be built in two phases instead of one phase so that certain improvements may be completed during a future second phase. We certify that the petitioner has established findings of fact related to the necessity of granting this Special Use Permit.

The Plan Commission recommends the following condition of the Special Use Permit, which must be satisfied no later than September 30, 2017:

1. Continued maintenance to properly establish the landscape for the stormwater detention basins according to the approved landscape plan and approval by the Village's landscape architect that these basins have been properly established and maintained.

We also recommend to the Village Board to grant approval of the Final Plat of Subdivision for the Tinley Park Corporate Center, dated 4/20/12, as presented.

August 17, 2015

Amy Connolly
Director of Planning Dept.
Village of Tinley Park
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

**RE: Tinley Park Corporate Center
18801 S. Oak Park Avenue / 18604 S. Ridgeland Avenue
Special Use Permit Application – Project Narrative**

Dear Ms. Connolly:

Attached please find our application for a special use permit on behalf of the Tinley Park Corporate Center.

By way of brief background, the Tinley Park Corporate Center (“Owner” or “Developer”) appeared before the Plan Commission in 2007 for a rezoning from R-1 to M1-PUD and site approval. The 915,000 s.f. building at 18801 S. Oak Park Avenue (“Lot 1”) was built in 2008. Following its the completion, economic conditions changed drastically and building was not leased until 2012. Currently, the building is occupied by M-Block, which is a distribution company that performs light manufacturing and distribution of beverage pods for single-cup coffee makers.

As a result of the economic downturn, the Owner was compelled to delay construction on the proposed 300,000 s.f. building and related public and private improvements at 18604 S. Ridgeland Avenue (“Lot 2”).

On August 16, 2012, the Village Plan Commission held a public hearing to consider our Special Use (Substantial Deviation) to the existing PUD to allow a re-phasing of improvements. The Plan Commission voted in favor of the Special Use and recommended approval to the Village Board.

The project and Village Plan Commission’s recommendation reached the Village Board in 2012, however, the project was stalled due to negotiations between the Village and Owner regarding a method of security for the remaining public improvements in Phase II.

To date, the Village and Owner have reached a resolution to the security issue by means of establishing an escrow agreement and thus are now seeking to finalize the re-phasing of the project. Many of the public and private improvements for both Lots 1 and 2 have been completed, including storm water detention/retention and landscaping.

The Village's Engineer and Public Works Department have agreed to the re-phasing of the project and postponement of certain improvements and the Owner is currently completing the punch-list items to close out all the public improvements required for Lot 1.

Therefore, at this time, the Owner is requesting that the project be re-phased from one phase to two phases (requiring a special use-substantial deviation and amendment to the existing PUD. Additionally, the Owner is requesting that a new final PUD plat include a .672 parcel which was accidentally excluded from the original final PUD plat.

We look forward to working with the Village to see this project through to fruition in the very near future. Thank you for your thoughtful consideration of our proposal.

Sincerely,



Daniel C. Shapiro
Dan Shapiro Law, LLC
On behalf of Tinley Park Corporate Center

**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: Tinley Park Corporate Center, represented by Daniel C. Shapiro - Dan Shapiro Law, LLC
Mailing Address: 300 N. LaSalle St., Suite 4925
City, State, Zip: Chicago, IL 60654
Phone Numbers: 312-763-9640 (Day) Fax Number: 312-763-9641
(Evening)
(Cell)
Email Address: dshapiro@danshapirolaw.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):

~~Petitioner is the Owner/Developer~~

B. Property Information:

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

Property Owner(s): FR/Cal I-80 Tinley Park, LLC
Mailing Address: 3000 Lakeside Drive, Suite 105S
City, State, Zip: Bannockburn, IL 60015

Property Address: 18801 S. Oak Park Ave (Lot 1) and 18604 S. Ridgeland Ave. (Lot 2)
Permanent Index No. (PINs) _____
Existing land use: Lot 1: 915,000 s.f. building used for light manufacturing/distribution. Lot 2: Vacant
Lot dimensions and area: 3,943,096 (90.315 acres)

C. Petition Information:

Present Zoning District: M1 - PUD (First Industrial Realty Trust PUD)
Requested Zoning District: Special Use (Substantial Deviation) to existing PUD, see below.

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

Yes ☒ No ☐

If yes, identify the proposed use: Petitioner is seeking a Special Use (Substantial - Deviation) to the existing PUD to allow re-phasing of improvements and an amendment to the Final PUD Plat to correct a scrivener's error.

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

Yes ☐ No ☒

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

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



Signature of Applicant

Aug. 17, 2015
Date

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

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

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

See attached Special Use Statements

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

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

- C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

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

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

**TINLEY PARK CORPORATE CENTER
SPECIAL USE STATEMENTS**

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.

Given the location and surrounding uses to the site, the special use, that being a re-phasing of the project, will not be detrimental nor endanger the public health, safety, morals, comfort, or general welfare to the Village.

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 development project was approved several years ago. However, an ordinance adopting the same was not effectuated because the escrow/maintenance agreement was never finalized. In addition, there has been no showing that the current building or the larger project has substantially affected property values.

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.

There has been no evidence that since 2008 the development project has impeded normal development and improvement of permitted uses in the surrounding area. As explained in our narrative, the "great recession" has caused us to re-phase the project and thus submit the instant request.

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

Adequate utilities have been provided to the project to date.

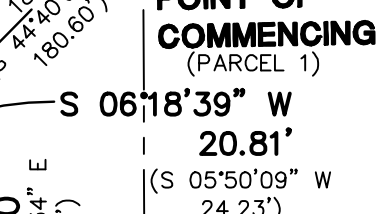
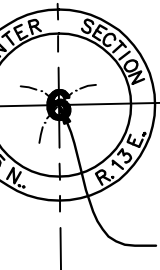
E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The site plan for the project has been approved. Our request herein is for the purpose of re-phasing only.

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

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

Currently, the 900,000 sq ft building is occupied by M-Block, which is a distribution company that performs light manufacturing and distribution of beverage pods for single-cup coffee makers.



CURVE	CURVE TABLE			
	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	440.00'	69.89'	N 71°37'57" E	69.81'
C2	360.00'	139.98'	S 78°13'17" W	139.10'
C3	400.00'	155.53'	N 78°13'17" E	154.55'
C4	1000.00'	61.54'	S 87°58'41" W	61.53'
C6	1040.00'	38.08'	S 87°15'51" W	38.08'
C7	8.50'	13.35'	S 41°11'07" W	12.02'
C8	54.72'	33.50'	S 44°20'52" W	33.50'
C9	44.50'	24.66'	N 15°56'52" E	24.34'
C10	1040.00'	25.92'	S 89°01'38" W	25.92'
C11	48.50'	73.54'	S 42°45'00" W	66.70'
C13	8.50'	13.35'	N 48°48'50" W	12.02'
C14	48.50'	40.73'	N 24°45'30" W	39.54'
C15	78.50'	61.65'	S 26°16'50" E	60.08'
C16	51.50'	11.70'	S 02°24'33" W	11.67'

S.M.E.	STORMWATER MANAGEMENT EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
AC.	ACRES
SEC.	SECTION
DOC.	DOCUMENT
R	RADIUS
L	LENGTH
CH	CHORD
X.XX	MEASURED INFORMATION
(X.XX)	RECORD INFORMATION

PROJ. NO.: JMR
 PROJ. ASSOC.: SJP
 DRAWN BY: SJP
 DATE: 04-04-12
 SCALE: 1"=120'
SHEET
1 OF 3
 FIDTP 060576

THIS SURVEY PREPARED FOR:
ERNIE REINSTEIN
3000 LAKESIDE DRIVE, SUITE 1055
BANNOCKBURN, ILLINOIS 60015

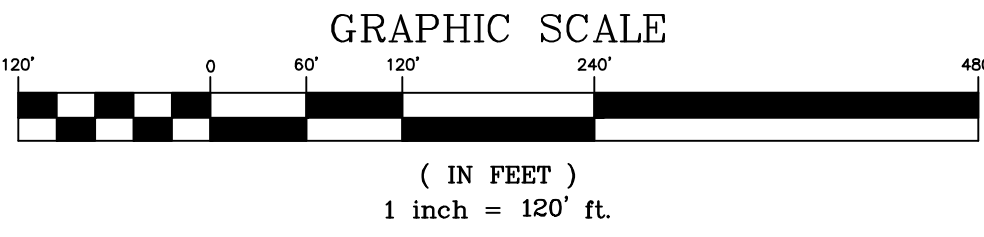
SEND TAX BILL TO:
FR/CAL I-80 TINLEY PARK, LLC
P.O. BOX 638
ADDISON, TEXAS 75001-0638

FINAL PLAT OF SUBDIVISION

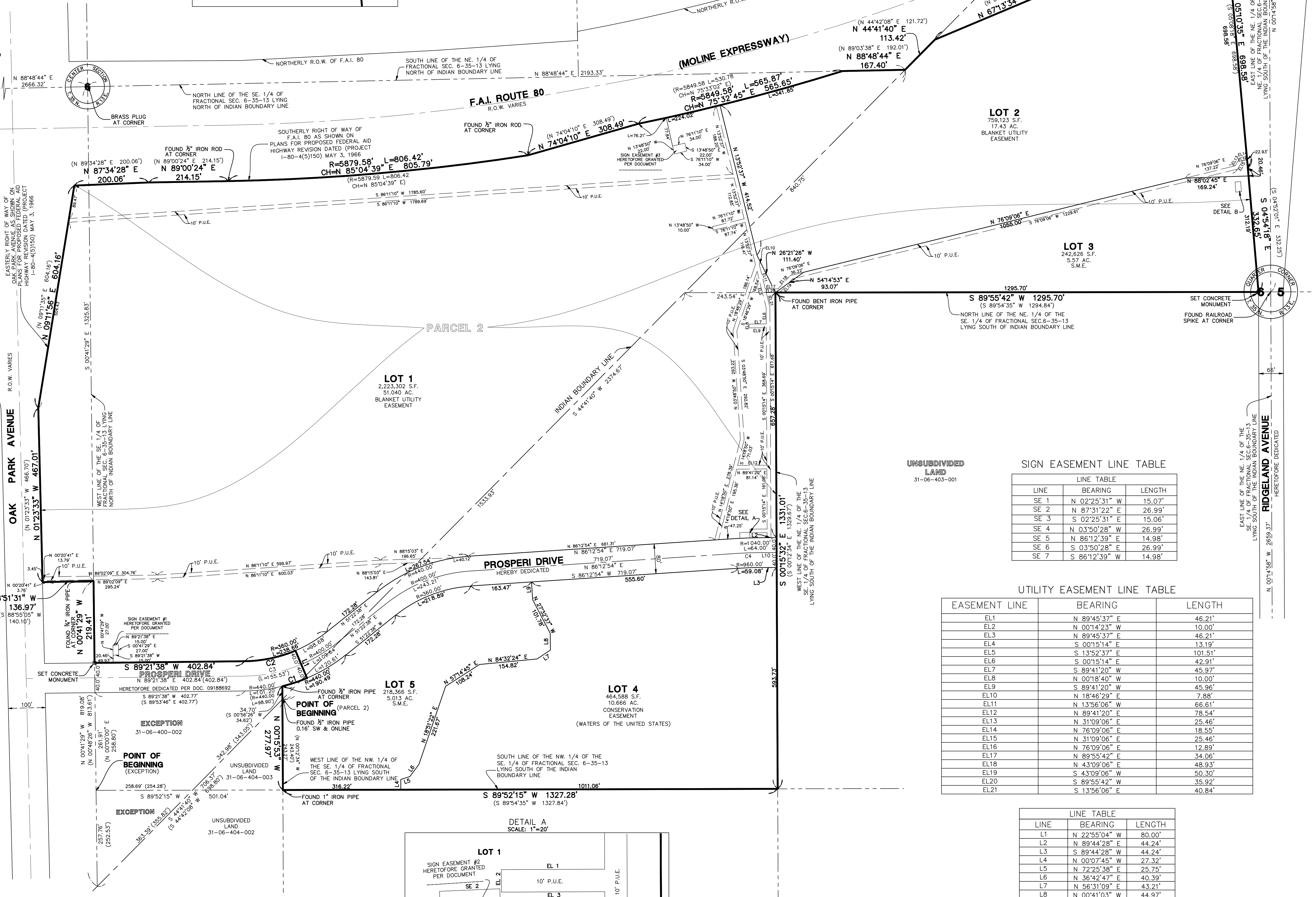
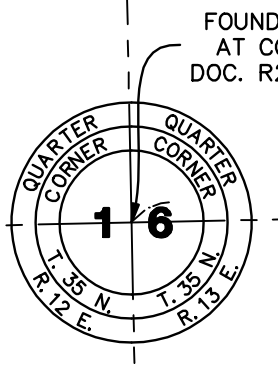
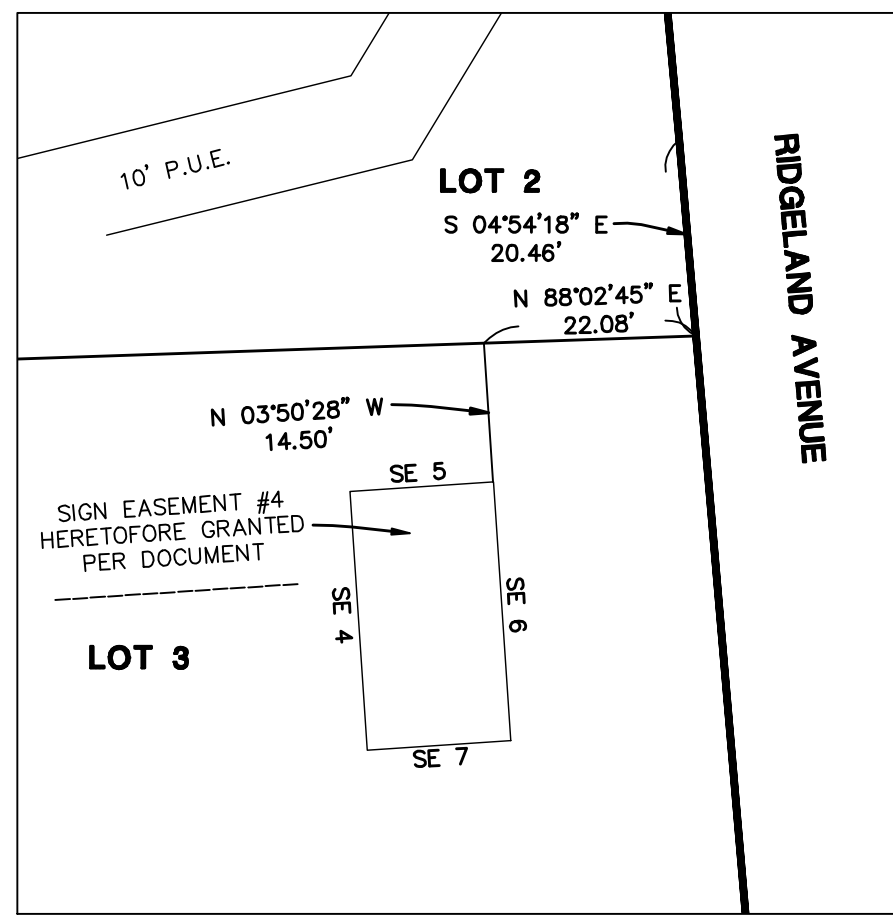
OF

TINLEY PARK CORPORATE CENTER

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.



DETAIL B
SCALE: 1"=20'



SIGN EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SE 1	N 02°25'31" W	15.07'
SE 2	N 87°31'22" E	26.99'
SE 3	S 02°25'31" E	15.06'
SE 4	N 03°50'28" W	26.99'
SE 5	N 86°12'39" E	14.98'
SE 6	S 03°50'28" E	26.99'
SE 7	S 86°12'39" W	14.98'

UTILITY EASEMENT LINE TABLE

EASEMENT LINE	BEARING	LENGTH
EL1	N 89°45'37" E	46.21'
EL2	N 00°14'23" W	10.00'
EL3	N 89°45'37" E	46.21'
EL4	S 00°15'14" E	13.19'
EL5	S 13°52'37" E	101.51'
EL6	S 00°15'14" E	42.91'
EL7	S 89°41'20" W	45.97'
EL8	N 00°18'40" W	10.00'
EL9	S 89°41'20" W	45.96'
EL10	N 18°46'29" E	7.88'
EL11	N 13°56'06" W	66.61'
EL12	N 89°41'20" E	78.54'
EL13	N 31°09'06" E	25.46'
EL14	N 76°09'06" E	18.55'
EL15	N 31°09'06" E	25.46'
EL16	N 76°09'06" E	12.89'
EL17	N 89°55'42" E	34.06'
EL18	N 43°09'06" E	48.93'
EL19	S 43°09'06" W	50.30'
EL20	S 89°55'42" W	35.92'
EL21	S 13°56'06" E	40.84'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 22°55'04" W	80.00'
L2	N 89°44'28" E	44.24'
L3	S 89°44'28" W	44.24'
L4	N 00°07'45" W	27.32'
L5	N 72°25'38" E	25.75'
L6	N 36°42'47" E	40.39'
L7	N 56°31'09" E	43.21'
L8	N 00°41'03" W	44.97'
L9	N 03°47'06" W	47.56'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	440.00'	69.89'	N 71°37'57" E	69.81'
C2	360.00'	139.98'	S 78°13'17" W	139.10'

DATE	BY	REVISION	COMMENTS
04-04-12	SJP	1	REVISED PER CLIENT COMMENTS

Manhard CONSULTING LTD.
700 Brainerd Drive, Lombard, IL 60148
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

TINLEY PARK CORPORATE CENTER
TINLEY PARK, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR. JMR
PROJ. ARCHT. SJP
DRAWING BY: SJP
DATE: 04-04-12
SCALE: 1"=120'
SHEET
2 of 3
FIDITP 060576

FINAL APPROVED PLAN

1-80







































































































**PROPOSED BUILDING 1
OFFICE/WAREHOUSE
915,643 S.F.
F.F.-699.0**

SEE SHEET L5
FOR DETAILS

[illegible]

MATCHLINE-SEE SHEET 2

PLANT LEGEND

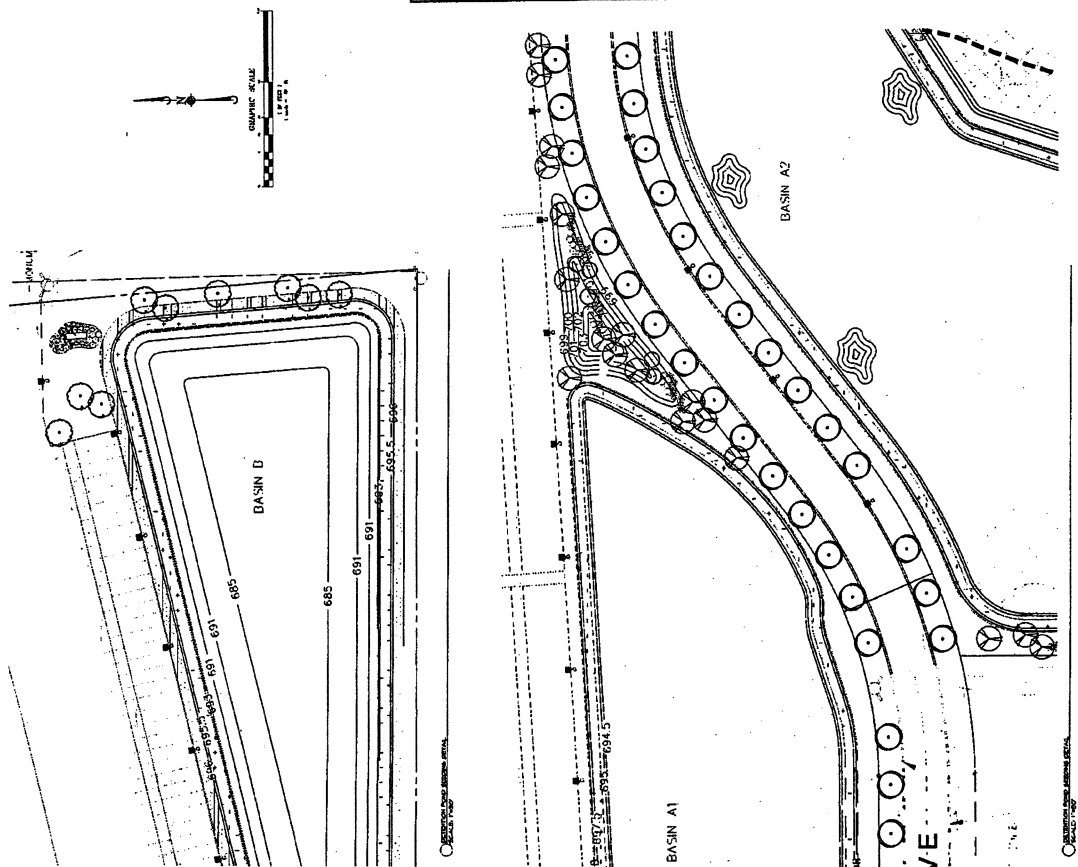
																
																
																
																
																
																

THULEY PARK CORPORATE CENTER
THULEY PARK, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

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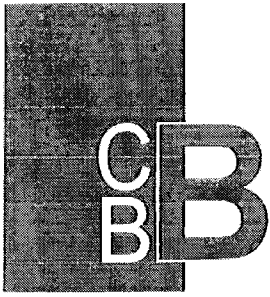
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FINAL APPROVED PLAN

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FMRCHN1 & AQUATIC WFL AND

C-VALUE		SCIENTIFIC NAME		COMMON NAME		Q ₁₀ /acre	Total Weight
UPL	PAC+	UPL	PAC+	UPL	PAC+	Q ₁₀ /acre	
CONIF CRDP	4	4		<i>Pinus strobus</i>	Common White Pine	250	360.00
	4	4		<i>Abies balsamea</i>	Common White Fir	250	360.00
	4	4		<i>Thuja occidentalis</i>	Arctic Cedar	250	360.00
	0	0		<i>Juniperus communis</i>	Common Juniper	250	360.00
	0	0		<i>Pinus resinosa</i>	Resin Pine	250	360.00
	1	1		<i>Pinus strobus</i>	Common White Pine	250	360.00
	1	1		<i>Abies balsamea</i>	Common White Fir	250	360.00
	1	1		<i>Thuja occidentalis</i>	Arctic Cedar	250	360.00
	1	1		<i>Juniperus communis</i>	Common Juniper	250	360.00
	1	1		<i>Pinus resinosa</i>	Resin Pine	250	360.00
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	0	0		<i>Juniperus communis</i>	Common Juniper	250	360.00
	0	0		<i>Pinus resinosa</i>	Resin Pine	250	360.00
	1	1		<i>Pinus strobus</i>	Common White Pine	250	360.00
	1	1		<i>Abies balsamea</i>	Common White Fir	250	360.00
	1	1		<i>Thuja occidentalis</i>	Arctic Cedar	250	360.00
	1	1		<i>Juniperus communis</i>	Common Juniper	250	360.00
	1	1		<i>Pinus resinosa</i>	Resin Pine	250	360.00



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

August 27, 2015

CBRE
20 N. Martingale Road, Suite 100
Schaumburg, Illinois 60173

Attention: Frank Kotnaur, Senior Real Estate Manager

Subject: Addendum to Professional Services Proposal to Complete Post Regulatory Sign-off Monitoring and Management for Three Naturalized Detention Basins at Tinley Park Distribution Center, Tinley Park, Will County, Illinois

Dear Mr. Kotnaur:

As requested, Christopher B. Burke Engineering, Ltd. (CBBEL) proposes to provide monitoring and management for three basins covering approximately 12.1 acres starting Fall of 2014 through **December 2016** within the above referenced site. Included with this proposal are our Scope of Services and Fee Estimate. This proposal is an amendment to add additional **Task 2 services for Year 2 (2016)** to the July 28, 2014 contract.

SCOPE OF SERVICES

It is understood that the fulfillment and completion of the following task for the Tinley Park Distribution Center c/o CBRE will be the responsibility of CBBEL.

Task 2 – Monitoring and Management of Vegetation in Basins: CBBEL will complete 2 site visits in 2016 to herbicide or cut invasive weed species, as needed within the basins. Following each monitoring and management visit CBBEL will provide an update of management activities with photos via email.

FEE ESTIMATE

The Fee Estimate listed below will not be exceeded without your prior authorization.

Task 2 - Management of Vegetation in Basins for Year 2 (2016)	<u>\$2,000</u>
Total	\$2,000

We will bill you at the hourly rates specified on the attached Schedule of Charges. Direct costs for herbicide, photocopying, mailing, mileage, and report binding are included in the preceding Fee Estimate. We establish our contract in accordance with the attached General Terms and Conditions. These Terms and Conditions are expressly incorporated into and are an integral part of this contract for professional services. Please note that services

performed by CBBEL that are not included as part of this proposal will be billed on a time and materials basis.

We appreciate the opportunity to provide this proposal. Please sign both copies and return one copy of this agreement as an indication of acceptance and notice to proceed.

Sincerely,

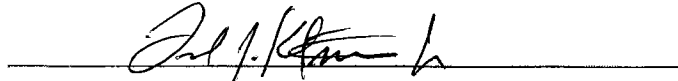


Christopher B. Burke, PhD, PE, D.WRE, Dist.M.ASCE
President

Encl. Schedule of Charges
General Terms & Conditions

THIS PROPOSAL, SCHEDULE OF CHARGES, AND GENERAL TERMS AND
CONDITIONS ACCEPTED FOR CBRE

BY:



TITLE:

Senior Real Estate Manager

DATE:

8/28/15

**Applicant**

Melanie Foss on behalf of
Speedway

Property Location

18460 80th Avenue

Parcel Size

144,754 SF ±
3.32 ac ±

Zoning

M-1 PUD (Parcels 2 &3)
Tinley Crossings PUD
R-1 upon annexation
(Parcel 1)

Approval Sought

Rezoning, Special Use
Permit for a Substantial
Deviation, Site Plan and
Plat Approval.

Requested Action

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

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director

PLAN COMMISSION STAFF REPORT

September 3, 2015

SPEEDWAY

SUBSTANTIAL DEVIATION OF TINLEY CROSSINGS CORPORATE CENTER PLANNED UNIT DEVELOPMENT, REZONING, SITE PLAN REVIEW, PLAT APPROVAL

18460 80th Avenue

PLEASE NOTE REVISIONS IN RED

EXECUTIVE SUMMARY

Speedway LLC, is proposing an expansion of their existing facility at 18460 80th Avenue that will involve the annexation of a 1.51 acre parcel immediately south of the existing station (8045 185th Street). This lot is currently part of a larger parcel in the County of Will and will need to be subdivided prior to annexation. Upon annexation, the property will be consolidated through a plat of subdivision with the two existing parcels which comprise the gas station and car wash. The Applicant is requesting a rezoning of the annexed parcel to M-1 General Manufacturing. As part of the Tinley Crossings Corporate Center Planned Unit Development (TCCC-PUD), the proposed project will be considered a Substantial Deviation of the approved Planned Unit Development (PUD) and therefore require a Special Use Permit and Site Plan Review.

Speedway proposes to add seven (7) new fuel dispensers which will require the expansion of the fuel canopy. An additional access will be provided on 185th Street and additional storm water detention will be created on the annexed parcel to compensate for the new improvements to the site. A new trash enclosure, landscaping, lighting, signage and underground fuel tanks are also being proposed.

The Will County Highway Department has jurisdiction of 80th Avenue; preliminary plans for the future widening of 80th Avenue have been provided and impacts to the subject property have been noted. A cash-in-lieu of payment will be required for sidewalk improvements on 185th Street and a portion of 80th Avenue.

The station currently has three ground mounted signs, two of which have manual changeable copy that will need to be removed or changed to electronic message boards; if the Applicant chooses to install electronic message boards all temporary signs must be removed.

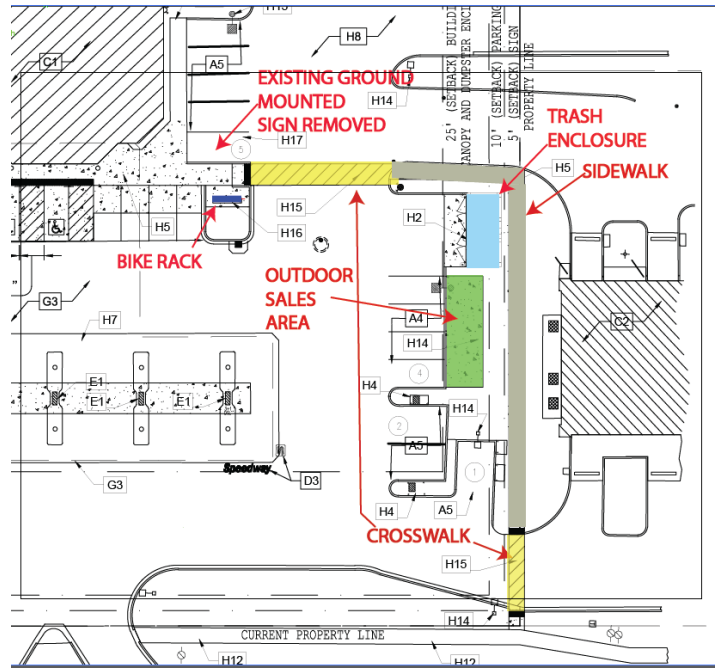
Upon annexation of the southern parcel, the property will be considered for rezoning to M-1, General Manufacturing. The parcel in its current configuration does not meet minimum lot size (5 acres) or lot depth (200') requirements, therefore an exception will be required to allow for a lot 1.51 acres in size with a lot depth of 188.07'. The property is also located in the Urban Design Overlay District (UDO) which establishes a maximum 20' front yard setback. A 34' exception will also need to be considered by the Commission as part of this review.

The Village was recently made aware that Speedway LLC applied for a video gaming license on June 10, 2015, despite a meeting held with Speedway representatives on July 22, 2015, in which Speedway denied any intention to provide video gaming at this location. Staff will work with the Applicant to withdraw their application for gaming.

SUMMARY OF COMMISSIONER WORKSHOP

Representatives from Speedway and the design Architect, Chris Kalischefski, met with Commissioner Ficaro and Staff to discuss outstanding items. The discussion and recommendations are as follows:

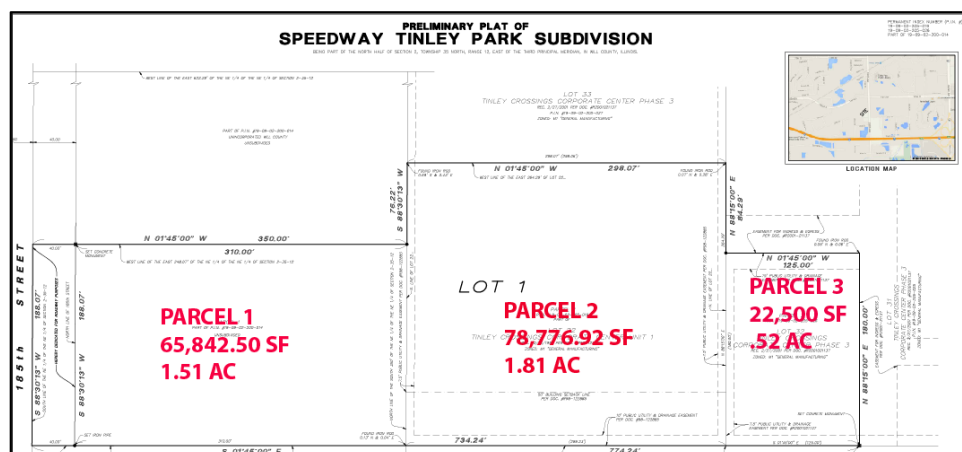
- 1. Designate an area on the site plan for temporary outdoor sale displays and obtain necessary approvals.** Applicant has agreed to locate the temporary outdoor sale area to the south side of the carwash. The storage will be on a concrete pad and product will be neatly stacked no greater than four (4) feet in height.
- 2. Provide cash in lieu payment for sidewalks along 80th Avenue and 185th Street.** Applicant has agreed to include this in the Annexation Agreement.
- 3. Provide access from the sidewalk on 80th Avenue to the C-Store.** Applicant has agreed to provide a sidewalk per Staff's recommendation.
- 4. Provide bike racks.** Applicant has agreed to provide a bike rack adjacent to entrance to C-Store
- 5. Propose an alternate location for the trash enclosure.** Applicant has agreed to locate the trash enclosure to the south side of the carwash. This is a less conspicuous location that as originally proposed. Two parking spaces will be eliminated; however the amount of parking proposed exceeds ordinance requirements.
- 6. Bring signs into compliance.** There was considerable discussion regarding the proposed signage. Commissioner Ficaro, along with staff, expressed non-support for the three ground mounted signs, and recommend restricting the number of ground mounted signs to two; one would be the new proposed ground mounted sign that would be located along 80th Avenue south of the main entrance, the other would be the retention of the ground mounted sign at the car wash. The applicant has agreed to remove the third ground mounted sign that was located adjacent to the C-Store and replace it with parking.
The Applicant has stated they will be removing all manual changeable copy on the ground mounted signs and will not be installing electronic message boards as originally proposed. Sign plans have not been submitted, but the Applicant has stated they will comply with Village ordinance on all erected signs. Staff recommends making this a condition of the Commission's Special Use approval.
- 7. Revise Landscape Plan which has several deficiencies.** The Applicant has agreed to revise the plan per Staff recommendations. The street trees that have been proposed along 80th Avenue are in conflict with future widening plans for 80th Avenue. The plan will be revised to incorporate the street trees within the site, with an emphasis on providing additional screening of the ambulance storage facility at the west side of Parcel 1. Staff recommends making the approval of the final Landscape Plan a condition of the Special Use.



SUMMARY OF OPEN ITEMS

OPEN ITEM	SUGGESTED RESOLUTION
1. Existing temporary outdoor sales area does not meet Ordinance requirements.	Designate an area on the site plan for temporary outdoor sale displays and obtain necessary approvals. Complied
2. The proposed improvements do not meet lot area, lot depth and front yard setback requirements of the M-1 and Urban Design Overlay District.	Consider approval of site deficiencies as exceptions to the M-1 and Urban Overlay District as part of the Substantial Deviation Special Use Permit.
3. A 6' sidewalk along 80 th Avenue and 185 th Street will be required; Staff recommends cash in lieu payment. The Overlay District requires opportunities for pedestrian and bicycle access; there is no specific access from the sidewalk on 80 th Avenue to the C-Store. Bike racks are encouraged.	Provide cash in lieu payment for sidewalks along 80 th Avenue and 185 th Street, (annexation agreement) provide access from the sidewalk on 80 th Avenue to the C-Store and provide bike racks. Complied.
4. Cross access easement is not provided on the proposed Plat of Subdivision.	Provide appropriate easement on plat Complied.
5. The proposed location for the trash enclosure presents operational issues and is highly visible to the public.	Propose an alternate location for the trash enclosure. Complied.
6. The proposed plans indicate signs that exceed Village regulations.	Within the context of the PUD staff recommends consideration of the proposed canopy signs. Staff encourages discussion regarding the number of ground mounted signs and the enforcement of the removal of temporary signs if electronic message signs are proposed. The Applicant has agreed to remove one ground mounted sign, remove all manual changeable copy signs and bring the two ground mounted signs into conformance with the Sign Code.
7. Several items related to the proposed Landscape Plan need to be addressed	Address items specified in Staff Report. Staff recommends making this a condition of the Special Use.

EXISTING SITE



The subject property is part of the 165 acre Tinley Crossings Corporate Center PUD which was adopted in 1998. In 1999, the Village approved the site plan for the existing fueling station and convenience store; in 2002 the PUD was amended to allow for a car wash. The subject property consists of three (3) parcels as depicted in the plat above. Parcel 1 is located in unincorporated Will County and will be annexed as part of the proposed project. The fueling station is located on Parcel 2 and comprises five (5) fueling dispensers and a convenience store. Parcel 3 contains a car wash. Both Parcels 2 & 3 are fully developed with pavement and landscape materials. As part of the Substantial Deviation the entire property has been inspected and reviewed for compliance with Village Code.

The existing gas station has right-in/right-out access on 80th Avenue which serves the fueling station and C-store; the car wash shares a full access with the retail/restaurant development to the north. There is a brick wall that provides a buffer along the west and south property lines of Parcel 2. A 5' sidewalk is provided along the 80th Avenue Right-of-Way.

Parcel 1, is part of a 4.5 acre parcel currently used by the Trace, Vandenberg and ATI Ambulance Companies in unincorporated Will County. It does not contain any structures and is currently used for storage of ambulances. As part of the annexation and lot consolidation process, the southern 40' will be dedicated for 185th Street Right-of-Way. With the redevelopment of the parcel the access on 185th Street will be shifted to the east and will function as a shared access between the two parcels.

During a site visit to the property it was discovered that a portion of the property contained outdoor storage that did not meet ordinance requirements nor had approval been obtained. This area will be redeveloped with the expansion of the canopy, therefore Staff is recommending an area be designated for future temporary sales this is contained, neat, and orderly and meets ordinance requirements.

Open Item #1: Existing temporary outdoor sales area does not meet Ordinance requirements. Applicant has provided a designated area for temporary outdoor sales.



PROPOSED USE & COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Applicant, Speedway, is proposing the expansion of their fueling station located at 18462 80th Avenue. The Applicant proposes to add seven (7) additional fueling dispensers which require additional area

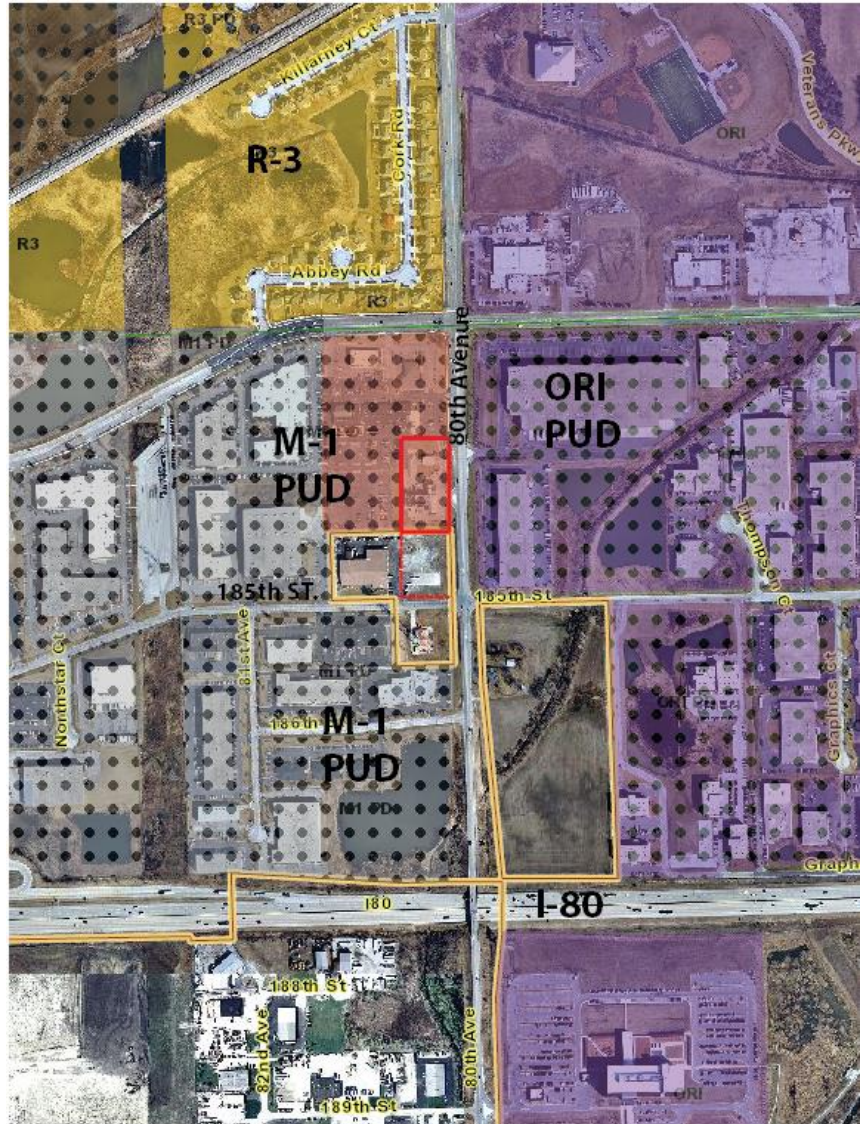
beyond what can be provided on Parcels 2 & 3. The Applicant has therefore entered into a contract for purchase of Parcel 1, which after it is subdivided in the County, the Applicant proposes to annex it to the Village of Tinley Park. Upon annexation the Village will consider its rezoning and consolidation with Parcels 2 & 3. As a consolidated lot it will be reviewed as a Substantial Deviation of the approved Tinley Crossings Planned Unit Development.

The Village of Tinley Park Comprehensive Plan (2000) identifies this site as light industrial; however the Tinley Crossings PUD identified a “*retail convenience (or variety) stores with or without gas pumps*” as a permitted use within the PUD.

ZONING & NEARBY LAND USES

The existing parcel (Parcel 2 & 3) is zoned M-1 PUD (Tinley Crossings Corporate Center Planned Unit Development) and lies within the Urban Design Overlay District. The property to the north of the parcel is also in the M-1 PUD. Property north of the PUD and 183rd Street is zoned R-3 Single Family Residential and the property to the east is zoned ORI- PUD Office and Restricted Industrial. The property immediately to the south is unincorporated Will County with the M-1 PUD surrounding the County parcel to the west and south. Parcel 1 is located in Will County. The Applicant is requesting Parcel 1 be rezoned to M-1 PUD upon annexation.

When Tinley Crossings was approved in 1998, the Development Agreement outlined the development standards for the eastern 12 acres (shaded in pink in the diagram to the right) allowing: “*ancillary business services which are primarily for the convenience of the persons and firms located within the development, provided that (1) such business uses are beneficial to the overall planned development (2) will not be injurious to adjacent or neighboring properties, (3) such uses are not available within reasonable proximity of the Subject Property, (4) are gauged primarily for the service and convenience of the business in the planned unit development, and (5) are design as a unit of limited size and made an integral part of the planned unit development, as well as the following additional uses: dry cleaning establishments; printing and copying establishments; banks and financial institutions; barber shops and beauty parlors; **retail convenience (or variety) stores with or without gas pumps**; restaurants, including drive-in.*”



The Agreement further stated that any additional land obtained by the owner or developer adjacent to the Subject Property, would be governed by the provisions of the Agreement once such additional land is annexed, rezoned and an amendment to the PUD has been granted, provided no additional lots were created and that the additional land only be added to existing lots. Parcels 2 & 3 were approved as part of the original Tinley Crossings Corporate Center PUD. They were also part of the eastern 12 acres

contemplated in the Development Agreement for ancillary uses. The annexation and consolidation of Parcel 1 with Parcels 2 & 3, is consistent with the parameters set forth in the approved Development Agreement between the Village and the original developer of the PUD (T.C.B. Development).

The table below outlines the bulk regulations for the M-1 District. There were no specific bulk regulations outlined for this property in the Development Agreement, rather the Agreement stated that any development of the property shall *“comply fully with a specific site plan or plans, including street and parking lot lighting, architecture, sign requirements and landscape plans, which subsequent site and landscape plan or plans shall be subject to the approval of the Village. Also, the Village shall retain the right to approve the number and height of buildings, approval of the architectural plans for the exterior of any buildings including the exterior building materials, parking, landscaping, lighting, street layout, provisions for water and sewer service, signs and location of any new detention/retention facilities and other proposed public improvement on said portion consistent with the then current Village ordinances.*

Staff performed the analysis of the subject property as a consolidated parcel (consolidated Parcels 1, 2 & 3), rather than as individual properties. The consolidated parcel meets all M-1 requirements with the exception of two: lot area and lot depth. The analysis is complicated by the fact that it is also located in the Urban Design Overlay District (UDO), which by intent is designed to promote non-motorized and public transportation movement to, within, and among properties. The location of the existing convenience store and fueling dispenser canopy predates the UDO District. Aspects of the District have been incorporated where possible; however the setbacks of the existing building and canopy will necessarily need to be addressed as an exception to the Urban Design Overlay District within the context of a PUD.

The minimum lot area in the M-1 district is 5 acres. Parcels 2 & 3 comprise 2.33 acres; with the addition of Parcel 1, the total acreage is 3.84 acres, which is below minimum lot area standards. As this is part of a Planned Unit Development a variance is not required, however it is brought to the attention of the Plan Commission as an exception to the Zoning Ordinance. The minimum lot depth in the M-1 District is 200'; portions of the consolidated lot measure 180' in depth. (Parcel 2 has a lot depth of 256'.) The exceptions to the M-1 Zoning District are noted in bold.

M-1, GENERAL MANUFACTURING		
VILLAGE REGULATION	DIMENSION REQUIRED	PETITIONER'S DIMENSION (consolidated parcel)
Front Yard Setback	50' minimum	54' (canopy)
Side Yard(s) Setback	25' / 50 (total of 2)	69' / 249'
Rear Yard Setback	30' minimum	62'
Maximum Building Height	65'	20.5'
Lot Area Minimum	5 acres	3.84 acres
Lot Width Minimum	200'	773.07'
Lot Depth Minimum	200'	180.00'
URBAN DESIGN OVERLAY DISTRICT		
Front Yard Setback	20' max	54' (canopy)

Traditionally an overlay district supersedes the underlying zoning district; however the Urban Design Overlay District is silent with respect to lot area and depth. The UDO District does however restrict the front yard setback to a maximum of 20 feet. The setback of the expanded canopy is somewhat limited by the location of the existing canopy which has a 54' setback from 80th Avenue. A point of note is that with the future widening of 80th Avenue, additional right-of-way will be taken from this property which will reduce the front yard setback to 25' on Parcel 1 and 44' on a portion of Parcel 2. As part of the PUD, this increase in proposed setback is considered an exception to the PUD rather than a variance. This exception has also been noted in bold in the table above.

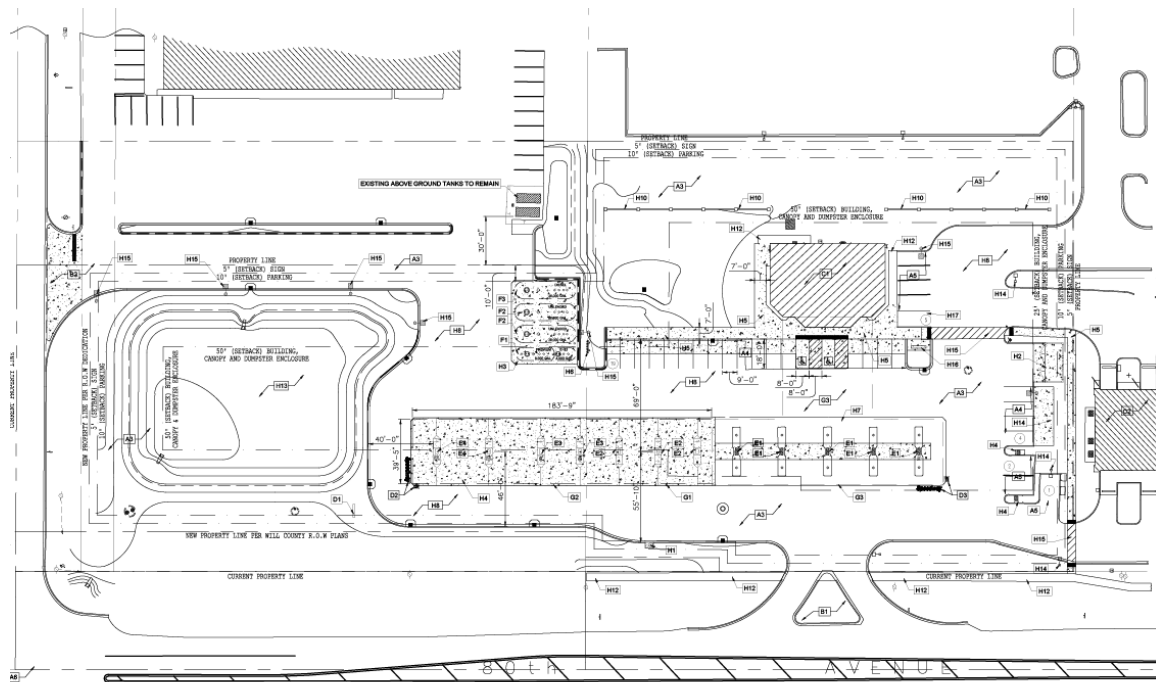
The requested rezoning for Parcel 1 to M-1 upon annexation is consistent with the zoning of the adjacent parcels and the Tinley Crossings Corporate Center PUD. It provides consistent zoning and landuse along the west side of 80th Avenue from 183rd to 185th; it was also part of the zoning/landuse contemplated with

the original PUD approval for this area. The annexation of Parcel 1 and the expansion of the fueling dispensers provides for an additional point of access (185th) and extension of the sidewalk along 80th Avenue which is consistent with the goals of the Urban Overlay District to accommodate pedestrian access.

Open Item #2: The proposed improvements do not meet lot area, lot depth and front yard setback requirements of the M-1 and Urban Design Overlay District. Staff recommends recognizing these issues as exceptions of the M-1, General Manufacturing Zoning District and the Urban Design Overlay District.

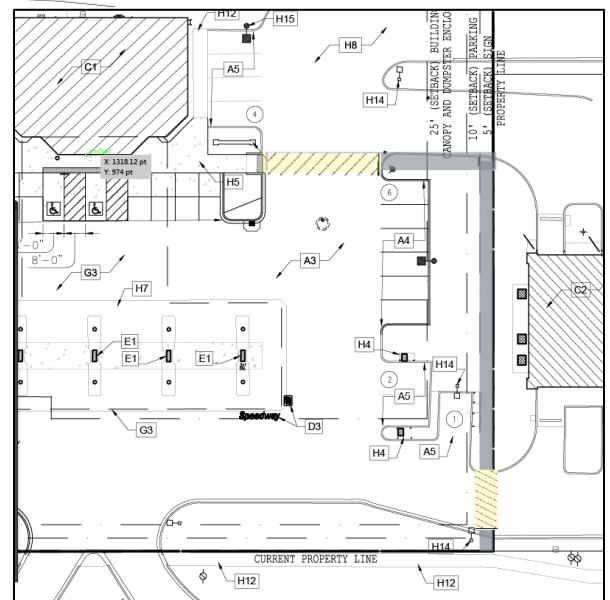
GENERAL SITE PLAN REVIEW

Revised 08.28.15



The Urban Overlay District requires each site to “provide opportunities for the public to bike, walk, drive, or take public transportation to, among, and within the development while minimizing the conflicts between these methods.” A sidewalk exists along the 80th Avenue frontage of Parcels 2 & 3. This sidewalk will need to be extended across the 80th Avenue and 185th Street frontages of Parcel 1. Due to the future widening of 80th Avenue staff recommends cash-in- lieu of payment be made for the extension of the sidewalk along 80th Avenue and along 185th Street.

Consideration should also be made for pedestrian access from the sidewalk along 80th Avenue to the station. Staff has recommended a pedestrian path in the diagram which would include striping a crosswalk across two access ways.



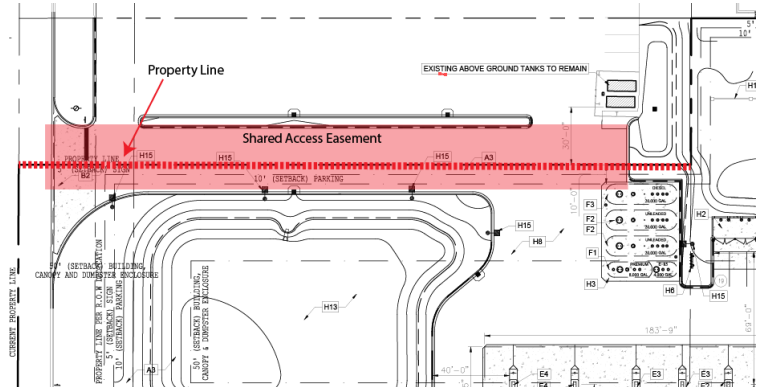
A bike trail will be constructed along the east side of 80th Avenue as part of future ROW improvements; therefore Staff encourages the provision of bike racks on site.

Open Item #3: A 6' sidewalk along 80th Avenue and 185th Street will be required; Staff recommends cash-in-lieu payment. This will be incorporated into the Annexation Agreement. The Overlay District requires opportunities for pedestrian and bicycle access. Applicant has provided a sidewalk and bike rack to address these concerns.

CIRCULATION

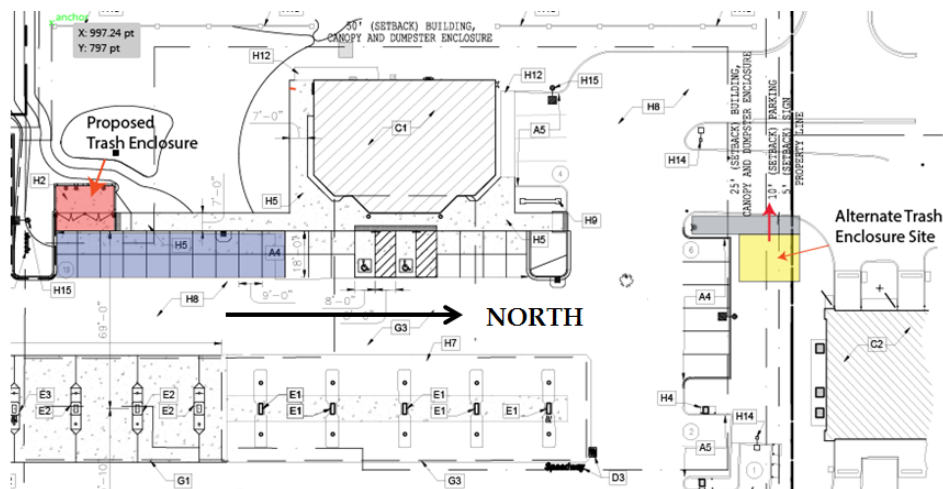
With the annexation of Parcel 1, another point of access is provided for the subject property at 185th Street. The plans indicate that the parcel west of the annexed parcel will then close their existing point of access and create a shared access with Parcel 1. The appropriate easement will need to be recorded with the plat indicating a cross access easement.

Open Item #4: Cross access easement is not provided on the proposed Plat of Subdivision. Applicant has revised the plat accordingly.



PARKING/TRASH ENCLOSURE

The current provision of 21 parking spaces meets ordinance requirements for the 3,100 square foot C-Store. Since there is no expansion or change of use proposed for the C-Store, no additional parking is required. The Applicant has stated that due to congestion experienced at the current facility they have planned for an additional 9 parking spaces for a total of 30 parking spaces. The proposed parking is aligned along the front of the convenience store. The south side of the C-Store has been revised to accommodate the additional parking as well as the area south of the carwash. The paved area south of the C-Store will be removed (shaded in green) and is proposed to be landscaped. The Applicant has agreed to locate the trash enclosure just south of the car wash per Staff's recommendation.



Staff has expressed concern regarding the proposed location of the trash enclosure. The Applicant has proposed it to be located in a highly visible location with parking spaces directly in front of the gates that may compromise collection operations. During several site visits to the facility, staff found the gate open and the trash enclosure exposed. The gates are actually propped open as seen in the photograph.

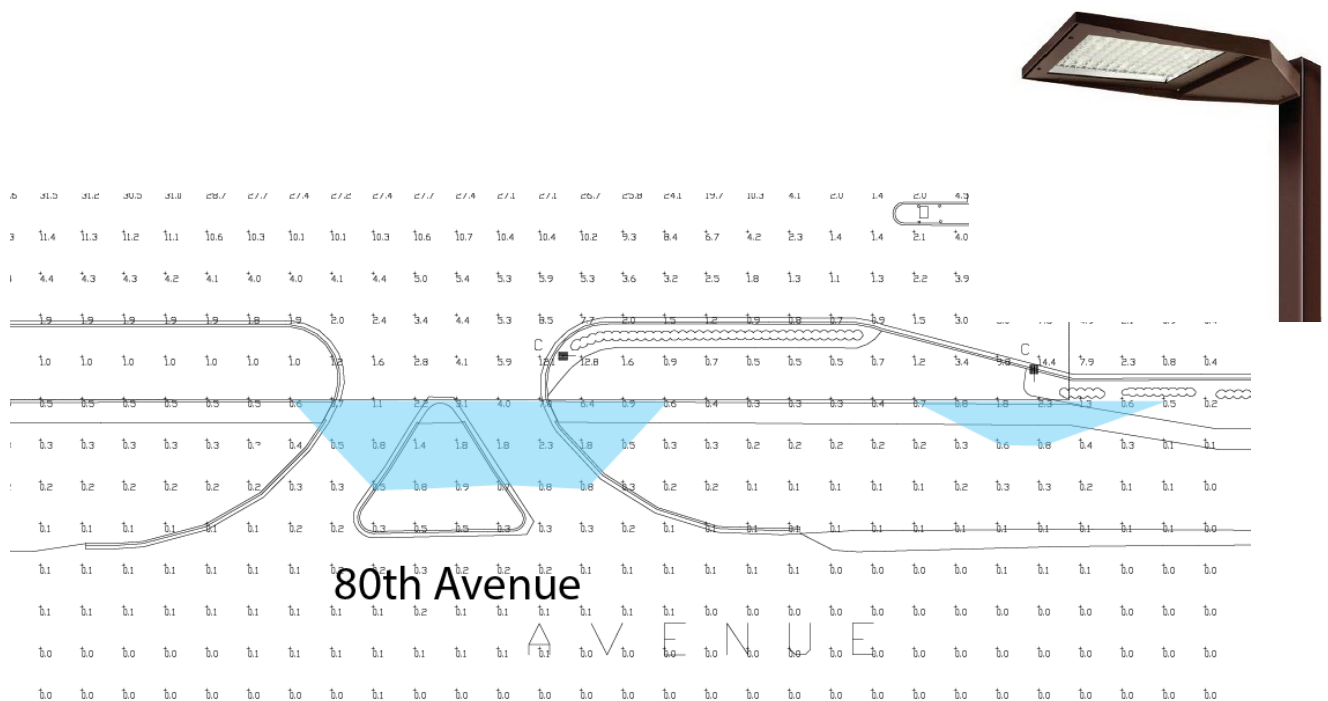


Staff believes there are other locations that may be less conspicuous and unsightly to the general public. One recommendation is provided in yellow in the diagram above.

Open Item #5: The proposed location for the trash enclosure presents operational issues and is highly visible to the public. Applicant has agreed to move the trash enclosure to an area south of the car wash.

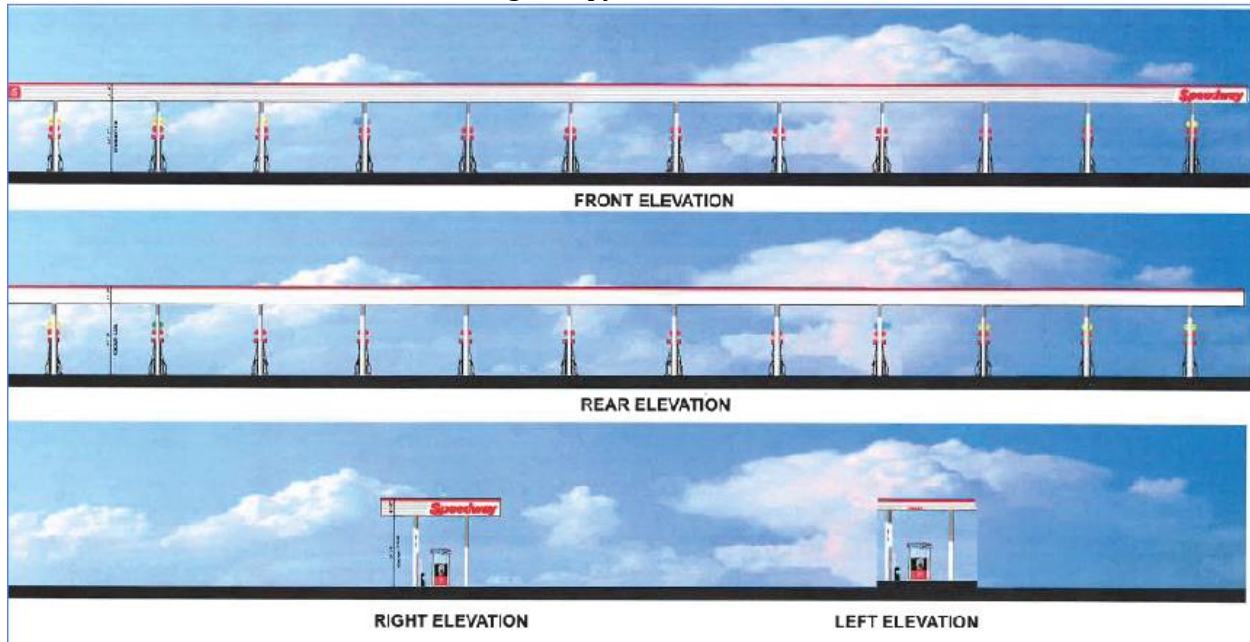
LIGHTING

With the expansion of the canopy, additional lighting will be installed under the canopy and along the drive access to 185th Street. One of the existing lights at the entrance to 80th Avenue will be removed. The Village Zoning Ordinance states that the light on the lot “shall not cause illumination in excess of .5 foot candle when measured in a residential district.” Village policy has been to enforce this limit at all property edges. The Photometric Plan submitted by the Applicant indicates two small areas where existing lights exceed ordinance foot candle limits. There are no residential properties in the proximity of these areas; therefore Staff is comfortable with maintaining these current light levels. The lighting will match existing fixtures.

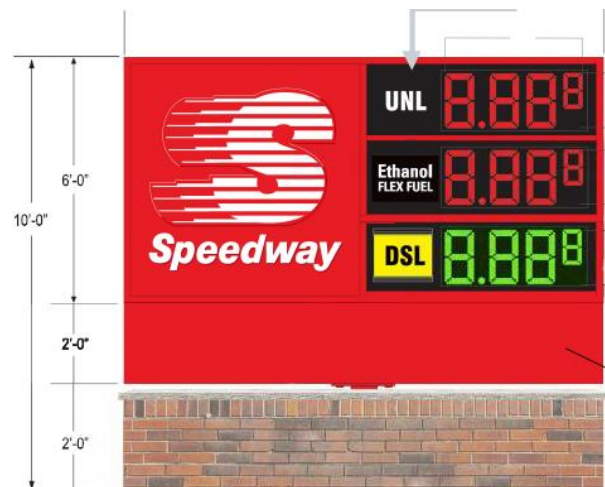


ARCHITECTURE

The existing 16.5 foot tall fueling dispenser canopy will be extended to the south an additional 183.75'. The canopy extension will be the same width (39.5') as the existing canopy. The design/color of the canopy extension will be the same as the existing canopy.



SIGNAGE



The proposed plan indicates the removal of the existing ground mounted sign along 80th Avenue. The Applicant has requested a new ground mounted sign to be located further south on the 80th Avenue frontage. The Applicant has revised the sign to remove the electronic message board. Electronic gas price signs are permitted in the Sign Regulations; however they are limited to twenty (20) square feet in area. The Ordinance is unclear as to whether this is per sign face or if it is a total sign area limitation. The proposed plan is not sufficiently labeled to determine the sign area for the gas prices. The Applicant has stated they will ensure the electronic gas prices will be in conformance with Code.

Currently there is a considerable amount of temporary signage on the property as evidenced in the photos below, however now that the electronic message board has been removed from the ground mounted signs, temporary windows will be allowed provided they do not cover more than 25% of the window surface area.



There are two (2) other ground mounted signs on the property that include manually changeable message signs. These types of signs are prohibited per the Village Zoning Ordinance (Ordinance 2007-0-024, adopted April 17, 2007). When the ordinance was adopted, existing manually changeable signs were given three (3) years from the day of adoption to be removed or property owners were allowed to replace them with electronic message signs. **The Applicant has agreed to remove the manual changeable copy and will not be replacing them with electronic message signs.**

Village policy allows only one ground mounted sign per right-of-way frontage. There are a total of three (3) ground mounted signs on the property. The property's location on the corner may support two (2) signs, but staff encourages discussion of maintaining three (3) ground mounted signs. **The Applicant has agreed to remove the ground mounted sign adjacent to the C-store, depicted on the left below.**



Existing

The Applicant is proposing a fixed sign for the car wash as depicted below and has stated they will comply with the Village Sign Ordinance. Dimensioned signs have not yet been

submitted therefore Staff recommends the Commission condition the Special Use Approval on approval of a final Sign Plan.



The canopy has several signs proposed for the canopy; these are consistent with the existing canopy signage. The signs approximate 176 square feet in size. Village policy has been to restrict the total sign area to no greater than 120 SF; however the ordinance has conflicting references with respect to sign area in industrial districts. The Ordinance delegates review authority for signs to the Plan Commission as part of the Site Plan Approval process. In addition, within a planned unit development there is inherent flexibility with site issues such as this.

Open Item #6: The proposed plans indicate signs that exceed Village regulations. The Applicant has agreed to remove one ground mounted sign, remove all manual changeable copy signs, and bring ground mounted signs into conformance with Village Sign Ordinance. There will be no electronic message signs. A final Sign Plan has not been submitted; Staff recommends making final approval of the Sign Plan a condition of the Special Use.

LANDSCAPING

The intent of the Village's Landscape Ordinance is to utilize landscape materials to enhance proposed development, soften the impact of parking areas, provide a buffer between land uses, and create an overall quality aesthetic for the site. Bufferyards are required on all property edges per Village Ordinance. The existing development has existing landscaped areas, most of which are well maintained. There are areas however that do not meet Ordinance requirements and/or are dead or need maintenance. The Applicant has not provided requested information regarding existing landscaping therefore the landscape review is incomplete. With respect to the proposed landscape, the following comments apply:

1. The Plant List needs to include information about spacing;
2. Plans should identify quantity, size and type of existing trees and shrubs to remain;
3. Bufferyards must be provided in compliance with Section 158.07 *BUFFERYARD*

REQUIREMENTS of the Landscape Ordinance. The east bufferyard needs variety beyond two types of evergreen shrubs in a linear arrangement. Staff recommends utilizing small plant groupings rather than a strictly linear planting arrangement;

4. Street trees must be provided on Parcel 1. Ordinance requires spacing 25' on center; and
5. Bufferyards are lacking required plant material as indicated in the chart below:

LOCATION	REQUIRED BUFFERYD TYPE	REQUIRED WIDTH	PRO-VIDED WIDTH	BUFFERYD LENGTH	REQUIRED UNITS	PROVIDED	DEFICIENCY	COMMENT
West property line	B- commercial to commercial	5' (narrowest classification)	20'+	280'- (175' without fence, 105' with fence)	6 canopy	6 canopy	0 canopy	Length only includes northern portion of parcel where true bufferyard is possible. 105' fence is also present, partially reducing requirements.
					2 understory	2 understory	0 understory	
					27 shrubs	30 shrubs	+3 shrubs	
North property line	B-commercial to commercial	5' (narrowest classification)	20'+	175' (50'+10'+115')	5 canopy	5 canopy	0 canopy	Excluding cross access easements
					2 understory	2 understory	0 understory	
					21 shrubs	22 shrubs	+1 shrubs	
East property line	C- commercial to arterial road	10' (narrowest classification)	18'-20'+	535' (585'-50' entrance)	19 canopy	14 canopy	- 5 canopy	Row of existing shrubs counted as 14.
					8 understory	8 understory	0 understory	
					75 shrubs	90 shrubs (76+14)	+ 15 shrubs	
South property line	B- commercial to collector road	5' (narrowest classification)	20'+	160'	4 canopy	4 canopy	0 canopy	
					1 understory	2 understory	+ 1 understory	
					20 shrubs	34 shrubs	+ 14 shrubs	
Parkway	N/A	N/A	N/A	N/A	12-13	0	12-13 canopy trees	Plan does not indicate species, consideration must be given to utility lines; locate further west.
TOTAL							- 17-18 canopy	
							+1 understory	
							+33 shrubs	

Open Item #7: Several items related to the proposed Landscape Plan need to be addressed. The Applicant has agreed to revise the Landscape Plan in compliance to staff's recommendations including relocating street trees throughout the site. A final Landscape Plan has not been received; Staff recommends making final approval of the Landscape Plan a condition of the Special Use.

STAFF REVIEW: ENGINEERING, BUILDING AND FIRE DEPARTMENT

The Applicant has satisfied concerns expressed by the Consultant Engineer, Building and Fire Departments.

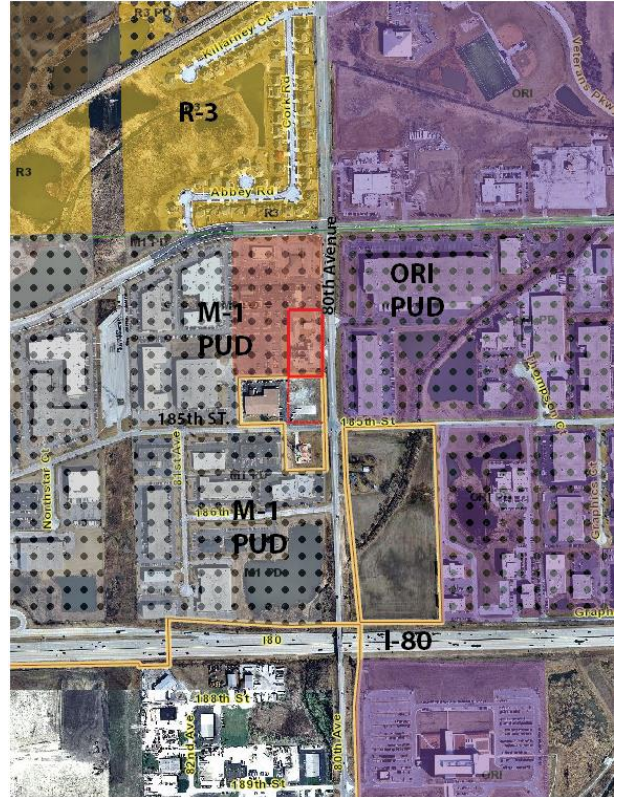
FINDINGS OF FACT

Staff has provided the following Findings of Fact to assist in your review. The Commission may elect to read them at the Public Hearing or, after discussion of the Findings, enter them into the record as written or amended.

Rezoning (Map Amendment) from R-1 Single Family Residential to M-1 General Manufacturing

1. The proposed zoning is consistent with the existing uses in the area.

- The subject property is part of the 165 acre Tinley Crossings Corporate Center PUD which was adopted in 1998 which was zoned M-1 General Manufacturing.
- In 1999, the Village approved the site plan for the existing fueling station and convenience store; in 2002 the PUD was amended to allow for a car wash.
- When Tinley Crossings was approved in 1998, the Development Agreement outlined the development standards for the eastern 12 acres (shaded in pink in the diagram to the right) allowing: *...“retail convenience (or variety) stores with or without gas pumps; restaurants, including drive-in.”*
- *The proposed zoning will provide for the extension of the existing uses on the adjacent property*



2. The proposed zoning is compatible with present zoning in the area.

- The subject property is part of a 165 acre PUD that is zoned M-1 General Manufacturing.
- The property to the north of the parcel is also in the M-1 PUD.
- Property to the east is zoned ORI- PUD Office and Restricted Industrial which is compatible with existing and proposed uses..
- The property immediately to the south is unincorporated Will County with the M-1 PUD surrounding the County parcel to the west and south.

3. The existing zoning is not suitable for the property or its surrounding area.

- The R-1 zoning district, as the most restrictive zoning district, is considered a 'holding' district when property is annexed to the Village. Rezoning is considered once a development proposal is submitted for consideration by the Village. The proximity of this parcel to existing industrial and commercial uses, as well as its limited size, make it unsuitable for Single-Family Development. The R-1 zoning district has a 20,000 SF minimum per dwelling unit; the subject parcel is 1.51 acres in size. If the property were to be developed under the R-1 zoning district it would require variances from the Zoning Ordinance and would be negatively impacted by the existing uses and adjacency to large commercial roadways.

3. The proposed zoning is consistent with the trend of development in the area.

- The development of this parcel as part of the Tinley Crossings Corporate Center Planned Unit Development is consistent with the development trend of the adjacent parcels as part of the 12 acres planned for commercial development within the approved PUD.
- 80th Avenue is planned for future widening which will accommodate the development trend of the subject parcel and adjacent parcels.

4. There is a need for the proposed rezoning.

- The Petitioner has requested the proposed zoning as part of the planned expansion of an existing use (gas station).
- Absent the requested zoning the property would either continue with its existing use (ambulance storage) or redevelop in the county as an industrial use.
- The approval of the requested zoning will allow for the redevelopment of the subject parcel as an extension of an existing use and provide for improvements on the existing parcel and subject parcel consistent with Village Code and standards.

Special Use Permit

A Special Use Permit to allow for a Substantial Deviation of the Tinley Crossings Corporate Center Planned Unit Development allowing the expansion of a fueling canopy and related site improvements with exceptions.

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 improvements provide for an expansion of an existing use (fueling station)
- The proposed improvements have been reviewed by Public Safety and Village Staff for conformance to Village Code.
- The Petitioner has proposed improvements to the existing facility that bring the existing site into conformity with Village Code.
- The Petitioner has provided additional landscaping throughout the site that will serve to provide additional screening of the automotive uses.
- The proposed improvements include installation of a sidewalk that will provide safe pedestrian movement within the site.

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 improvements are an expansion of the existing uses which have been present since 1999.
- The proposed improvements provide for additional landscaping throughout the site.
- The proposed improvement will provide an additional point of access to the site (at 185th Street).
- Through the annexation, rezoning and approval of plans for Parcel 1, the property will result in improved aesthetics and additional greenspace beyond its current conditions.

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 majority of the area in the immediate vicinity is developed.
- The subject property is part of an approved PUD which provides for the orderly development and redevelopment of adjacent property.
- The approval of the Special Use will allow for an extension of an existing use that was approved in accordance with Village Code which provides for the normal and orderly development of property.

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

- The proposed improvements have been reviewed and supported by the Village Engineer.
- Additional landscaping will reduce the storm water run-off for the site.

- The proposed plans have taken into consideration the future improvements to 80th Avenue.
- The subject property has provided for right-of-way (ROW) dedications for 80th Avenue and 185th Street.

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 improvements provide for an additional point of access to the site at 185th Street.
- The subject property will be reviewed in consideration of future ROW improvements on 80th Avenue.
- A share access easement has been provided on the Plat which provides for the ingress/egress at 185th Street.

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 all Village requirements with the exception of the following:
 - Lot area minimum for the M-1 District (3.84 acres provided; 5 acres required)
 - Lot depth minimum for the M-1 District (180' provided; 200' required)
 - Front yard setback for the Urban Design Overlay District (54' provided; 20' maximum)

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

- The approval of the Special Use will allow for the expansion of the fueling dispensers (seven additional) which will provide a direct economic impact through sales tax.
- The approval of the Special Use will increase property tax revenue through the annexation of Parcel 1.
- The approval of the Special Use will indirectly contribute to the economic development of the community by improving the aesthetics of Parcel 1 and establish a uniform presence to this section of the 80th Avenue.

RECOMMENDATION/RECOMMENDED MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:
“...make a motion to grant Site Plan Approval for the proposed expansion of the Speedway Gas Station at 18460 80th Avenue.

Additionally, we recommend that the Village Board grant the Applicant, Melanie Foss, on behalf of Speedway, a Rezoning (Map Amendment) from R-1 Single Family Residential to M-1 General Manufacturing to allow for the expansion of the fueling canopy for the existing Speedway Gas Station located at 18460 80th Avenue. Findings of Fact submitted by Village Staff, as amended by the Plan Commission are submitted as part of the record for this meeting.

The Plan Commission further recommends to the Village Board the approval of the Plat of Consolidation for the three (3) parcels that comprise the Speedway Gas Station and Car Wash conditioned upon final engineering approval.

The Plan Commission further recommends to the Village Board the granting to the Applicant, Melanie Foss, on behalf of Speedway, a Special Use for a Substantial Deviation from the approved Tinley Crossings Corporate Center Planned Unit Development with exceptions from the Village Zoning Ordinance as noted below, and adopt Findings of Fact submitted by the Applicant and as provided by Village Staff and the Plan Commission at this meeting.

Exceptions to the Zoning Ordinance requirements within this PUD include:

1. Lot area minimum for the M-1 District (3.84 acres provided; 5 acres required)
2. Lot depth minimum for the M-1 District (180' provided; 200' required)
3. Front yard setback for the Urban Design Overlay District (54' provided; 20' maximum)

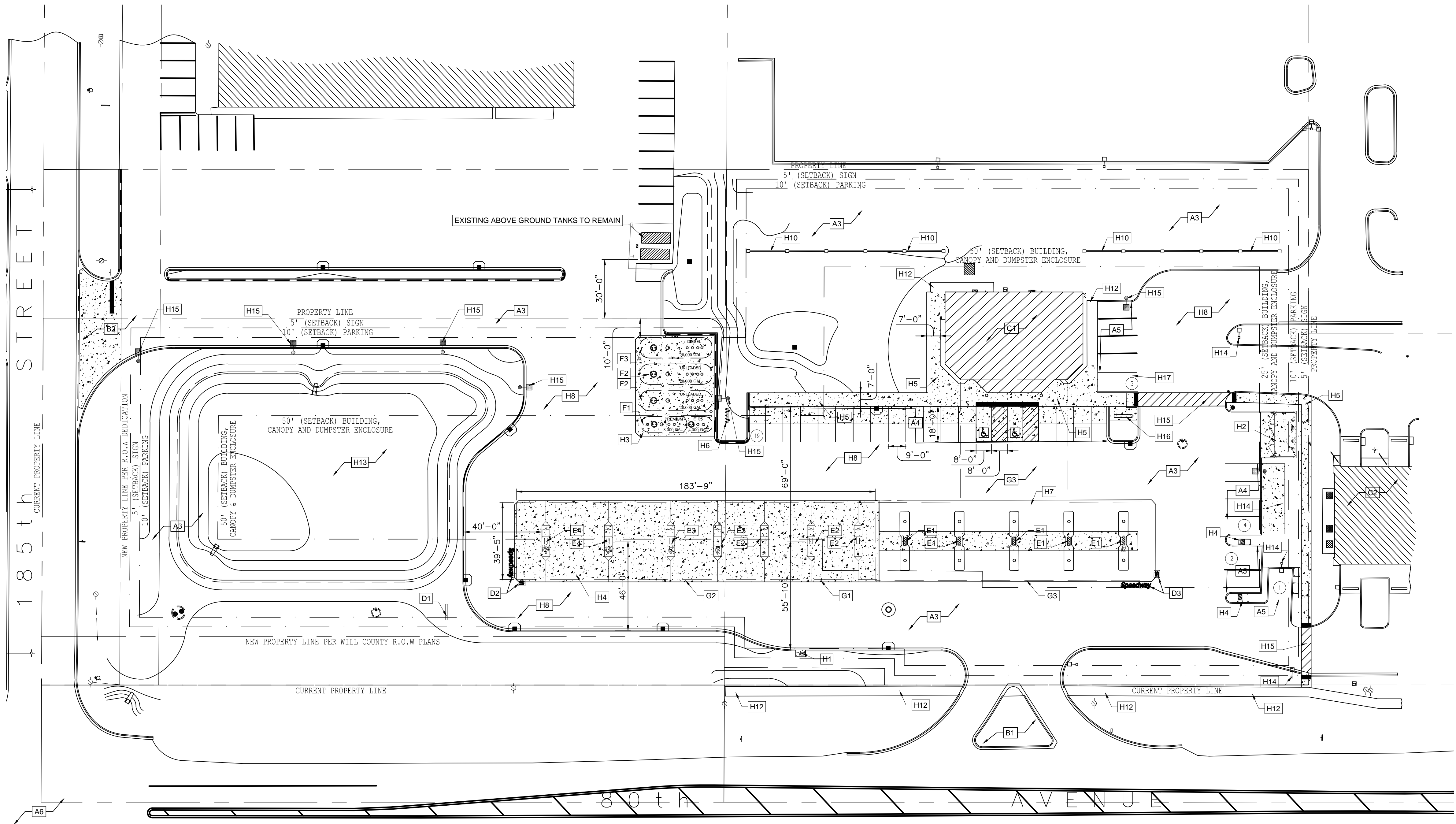
The Plan Commission recommends the Special Use for a Substantial Deviation be approved with the following conditions, which must be satisfied prior to issuance of a Certificate of Occupancy:

1. Final Landscape Plan Approval
2. Final Sign Plan Approval

LIST OF REVIEWED PLANS

**Speedway – 18460 80th Ave.
LIST OF SUBMITTED PLANS
RECEIVED August 28, 2015**

Submitted Sheet Name		Prepared By	Date On Sheet
CV	Cover Sheet	CDG	07/31/15
CZ.1	Zoning Site Plan	CDG	08-27-15
CD	Demolition Plan	CDG	07/30/15
CS1	Plot Plan	CDG	07/30/15
CS2	Dimension Plan	CDG	07/30/15
QS-1	Equipment Plan	CDG	07/30/15
QS -2	Equipment Plan Details	CDG	07/30/15
CG-1	Grading Plan	CDG	07/30/15
CG-2	Grading Plan Details	CDG	07/30/15
CG-3	Pre-Post Drainage Plan	CDG	07/30/15
CE-1	Stormwater Pollution Prevention Plan	CDG	07/30/15
CE-2	Stormwater Pollution Prevention Plan Details	CDG	07/30/15
CU-1	Piping and Utilities Plan	CDG	07/30/15
CU-2	Utility Details	CDG	07/30/15
SS.1	Signage Plan	CDG	
SS.2	Ground Mount Sign	CDG	01/19/15
SS.3	Existing Car Wash Sign	CDG	07/31/15
SS.4	Existing Store Sign	CDG	07/31/15
LP.1	Landscape Plan	BDG	01/19/15
LP.2	Detailed Landscape Plan	BDG	01/19/15
LP.3	Landscape Plan	BDG	
LP.4	Landscape Specs	BDG	
CR	Circulation Plan	CDG	07/31/15
IDOT 1	IDOT Details	WT	07/30/15
IDOT 2	IDOT Details	WT	07/30/15
IDOT 3	Specifications	WT	07/30/15
IDOT 4	Specifications	WT	07/30/15
EX-1	Existing Conditions Exhibit	WT	07/30/15
EX-2	Proposed Conditions Exhibit	WT	07/30/15
PS-1	Drainage & Utility Details & Specifications		10/18/11
QS-1	Yard Equipment Installation		12/18/13
CP-1	Pavement & Curbing Details		05/21/14
ELEV	Canopy Elevations	CDG	01/19/15
2E	Dumpster Enclosure		06/06/13
1 of 3	ALTA/ACSM Land Title Survey	WT	
2 of 3	ALTA/ACSM Land Title Survey	WT	
3 of 3	ALTA/ACSM Land Title Survey	WT	
ANX-1	Plat of Annexation	WT	07/29/15
SUB-1	Preliminary Plat of Subdivision	WT	07/29/15
SUB-2	Preliminary Plat of Subdivision	WT	07/29/15
1 of 1	Lighting Proposal	LSI	07/30/15



"ALL ITEMS NEW UNLESS OTHERWISE NOTED"

- A. GENERAL NOTES:
1. GENERAL SCOPE OF WORK INCLUDES: AUTO CANOPY EXPANSION, FUEL TANKS, PIPING, DISPENSERS, PARKING, TRASH ENCLOSURE & HIGH FLOW DIESEL DISPENSERS.
 2. TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF USTs AND CFLs PLEASE SEE SHEET CR (CIRCULATION PLAN) FOR DETAILS.
 3. EXISTING C-STORE AND CARWASH PROPERTY SIZE: 101,430.2725 SQ. FT. ± / 2.328 AC.±
ADDITIONAL PROPERTY SIZE: 65,824.2327 SQ. FT. ± / 1.51 AC.±
TOTAL PROPERTY SIZE: 144,754.5052 SQ. FT. ± / 3.323 AC.±
RESIDUAL PROPERTY SIZE: 130,975.3393 SQ. FT. ± / 3.01 AC.±
 4. MODIFIED AND NEW PARKING SPACES: (2) ADA PARKING SPACES & (22) PARKING SPACES
 5. (7) EXISTING PARKING SPACES TO REMAIN, WHICH INCLUDE 3 VACUUM STATIONS
 6. THE ADJACENT INTERSECTION IS UNSIGNALIZED
 - B. SITE WORK
 1. EXISTING ASPHALT DRIVE APPROACH WITH MINOR MODIFICATIONS
 2. DRIVE APPROACH
 - C. BUILDING
 1. EXISTING C-STORE BUILDING TO REMAIN (NO WORK)
 2. EXISTING CAR WASH BUILDING TO REMAIN (NO WORK)
 - D. EXTERIOR APPEARANCE & SIGNAGE
 1. GROUND MOUNT SIGN (PER CODE 120 SQ. FT. @ 10' HIGH)
 2. CANOPY SIGNAGE
 3. EXISTING CANOPY SIGNAGE TO REMAIN
 - E. DISPENSERS
 1. (5) EXISTING AUTO DISPENSERS UNDER CANOPY TO REMAIN
 2. (3) 3+0 DISPENSERS, SUMPS, AND ISLANDS
 3. (2) 3+1 DISPENSERS, SUMPS AND ISLANDS
 4. (2) HIGH FLOW DIESEL DISPENSERS, SUMPS, & ISLAND
 - F. UNDERGROUND STORAGE TANKS
 1. (1) 12,000 GALLON TANK FOR PREMIUM & E-85
 2. (2) 20,000 GALLON TANK FOR UNLEADED
 3. (1) 20,000 GALLON TANK FOR DIESEL
 - G. CANOPY
 1. EXTEND EXISTING AUTO CANOPY 182'-3" ± TO ACCOMMODATE ADDITIONAL DISPENSERS
 2. INSTALL CANOPY SPRINKLER SYSTEM.
 3. EXISTING CANOPY TO REMAIN
 - H. YARD
 1. AIR ISLAND
 2. TRASH ENCLOSURE
 3. CONCRETE TANK SLAB
 4. EXISTING VACUUM STATIONS TO REMAIN
 5. CONCRETE SIDEWALK
 6. TANK VENTS
 7. EXISTING CONCRETE UNDER CANOPY TO REMAIN
 8. ASPHALT PAVEMENT
 9. EXISTING ONSITE ELEMENT TO REMAIN
 10. EXISTING BRICK WALL TO REMAIN
 11. CURB/ROADWAY MODIFICATION FOR CIRCULATION PATH
 12. EXISTING SIDEWALK TO REMAIN
 13. DETENTION AREA
 14. OUTDOOR DISPLAY AREA 12' X 36'
 15. PEDESTRIAN PATH STRIPING
 16. BIKE RACK
 17. REPLACE EXISTING SIGN WITH PARKING



ZONING SITE PLAN
DIESEL EXPANSION
18460 80TH AVENUE
WILL COUNTY
TINLEY PARK, IL

STORE OR BLDG NO.	#0001413
VERSION OR AFE NO.	#85926
SCALE	0 1" = 30'-0"
DESIGN TEAM	DATE
DGNR. K. STRNAD	01/19/15
PRJ. J. COUCH	01/19/15
RVR. C. KALUSCHEFSKI	01/19/15
DRWG. NO.	#1413-CZ.1

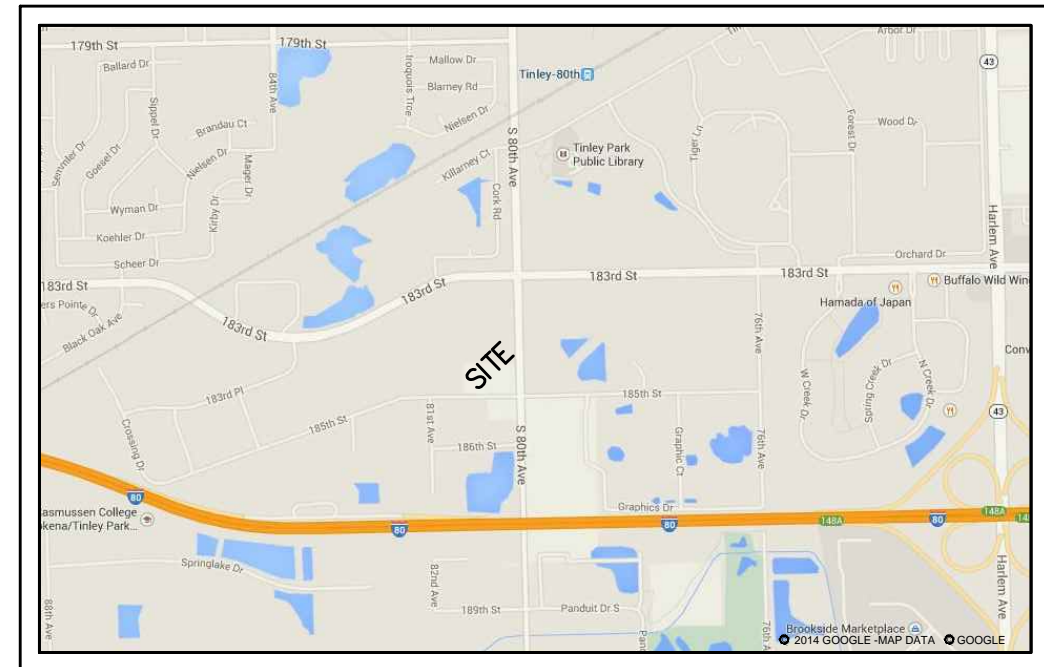
NO.	REVISIONS	DATE	BY	CHKD.	APP'D.	REMARKS
1	ISSUED PER VILLAGE COMMENTS	01-20-15	K. STRNAD	J. COUCH	C. KALUSCHEFSKI	REVISIONS
2	RESUBMITTED TO VILLAGE PER COMMENTS	02-25-15	K. STRNAD	J. COUCH	C. KALUSCHEFSKI	REVISIONS
3	REVISED PER WORKSHOP MEETING	02-25-15	K. STRNAD	J. COUCH	C. KALUSCHEFSKI	REVISIONS

This drawing is the property of Speedway and is not to be used or reproduced without expressed written consent of Speedway.

CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC
2500 N. RIVERVIEW
NAPERVILLE, ILLINOIS 60563
WWW.DDS-LLC.COM
©2015 SPEEDWAY
JOB #1413

THE EAST 248.07 FEET OF THE SOUTH 350.00 FEET, EXCEPT THE EASTERLY 60 FEET THEREOF, OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (P.I.N. #):
PART OF 19-09-02-200-014



LOCATION MAP

NOTE:

ACCORDING TO CHAPTER 65 ILCS 5/7-1-1, THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAY SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH ON THE HEREON DRAWN PLAT.

OWNER'S CERTIFICATE CERTIFICATE

STATE OF _____ SS
COUNTY OF _____

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

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

----- (TITLE)

_____ (ADDRESS)

NOTARY'S CERTIFICATE

STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE
AFORESAID, DO CERTIFY THAT _____ AND _____
OF SAID CORPORATION, IS 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 AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE
FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____ A.D. _____

MY COMMISSION EXPIRIES _____

NOTARY PUBLIC

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, FRANJO I. MATIC, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3556, HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF TINLEY PARK, ILLINOIS, AS SHOWN BY THE PLAT HEREON DRAWN. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ A.D._____. AT HOFFMAN
ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

FRANJO I. MATICIC - PLS #035-003556 EXPIRES 11/30/2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

REVISIONS	DATE	BY
ISSUED PRELIMINARY FOR REVIEW	4/23/15	MO
ADDED ADDITIONAL PROPERTY LINE CALL OUTS	6/23/15	MO
REVISED WEST PROPERTY LINE	7/29/15	MO
REVISED PLAT PER COMMENTS	8/26/15	MO

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.witonlineengineering.com

IL. License No.: 184-004387 Exp: 04/30/16

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WT

PLAT OF ANNEXATION

SCALE : 1"=30'

DRAWN : MWO

BOUNDARY : FIM

FIELD WORK : BSA

CHECK : FIM

JOB : S14266

SHEET

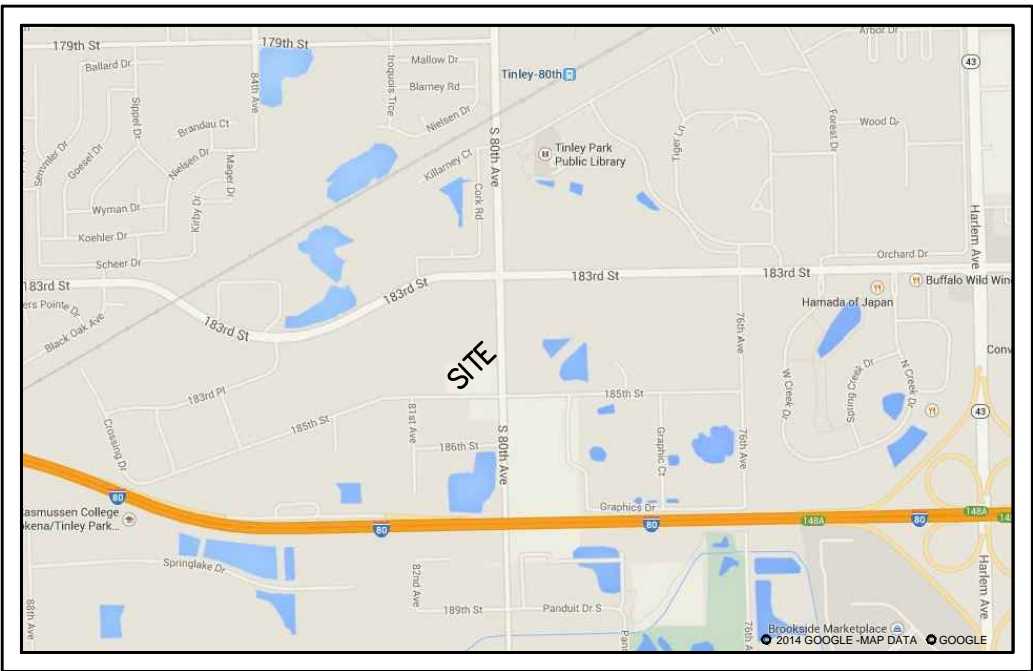
ANX-1

OF ONE SHEETS

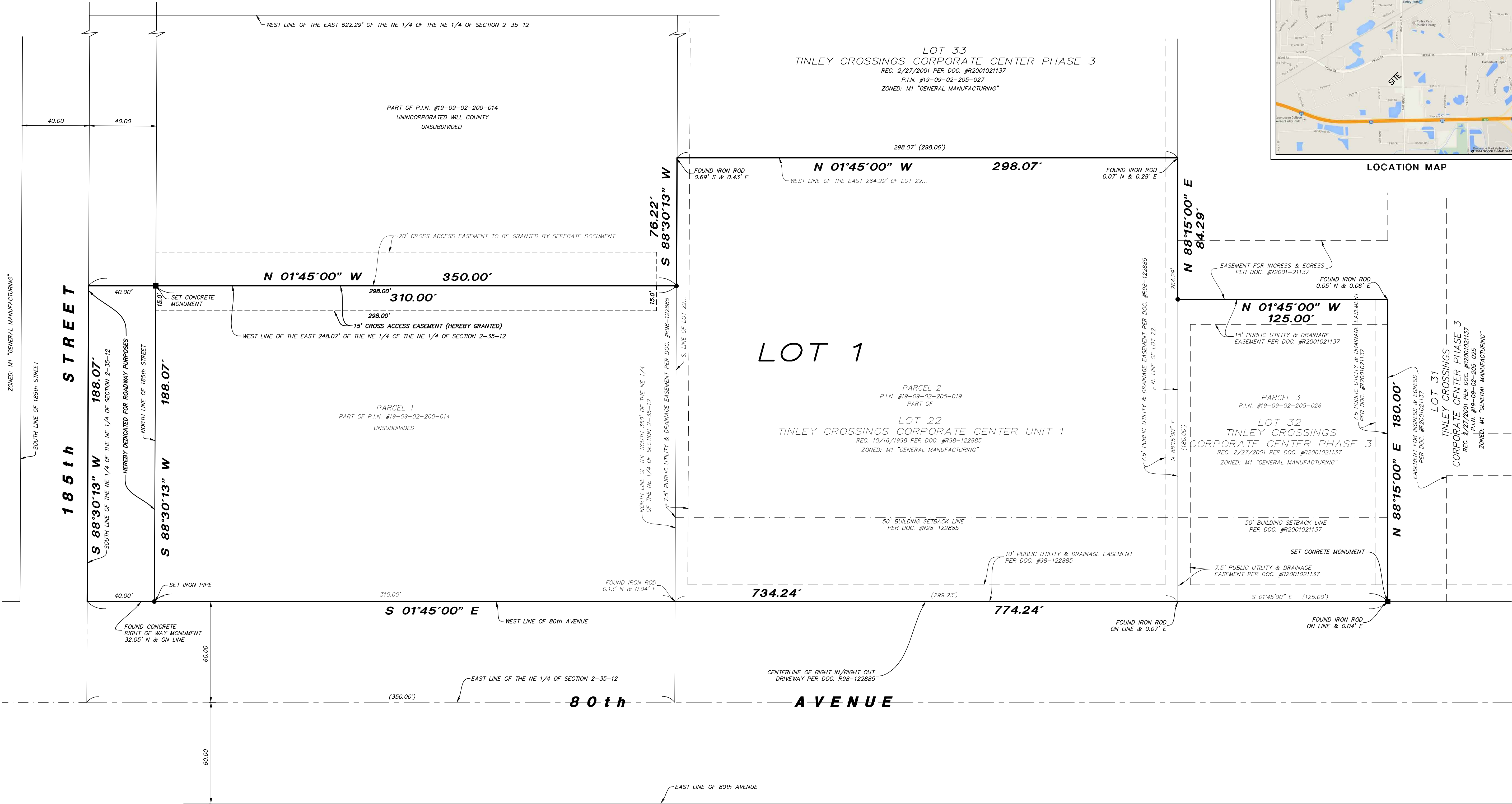
PRELIMINARY PLAT OF
SPEEDWAY TINLEY PARK SUBDIVISION

BEING PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (P.I.N. #):
19-09-02-205-019
19-09-02-205-026
PART OF 19-09-02-200-014



LOCATION MAP

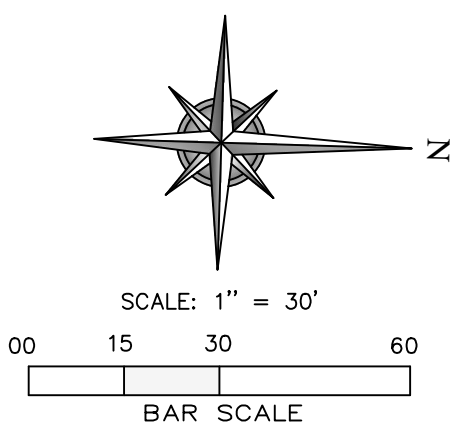


LEGEND

- EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS HEREBY VACATED
- EXISTING EASEMENTS TO REMAIN
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- SET CONCRETE MONUMENT / SET IRON PIPE

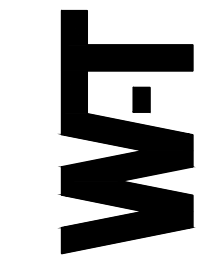
NOTES:

- PROPERTY AREA:
TOTAL: 3.840 ACRES (167,255 SQ. FT.)
R.O.W. HEREBY DEDICATED: 0.173 ACRES (7,523 SQ. FT.)
REMAINDER: 3.667 ACRES (159,732 SQ. FT.)
- FIELD WORK COMPLETED: JANUARY 6th, 2015
- PLAT (PARCEL 1) WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, FILE NUMBER NCS-705990-CLE, HAVING AN EFFECTIVE DATE OF DECEMBER 3, 2014.
PLAT (PARCEL 2 & 3) WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, FILE NUMBER NCS-705989-CLE, HAVING AN EFFECTIVE DATE OF DECEMBER 3, 2014.
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE. (WEST 1202)
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



REVISIONS	DATE	BY
ISSUED PRELIMINARY FOR REVIEW	4/23/15	MO
REVISED WEST LINE OF PARCEL 1 AND REISSUED FOR REVIEW	7/29/15	MO
REVISED PER COMMENTS & ADDED CROSS ACCESS EASEMENT	8/26/15	MO

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2875 Praire Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6338 FAX: (224) 293-6444
www.wtlandsurveying.com
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PRELIMINARY PLAT OF
SPEEDWAY TINLEY PARK SUBDIVISION

SCALE :	1"=30'
DRAWN :	MWO
BOUNDARY :	FIM
FIELD WORK :	BSA
CHECK :	FIM
JOB :	S14266
SHEET	
SUB-1	
OF TWO SHEETS	

PRELIMINARY PLAT OF
SPEEDWAY TINLEY PARK SUBDIVISION

BEING PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (P.I.N. #):
19-09-02-205-019
19-09-02-205-028
PART OF 19-09-02-200-014

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 ILLINOIS BELL TELEPHONE COMPANY (AT&T), GRANTEEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", 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 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 AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVE, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 FOURTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY," CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO 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, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE DESIGNATED ON THE LOT 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 GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT FOR SERVICING THE SUBDIVISION AND OTHER
PROPERTY WITH GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
THE NORTHERN ILLINOIS GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TOO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," 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 AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR THE UTILITY PURPOSED WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNED ON THIS PLAT BY OTHER TERMS.

UTILITY EASEMENT PROVISION

A PERMANENT NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, ILLINOIS AND TO ITS SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "EASEMENTS" ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING STORM AND FLOOD WATER CHANNELS, BASINS, SEWERS AND SANITARY SEWERS, WATER TRANSMISSION MAINS AND LINES, VALVE VAULTS AND HYDRANTS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATIONS, SUCH OTHER STRUCTURES AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR THE FURNISHING OF PUBLIC UTILITY SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS AND THROUGH THE EASEMENTS FOR PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS AS WELL AS REMOVE ANY OTHER FENCE OR STRUCTURE THAT INTERFERE WITH THE OPERATION OF THE ABOVE OR WITH THE EXERCISE OF ANY RIGHTS UNDER THIS PARAGRAPH. ALL THE EASEMENTS INDICATED SHALL BE PERPETUAL, EXCEPT THOSE IDENTIFIED AS "TEMPORARY." THE EASEMENT AREAS SHOWN AS DETENTION OR RETENTION EASEMENTS SHALL INCLUDE, IN ADDITION TO THE ABOVE RIGHTS, THE RIGHT TO FLOOD SUCH AREA WITH STORM WATERS, AND SHALL ALSO INCLUDE THE RIGHT TO INSTALL AND MAINTAIN STORM WATER DETENTION AND RETENTION, STRUCTURES, NO FENCES, STRUCTURES OR TREES SHALL BE PLACED IN EASEMENTS LABELED "EMERGENCY OVERLAND RELEASE ROUTES."

NOTES:

1. PROPERTY AREA:

TOTAL: 3.840 ACRES (167,255 SQ. FT.)
R.O.W. HEREBY DEDICATED: 0.173 ACRES (7,523 SQ. FT.)
REMAINDER: 3.667 ACRES (159,732 SQ. FT.)

2. FIELD WORK COMPLETED: JANUARY 6th, 2015

3. PLAT (PARCEL 1) WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, FILE NUMBER NCS-705990-CLE, HAVING AN EFFECTIVE DATE OF DECEMBER 3, 2014.

PLAT (PARCEL 2 & 3) WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, FILE NUMBER NCS-705989-CLE, HAVING AN EFFECTIVE DATE OF DECEMBER 3, 2014.

4. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE. (WEST 1202)

5. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

AFTER RECORDING:

RETURN TO:
VILLAGE OF TINLEY PARK
16250 S. OAK PARK AVENUE
TINLEY PARK, IL 60477

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTIES OF COOK/WILL)

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

DATED THIS _____ DAY OF _____, 20 _____

VILLAGE CLERK

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK/WILL)

APPROVED AND ACCEPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, COOK & WILL COUNTIES, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20 _____.

BY: _____ ATTEST: _____
PRESIDENT VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTIES OF COOK/WILL)

I, _____, CHAIRMAN OF THE VILLAGE OF TINLEY PARK PLAN COMMISSION, DO CERTIFY THAT ON THIS _____ DAY OF _____, A.D. _____, THIS PLAT OF SUBDIVISION WAS DULLY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK.

CHAIRMAN

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK)

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 DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. _____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF 52 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.

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

SCHOOL DISTRICT BOUNDARY STATEMENT

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

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

ELEMENTARY SCHOOL DISTRICT NO. 161
HIGH SCHOOL DISTRICT NO. 210
JOLIET JUNIOR COMMUNITY COLLEGE

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ ATTEST: _____
(SIGNATURE) (SIGNATURE)

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. _____

NOTARY PUBLIC

OWNER'S CERTIFICATE CERTIFICATE

STATE OF _____)
COUNTY OF _____)

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

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THE VILLAGE, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

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

_____(TITLE)

_____(ADDRESS)

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO CERTIFY THAT _____ AND _____ OF SAID CORPORATION, IS 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 AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, A.D. _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

WE, W-T LAND SURVEYING, INC, IN ACCORDANCE WITH THE PA 87-08705 (THE PLAT ACT)
DO HEREBY DESIGNATE:

AS THE PERSON WHO MAY RECORD THE SUBDIVISION PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGED HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, A.D. _____

FRANJO I. MATICIC - PLS #035-003556 - EXPIRES 11/30/2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

WILL COUNTY TAX MAPPING CERTIFICATE

STATE IF ILLINOIS)
COUNTY OF WILL)

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

DATED THIS _____ DAY OF _____, A.D. _____

(DIRECTOR)

WILL COUNTY RECORDER'S CERTIFICATE

STATE IF ILLINOIS)
COUNTY OF WILL)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL

COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK __,M., AND

WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____

(DIRECTOR)

WILL COUNTY CLERK'S CERTIFICATE

STATE IF ILLINOIS)
COUNTY OF WILL)

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

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

THIS _____ DAY OF _____, A.D. _____

(COUNTY CLERK)

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, FRANJO I. MATICIC, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3556, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1
THE EAST 248.07 FEET OF THE SOUTH 350.00 FEET, EXCEPT THE EASTERLY 60 FEET THEREOF, OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2
THE EAST 264.29 FEET OF LOT 22, IN TINLEY CROSSINGS CORPORATE CENTER UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1998 AS DOCUMENT NUMBER R98-122885, IN WILL COUNTY, ILLINOIS.

PARCEL 3
LOT 32, IN TINLEY CROSSINGS CORPORATE CENTER PHASE 3, A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2001 AS DOCUMENT NO. R2001021137.

I FURTHER CERTIFY THAT IRON PIPES SHALL BE SET AT ALL LOTS CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF TINLEY PARK.

I FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN" PER F.E.M.A. PANEL NO. 17197C0216F DATED NOVEMBER 6, 2000.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____, A.D. _____, AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

FRANJO I. MATICIC - PLS #035-003556 - EXPIRES 11/30/2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

REVISIONS	DATE	BY
ISSUED PRELIMINARY FOR REVIEW	4/23/15	MO
REVISED WEST LINE OF PARCEL 1 AND RESUBDIV FOR REVIEW	7/29/15	MO
REVISED PER COMMENTS & ADDED CROSS ACCESS EASEMENT	8/26/15	MO

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2675 Prairie Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtlandsurveying.com
IL License No.: 1564-004387 Exp. 04/30/15
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W-T

PRELIMINARY PLAT OF
SPEEDWAY TINLEY PARK SUBDIVISION

SCALE : 1"=30'

DRAWN : MWO

BOUNDARY : FIM

FIELD WORK : BSA

CHECK : FIM

JOB : S142266

SHEET

SUB-2
OF TWO SHEETS



Applicants

Timothy Zipsie
(Property Owner)

Property Location

6515 Vogt Street

PIN

28-30-412-096-0000

Parcel Size

0.276 acres ±
(12,025 square feet)

Zoning

R-6 (Medium Density
Residential)

Approval Sought

Final Plat Approval

Requested Action

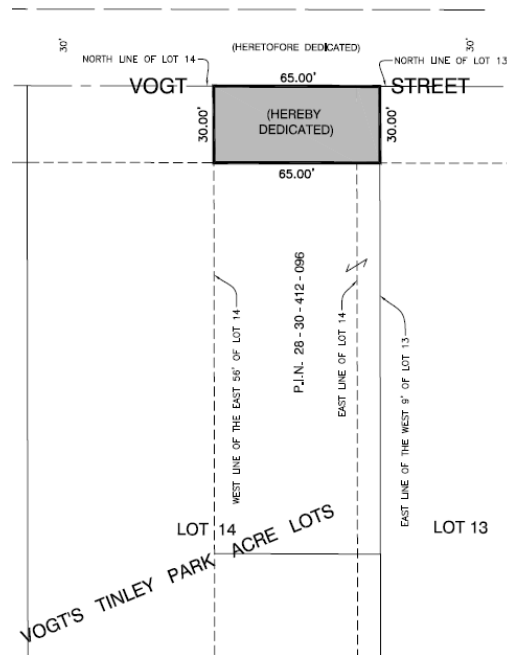
Make a motion to
recommend approval of the
Plat of Dedication to the
Village Board

Project Planner

Stephanie Kisler
Planner I

PLAN COMMISSION STAFF REPORT SEPTEMBER 3, 2015

PLAT OF DEDICATION 6515 Vogt Street



EXECUTIVE SUMMARY

The Applicant, Timothy Zipsie, has submitted a Plat of Dedication for a public street and public utilities to be dedicated to the Village of Tinley Park for the continued use as Village right-of-way. The plat includes a public roadway dedication and easement provisions for public utilities.

The parcel currently includes approximately half of the width of Vogt Street, which will be properly dedicated to the Village upon approval of this Plat of Dedication. Staff recognized that this lot extended into Vogt Street when reviewing preliminary plans for a new single-family home proposed to be constructed on the vacant lot. Staff requested that the property owner complete a Plat of Dedication prior to receiving building permits.

According to Cook County parcel data, the lot is currently approximately 65' x 185' (12,025 sqft). After the Plat of Dedication, the lot size will be approximately 65' x 155' (10,075 sqft) and the lot will continue to meet Zoning Ordinance standards for the R-6 Zoning District. The Village Engineer has reviewed the plat.

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 Plat of Dedication, including a public roadway dedication and easement for public utilities, created by Robinson Engineering, Ltd. for property located at 6515 Vogt Street (PIN 28-30-412-096-0000) in the R-6 (Medium Density Residential) Zoning District."

PLAT OF DEDICATION

FOR PUBLIC STREET AND PUBLIC UTILITIES TO THE VILLAGE OF TINLEY PARK, ILLINOIS

Of

Public Roadway Dedication:

The north 30 feet of the west 9 feet of Lot 13 and the north 30 feet of the east 56 feet of Lot 14 in Vogt's Tinley Park Acre Lots, a subdivision in the East Half of the Southeast Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian as per plat recorded November 15, 1912 as document no. T-27639, in Cook County, Illinois.

Containing 0.045 acres (1950 square feet) more or less.

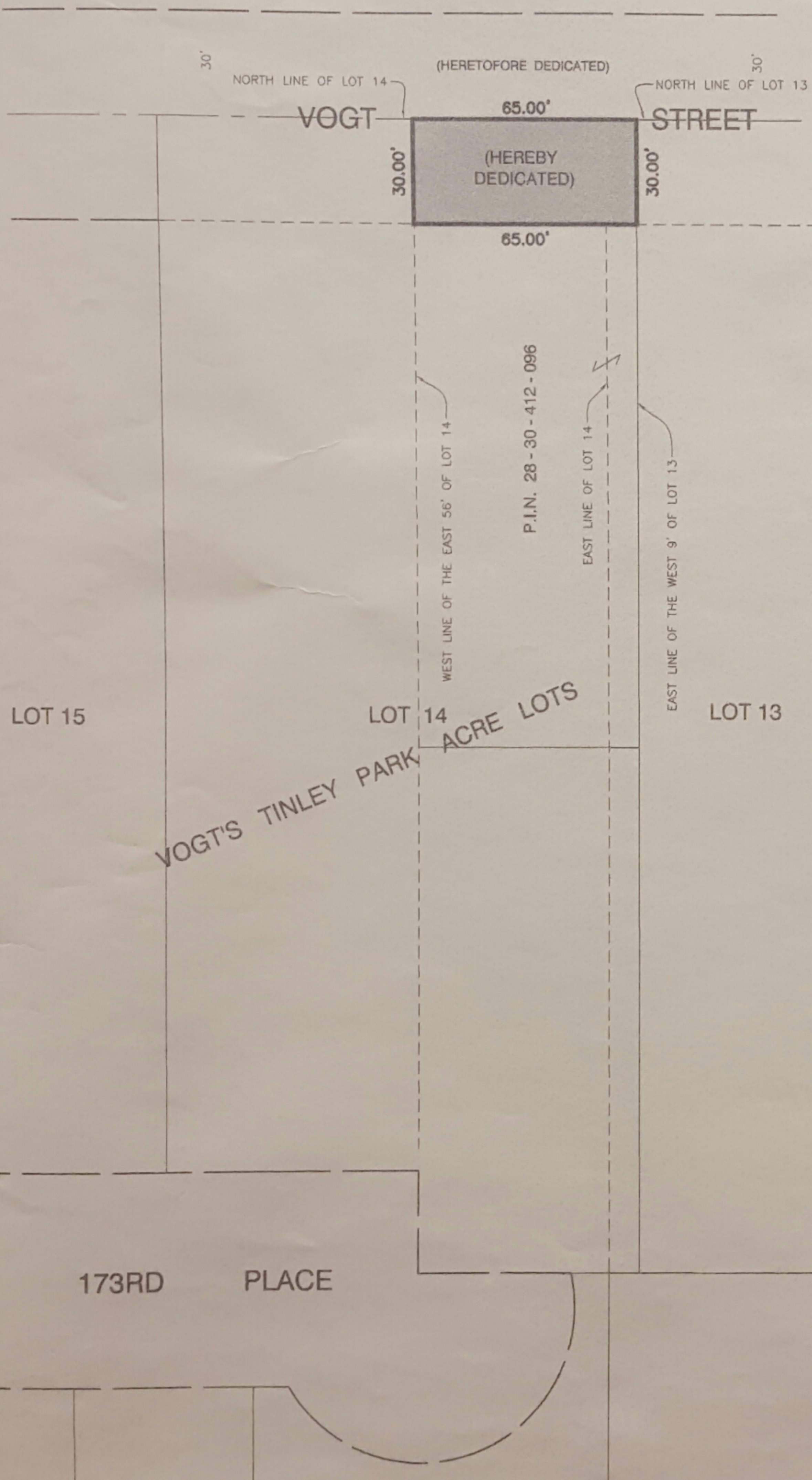
Affects PIN Number: 28-30-412-096-0000

Easement Provisions:

An easement is reserved and granted to the Village of Tinley Park, Illinois and those public utilities operating under franchise from the Village of Tinley Park, Illinois, their successors and assigns, for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate various utility transmission and distribution systems over, under, across, and along the surface of the property shown on the plat marked "HEREBY DEDICATED", together with right of access across the property for necessary employees and equipment to do any of the aforementioned operations.



30 0 30
SCALE 1" = 30'



STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, BRADLEY K. LUEDERS, an Illinois Professional Land Surveyor, do hereby state that I have prepared the hereon drawn plat, for the purpose of dedicating the property as described hereon for public street and public utilities.

SOUTH HOLLAND, ILLINOIS JULY 23, A.D. 2015

Bradley K. Lueders
Registration No. 035-003406 Expires 11/30/16



STATE OF ILLINOIS)
COUNTY OF _____) SS

We the undersigned, Timothy Zipsie and Barbara Zipsie, do hereby certify that we are the owners of the property described hereon and that we have caused said property to be dedicated for Public Street and Public Utilities as shown hereon.

DATED THIS 4th DAY OF August, A.D. 2015

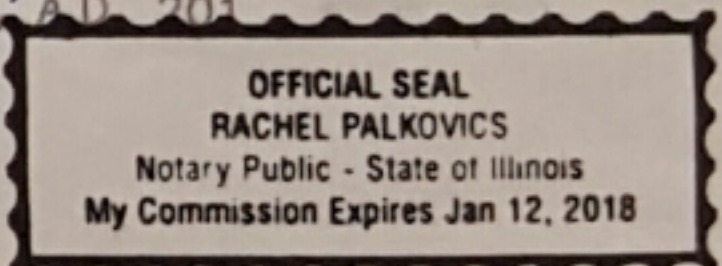
BY: *Timothy W. Zipsie* ATTEST: *Barbara A. Zipsie*
Timothy W. Zipsie Barbara A. Zipsie

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, *Rachel Palkovics*, a Notary Public in and for said County in the State aforesaid, do hereby certify that Timothy Zipsie and Barbara Zipsie, 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 have signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF August, A.D. 2015

Rachel Palkovics
NOTARY PUBLIC



Ordinance No. _____ adopted the _____ day of _____, A.D. 20____

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS
at a meeting held this _____ day of _____ A.D. 201____

By: _____
CHAIRMAN-PLAN COMMISSION

Approved by the President and the Board of Trustees of the Village of TINLEY PARK, ILLINOIS, at a meeting held this _____ day of _____ A.D. 201____

By: _____ ATTEST: _____
MAYOR VILLAGE CLERK

I hereby certify that I find no deferred installments of outstanding unpaid special assessments due against the property described hereon.

By: _____
VILLAGE CLERK

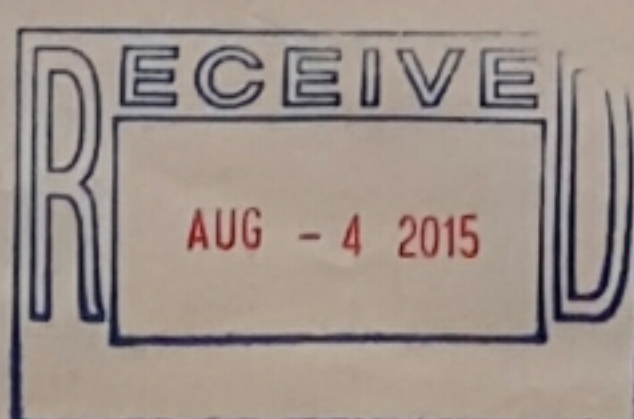
S15-07-005

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS
17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473
(708) 331-6700 FAX (708) 331-3826
ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128

DISCLAIMER:

Robinson Engineering, Ltd., and the employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument.

A thorough search of the title should be made prior to any reliance on the ownership indicated herein. Use of this instrument as evidence of title is done at the user's risk.



S15-07-005_Tinley Park_Dedication.DWG