



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**August 16 2018 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the August 02, 2018 Regular Meeting

**Item #1 PUBLIC HEARING: SIP WINE BAR – 17424 OAK PARK AVENUE
SITE PLAN APPROVAL AND VARIATIONS**

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Variations from the Legacy Code to modify an existing building and construct an addition with commercial space and a 1,100 square apartment on the property located at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

**Item #2 WORKSHOP: THE BOULEVARD AT CENTRAL STATION-6701-55 SOUTH STREET
SITE PLAN APPROVAL, GRANTING A SPECIAL USE PERMIT, VARIATIONS AND
PRELIMINARY/FINAL PLAT APPROVAL**

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, David Sosin, on behalf of South Street Development, LLC, a Special Use Permit to allow residential accessory uses on the Street Level in a mixed-use building and Variations from the Zoning & Legacy Codes to construct a 296,419 square foot 4-story mixed-use development consisting of 165 residential apartments and 29,853 square feet of retail space on the first floor for the property located at 6701-55 South Street in the DC (Downtown Core) Zoning District. Consider granting preliminary and final plat approval for the subject property.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

AUGUST 2, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 2, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Tim Stanton
Lucas Engel
Garrett Gray
Chuck Augustyniak
Stephen Vick
MaryAnn Aitchison – Arrived at 7:03

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Jim Richert, Paul Brown, Simon Yu, Neal Hummitsch

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for August 2, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the July 19, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER VICK, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 2, 2018 REGULAR MEETING

**Item #1 PUBLIC HEARING: JAMES RICHERT-6811 HICKORY STREET
SITE PLAN APPROVAL WITH A VARIATION**

Consider granting Site Plan approval to the Petitioner, James Richert of Banging Gavel, to construct a 164 sq. ft. detached accessory structure for the property located at 6811 Hickory Street (also known as the Vogt Building) in the DC (Downtown Core) Zoning District with a request to consider granting the following Variation:

A Variation from Section III.H. (Table 2) of the Zoning Ordinance to permit a 164 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Tim Stanton
Lucas Engel
Garrett Gray
Chuck Augustyniak
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Jim Richert

A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER GRAY to open the Public Hearing for Banging Gavel, James Richert – 6811 Hickory Street, Site Plan Approval with a Variation. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that 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.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Kimberly Clarke, Planning Manager noted this is a request for approval of a Site Plan with a Variation to construct a 164 sq. ft. detached accessory structure to provide washroom facilities to be utilized by the customers dining in the outdoor patio for the property located at 6811 Hickory St.

Ms. Clarke displayed a graphic of the site which is in the Downtown Core and is within the Legacy District. This is a site plan approval with a Variation from Section III.H (Table 2) of the Zoning Ordinance to permit a 164 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard. The site is unique due to the historical value. This is an interesting re-use of the building with Banging Gavel, a brewery and a restaurant at this location. There is a need for additional restrooms outside, adjacent to the beer garden and patio area. The only restroom facilities offered now are on the second floor of the building. To preserve the historic nature of the building there is not a lot of room to add restrooms in the building. This is seen as a convenience. Staff is in support of allowing this. The current plan has been revised showing accent color replicating the existing building. The original plans have also been revised that remove the encroachment on the property line with the accessory structure. Staff also requested a revised depiction of the proposed wood fencing around the air handlers on the south side of the building. Originally the doors to the accessory structure were facing Oak Park Avenue and they have now been revised to face the principal structure. This Variation is unique and staff feels it is warranted based on the constraints of the site and the preservation of the historical building. All open items have been addressed.

CHAIRMAN SHAW asked for comments from the Petitioner. There were none.

CHAIRMAN SHAW asked for comments or questions from the Commissioners.

COMMISSIONER ENGEL requested confirmation that the doors will be put on the interior side of the building. Ms. Clarke replied the plan has been revised to show the doors on the interior side of the building

COMMISSIONER AUGUSTYNIAK asked what the capacity of the restrooms and the table count of the patio would be. He also asked what months the patio would be open. Ms. Clarke replied there would be one women's and 1 men's bathroom, and the men's would have a toilet and urinal. Mr. Richert replied the table count is approximately 150 seats and the months of patio operation would be from May to October. Ms. Clarke replied the restrooms in the building would accommodate this count, the outside restrooms are for additional convenience.

CHAIRMAN SHAW asked for comments from the Public. A woman from the audience asked if there would be music playing on the patio. The woman did not want to come to the podium and be sworn in and she noted she would speak to the Petitioner outside the Public Hearing. Mr. Richert replied he would be available to answer any questions she may have.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER AUGUSTYNIAK to close the Public Hearing for Banging Gavel, James Richert – 6811 Hickory Street, Site Plan Approval with a Variation. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked Ms. Clarke to go through the Standards.

STANDARDS FOR SITE PLAN APPROVAL:

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
Accessory structures are permitted in the DC District however not within the front yard. The owner will be redeveloping the principal building into a brewery/restaurant and will be adding an outdoor seating for a beer garden on the east side of the building. In an effort to promote the Village's brand and provide entertainment for patrons at the beer garden, the Petitioner is providing an outdoor stage area where musicians and entertainers can easily hook up their equipment and provide musical performances. The stage will also feature a drop-down screen that will show major sporting events. The Petitioner hopes to promote a community setting in the beer garden. The incorporation of an exterior washroom will provide for a convenient location for

washrooms for the times the beer garden is occupied. Otherwise, all customers will have to go to the 2nd floor of the principal building which is not as convenient. The overall patio will be screened with fencing and landscaping and the overall architecture of the accessory structure attempts to blend in with the principal building.

- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The proposed accessory structure is set back as close to the main building as possible. The property will be fenced in with a four-foot (4') tall ornamental fence. Landscaping improvements are proposed for the outdoor seating area, including new shrubs, perennials, and trees.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The incorporation of the accessory structure will not impact vehicular ingress/egress. The plans will conform to the ADA requirements and provide for safe movement in and around the outdoor beer garden. The original plans proposed a bar in this location however the owners recognize additional bathrooms will add to the customer's use of the outdoor beer garden.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The site plan provides for adequate pedestrian movement within the site. The layout and furniture design of the outdoor patio has not been finalized. At the time of building permit, ADA requirements and Fire Department requirements will be reviewed for compliance.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
The site is subject to the approved landscape plans that were presented and reviewed when the project originally came forward in 2017.
- f. That all outdoor trash storage areas are adequately screened.
The site plan proposes an enclosed trash area on the south side of the building with access off the main parking lot.

STANDARDS FOR A VARIATION:

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
The principle use is providing the required number of washroom facilities for the proposed use, however the washrooms are located on the 2nd floor of the building. With the potential to have large crowds occupying the outdoor beer garden, it made sense to provide them a more accessible washroom option. The Vogt building and the proposed business is unique to the downtown and requires a different approach to design.
2. The plight of the owner is due to unique circumstances.

The Legacy Code encourages outdoor dining opportunities. The Vogt building is a historical asset to the downtown and because of that, the owner is trying to keep the building in good historic standing which limits the ability to modify the exterior and interior floor plan. All the washrooms are offered on the second floor of the building which is generally not where new restaurants would place them. Therefore, the proposed accessory structure was proposed in order to offer an accessible washroom option on the ground level that would blend in with the overall building and outdoor patio design as much as possible.

3. The Variation, if granted, will not alter the essential character of the locality.
The structure is approximately 146 sq. ft. and is just less than 12 feet in height. The placement of the structure is approximately 62 feet setback from Oak Park Avenue and 20 feet from the principal building which still allows for pedestrian access around it. The structure will be constructed of a Hardie board siding and painted to tie into the principal building and blend in with the overall landscape of the patio. There will be landscaping installed on the southern lot line adjacent to the parking lot to help screen the structure.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
The property has been approved for an outdoor patio and there is nowhere physically on the site this structure can be added accept within the outdoor patio area. In order to maintain the historic classification of the structure, the owner is limited to what improvements can be made to the interior and exterior of the building. The washrooms for the brewery will be located on the 2nd floor of the building which is not as convenient for those customers outside in the beer garden.
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
This property is unique because of its historical significance. There are no other buildings in the downtown that have the same constraints as this property does.
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
The property complies with the minimum required restrooms. The additional restrooms are a convenience for those customers utilizing the outdoor beer garden.
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
The owner agreed to subdividing their property so that the Village could maintain a public parking lot adjacent to this structure. This will be a benefit to the overall downtown and by doing this, the owner has reduced the amount of land available to him to use for his brewery.
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
All efforts are being made through architecture, location and landscaping to incorporate this structure within the overall theme of the site.
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The adjacent property is being redeveloped for a future wine bar use with outdoor seating in the front and in the rear of the property. The construction of an accessory structure in the front yard will not diminish the property values within the neighborhood due to the fact it will comply with all current building codes and its design is to blend in with the overall site. The accessory structure will be within the outdoor seating area of the business and will not impact traffic on the streets in any way.

CHAIRMAN SHAW commented that this could yield a reasonable return without the structure, he noted it could but this is something the Plan Commission may request simply for the convenience to the public.

A Motion was made by COMMISSIONER GRAY seconded by COMMISSIONER STANTON to recommend to the Village Board the granting to the Petitioner, James Richert of Banging Gavel Properties, LLC, Site Plan Approval at the property located at 6811 Hickory Street in accordance with the plans submitted and listed herein.

Subject to the following conditions:

1. Prior to Village Board approval submit a rendering of wood fence to screen the proposed air handlers.

AYES: MANI, ENGEL, STANTON, AUGUSTYNIAC, GRAY, AITCHISON, VICK AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

A Motion was made by COMMISSIONER STANTON seconded by COMMISSIONER AUGUSTYNIAC to recommend to the Village Board the granting to the Petitioner, James Richert of Banging Gavel Properties, LLC, the following Variations in the DC (Downtown Core) Zoning District located at 6811 Hickory Street in accordance with the plans submitted and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting.

1. A Variation from Section III.H. (Table 2) of the Zoning Ordinance to permit a 164 sq. ft. detached accessory structure in a front yard where it is only permitted within a rear yard.

AYES: VICK, AITCHISON, AUGUSTYNIAC, GRAY, MANI, ENGEL, STANTON AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Ms. Clarke noted this will go to the Village Board for approval on August 21.

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 2, 2018 REGULAR MEETING

**Item #2 PUBLIC HEARING: TWO MEN & A TRUCK-7420 & 7430 DUVAN DRIVE
SITE PLAN APPROVAL WITH VARIATIONS**

Consider granting Site Plan approval to the Petitioner, Paul Brown of Two Men and a Truck, on the properties at 7420 & 7430 Duvan Drive in the ORI MU-1 Zoning District with a request to consider granting the following Variations:

1. Section VIII.A.7 - To permit parking to be located within a front yard.
2. Section V.C.10.B.6 - To reduce the required off-street parking area setback for industrial developments to encroach more than 25% into the established front yard setback to permit a setback of 12.29 feet instead of a required setback of 24 feet.
3. Section III.J.2.a.(1) - To permit a fence to be located 12.29 feet into the primary front yard.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
Eduardo Mani
Tim Stanton
Lucas Engel
Garrett Gray
Chuck Augustyniak
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Paul Brown

A Motion was made by COMMISSIONER AUGUSTYNIK, seconded by COMMISSIONER GRAY to open the Public Hearing for Two Men & a Truck – 7420 & 7430 Duvan Drive, Site Plan Approval with Variations. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW noted that 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.

CHAIRMAN SHAW requested anyone present in the audience, who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

Dan Ritter, Senior Planner noted this is a request for approval of a Site Plan with three Variations. Two Men and a Truck is a moving company planning to relocate their business into an existing building and develop a vacant parcel next to it. The property consists of two (2) separate parcels that will function as a single zoning lot with a total of 2.25 acres in area. Per

code, this will require a deed restriction to be placed on both properties that require they will stay under the same ownership as long as the business is operating.

The existing sites were built in the 70's or 80's on Duvan Drive in the Duvan Drive Industrial Park which is a mixed area with many auto-oriented businesses. Some of the properties have redeveloped landscaping and upgrades to the current standards and is slowly being transitioned to a more modern design. The zoning is currently ORI MU-1 (Office and Restricted Industrial, Mixed Use Duvan Drive Overlay District). There is difficulty in redeveloping the lots due to the narrow size.

The Site Plan involves the construction of a parking lot along with landscaping and a stormwater detention facility area to meet the MWRD requirements on the property located next to their primary building. The parking lot will be primarily for trucks which will include (16) spaces for trucks, eight (8) additional employee spaces in addition to the parking spaces that are on the east side of the building. The Petitioner's goal is to construct the parking lot to store his trucks. There is multi-family residential to the rear/north of the property which will require bufferyard landscaping and a 6'-8' privacy fence. During the workshop, a PVC fence and an additional consistent treeline was recommended. Also recommend was a condition to add a motion requiring removal of the parking lot and installation of grass be placed on the Site Plan and Variation approval if the property is sold separately. This also exists in the deed restriction which has been reviewed by the Village attorney. This will be recorded prior to the issuance of a permit. Additionally, sidewalk connections were discussed. Duvan Drive as a whole would need a Master Plan to ensure there was enough room for sidewalks in the future. Due to the lack of engineering review comments, a recommended condition has been added requiring that the approval is subject to addressing all engineering comments and obtaining an MWRD permit.

The parking exceeds the minimum parking requirements. The existing site has forty-one (41) parking spaces including two (2) accessible spaces on the east side of the building. Sixteen (16) additional truck parking spaces and eight (8) standard employee spaces will be added on the west side of the building. There will be forty-nine (49) standard spaces and Sixteen (16) truck spaces.

The Petitioner will be utilizing an existing wall sign structure located on the building. The current ground sign will be removed and there are no plans at this time to replace it.

Most of the architecture of the building will be staying the same. Some modifications will be made to the west side of the building to add overhead and pedestrian doors. The parking area will be screened by PVC fencing along Duvan Drive to create an aesthetically pleasing frontage.

The Petitioner will install five (5) wall mounted LED wall lights on the building to illuminate the new parking lot. The lighting on the existing site will be upgraded to match.

The Petitioner's landscape plan required a number of waivers from the Landscape Code and bufferyard requirements. The parking lot is unique as it will not be used for standard parking. Full sized trucks will need to maneuver through the lot so the interior landscaping would not be practical. The Petitioner has increased the landscaping on the perimeter to the north to buffer the multi-family residences as well as to the south. Staff has recommended a consistent treeline buffer to the north. The Petitioner has agreed to PVC rather than wood fencing along the north side of the parking lot and existing building to screen the dumpster enclosure and mechanical equipment.

Three Variations are being requested as follows:

Section VIII.A.7 - To permit parking to encroach into the front yard along Duvan Drive. ***A Variation is being requested to expand the parking lot into the front yard by 24 feet for additional truck parking spaces and allow the property to be more functionally useful. The parking lot will be the same depth and align with the adjacent parking lot to the west of the subject property.***

Section V.C.10.B.6 - To reduce the required off-street parking area setback for industrial development to encroach more than 25% into the established front yard setback to have a setback of 12.29 feet instead of a required setback of 24 feet along Duvan Drive. **This Variation will allow the expansion of the parking lot into the front yard for additional truck parking spaces and allow the property to be more functionally useful. The parking lot will be the same depth and align with the adjacent parking lot to the west of the subject property.**

Section III.J.2.a.(1) - To permit a fence to be located in front of the required building setback line. **A Variation is being requested to install a six foot (6') high fence in front of the building line. The fence will be located at the front parking lot line for security purposes.**

CHAIRMAN SHAW asked if the Commissioners had comments or questions.

COMMISSIONER AUGUSTYNIAK asked for clarification on the deed restrictions requiring grass to be added if the property is sold. Mr. Ritter replied the required parking lot removal only applies if the lots are separately sold.

CHAIRMAN SHAW asked the Petitioner if he wanted to make any comments. He replied no further comments.

COMMISSIONER AUGUSTYNIAK asked if the Petitioner would be consolidating other locations into this spot and what type of trucks he has. Mr. Brown replied he would be consolidating three (3) of his locations into this site. The trucks are all 26' box trucks, no semis, all 2016 and newer and all gasoline powered.

COMMISSIONER GRAY asked about the setback on Duvan Drive. Mr. Ritter replied some of the locations are a zero (0) setback.

COMMISSIONER GRAY asked about the landscape plan showing some of the trees are planted in the right of way. Mr. Ritter replied the trees could be shifted slightly to the north. Public Works had no negative comments on this. There are right of way tree requirements in the parkway.

CHAIRMAN SHAW noted there should be a clear path for future sidewalks. This property lies within the TIF which could be used to fund future sidewalks.

CHAIRMAN SHAW asked for questions or comments from the Public. None.

A Motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER ENGEL to close the Public Hearing for Two Men and a Truck, 7420 & 7430 Duvan Drive. Site Plan Approval with Variations. The Motion was approved by voice call.

CHAIRMAN SHAW declared the Motion approved.

CHAIRMAN SHAW asked Mr. Ritter to go through the Standards:

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - *Warehouse and light-industrial uses are permitted in the ORI MU-1 Zoning District. Moving the applicant's headquarters to this location and the design of a landscaped parking lot will bring new life*

- to a transitioning area, in need of new investment. If the lots are ever placed under different ownership, the new parking lot will be required to be removed, as parking is not permitted as a primary use.*
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - *The proposed landscaping will improve the curb appeal of the site and increase overall aesthetics of the area. The landscaping to the north will add increased screening from the residential properties. The plan will reduce the number of nonconformities and increase on-site drainage detention.*
 - c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - *The parking lot addition will be used by employees only and will not be open to the public or visitors. There is a designated turn-around area that will allow trucks to maneuver the site safely. There is limited design options for parking trucks on a narrow site.*
 - d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - *The site's location in an industrial park with no sidewalks and limits the opportunity to add pedestrian amenities. Visitors and employees will have access through the existing parking lot on the east side of the building. Space exists at the front of the site if a public sidewalk is ever installed along Duvan Drive.*
 - e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - *Interior lot landscaping is limited due to the site layout and need for truck movement throughout the site. The applicant is adding additional perimeter landscaping on the property to meet the intent of the landscaping codes. The site will be among the first properties to be developed under the current code requirements and will be a benchmark for future redevelopment.*
 - f. That all outdoor trash storage areas are adequately screened.
 - *The trash enclosure and exterior mechanical equipment will be screened with natural color PVC fencing.*

STANDARDS FOR VARIATIONS

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - a. *The site has been vacant for many years and is difficult to develop on its own. Due to landscape and detention requirements, parking in the front yard allows the property to increase its usefulness and yield a reasonable return. The existing building on the eastern lot is fixed and cannot be modified to meet all the landscaping requirements.*
2. The plight of the owner is due to unique circumstances.

- a. *The Variations are needed due to this only being a partial redevelopment of a narrow lot and that the existing site's footprint is set. The need for trucks to safely access and maneuver the new parking lot creates limited space to change the layout. The owner is trying within the constraints of the site to incorporate as much parking as possible with as few landscape waivers and Variations as possible.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - a. *The parking lot encroachment will align with the neighboring property's parking lot line. Other older properties in the area also have similar front yard parking encroachments and fencing. The overall design of the development and the incorporation of more landscaping will improve the area's landscaping.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - *The total number of truck parking stalls would be reduced and would not make the site attractive to redevelop. The need for detention and volume control limits the usefulness of the site.*
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - *This property has unique issues in regards to developing a property for use with an adjoining property and existing building. The vacant lot's narrowness and the location of the existing building give this site a unique situation that is generally not replicated elsewhere.*
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - *The petitioner is looking to make the site useful and safe for his business to be able to occupy. The site will greatly improve the aesthetics of the area and is not based solely on increasing the value of the property.*
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - *The site was subdivided and developed prior to current codes and standards that make the site difficult to develop meeting all requirements while still be useful.*
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - *The new buffer landscaping and fence to the north will greatly increase the screening of this property and the overall industrial area from the multi-family residential buildings to the north. The parking lot and fencing will help to increase security and allow for proper storage of vehicles on the site.*
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

- *The Variations will increase the usefulness of the site and will not be a public nuisance. The development is likely to increase property values within the Duvan Industrial Park and may help to promote future redevelopment in the area. The increased landscaping will increase the look and environmental quality of the area.*

A Motion was made by COMMISSIONER ENGEL seconded by COMMISSIONER AUGUSTYNIAK to recommend to the Village Board the granting to the Petitioner, Paul Brown of Two Men and a Truck, Site Plan Approval in accordance with the plans submitted and Standards for Site Plan Approval proposed by Village Staff as may be amended by the Plan Commission at this meeting.

Subject to the following conditions:

1. The parking lot and all associated material located on the 7430 Duvan Drive site shall be completely removed and replaced with grass if the property is sold or under different ownership then the property located at 7420 Duvan Drive.
2. All Public Works and Engineering comments must be addressed and an MWRD permit must be obtained prior to permitting.

AYES: MANI, ENGEL, STANTON, AUGUSTYNIAK, GRAY, AITCHISON, VICK AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

A motion was made by COMMISSIONER AUGUSTYNIAK, seconded by COMMISSIONER MANI to consider recommending that the Village Board grant the Petitioner, Paul Brown of Two Men and a Truck, the following Variations in the ORI MU-1 (Office and Restricted Industrial, Mixed Use Duvan Drive Overlay) Zoning District located at 7420 & 7430 Duvan Drive in accordance with the plans submitted and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff as may be amended by the Plan Commission at this meeting.

1. Section VIII.A.7 - To permit parking in a front yard along Duvan Drive.
2. Section V.C.10.B.6 - To reduce the required off-street parking area setback for industrial developments to encroach more than 25% into the established front yard setback to have a setback of 12.29 feet instead of a required setback of 24 feet along Duvan Drive.
3. Section III.J.2.a.(1) - To permit a fence to be located in front of the required building setback line.

Subject to the following conditions:

1. The parking lot and all associated material located on the 7430 Duvan Drive site shall be completely removed and replaced with grass if the property is sold or under different ownership then the property located at 7420 Duvan Drive.

AYES: VICK, AITCHISON, AUGUSTYNIAK, GRAY, MANI, ENGEL, STANTON AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Mr. Ritter noted this will go to the Village Board for approval on August 21.

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 2, 2018 REGULAR MEETING

Item #3 CONSIDERATION FOR APPROVAL: INTERNATIONAL AUTOS ORLAND PARK - 8301 W. 159TH STREET
SITE PLAN APPROVAL

Consider granting Site Plan approval to the Petitioner, Simon Yu of Simon Design Group, on the property 8301 W. 159th Street in the B-5 Zoning District with a request to expand the existing parking lot and construct a 9,066 square foot building addition.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Tim Stanton
 Lucas Engel
 Garrett Gray
 Chuck Augustyniak
 Stephen Vick
 MaryAnn Aitchison

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Kimberly Clarke, Planning Manager
 Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guest(s): Simon Yu

Kimberly Clarke, Planning Manager noted International Autos is requesting Site Plan approval for a building and parking lot expansion. There is no Variation required as they are complying with all code requirements. Ms. Clarke displayed an image of the planned building. The existing site is approximately three (3) acres. Historically the site has been occupied by a dealership since 2003. This new dealership will be for Land Rover and Jaguar. They currently share a site with Subaru and this will allow them to have their own stand-alone location. This property has been vacant for approximately one month.

The subject property is located on 159th Street which is a major arterial road controlled by IDOT and zoned B-5 (Automotive Service). This section of 159th Street is commonly referred to as "Dealership Row" due to the number of dealerships that exist along this corridor. The use will be for a showroom, service area, customer waiting area and an employee area. They will be increasing their service areas by 4,900 sq. ft. with five (5) new overhead doors. There will also be a 4,100 sq. ft. front expansion to increase the showroom. The parking lot in the rear will give them an additional sixty (60) stalls for vehicles. In the previous approvals for Kia, there were similar requirements because of the pond in the rear and the parking lot expansion, there will have to be a retaining wall which will be partially on the 20 foot rear yard public utility easement. Staff is asking for a retaining wall agreement to be established between the owner and the Village to make sure if anything happens to the wall or the easement there is an agreement to take care of that. Staff is also making everything subject to engineering and they will have to go through the MWRD process. They do have plans and permits with them, but it will be necessary to verify those applications are still valid. It will also be necessary to firmly identify where the inventory, customer and employee parking will be.

Overall the site will be pretty much the same with an improvement to some of the landscaping that has not survived over time. The current landscape plan provided is from 2015 is only for the rear parking lot expansion. Staff has requested a final landscape plan that will encompass the entire site.

The proposed architecture is a panel system all grey color metallic aluminum composite material. In the rear of the building, at the service bay area, there will be corrugated metal. This is a deviation from the Village building code which states it has to be brick masonry. This is similar to what is out there now, they will just be adding to it and blending the additions in. This is what all the dealerships are using now. The rear of the building is not visible to 159th Street.

Parking is not an issue. The Petitioner is in compliance with the number of wall signs shown on the drawings. Staff has received a lighting plan and will make sure it complies with .5 candles at the property line. They will be using all LED lighting.

The open items are:

1. The Petitioner will need to enter into a retaining wall agreement for the construction of a wall within the existing 20 foot public utility easement.
2. The Petitioner will need to submit engineering plans for review. All approvals are subject to engineering.
3. Submit a final landscape plan to be reviewed by staff prior to building permit issuance.
4. Revise the site plan to identify parking stalls dedicated for employees, inventory and customer parking.
5. Prior to building permit issuance, submit a photometric plan including cut sheets of light fixtures to ensure the plan is in compliance with Village Code of .5 foot candles at the property line.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

COMMISSIONER GRAY asked for clarification on the retaining wall. Ms. Clarke replied on the south parking lot addition there is a retaining wall on the west side and adjacent to the 20' easement. On the original plan, it was slightly over 3' and it is being reviewed by the Village engineers for any necessary modification. There is also an existing 6' privacy fence on the south property line and a chain link fence on the west side.

CHAIRMAN SHAW asked if there have been any concerns from neighboring properties. Ms. Clarke replied the rear fence is newer due to complaints from the residents and that is why the fence was replaced/repared. The vegetation will be replaced in that area as necessary.

COMMISSIONER STANTON asked about security cameras. Mr. Simon Yu replied there would be security cameras installed. Ms. Clarke asked about outdoor speakers. Mr. Yu replied the other dealership does not have them and he is not sure about this dealership.

CHAIRMAN SHAW asked Ms. Clarke to go through the Standards as follows:

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
Vehicle sales, automobile parts and accessories, and on-site repairs or alterations is a permitted use in the B-5 Automotive Service District.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The proposed expansion of the parking lot will be adequately screened from the adjacent properties with the incorporation of landscaping along the perimeter. Currently the residential property is screened by the existing six foot (6') privacy fence along the rear lot line.

- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The access points off of 159th Street will remain as currently exists. Circulation of the parking lot will be subject to the Fire Department review.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The nature of the business use does not warrant much pedestrian traffic within the site. The majority of the pedestrians will be the employees who will more than likely be in the vehicles. The site provides for pedestrian walkways around the building where customers will be allowed.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
The plan proposes the installation of landscaping along the rear and east lot line. The existing landscape islands will remain and any new ones will have landscaping planted within them per code.
- f. That all outdoor trash storage areas are adequately screened.
There is an existing trash enclosure on the east side of the building area near that will be used.

COMMISSIONER GRAY, seconded by COMMISSIONER STANTON made a motion to grant the Petitioner, Simon Yu of Simon Design Group, Site Plan Approval in accordance with the plans submitted by the Applicant and Standards for Site Plan Approval proposed by Village Staff as may be amended by the Plan Commission at this meeting.

Subject to the following conditions:

1. The owner will need to enter into a retaining wall agreement for the construction of a retaining wall within the existing 20' public utility easement.
2. The Petitioner will need to submit engineering plans for review. All approvals are subject to engineering.
3. The Petitioner will need to submit a final landscape plan for the entire site.

AYES: MANI, ENGEL, STANTON, AUGUSTYNIK, GRAY, AITCHISON, VICK AND CHAIRMAN SHAW

NAYS: NONE

CHAIRMAN SHAW declared the Motion unanimously approved.

Ms. Clarke noted this is final due to no Variations and will not need to go before the Village Board for adoption.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 2, 2018 REGULAR MEETING

Item #4 **WORKSHOP: SIP WINE BAR – 17424 OAK PARK AVENUE**
SITE PLAN APPROVAL AND VARIATIONS

Consider granting Site Plan Approval and consider recommending that the Village Board grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Variations from the Legacy Code to modify an existing building and construct an addition with commercial space and a 1,100 square apartment on the property located at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Eduardo Mani
 Tim Stanton
 Lucas Engel
 Garrett Gray
 Chuck Augustyniak
 Stephen Vick
 MaryAnn Aitchison

Absent Plan Commissioner(s): Angela Gatto

Village Officials and Staff: Kimberly Clarke, Planning Manager
 Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guest(s): Neal Hummitsch

Dan Ritter, Senior Planner noted that the existing site consists of a nonconforming historical home in the Legacy District that was constructed in 1893 and is historically referred to as the Dini Home. This home is mentioned in the Legacy Plan for its historical significance due to the age and architectural character. The SIP Wine Bar is requesting an addition on the south side to include commercial space on the first floor and a 1,100 square foot apartment on the second floor with several Variations. Most recently this property was “Attic Door” and prior to that was “Tinley Video”. The existing site is a single building with a parking area to the rear and north of the property. The Legacy Plan mentions preserving, rehabbing and strengthening existing historical structures including this original home. There was a 1, 900 square foot addition added in 1993 which is not considered historical, but it does utilize similar materials and roof peak. The property was recently subdivided due to lot line issues.

The site is zoned DC (Downtown Core) with Mickeys to the south, Citi Bank to the east and the Vogt Building (future Banging Gavel) to the North. The property to the west is a drive aisle and parking lot which will be utilized by the Banging Gavel and SIP Wine Bar and is currently owned by the Village. This lot is zone R-4 (Single Family Residential) and is not in the Legacy District and has residential garages on it.

The proposed use is a self-serve wine bar and a full-service restaurant which includes a kitchen. There will be indoor seating, a small standing room area and 2 outdoor patios, a small one in front and a larger one on the rear. The Petitioner has had discussions with the Banging Gavel owner to have shared events between the two businesses. The new addition

will also include a partial basement that will be storage for the restaurant and a second floor 1,100 square foot 1 bedroom apartment with a separate stairwell.

The site plan will include a 2-story addition to the south side of the property and will include in the rear a large patio and stairwell to the apartment. The rear patio will be enclosed by a knee wall and will have a metal canopy roof over it. The front patio on Oak Park Avenue will be enclosed by a 3-4' fence and buffered by landscaping. The design of the addition will work with the existing site of the home. It will keep the character of the existing historic home. The setback and peaks and style of the original home will be matched. One of the open items is to correct the setback on the south side property line between Mickey's parking lot and the building. There is approximately one-foot six inches (1'6") from the back of the curb on Mickey's lot to the property line in addition to the one-foot two-inch (1'2") proposed setback to the addition. The Legacy Code requires alley dedications of 25' at the rear of the property. Because this property backs up to a property that is not in the Legacy Code there is extra space added on. The Petitioner has agreed to this dedication.

The Petitioner has added landscaping to several locations on the property. More curbing has also been added to give a clear driving lane for traffic. The landscape consultant has recommended incorporating some historically significant air loom plants. Per public works and police, staff recommended one street tree where 2 would typically be used. The plans will be updated and the Petitioner will work with Mickey's to replace landscaping as needed during construction.

The new addition will closely mirror the historical design and residential character of the original home. There is an open item regarding the use of vinyl siding on the existing home and the new siding being used will be Hardie Board. In general, the same siding would be used, but due to being able to match the existing siding and the financial considerations the Hardie Board is planned. The outdoor patio areas will be using high-quality materials and will maintain a residential appearance. The rear patio will use similar columns and architectural details as the front of the home. The front fence will be a 3-4' wrought iron design. On the south side of the property, fake windows will be used to break up the expanse of the wall and that is an open item to discuss if these are actually beneficial or unappealing.

The signage will be flat wall signage on the front of the building and a 5.5' tall single-faced monument sign at the north entrance. There will be a Variation for that sign as it cannot be placed a full ten (10') away from the property line. Staff recommends not placing the wall sign on the front façade over the banding on the building. Staff recommend reducing the size of the sign or change the location of the sign and light on the property

The lighting will be wall mounted gooseneck lights that are in compliance with the Legacy Code light fixtures. There will be lantern style lights on the front porch to keep the residential character of the home.

The parking on the site will be shared parking between Banging Gavel and SIP and other public parking at the train station. The residential unit will require one (1) parking spot. There are four (4) parking spaces on-site with one space being used specifically for the apartment. The Petitioner has noted he anticipates potentially using golf carts or a small bus to transport customers from the public parking for added convenience.

The list of Variations are as follows:

1. Section 2.A.7 to permit a minimum public frontage buffer width of three feet (3') instead of the minimum of six feet (6').
The public frontage is proposed as it exists today and is consistent with the existing frontage and alignment of public improvements throughout the block. Requiring an increase to the public frontage would require land dedication that could make outdoor dining and commercial use of the site less feasible.
2. Section 2.A.8 to permit a private frontage design other than the frontages permitted in Table 2.A.5.
The private frontage is proposed to tie into the existing setback and design of the site. Changes in the private site frontage would not preserve and would likely detract from the historical significance and residential character of the site based upon its age (ca. 1893) and Victorian architectural style.

3. Section 2.A.9 to permit an addition to be two (2) stories instead of the minimum three (3) stories.
The new addition will tie in with the existing homes height and architectural design. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
4. Section 2.A.9 to permit a front yard setback of fourteen feet two inches (14' 2") instead of the maximum five feet (5').
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
5. Section 2.A.9 to permit a north side yard setback of ten feet (10') instead of the maximum five feet (5').
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Placing an addition on the home to meet a setback would detract from its historical integrity.
6. Section 3.B.6.a to permit the transparency of a ground-level street facing façade of a commercial space to be less than 60%.
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
7. Section 3.B.6.b to permit the maximum height of the top of the window sills to be greater than 30" above the adjacent sidewalk.
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
8. Section 3.C.3.d to permit one (1) residential parking space to be open to the sky and not covered.
The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Building a garage or underground parking is not feasible on the existing site and would detract from its historical integrity.
9. Section 3.F.10.a to permit the waiver of a bufferyard requirement between a property Legacy District and property not in the Legacy District.
The property to the north is a parking lot and drive aisle owned by the village. While it is not technically in the Legacy District, it serves two (2) legacy district sites and is a very unique situation. The code requirement is typically more for developments that directly abut a residential property, not public parking/access. Planting landscaping between these properties would also hinder any potential future alley connection.
10. Section 4.E to permit a monument sign to be located three feet (3') instead of the required ten feet (10') from a property line or drive aisle.
The setbacks are difficult to meet due to the site layout already being set by a historically significant building. The proposed ground sign location was determined to be the best location that keeps with the intent of the code in regards to aesthetics and safety while also identifying the business for vehicles and pedestrians.

CHAIRMAN SHAW asked the Petitioner, Neal Hummitsch to speak.

Mr. Hummitsch noted his plan is to do something different, with small plate food and wine. He feels the house is great for this. He will be adding a full kitchen, sprinklers and ADA bathrooms which would not be possible without the addition.

CHAIRMAN SHAW asked the Commissioners if they had questions or comments.

COMMISSIONER ENGEL asked about the new siding and if it will match the existing siding and if there were examples. Mr. Ritter replied they would match the Hardie Board to as close as possible in color. Mr. Hummitsch replied this is very expensive trying to meet the code. Mr. Hummitsch's architect replied from a design status he will try to avoid any instance where one material will be joining the other material so there will not be a stark contrast.

CHAIRMAN SHAW asked if the existing Vinyl siding is in good shape. Mr. Ritter replied it is in good shape and anything that is not will be repaired or replaced. The roof structure will also be modified and the new areas will be Hardie Board. The main structure will be the existing Vinyl. If in the future the siding needs to be replaced, it will be Hardie Board.

Kimberly Clarke noted they will be utilizing the Code Compliance Grant and the Retail Build-out Grants maximizing the \$70,000.00 available.

COMMISSIONER MANI asked about the intent of the lighting. The architect replied the lighting will be low lumen LED lights for the seating and then accent lighting for the signage.

Mr. Ritter asked if there was something that that was recommended to be done so that the sign and lighting do not cover the architectural band on the front of the home. The code states the sign should try to avoid architectural features.

CHAIRMAN SHAW asked about a blade sign rather than a monument sign. The architect replied the monument sign is at an angle at the main entrance as a directional sign.

COMMISSIONER GRAY concurs that the signs as proposed look good. He asked about the three parking spots and one being dedicated to the residence and what the other two would be used for. Mr. Hummitsch replied that the two spots will not be designated. He asked about the hours of operation. Mr. Hummitsch replied the hours would be before lunch and up to 10:00 pm. The customers will dictate the need for the hours. The summer hours may be different than the winter hours. He has been working with the owner of the Banging Gavel to have a vehicle to transport customers from the train station parking to the location.

COMMISSIONER AUGUSTYNIAK asked about the patio area's months of operation and what the capacity is. Mr. Hummitsch replied the patio would be open in the summer months and the capacity is sixty (60) on the patio. In the restaurant there will be twenty-four (24) tables, outside will have twenty-four (24) tables and there will be fifty (50) additional standing room spots. The total would be approximately one hundred twenty-five (125). There is no bar, it is a self-serve counter.

COMMISSIONER STANTON asked about entertainment and security cameras. Mr. Hummitsch replied there will be no entertainment and they would have security cameras. There would also be lighting to illuminate the parking area.

CHAIRMAN SHAW asked about a parking lot agreement with Mickey's. Mr. Hummitsch replied there is not agreement with Mickey's There are no plans to use their lot.

A woman from the audience asked about the rear parking lot and how it would affect the garages on the apartment building to the west. Mr. Ritter replied there is twenty-five feet from the property line to the garages and there is an alleyway on the private lot where there will never be a building.

CHAIRMAN SHAW noted the fake windows on the rear of the building does not look good. His preference would be Hardie Board in that area. Mr. Ritter noted that the staff preference would also be to not use the fake windows.

CHAIRMAN SHAW asked for the Open Items.

OPEN ITEMS:

1. Revise plans to show the correct setback on the south side property line between Mickey's parking lot and the building. There is approximately one-foot six-inch (1'6") from the back of curb on Mickey's parking lot to the property line in addition to the one-foot two-inch (1'2") proposed setback to the addition.
2. Vinyl siding will remain on the existing historic home while fiber cement siding will be used on the new additions, as required by code. It will be difficult to make the transition between these different materials seamless in color and look. It could be beneficial in regards to the aesthetics, historical integrity and more financially feasible to make the change to matching fiber cement siding now. If vinyl siding is permitted to remain, a condition requiring the aluminum siding to be replaced with identical fiber cement siding should be added to clarify this requirement going forward. (No Concerns)
3. Revise plans to indicate that the existing siding material is vinyl and not aluminum.
4. The front façade wall sign location is located over the architectural trim of the building. Staff recommends considering making the sign smaller, moving the sign to a different location or flipping the light and wall sign locations on the addition as alternatives to the Petitioner's proposed location. Remove the fake windows on the rear of the building.
5. Clarification is needed for the color of the light fixtures and revised plans are needed to be consistent on the chosen color.
6. Consider requested Variations from the Legacy Code to promote retaining the architectural and historical integrity of the site known as the Dini Home based on the proposed project and responses to the Standards for a Variation supplied by the Petitioner.

The Public Hearing for this will be on August 16, 2018

COMMENTS FROM THE COMMISSION

None at this time.

PUBLIC COMMENT:

None at this time.

ADJOURNMENT:

There being no further business, a Motion was made by PLAN COMMISSIONER AUGUSTYNIAK, seconded by PLAN COMMISSIONER ENGEL, to adjourn the Regular Meeting of the Plan Commission of August 2, 2018 at 9:36 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

Petitioner

Neal Hummitsch,
SIP Wine Bar

Property Location

17424 Oak Park Avenue

PIN

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

Zoning

DC (Downtown Core),
Legacy District

Approvals Sought

Site Plan Approval
Variances

Project Planner

Daniel Ritter, AICP
Senior Planner

PLAN COMMISSION STAFF REPORT

August 16, 2018

SIP Wine Bar

17424 Oak Park Avenue



NEW FRONT ELEVATION RENDERING

*Elevation drawing has been updated from the workshop.

EXECUTIVE SUMMARY

Consider approval of a site plan and consider recommending that the Village Board grant the contract purchaser, Neal Hummitsch of SIP Wine Bar, approval of Variations from the Legacy Code that are required to permit a building addition to match the existing non-conforming and historic home. While there are several Variations required to bring this project into conformance, the intent of the petitioner is to retain the historic and residential character of the home and site. The variations will allow the petitioner to construct an addition for commercial space with a second-floor 1,100 square foot apartment on the property located at 17424 Oak Park Avenue in the DC (Downtown Core) Zoning District.

UPDATES FROM THE 8/2/2018 WORKSHOP STAFF REPORT ARE IN RED

EXISTING SITE & HISTORY

The existing site consists of a single building along with a small parking area at the rear of the property. The original house was constructed circa 1893 and is referred to as the Dini Home. The home was listed in the Legacy Plan as historically significant due to its age, architectural character and Victorian style. The Legacy Plan specifically calls for preserving, rehabbing and strengthening existing historic structures. A 1,900 square foot addition was added to the south end of the structure in 1993 however it is not considered historically significant despite its use of similar material and roof peak as the original home. The building was most recently occupied by The Attic Door, a boutique consignment shop.

The subject site was recently re-subdivided along with a number of adjacent properties to the south due to incorrect lot line surveys that had been carried over through the years. The property is now a single parcel (instead of two separate parcels) and is slightly smaller than it was when originally subdivided. The updated and accurate survey for this site has been included in the attached plans.



ZONING & NEARBY LAND USES

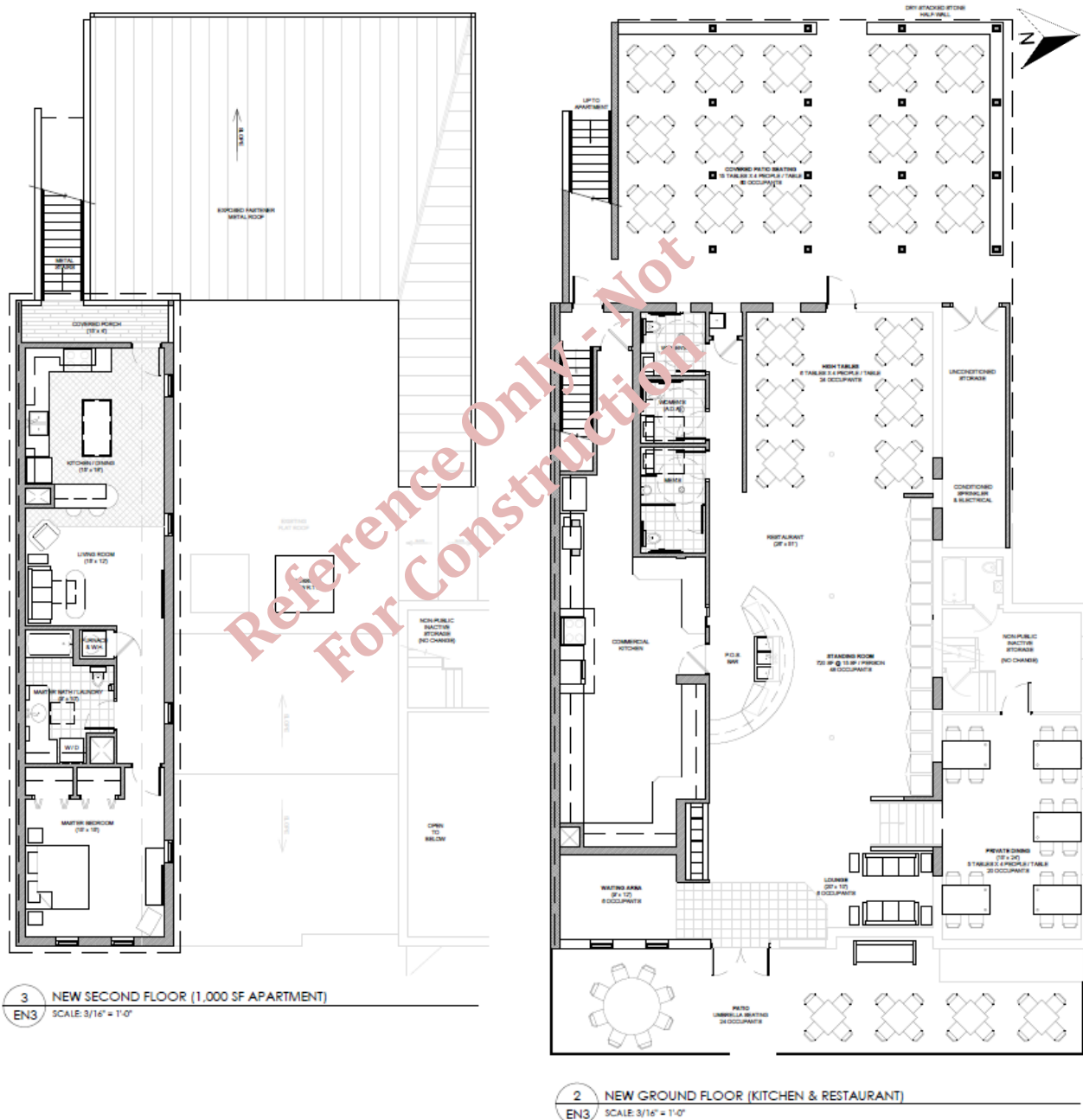
The site is located in the Legacy District and zoned DC (Downtown Core). The properties to the south (Mickey's), east (Citi Bank) and north (Historic Vogt Building/Future Banging Gavel Brewery) are all zoned DC as well. The property to the west is a drive aisle and parking lot currently owned by the Village that also allows access to residential garages that are part of the adjacent condo building; these sites are not in the legacy District and are zoned R-4 (Single Family Residential).



PROPOSED USE

Once redeveloped, the building will house SIP, a self-serve wine bar and restaurant that includes a full kitchen and food service. There will be indoor seating, a standing room only area and two (2) outdoor patios in the front and back. Patrons will have their identifications checked and are then given a card or key fob that tracks their purchases and allows them to dispense wine. Other beverages such as beer and liquor would also be served but the intent of the business is a focus on wine. Similar self-serve wine bars exist in Naperville and Chicago. The Petitioner has provided a further description of the business in a narrative attached to the packet. The Petitioner has had some initial discussions with the owner of The Banging Gavel Brewery which will occupy the Vogt building to the north to discuss opportunities for shared events between the businesses.

The new addition will also include a 1,100 square foot apartment on the second floor. The proposed apartment is over the minimum square footage of 800 square feet and will have a small private patio area at the rear of the unit. Access to the unit will be at the rear of the property by a private stairwell.



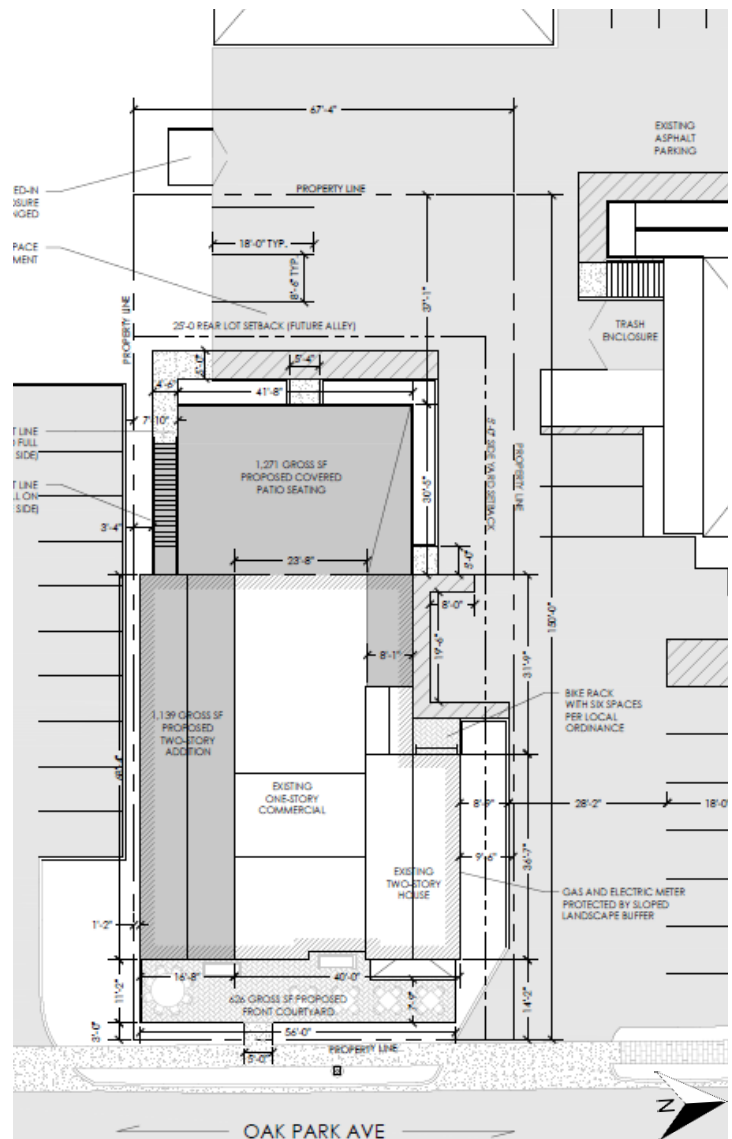
*Interior layout (reference only) plan has been updated from the workshop.

SITE PLAN

Changes to the existing site include a two-story addition to the south side of the existing building that will include a partial basement that will handle the kitchen and storage needs for the restaurant on the first floor. The second floor of the addition would be a private apartment. A stairwell will extend west of the structure to the back of the building and is one foot, two inches (1'2") from the southern property line.

A large patio for outdoor seating will be added to the rear of the property currently used for parking. This rear patio will have a permanent metal roof and columns similar in design as the existing front patio. The rear patio area will be enclosed by a knee wall and landscaping. A smaller patio will be added to the front of the property along Oak Park Avenue which will be enclosed by a three to four-foot (3-4') high wrought iron style fence and landscaping to separate the patio from the public sidewalk along Oak Park Avenue.

The existing site includes a historically significant residential structure that does not conform to current setback requirements of the Legacy Code. The structure contributes to the local character of the downtown and it is not economically or structurally feasible to relocate the structure. The proposed site plan creates more usable commercial space on the property without completely eliminating parking, landscaping or altering the historical and architectural character of the property.



**Site plan has been updated from the workshop.*

The setback from the proposed addition to the Mickey's parking lot on the south side of the site does not appear to be accurate and the site plan will need to be revised. There is approximately one-foot six-inch (1'6") from the back of curb on Mickey's parking lot to the property line, in addition to the one-foot two-inch (1'2") proposed setback to the new addition. The site plan will need to be revised to reflect the correct setbacks and a 2-foot eight-inch (2'8") space between Mickey's parking lot and the building addition. The space between the parking and building is sufficient to avoid incidental contact by vehicles, however too small to accommodate any significant landscaping.

Open Item #1: Revise plans to show the correct setback on the south side property line between Mickey's parking lot and the building. There is approximately one-foot six-inch (1'6") from the back of curb on Mickey's parking lot to the property line in addition to the one-foot two-inch (1'2") proposed setback to the addition.

The site plan has been updated with the appropriate parking lot and property line setbacks on the south side of the lot. The two (2) parking spaces on the north side of the building were altered to be a parallel space. The parking space change was made to ensure that vehicles do not collide with the building or block the drive aisle. The existing trash enclosure is shared with the condos to the west and the location was added to the plans.

The Legacy Code requires dedication of a twenty-five foot (25') wide alley at the rear of the property. No alley is planned to be completed with this project or in the near future. However, the dedication will allow it to be built and connect to Hickory Street in the future, if necessary. This alley dedication will be completed similar to other redevelopments in the Legacy District. The dedicated alley area will remain striped with on-site parking for the time being. The plat will be prepared by the Applicant's engineer and will be submitted for review and approval at the public hearing.

Open Item #2: Submit the plat of easement for a twenty-five (25') wide alley on the west side of the property.

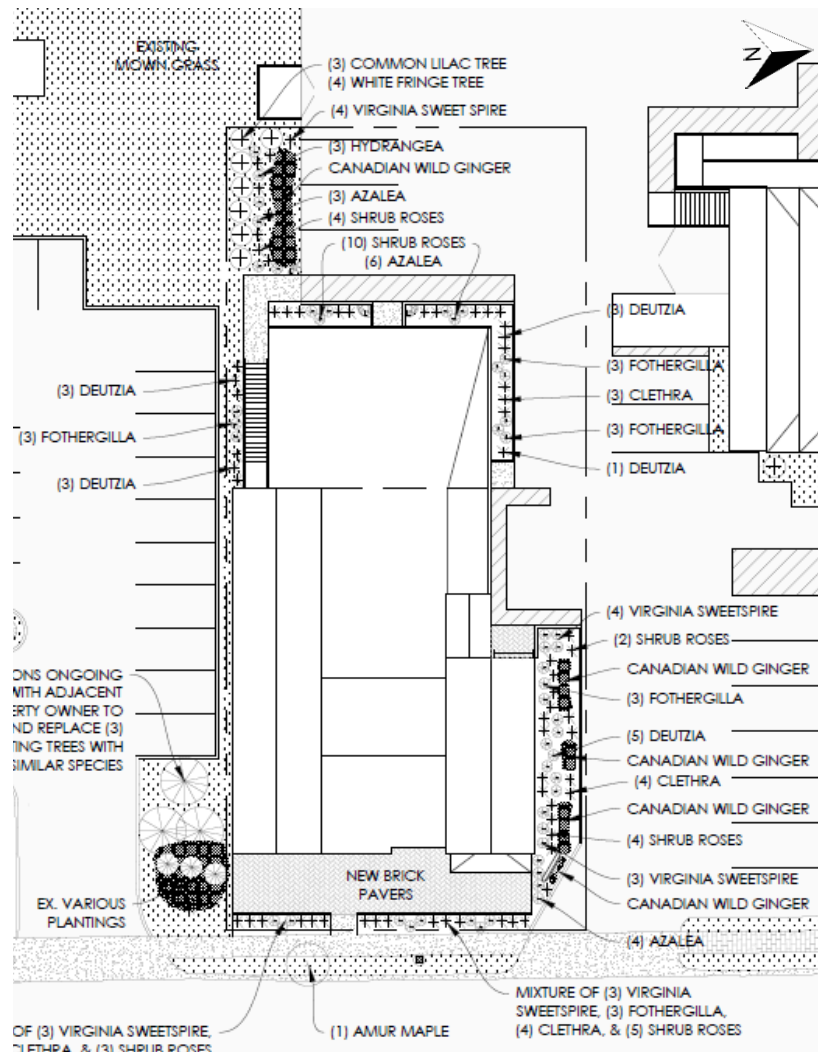
The Plat of Easement to permit alley access was reviewed and has been attached to the plans. A condition has been placed on the site plan approval requiring that the document is recorded with the Cook County Recorder of Deeds prior to issuance of any permits for this project.

LANDSCAPE

Landscaping has been added to several locations on the property. The species selection of plantings has been designed with their historical significance in mind where possible. However, the landscaping was also selected to be salt tolerant with low maintenance. Due to the limited space on the site, the majority of the proposed landscaping consists of shrubs or perennial plants with a few ornamental trees.

Typically two (2) street trees are required along the Oak Park Avenue frontage due to the lot width. In response to staff's recommendation, only one (1) street tree has been proposed due to the difficulty of spacing and visibility at the two (2) nearby private driveways and existing column street light in the parkway.

It is likely that the trees located on Mickey's south property line will need to be removed or are likely to die due to the amount of excavation work in their root zones. This vegetation was required as part of Mickey's approval and therefore will need to be replaced. The Petitioner is encouraged to contact neighboring Mickey's property owner to discuss replacement of the compromised landscaping.



ARCHITECTURE

The building addition is proposed to closely mirror the historical design and residential character of the original Dini Home. It is challenging to design a site that is usable for a commercial space but that still retains its residential original residential character. The Legacy Plan specifically calls for preserving, rehabbing and strengthening existing historic structures. Although not specifically mentioned in the Legacy Code, there is merit in reviewing the entire development of all historically significant properties (including new additions) as a "Heritage Site" in regards to

simply modifying the site to come closer to conformance. Many of the requested Variations are a result of the Petitioner's and Staff's desire to maintain the integrity of the historical home. The proposed addition mirrors the existing setback lines, window location and roof peaks in the original architecture.

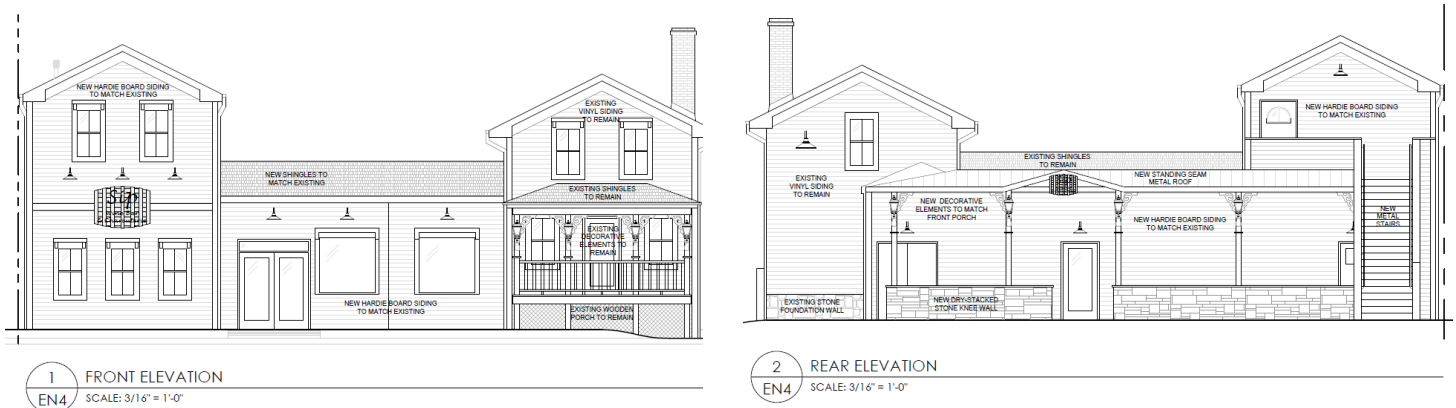
The proposed building additions will utilize fiber cement Hardie Board siding as required by the Legacy Code materials section. The Hardie Board siding was selected to closely match the vinyl siding utilized on the existing home. Preferably, the fiber cement Hardie Board siding would be utilized around the entirety of the house due to the aesthetics and difficulty in matching two (2) different siding materials and colors. The Petitioner does not wish to remove the vinyl siding from the original home since it is in good condition and replacement will add to the cost of the project. At a minimum staff would recommend the Hardie Board be used on the 1992 addition to make a clean transition between the two (2) materials. If the vinyl siding is damaged or replaced in the future, it will need to be replaced with fiber cement siding as required by the Legacy Code. A condition requiring the use of identical color and style of fiber cement siding is recommended to ensure this is a clear requirement going forward.

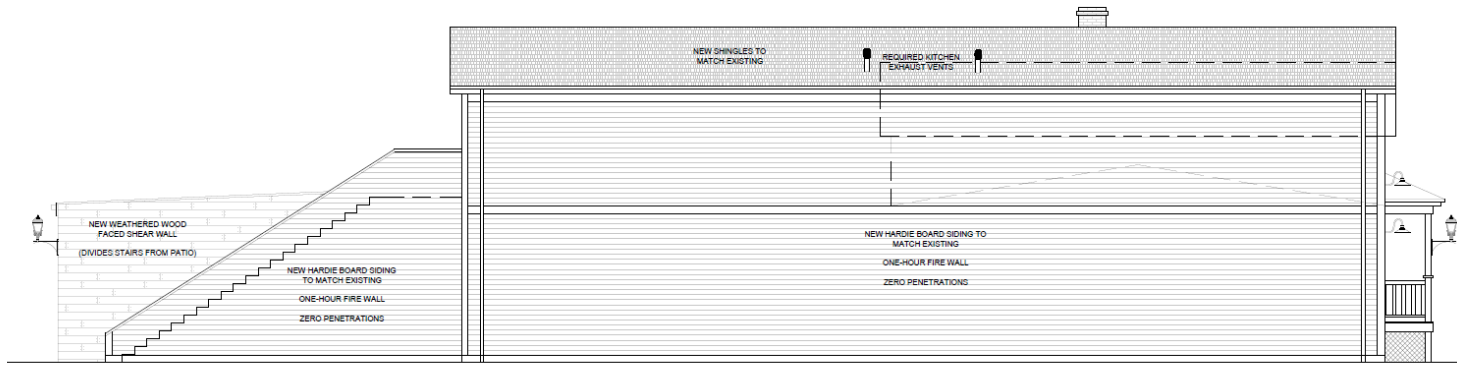
Open Item #3: Vinyl siding will remain on the existing historic home while fiber cement siding will be used on the new additions, as required by code. It will be difficult to make the transition between these different materials seamless in color and look. It could be beneficial in regards to the aesthetics, historical integrity and more financially feasible to make the change to matching fiber cement siding now. If vinyl siding is permitted to remain, a condition requiring the aluminum siding to be replaced with identical fiber cement siding should be added to clarify this requirement going forward.

Open Item #4: Revise plans to indicate that the existing siding material is vinyl and not aluminum.

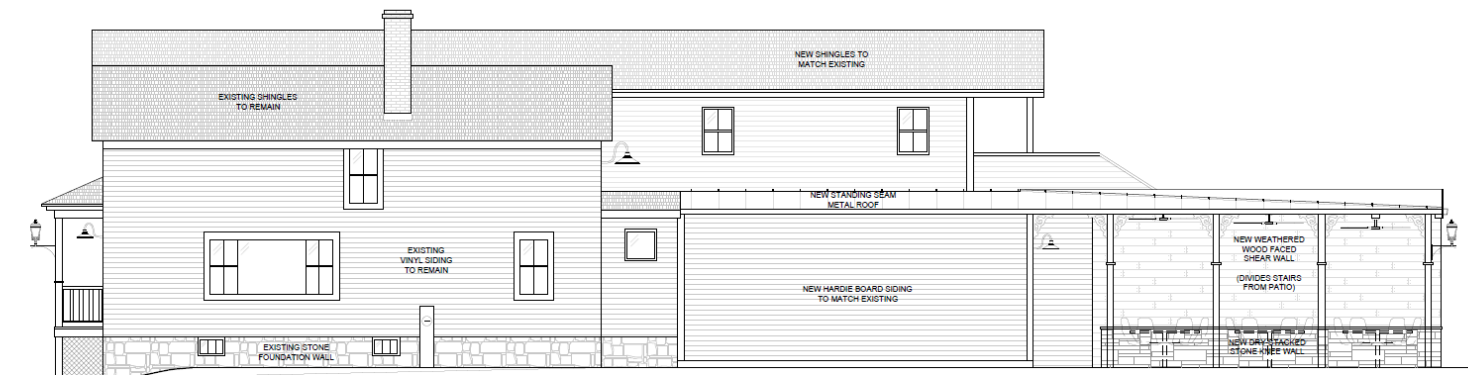
The updated plan, based upon the Plan Commission's feedback from the workshop, indicates that the existing vinyl siding will remain on the historic home portion of the building. The required fiber cement siding (Hardie Board) will be used for the new additions and for the existing middle portion of the building (1993 addition). Matching fiber cement siding (Hardie Board) is required to be used in the future when the existing vinyl siding is replaced and a condition of approval has been added to clarify that.

The outdoor patio areas are being designed to utilize high-quality materials and also to maintain a residential appearance. The rear patio is utilizing similar columns and architectural details to tie it in with the home's front porch design. The front patio is using a three to four foot (3-4') high wrought iron designed fence typical in residential homes to delineate the patio area.





4 SIDE ELEVATION (SOUTH FACING)
FN.1 SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (NORTH FACING)
EN.4 SCALE: 3/16" = 1'-0"

***Elevations have been updated from the workshop.**

SIGNAGE

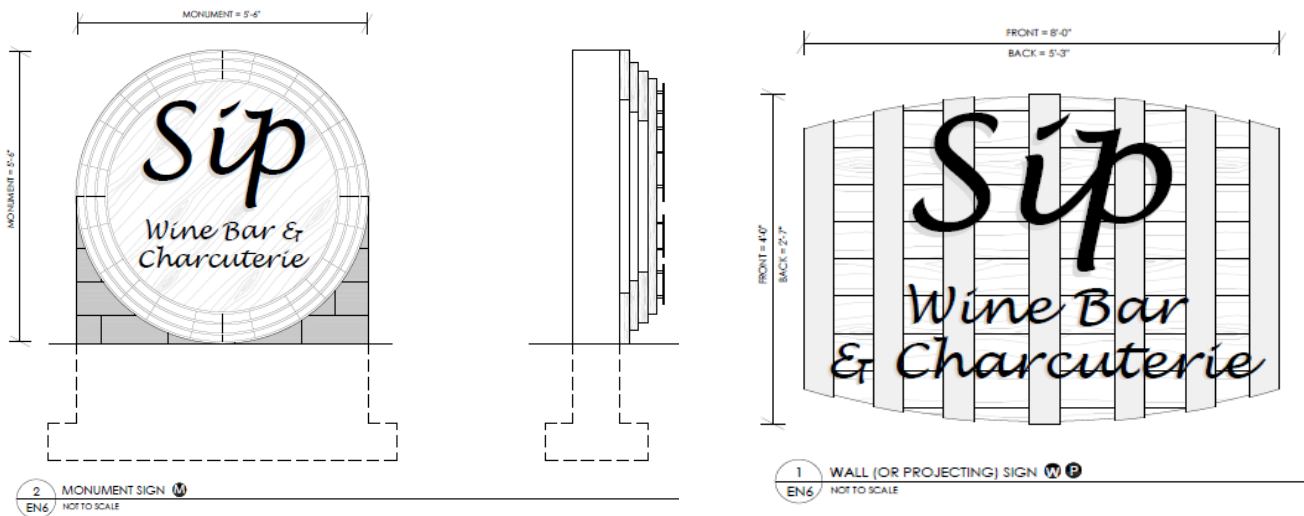
Wall signage is proposed on two (2) elevations; these will be flat mounted or projecting signs. The wall signs will either be non-illuminated or externally illuminated in compliance with the Legacy and Village Codes. A single-faced monument sign is proposed at the north entrance to the site. Due to the existing curb cut dimensions and site layout, the ground sign cannot be placed the full ten feet (10') from the property line and drive aisle. Due to this spacing issue a variance is being requested for the proposed ground sign location. By keeping the sign three feet (3') back from the drive aisle at its proposed location, it is not anticipated that there will be any site line issues or promote incidental contact from vehicles. The sign is relatively small and in compliance with the height and size requirements of the Legacy Code. The sign is proportionate to the site's size and architectural character, yet will still help identify the businesses location. The monument sign will be externally illuminated in compliance with all Village codes. Any light fixture for the ground sign will be screened by landscaping.



Staff's only concern with the proposed signage involves the front façade wall sign that is being placed over a façade architectural detail. Typically covering up architectural details with signage is not permitted by the code and there is a more clearly identifiable sign band area. Staff recommends considering making the wall sign smaller, utilizing a projecting sign, moving the sign to a different location on the facade or flipping the gooseneck lights and wall sign locations as alternatives to the Petitioner's proposed sign location.

Open Item #5: The front façade wall sign location is located over the architectural trim of the building. Staff recommends considering making the sign smaller, moving the sign to a different location or flipping the light and wall sign locations on the addition as alternatives to the Petitioner's proposed location.

Based on the feedback from the Plan Commission, the proposed signage was deemed acceptable and in character with the existing property and vision for the Downtown Core. The front façade wall sign is permitted to be a flat wall sign or a projecting wall sign.



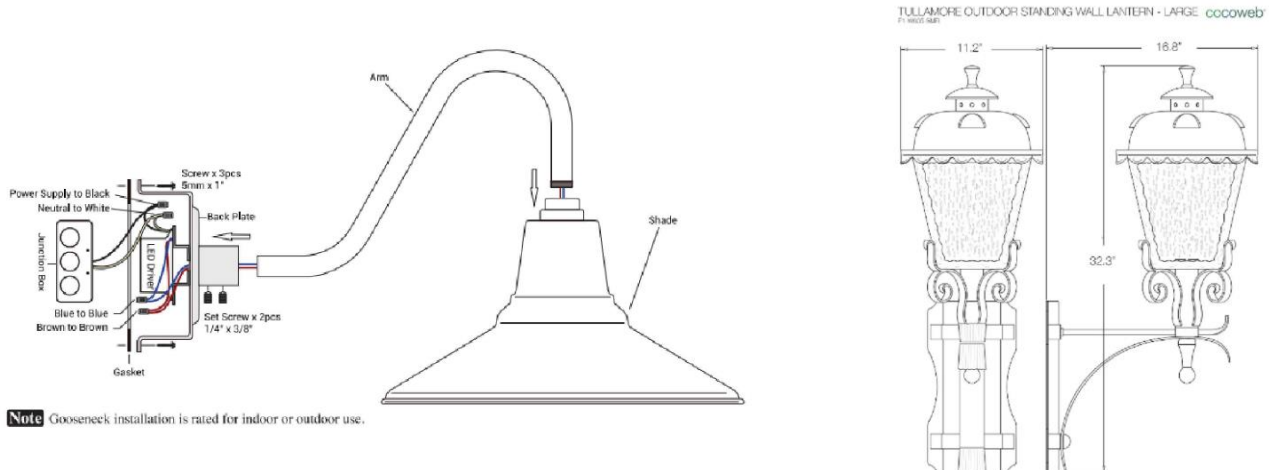
PARKING

Street-level commercial space is not required to have parking in the Downtown Core of the Legacy District; upper-level residential units are required to have one (1) parking spot and therefore the total required parking for the development is one (1) parking spot. The current plan proposes four (4) parking spaces on-site. If and when the alley is constructed, three (3) of the parking spaces will be removed; however, there will still be one (1) on-site parking space for the resident. The property also has public parking surrounding it that will likely be shared by customers of the Banging Gavel site and there are also various other public parking lots in the downtown for customers and employees to use, including the Metra commuter parking which is currently open to the public after 10:30am on weekdays and all day on weekends. Proposed parking is sufficient based on the uses and location of the development in the Downtown Core.

The development will not infringe upon the cross-access easement with the adjacent properties. The nearby existing residential garages used by the neighboring condos will have adequate space to access their garages from the separate public parking lot parcel. The resident parking space will be placed closest to the apartment entrance.

LIGHTING

The site will be illuminated by wall mounted gooseneck lighting that is in compliance with Legacy Code light fixture requirements. This gooseneck lighting will exist on the front and back of the buildings. The historic home structure will use more residentially appropriate lantern style lights on the porch. The porch lights allow for illumination of the front outdoor patio and were chosen to blend in with the existing residential architecture of the porch. Light fixtures are shown as white on the color rendering but are indicated as black on the lighting plan and clarification/revisions are needed.



Open Item #6: Clarification is needed for the color of the light fixtures and revised plans are needed to be consistent on the chosen color.

The proposed light fixture color is black and the color elevation has been updated to indicate this.

VARIATIONS

Required Variations from the Legacy Code:

- Section 2.A.7 to permit a minimum public frontage buffer width of three feet (3') instead of the minimum of six feet (6').
The public frontage is proposed as it exists today and is consistent with the existing frontage and alignment of public improvements throughout the block. Requiring an increase to the public frontage would require land dedication that could make outdoor dining and commercial use of the site less feasible.
- Section 2.A.8 to permit a private frontage design other than the frontages permitted in Table 2.A.5.
The private frontage is proposed to tie into the existing setback and design of the site. Changes in the private site frontage would not preserve and would likely detract from the historical significance and residential character of the site based upon its age (ca. 1893) and Victorian architectural style.
- Section 2.A.9 to permit an addition to be two (2) stories instead of the minimum three (3) stories.
The new addition will tie in with the existing homes height and architectural design. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.
- Section 2.A.9 to permit a front yard setback of fourteen feet two inches (14' 2") instead of the maximum five feet (5').
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design.

5. Section 2.A.9 to permit a north side yard setback of ten feet (10') instead of the maximum five feet (5').
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Placing an addition on the home to meet a setback would detract from its historical integrity.
6. Section 3.B.6.a to permit the transparency of a ground-level street facing façade of a commercial space to be less than 60%.
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
7. Section 3.B.6.b to permit the maximum height of the top of the window sills to be greater than 30" above the adjacent sidewalk.
The private frontage is proposed to tie into the existing setback and design of the site. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. The window locations and design will match the existing windows and keep a residential feel to the property.
8. Section 3.C.3.d to permit one (1) residential parking space to be open to the sky and not covered.
The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential design. Building a garage or underground parking is not feasible on the existing site and would detract from its historical integrity.
9. Section 3.F.10.a to permit the waiver of a bufferyard requirement between a property Legacy District and property not in the Legacy District.
The property to the north is a parking lot and drive aisle owned by the village. While it is not technically in the Legacy District, it serves two (2) legacy district sites and is a very unique situation. The code requirement is typically more for developments that directly abut a residential property, not public parking/access. Planting landscaping between these properties would also hinder any potential future alley connection.
10. Section 4.E to permit a monument sign to be located three feet (3') instead of the required ten feet (10') from a property line or drive aisle.
The setbacks are difficult to meet due to the site layout already being set by a historically significant building. The proposed ground sign location was determined to be the best location that keeps with the intent of the code in regards to aesthetics and safety while also identifying the business for vehicles and pedestrians. A Variation was granted to a previous business for a ground mounted sign within the front yard setback.

Open Item #7: Consider requested Variations from the Legacy Code to promote retaining the architectural and historical integrity of the site known as the Dini Home based on the proposed project and responses to the Standards for a Variation supplied by the Petitioner.

During the workshop, the Plan Commission generally agreed that the requested Variations are consistent with the intent of the Legacy Plan and retain the historical and residential character of the circa 1893 Dini Home. The proposed plan allows the building to be expanded and become more practical for commercial use in the Downtown Core. The ground sign meets the height and size requirements of the Legacy sign regulations as well as the front yard setback. The non-conformity is a result of the setback from the drive aisle; there are few alternative locations. The ground sign will be relatively short, single-faced and placed in a way to avoid any visibility concerns. The ground sign will be externally illuminated with no lighting or glare visible off-site. A Variation was granted to a previous business for a ground mounted sign within the front yard setback.

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
A food and drink establishment is a permitted use and outdoor dining opportunities are strongly encouraged in the Downtown Core (DC) zoning district.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
There is public parking available in close proximity to the proposed use. The property access, lighting, landscaping, and drainage have all been improved from the site's existing conditions and are designed to meet the intent of all Village codes, while retaining with the original historical and residential character of the site.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
The proposed site layout provides access to the adjacent public parking lot and drive aisle. The on-site parking has been designed to work with the adjacent public parking lot and drive aisle where cross-access easements are in place.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The proposed site adds additional walkways that connect from the parking lot and public sidewalk. Bicycle parking has been added for use by the commercial space and the residential unit.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
Landscaping has been added to several locations on the property. The species selection of plantings has been selected with the site's historical character in mind where possible. The landscaping was also selected to be salt tolerant and low maintenance. Due to the limited space on the site, the majority of the proposed landscaping consists of shrubs or perennial plants with a few ornamental trees. The landscaping should create an attractive and inviting site for customers in the downtown.
- f. That all outdoor trash storage areas are adequately screened.
The existing outdoor trash area is screened and will remain at its existing location where it is shared with the condos to the west.

ADDITIONAL LEGACY CODE STANDARDS

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
The Legacy Plan specifically calls for preserving, rehabbing and strengthening existing historic structures and Tinley Park's historic heritage. The new addition is proposed to tie into the setbacks, character and design of the existing building. The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential character. The proposed outdoor dining and overall site design are in conformance with the goal of having a walkable downtown with a strong economic center.
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
The wine bar and restaurant use is permitted and is compatible with the retail and service uses existing and expected in the downtown.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
The original structure was a residential home with historical significance due to its age (ca. 1893) and Victorian style architecture. The proposed addition and site changes have been designed in keeping with that original historical and residential character while respecting the intent and guiding principles of the Legacy Plan.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The proposed improvements will help to make the site a viable commercial space while still protecting the historical and residential character of the site. The business concept is not available elsewhere in the Village and is expected to enhance the economic vitality and attractiveness of the downtown area to visitors.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request.

There are ten (10) Variations requested as part of the SIP proposal. Nine (9) of these Variations are the result of the non-conformities of the existing historically significant structure. Only the Variation for the monument sign is a request resulting from the Applicant's proposed use although a Variation for a similar setback request was granted for the prior commercial use.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
It is impractical to relocate the home and the building to meet Legacy Code setback requirements. The space requirements for the proposed use necessitate an addition to the existing structure. The site improvements have been designed to create a more viable and marketable commercial space while maintaining the integrity of the existing historic residential building.
2. The plight of the owner is due to unique circumstances.
The original structure was a residential home with historical significance due to its age (ca. 1893) with non-conforming setbacks. The proposed addition and site changes have been designed to be consistent with the original historical and residential character of the site as well as the existing setbacks.
3. The Variation, if granted, will not alter the essential character of the locality.
The addition and redevelopment of the historically significant home will continue to keep the existing historic character and integrity of the downtown. The propose improvements will also allow the structure to become more practical to be utilized for commercial development in the downtown.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

APPROPRIATE MOTION

If the Plan Commission wishes to make a motion, the following motion is written in the affirmative for the Commission's consideration:

Motion 1: "...make a motion to grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Site Plan Approval for the property located at 17424 Oak Park Avenue in accordance with the plans submitted and listed herein, subject to the following conditions:

- a. All Public Works and Engineering comments must be addressed and an MWRD permit must be obtained prior to permitting.
- b. The access easement for an alley shall be formally recorded with the Cook County Recorder of Deeds prior to issuance of any permits.
- c. When the vinyl siding on the original home is replaced, fiber cement siding that matches the rest of the structure shall be utilized as the replacement material.

[any other conditions the Plan Commission would like to add]

Motion 2: "...make a motion to consider recommending that the Village Board grant the Petitioner, Neal Hummitsch of SIP Wine Bar, Variations from the Legacy Code, as listed in the August 16, 2018 Staff Report, for the property located at 17424 Oak Park Avenue in the DC (Legacy District, Downtown Core) Zoning District in accordance with the plans submitted and listed herein and adopt Findings of Fact submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Zoning Board of Appeals at this meeting.

Subject to the following condition(s): [any other conditions the Plan Commission would like to add]

[No need to read all of the following Variations, they are referenced in the motion]

1. A three foot (3') Variation from Section 2.A.7 to permit a minimum public frontage buffer width of three feet (3') instead of the required minimum of six feet (6').
2. A Variation from to permit a private frontage design other than the frontages in Section 2.A.8, Table 2.A.5.
3. A one (1) story Variation from Section 2.A.9 to permit an addition to be two (2) stories instead of the required minimum of three (3) stories.
4. A nine foot two inch (9' 2") Variation from Section 2.A.9 to permit a front yard setback of 14 feet two inches (14' 2") instead of the required maximum five feet (5').
5. A five foot (5') Variation from Section 2.A.9 to permit a north side yard setback of ten feet (10') instead of the required maximum of five feet (5').
6. A Variation from Section 3.B.6.a to permit the transparency of a ground-level street facing façade of a commercial space to be less than 60%.
7. A six-inch (6") Variation from Section 3.B.6.b to permit the maximum height of the top of the window sills to be 36 inches (36") above the adjacent sidewalk instead of the required maximum of 30 inches (30").
8. A Variation from Section 3.C.3.d to permit one (1) residential parking space to be open to the sky and not covered.
9. A Variation from Section 3.F.10.a to permit the waiver of a bufferyard requirement between a property Legacy District and property not in the Legacy District.
10. A seven foot (7') Variation from Section 4.E to permit a monument sign to be located three feet (3') instead of the required minimum of ten feet (10') from a property line or drive aisle.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
EN1	Schematic Site Plan	Olivieri	8/7/18
EN2	Schematic Landscape Plan	Olivieri	8/7/18
EN3	Schematic Floor Plans	Olivieri	8/7/18
EN4	Schematic Sign Drawings	Olivieri	8/7/18
EN5	Schematic Elevations (B&W)	Olivieri	8/7/18
EN6	Schematic Photometric Plan	Olivieri	8/7/18
EN7	Schematic Elevations (Color)	Olivieri	8/7/18
	Plat of Survey for 17424 Oak Park Avenue	Robinson	6/19/18
	Existing Topographic Survey for 17424 Oak Park Avenue	Cemcon	6/20/18

*Olivieri = Olivieri Architects, Inc.

*Robinson = Robinson Engineering, Ltd.

*Cemcon = Cemcon, Ltd. Consulting Engineers, Land Surveyors and Planners

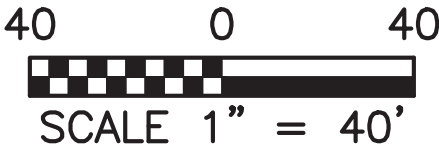
GRANT OF EASEMENT

FOR PUBLIC INGRESS, EGRESS AND ACCESS TO THE VILLAGE OF TINLEY PARK

Legal Description

The West 25.00 feet of Lot 4 in Village & Owners' Resubdivision of Lots 1 through 9 both inclusive in Herman Stoeckmann's Subdivision in the Southwest Quarter of Section 30, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded June 18, 2018 as Document No. 1816916082, in Cook County, Illinois.

Affects PIN: 28-30- - - -



State of Illinois)
County of Cook)

I, BRADLEY K. LUEDERS, an Illinois Professional Land Surveyor, do hereby state that I have prepared the hereon drawn plat, for the purpose of granting an easement as described hereon for and public ingress, egress and access.

Dated in South Holland, Illinois, August 1, 2018.

Bradley K. Lueders
License Number 035-003406
Expires November 30, 2018



Easement Provisions:

An easement is reserved and granted to the general public and The Village of Tinley Park, Illinois, their successors and assigns, for the perpetual right, privilege, and authority to utilize for ingress, egress and access over, under, across, and along the surface of the property shown on the plat marked "HEREBY GRANTED".

State of _____)
County of _____)

The undersigned, H & J Holdings, LLC, does hereby certify that they are the titleholders of the property described hereon and that they have caused said property to be granted for an easement for public ingress, egress and access as shown hereon.

Dated this _____ day of _____, 201_____

By: _____ Printed Name: _____ Title: _____

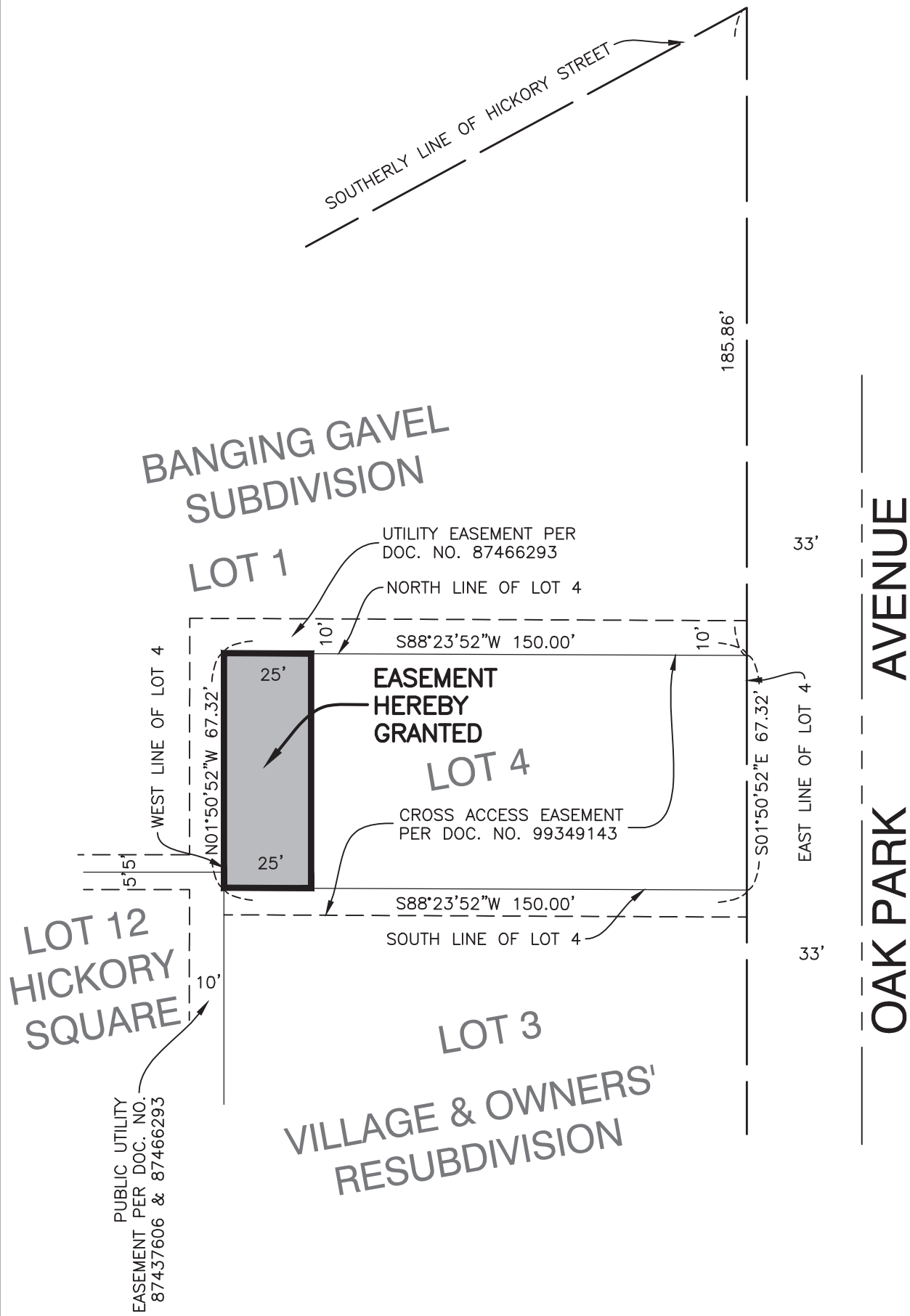
Attest: _____ Printed Name: _____ Title: _____

State of _____)
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 201_____

Notary Public

My Commission Expires



Approved by the PRESIDENT and the BOARD OF TRUSTEES of the VILLAGE OF TINLEY PARK, ILLINOIS, at a meeting held this _____ day of _____ of 201_____.

By: _____
VILLAGE - PRESIDENT

Attest: _____
VILLAGE - CLERK

Reviewed by the Village Engineer of the VILLAGE OF TINLEY PARK, ILLINOIS, on this _____ day of _____ of 201_____.

By: _____
VILLAGE - ENGINEER

Do not fold original plat.

Upon recordation of this document, return signed original or copy thereof to the following:

Robinson Engineering, Ltd.
17000 South Park Avenue
South Holland, Illinois
(708) 331-6700

Attention: Survey Department

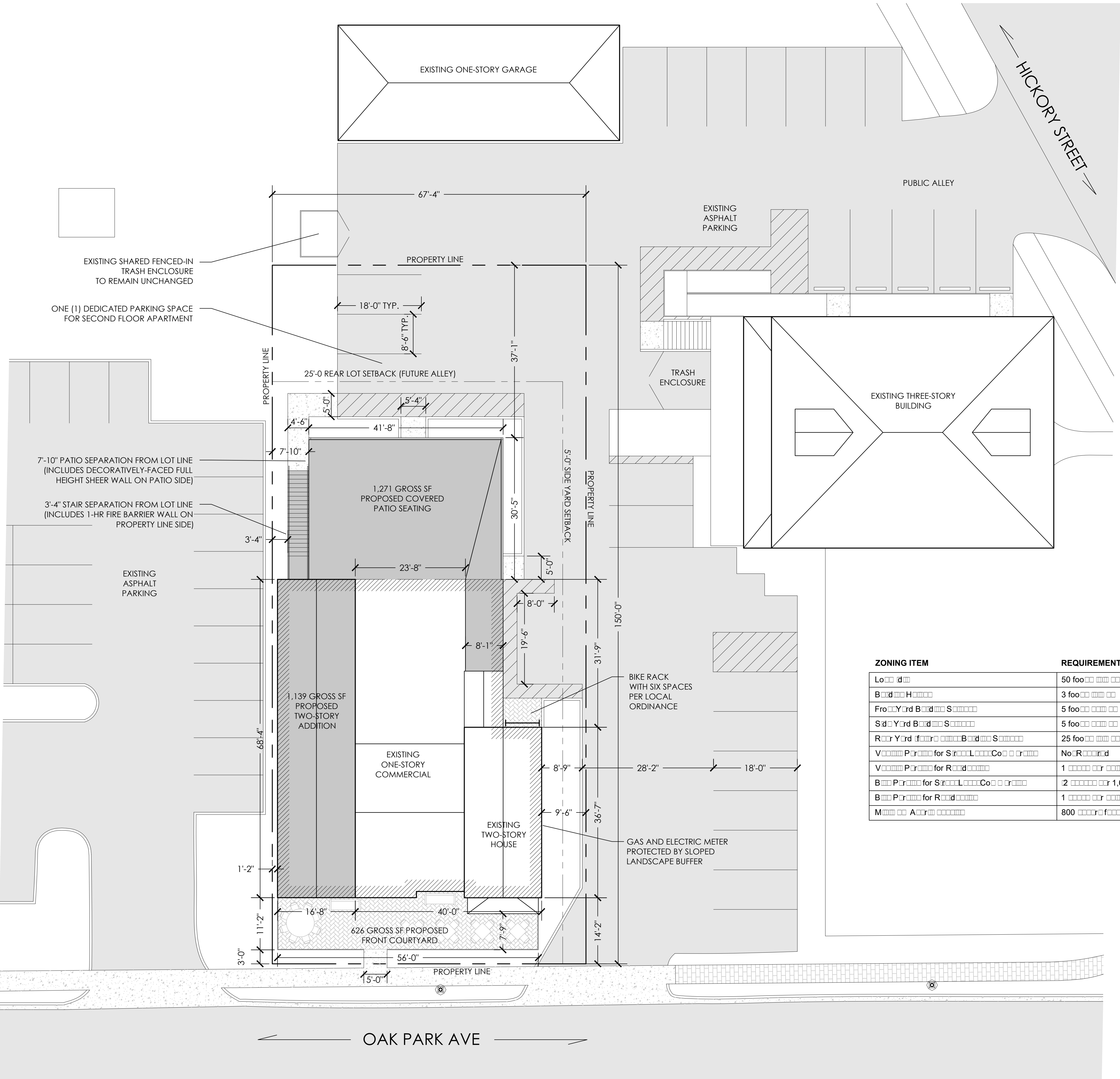
DISCLAIMER:

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.

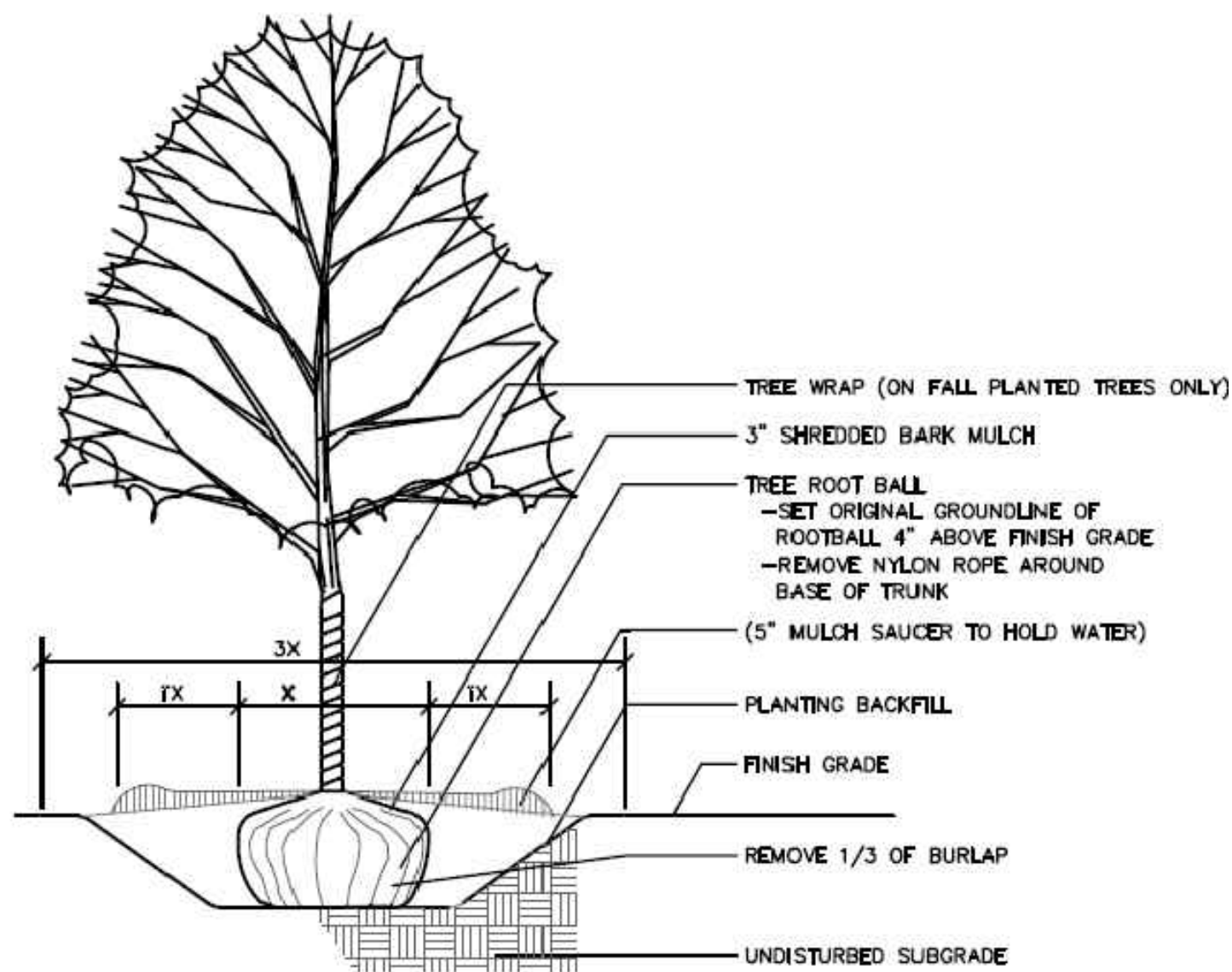
17-R0316

ROBINSON ENGINEERING, LTD.			REVISIONS		
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS 17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473 (708) 331-6700 FAX (708) 331-3826 © COPYRIGHT 2018 ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128.			No.	Date	Remarks
FOR: MR. NEAL HUMMITSCH					
Drawn by: B.K.L.	Date: August 1, 2018				
Checked by: R.E.G.	Scale: 1"=40'				
Sheet 1 of 1	Project No. 18-r0269				

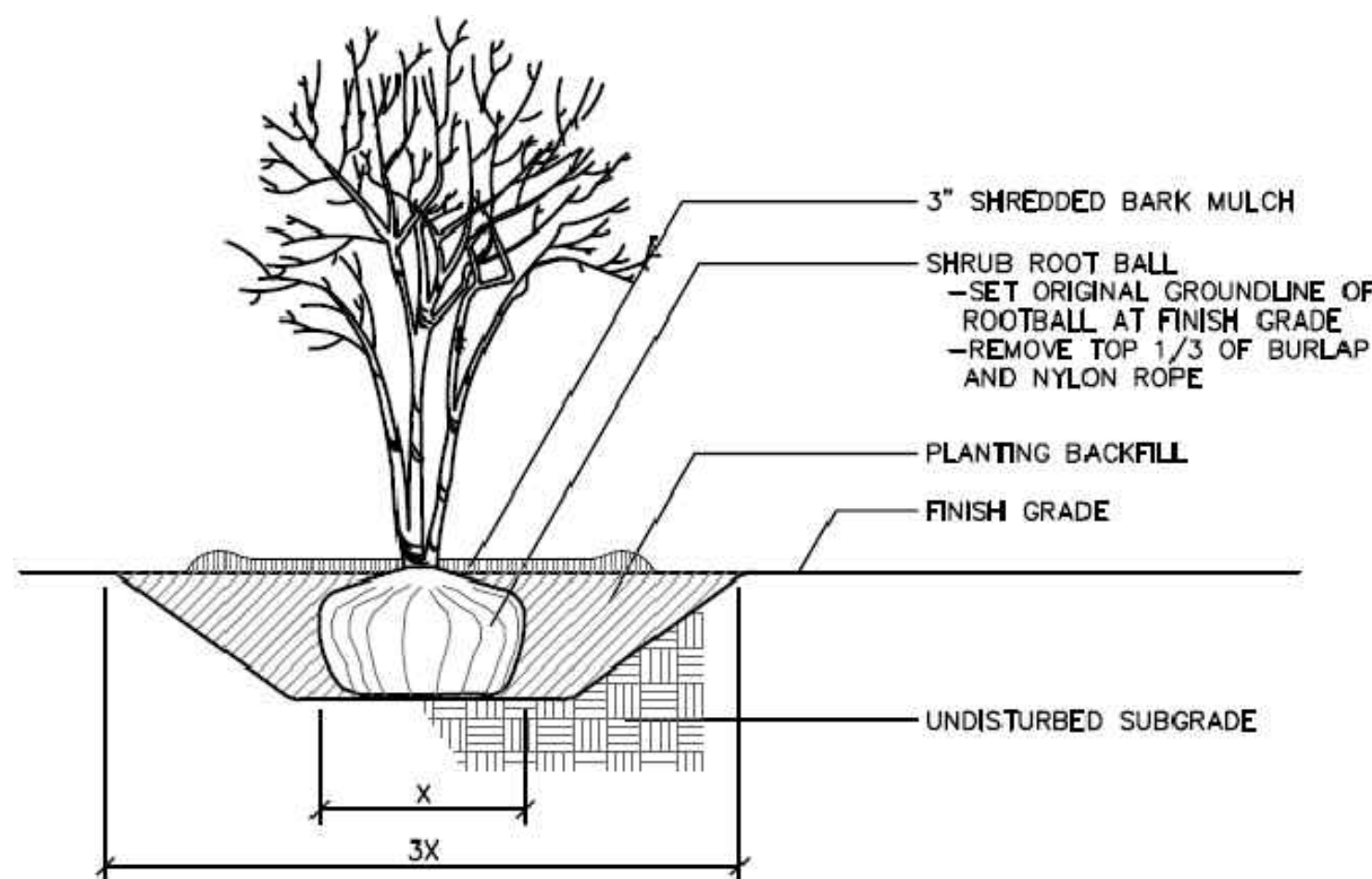


ZONING ITEM	REQUIREMENT	ACTUAL	(COMPLIANCE CHECK)
Lot Area	50,000 sq ft	67,537 sq ft	IN COMPLIANCE
Building Height	3 floors	33'-0" / 35'-0"	IN COMPLIANCE
Front Yard Building Setback	5 feet	14'-2"	MATCH EXISTING
Side Yard Building Setback	5 feet	1'-2" / 5'-0"	IN COMPLIANCE
Rear Yard Building Setback	25 feet	37'-1" / 25'-0"	IN COMPLIANCE
Vertical Projection for Street Level Corridor	No Reduced	NONE	IN COMPLIANCE
Vertical Projection for Roadway	1 foot	ONE	ONE UNIT / 1 SPACE
Building Projection for Street Level Corridor	2 feet / 1,000 sq ft	RACK FOR 6	(4,100 / 1,000 / 5 SPACES)
Building Projection for Roadway	1 foot	SEE ABOVE	ONE UNIT / 1 SPACE
Minimum Area	800 sq ft	1,100 SF	IN COMPLIANCE

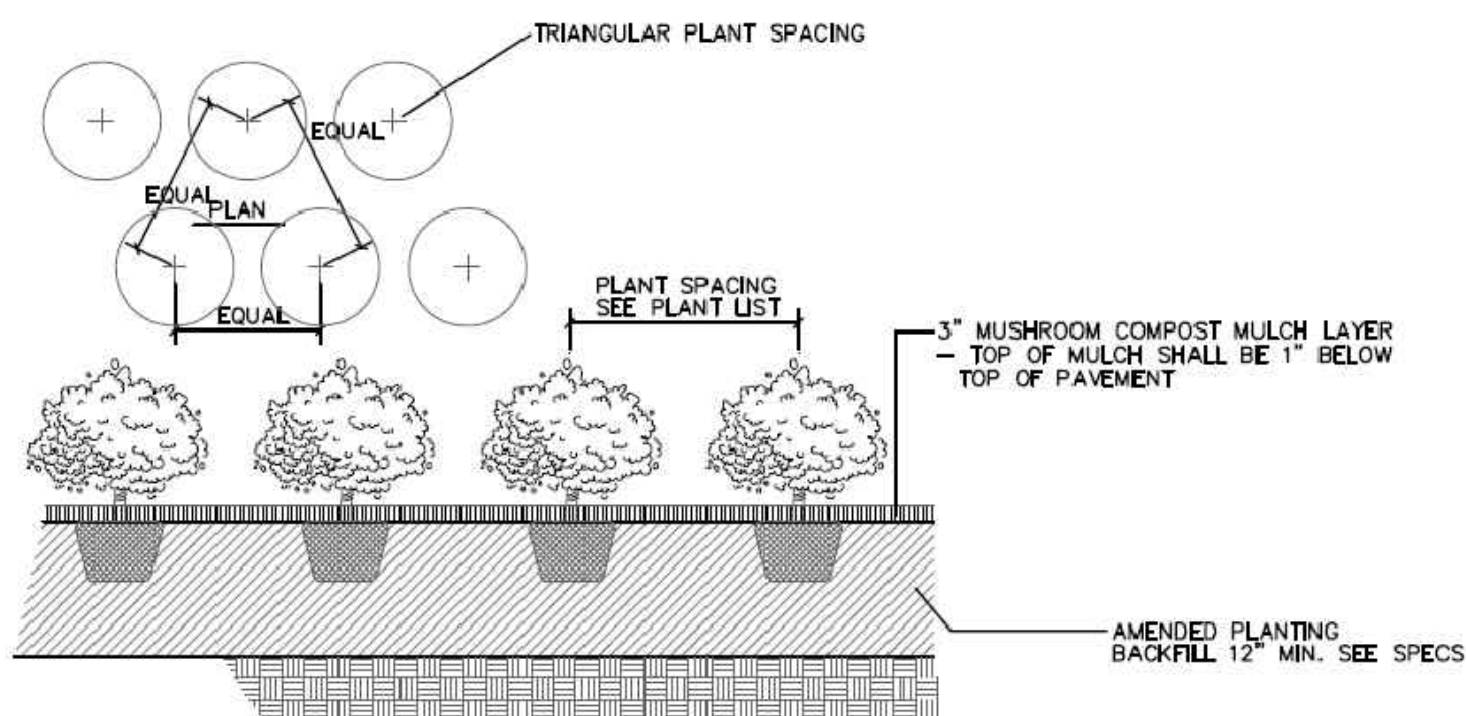
1 SCHEMATIC SITE PLAN
EN1 SCALE: 1/16" = 1'-0"



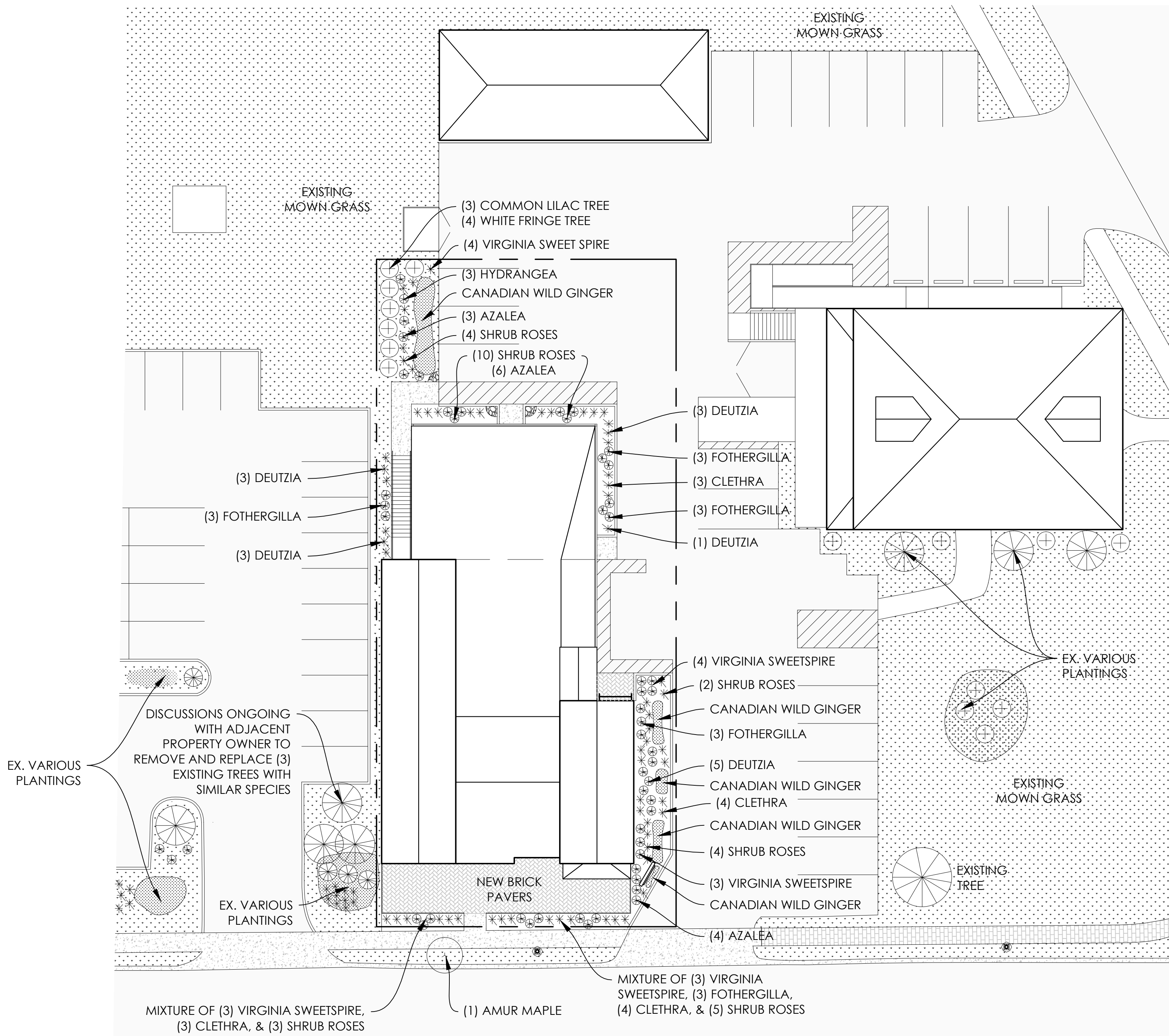
2 TREE DETAIL
EN2 NTS



3 SHRUB DETAIL
EN2 NTS



4 GROUNDCOVER DETAIL
EN2 NTS



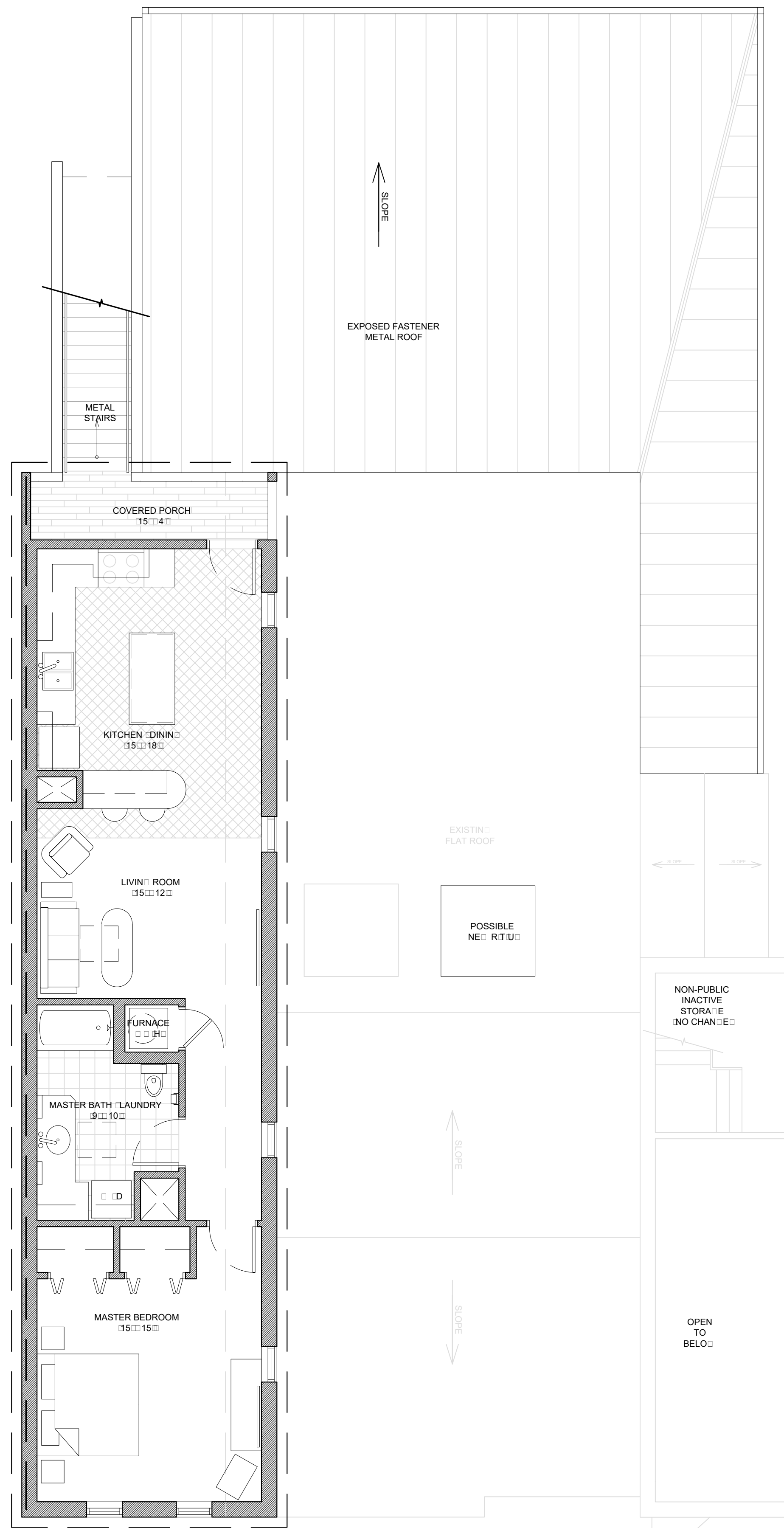
SPECIES LEGEND

TREES			SHRUBS			PLANTS		
COMMON LILAC TREE	3" BB	3	VIRGINIA SWEETSPIRE	5 GAL	17	SHRUB ROSES	5 GAL	24
WHITE FRINGE TREE	3" BB	4	AZALEA	5 GAL	13	DEUTZIA	5 GAL	14
AMUR MAPLE	3" BB	1	CLETHRA	5 GAL	14			
			FOTHERGILLA	5 GAL	15	GROUND COVER		
						CANADIAN WILD GINGER	FLATS	-

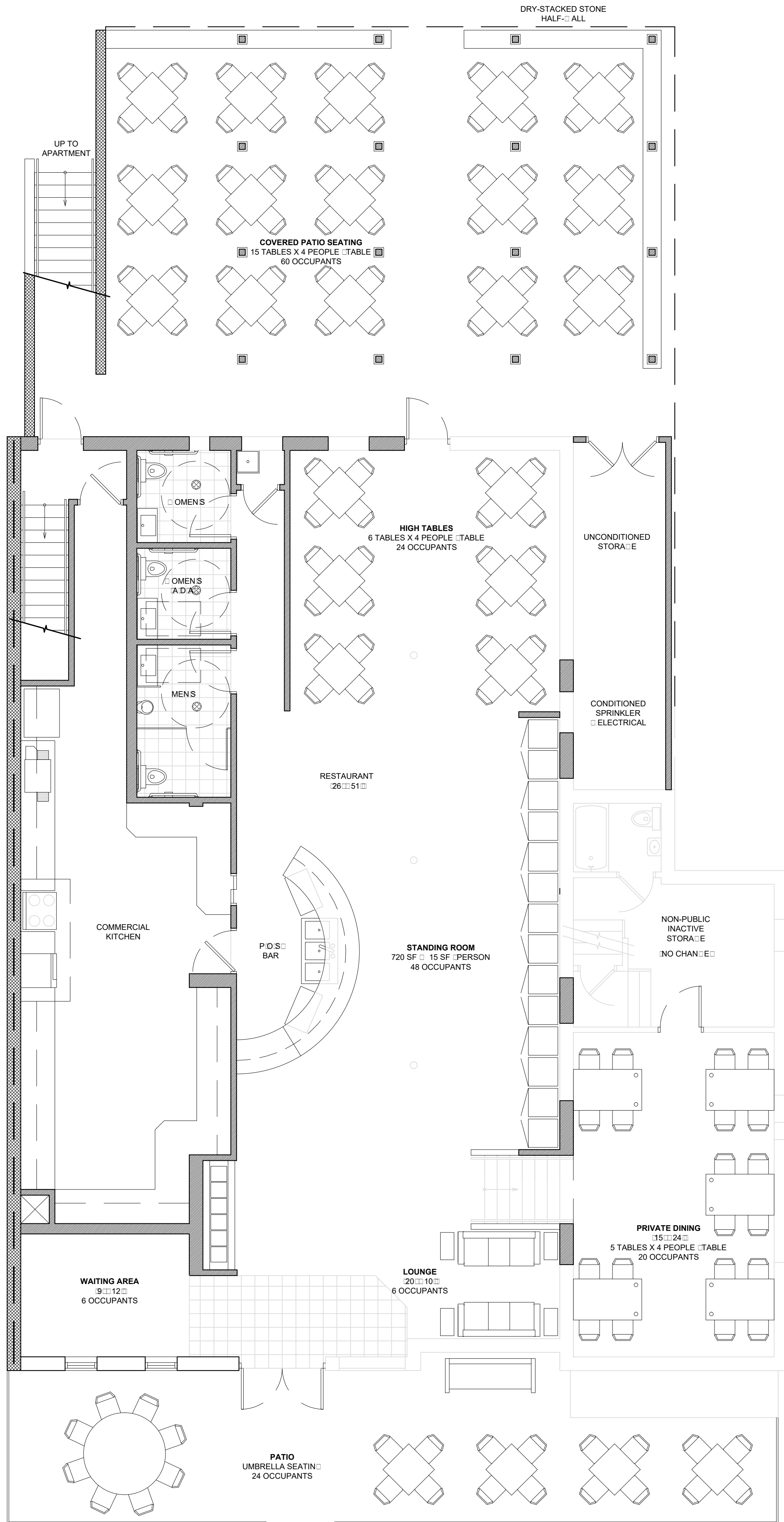
1 NEW LANDSCAPE PLAN
EN2 SCALE: 1/16" = 1'-0"

GENERAL LANDSCAPE NOTES

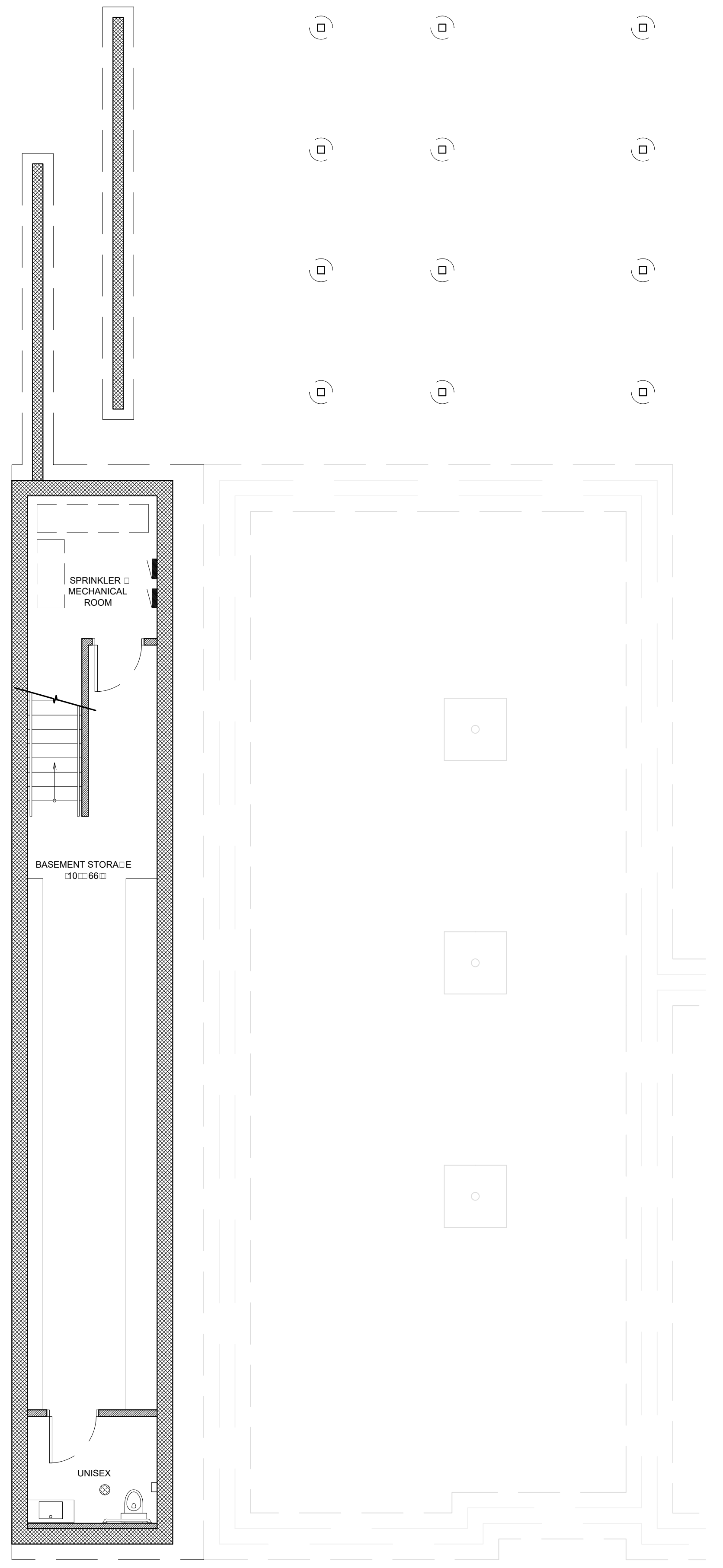
- 1.14 TREE, SHRUB AND GROUNDCOVER PLANTING
- A. The Owner reserves the right to inspect all material at the nursery. Only nursery grown stock will be permitted to be used on the Project.
- B. All tree, shrub and groundcover planting shall be performed between the dates of March 15 and May 31, and August 15 and October 15. Actual planting shall be performed only during periods within this season when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved by the Owner's Representative.
- C. Location for all trees, intermediate trees and overgreen trees shall be staked and outlines of bed areas shall be clearly marked on the ground by a qualified landscape representative of the Contractor, and shall be subject to approval by the Owner's Representative prior to commencement of planting.
- D. All shrub beds shall be mulched with 3" of shredded hardwood bark mulch. Groundcover beds shall be mulched with 2" of mushroom compost. Provide shredded hardwood bark mulch rings (3" depth) for all shade and flowering trees. Diameter of mulch rings shall be equal to diameter of root ball.
- E. Mulch shall comprise partially decomposed shred hardwood bark. Mulch shall be a brown black color, and free of oversized pieces (1/2" x 4") and fine particles. Prior to work, Contractor shall submit three mulch samples for approval for use prior to work.
- F. Imported topsoil, if necessary, shall consist of fertile, friable natural topsoil typical for this locality. It shall not contain a mixture of subsoil or slag and free of lumps, stones, plants and their roots, stalks and other extraneous matter and shall not be used while in a frozen or muddy condition. Topsoil shall have a pH range of 6.0-7.0 and shall not contain less than 12 percent organic matter.
- G. Trees, Shrub and Groundcover Establishment Period, Inspections and Guarantees.
1. **Establishment Period.** For a period of 60 days after planting of trees, shrubs, and groundcovers, (not including dormancy periods), the Contractor shall properly care for all plants, and planning beds including watering, weeding, fertilizing, cultivating, adjusting or bracing or other maintenance work which is necessary to keep the plants in a healthy condition and in a plumb position. All plants shall be watered as season conditions require, and as directed by the Owner, until provisional acceptance of the planting.
2. **Provisional Acceptance.** At the end of the Establishment period, the planting shall be inspected by the Owner for provisional acceptance of the planting. Any plant material which is dead, damaged, untrue to natural form of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense. The Owner shall accept maintenance responsibilities of the planting after the provisional acceptance.
3. **Guarantee and Final Acceptance.** The Contractor shall guarantee that all plants shall be in a healthy and vigorous condition one full growing season after the provisional acceptance. The planting shall be inspected by the Owner at the end of the guarantee period. Any plant material which is dead, damaged, untrue to natural form of the species, or otherwise unhealthy, shall be replaced by the Contractor at his expense.
4. Provisional acceptance and guaranteed periods of landscaped plantings may be in part or whole.
- 1.13 SEEDING/SODDING
- A. Seeding work shall conform to Class 1 Seeding described in Section 250 of IDOT Standard Specifications for Road and Bridge Construction, latest edition. Mulching of seeded areas shall conform to Method 2 described in Section 251 of IDOT Standard Specifications for Road and Bridge Construction for slopes less and 1:3 (V:H).
- B. Prior to work, submit three copies of seed vendor's certificate for grass seed mixture, indicating weight, and percentages of purity, germination and weed seed.
- C. Sodding work shall conform to standard Sod (a) as described in Section 252 of IDOT Standard Specifications for Road and Bridge Construction, latest edition.
- D. Prior to work, submit three copies of sod grower's location for approval. Sod shall be from a locally grown source. Sod shall be in healthy growing condition, free of weeds, pests and cut to the specified thickness. The Owner has the right to reject unacceptable sod at the growing site.
- E. All fine grading for seeded and sodded areas shall be approved by the Owner prior to work.
- F. Install seeding on prepared, finished graded areas and in favorable weather conditions within the following periods: April 1st through May 31st; and August 15th through October 15th.
- G. Install sodded areas per Section 252.04 of the IDOT Standard Specifications for Road and Bridge Construction.
- H. Fertilize seeded areas per Section 250.04 of the IDOT Standard Specifications for Road and Bridge Construction.
- I. Fertilize sodded areas per Section 252.03 of the IDOT Standard Specifications for Road and Bridge Construction.
- J. Guarantee all seeding and sodding work for a period of one year following final acceptance. Areas not accepted upon completion of the guarantee period shall be resodded to fill in voids and areas not covered in seed or sod.
- K. Maintain seeded and sodded areas for a period of 45 days following installation. Maintenance shall consist of watering, mowing and weeding. Repair and reseed bare spots or seeded and sodded areas that have not established or have washed out due to erosion.
- L. Initial mowing shall be done at a 3" cutting height so that not more than 33% of the grass is removed in a single mowing. Cutting heights on follow up mowings can be readjusted to a 2.5" grass blade height.



3
EN3 NEW SECOND FLOOR (1,000 SF APARTMENT)
SCALE: 3/16" = 1'-0"



2
EN3 NEW GROUND FLOOR (KITCHEN & RESTAURANT)
SCALE: 3/16" = 1'-0"



1
EN3 NEW BASEMENT (STORAGE)
SCALE: 3/16" = 1'-0"

SHEET NO. EN3

SHEET TITLE
SCHEMATIC FLOOR PLANS

FILE: L:\03\1336 - TINLEY PARK WINE BAR

DRAWN BY: G.T.L.

CHECKED BY: D.O.

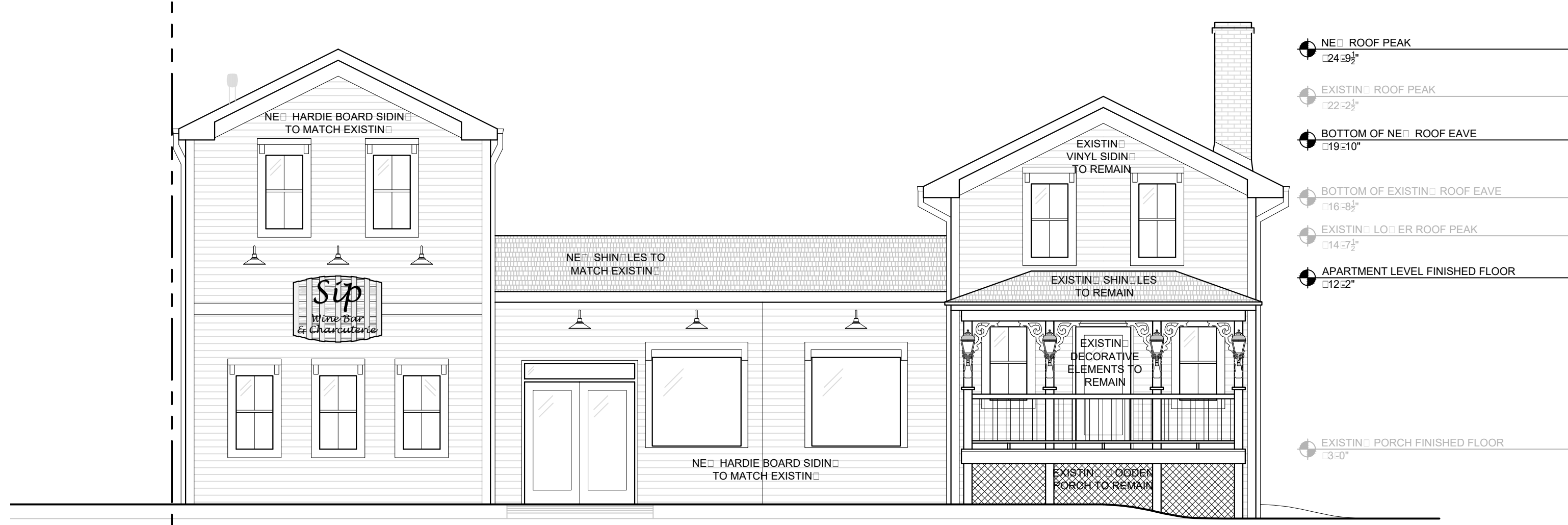
SCALE: VARIES

NO.	DATE	REVISIONS:
1	04/03/18	EXISTING CONDITIONS
2	04/25/18	SCHEMATIC DESIGN
3	07/25/18	ENTITLEMENT SUBMITTAL
4	08/07/18	ENTITLEMENT REVISIONS

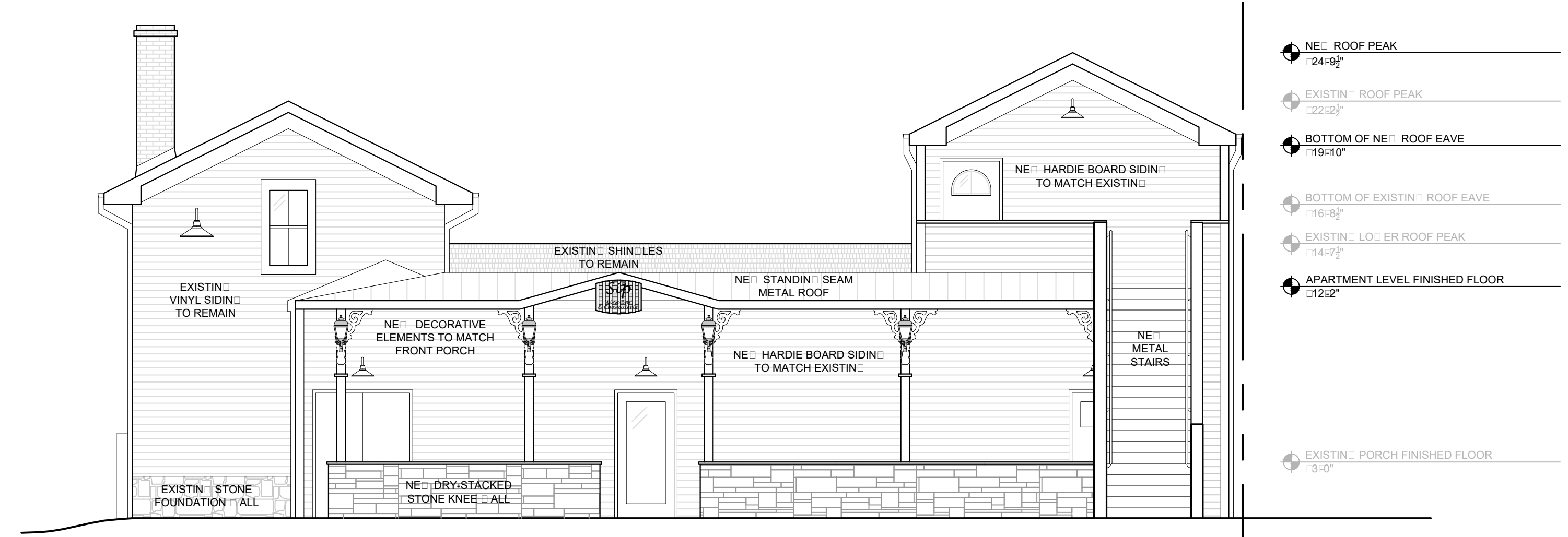
The enclosed drawings and specifications and these designs and arrangements represented are and shall remain the property of the architect and no part thereof shall be copied, disclosed or used for any other project without the written consent of the architect. Visual representation of the design is not a contract. No reliance shall be placed on this drawing without the written consent of the architect. Visual representation of the design is not a contract. No reliance shall be placed on this drawing without the written consent of the architect.

SIP WINE BAR
17424 OAK PARK AVENUE
TINLEY PARK, IL

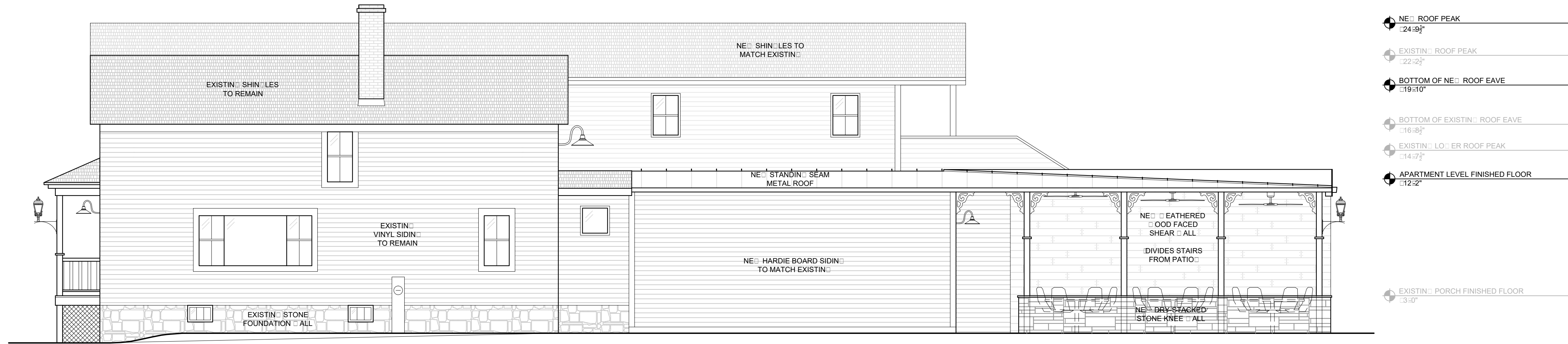
OLIVIERI
jfd Architects
ARCHITECTS
(815) 469-6400



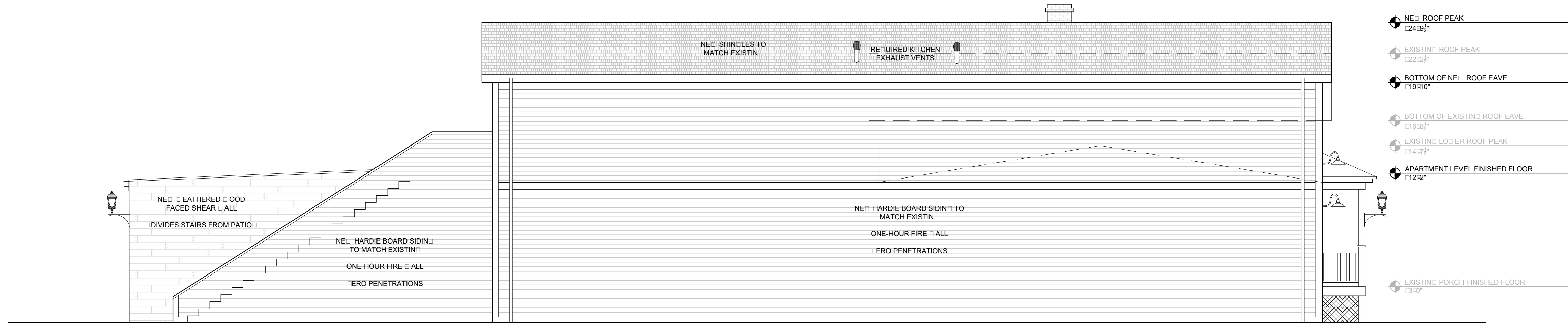
1 FRONT ELEVATION
EN4 SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
EN4 SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (NORTH FACING)
EN4 SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (SOUTH FACING)
EN4 SCALE: 3/16" = 1'-0"

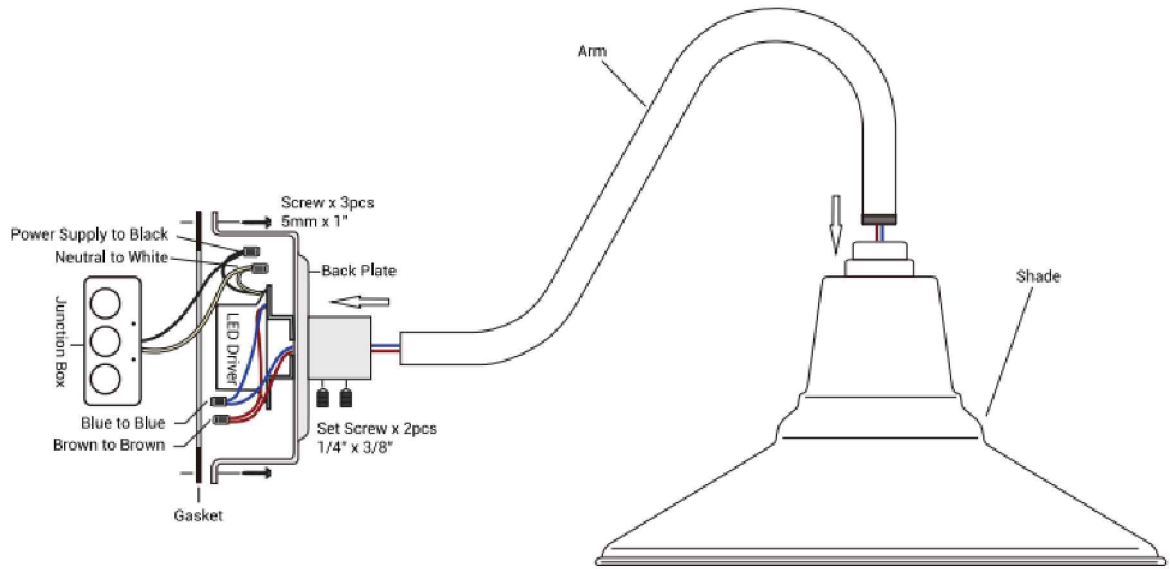
NO.	DATE	REVISIONS:
1	04/03/18	EXISTING CONDITIONS
2	04/25/18	SCHEMATIC DESIGN
3	07/25/18	ENTITLEMENT SUBMITTAL
4	08/07/18	ENTITLEMENT REVISIONS 1

SHEET NO.	SHEET TITLE	SCALE	VARIES
EN4	SCHEMATIC ELEVATIONS	G.T.L.	
3306	FILE: U:\03\1336 - SIP WINE BAR	CHECKED BY: D.O.	

TYPE "A" FIXTURE

CALLA INDOOR/OUTDOOR LED BARN LIGHT

SHADE SIZE: 20" DIA.
SHADE & BASE FINISH: BLACK
STEM STYLE: ANTIQUE (G32)
STEM FINISH: BLACK

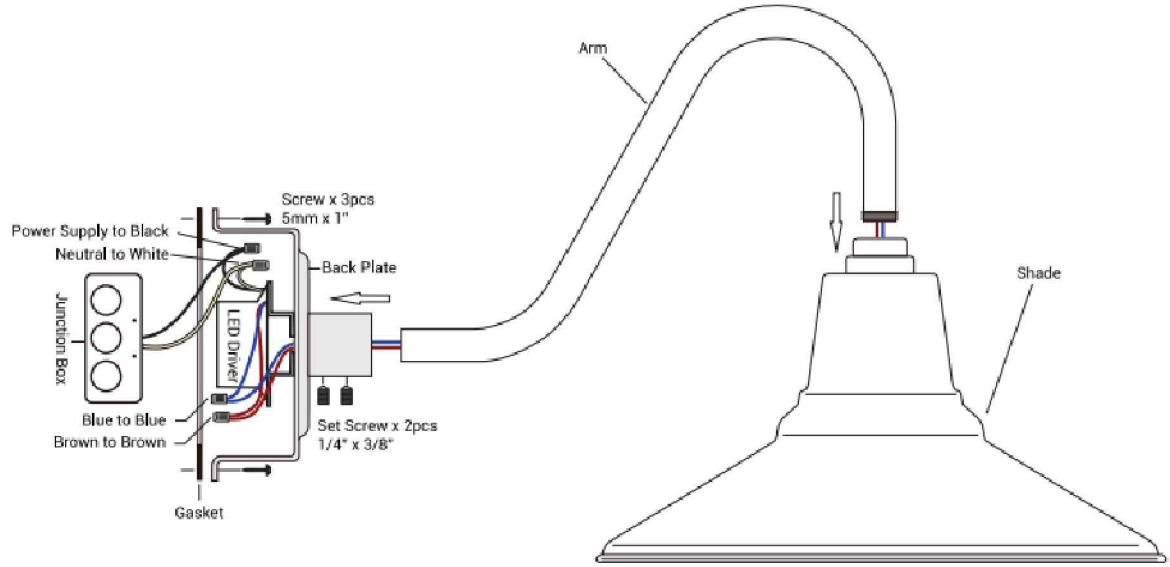


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3 Corporate Park, Suite 240
Irvine, CA 92608
Phone: 1-888-763-0378

TYPE "B" FIXTURE

COCOWEB "CALLA" INDOOR/OUTDOOR LED BARN LIGHT

SHADE SIZE: 12" DIA.
SHADE & BASE FINISH: BLACK
STEM STYLE: RUSTIC (G15)
STEM FINISH: BLACK

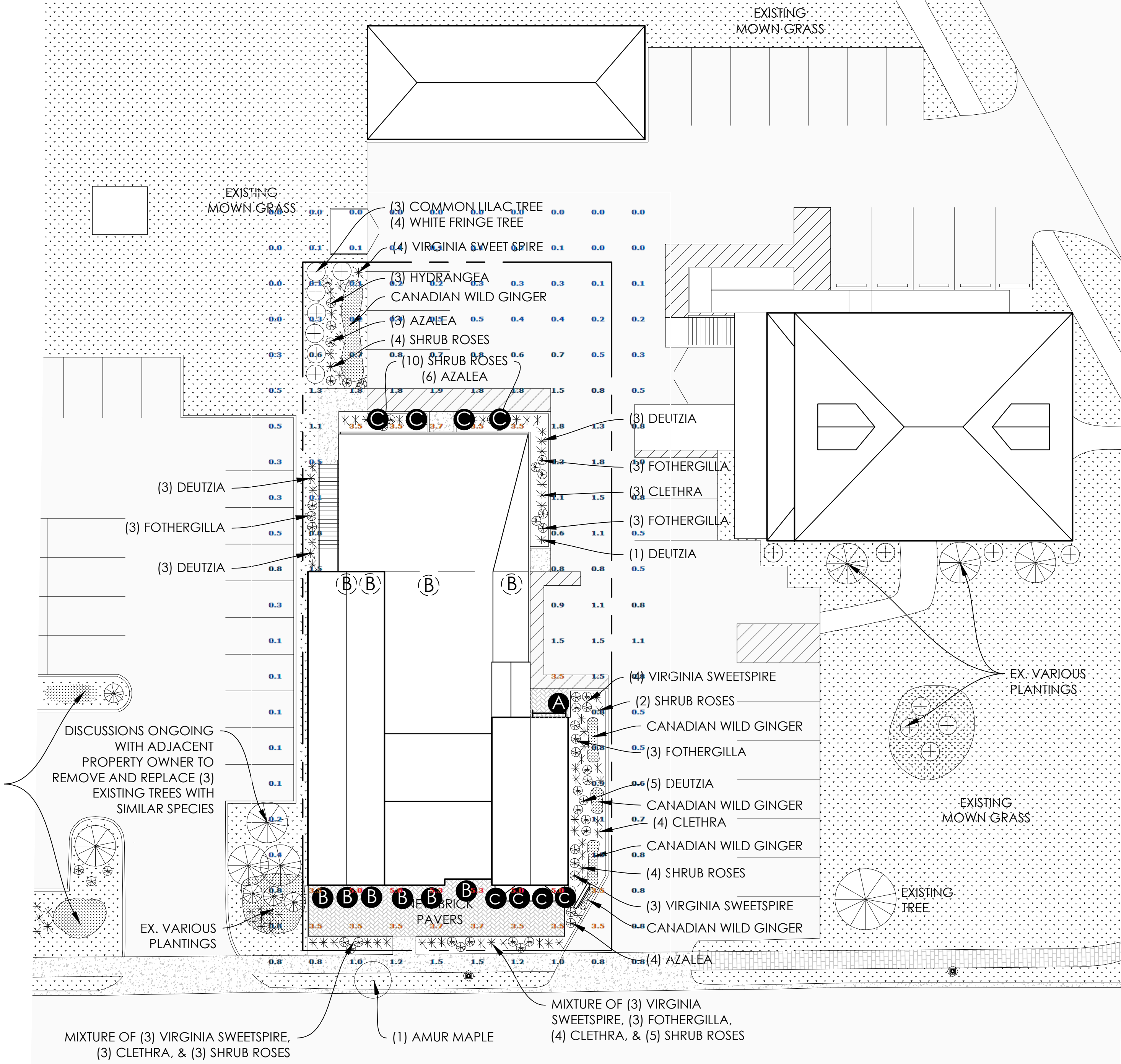
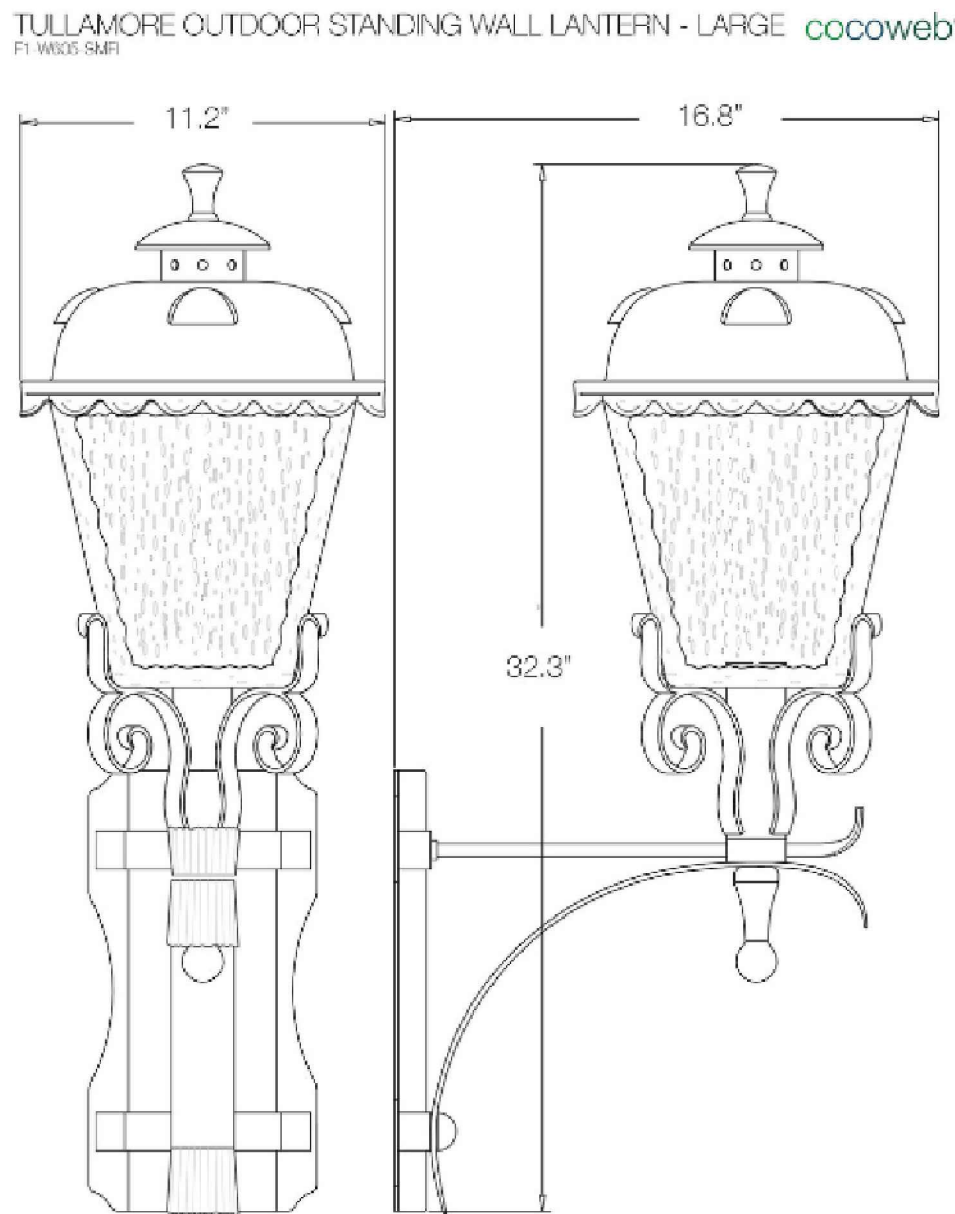


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TYPE "B" FIXTURE

COCOWEB "TULLAMORE" OUTDOOR LED WALL LANTERN

DIMENSIONS: LENGTH: 16.8" WIDTH: 11.7" HEIGHT: 31.7"
COVER FINISH: BLACK
STEM FINISH: BLACK



1 SCHEMATIC PHOTOMETRIC PLAN
EN5 SCALE: 1/16" = 1'-0"

STATISTICS

DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
WHOLE SITE	1.1 FC	5.3 FC	0.0 FC	N/A	N/A

LUMINAIRE SCHEDULE

LABEL	QTY	DESCRIPTION	LAMP	LUMENS	LLF	WATTS
"A"	1	AREA LIGHT WITH TYPE 5 SHORT CUTOFF REFLECTOR, 12'-18' FIXTURE HEIGHT	ONE 24-WATT LED (2700 K)	1,600 Lu	0.81	24 W
"B"	10	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 10' FIXTURE MOUNTING HEIGHT	ONE 24-WATT LED (2700 K)	1,600 Lu	0.81	24 W
"C"	8	GENERAL PURPOSE BUILDING MOUNTED SCONSE, 10' FIXTURE MOUNTING HEIGHT	ONE 6-WATT LED (2700 K)	800 Lu	0.81	6 W

LIGHTING NOTES

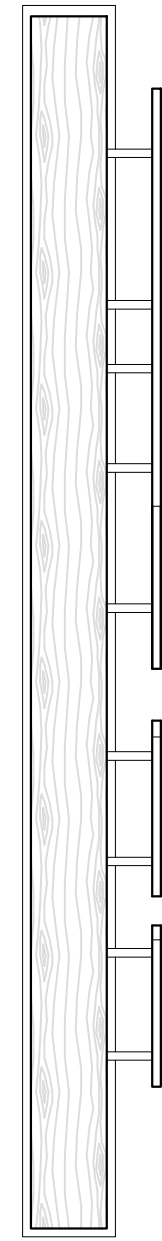
1. TYPICAL MOUNTING HEIGHT FOR TYPE "A" GOOSE NECK STYLE FIXTURES IS 18'-0" IN THE FRONT AND +10'-0" IN THE BACK
2. ALL TYPE "B" GOOSE NECK LIGHTS ARE MOUNTED AT 8'-0" ABOVE DOORS
3. ALL LIGHTING SHALL COMPLY WITH THE CURRENT STANDARDS OF THE IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA AND INTERNATIONAL ENERGY CONSERVATION CODE).
4. FIXTURES LOCATED OFF SITE ARE NOT INCLUDED IN THE CALCULATIONS



1 WALL (OR PROJECTING) SIGN **W P**
EN6 NOT TO SCALE



2 MONUMENT SIGN **M**
EN6 NOT TO SCALE



SIGN NOTES:

FRONT = WALL MOUNTED; 32 SF AREA ALLOWED (32 SF PROPOSED)

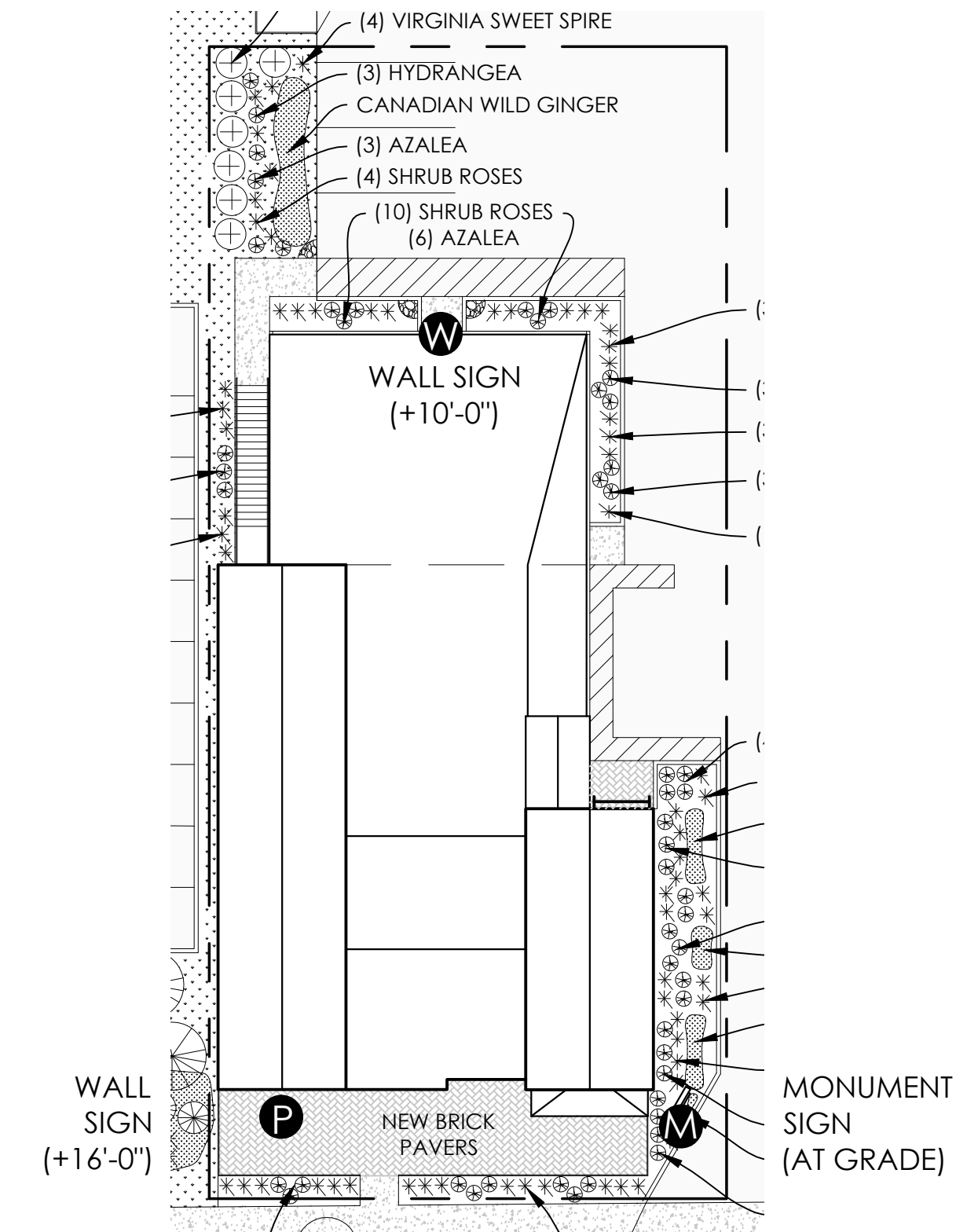
BACK = WALL MOUNTED; 57 SF AREA ALLOWED (14 SF PROPOSED)

MATERIALS = DISTRESSED WOOD, IRON STRAPS, & BLACK STAND-OFF LETTERS

SIGN NOTES:

MONUMENT = 32 SF AREA ALLOWED (30 SF PROPOSED)

MATERIALS = DISTRESSED WOOD, CONCRETE FOUNDATION, SPLIT-FACED CMU, & BLACK STAND-OFF LETTERS



3 KEY PLAN
EN6 NOT TO SCALE

- ONE FREESTANDING OR MONUMENT SIGN ALLOWED
- TWO WALL AND/OR PROJECTING SIGNS ARE PERMITTED (ONLY ONE PROJECTING SIGN ALLOWED)
- ONE WALL SIGN PER READR AND SIDE FACADE WITH CUSTOMER ENTRANCES
- WINDOW SIGNS CANNOT EXCEED 25% OF TOTAL GLASS AREA

NO.	DATE	REVISIONS:
1	04/03/18	EXISTING CONDITIONS
2	04/25/18	SCHEMATIC DESIGN
3	07/25/18	ENTITLEMENT SUBMITTAL
4	08/07/18	ENTITLEMENT REVISIONS 1

SHEET NO.	SHEET TITLE	FILE	CHECKED BY:	SCALE
EN6	SCHEMATIC SIGN DRAWINGS	17424 OAK PARK AVENUE	D.O.	G.T.L.
3306				VARIES



NEW FRONT ELEVATION RENDERING

OLIVIERI
dt / . Brothers inc.
ARCHITECTS
(815) 469-6400

SIP WINE BAR
17424 OAK PARK AVENUE
TINLEY PARK, IL

of the architect and no part thereof shall be copied, disclosed or used in connection with any work or project other than the specific project for which they have been prepared and without the written consent of the architect. Visual contact with these drawings and specifications shall constitute conclusive evidence of the acceptance of these restrictions.

1.	04/03/18	EXISTING CONDITIONS
2.	04/25/18	SCHEMATIC DESIGN
3.	07/25/18	ENTITLEMENT SUBMITTAL
4.	08/07/18	ENTITLEMENT REVISIONS 1

SHEET NO.	EN7	SCHEMATIC ELEVATIONS		SHEET TITLE
JOB NO.	33306	FILE:	U:\205\3304 - TINEY PARK WINE BAR...	CHECKED BY:
				D.O.
				DRAWN BY:
				G.T.L.
				SCALE:
				VARIABLES

PLAN COMMISSION STAFF REPORT

AUGUST 16, 2018

THE BOULEVARD AT CENTRAL STATION

6701-6755 South Street

Petitioner

David Sosin of Sosin,
Arnold & Schoenbeck,
Ltd. On behalf of South
Street Development, LLC

Property Location

6701-6755 South Street

PIN

28-30-411-017-0000
28-30-411-024-0000
28-30-411-023-0000
28-30-411-005-0000
28-30-411-026-0000
28-30-411-025-0000
28-30-411-027-0000
28-30-411-007-0000
28-30-411-008-0000
28-30-411-009-0000
28-30-411-010-0000
28-30-411-011-0000
28-30-411-012-0000

Zoning

DC (Downtown Core)

Approvals Sought

Site Plan Approval
Special Use Permit
Variations
Preliminary Plat Approval

Project Planner

Kimberly Clarke
Planning Manager



EXECUTIVE SUMMARY

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, David Sosin, on behalf of South Street Development, LLC, a Special Use Permit to allow residential accessory uses on the Street Level in a mixed-use building and Variations from the Zoning & Legacy Codes to construct a 296,419 square foot 4-story mixed-use development consisting of 165 residential apartments and 29,853 square feet of retail space on the first floor for the property located at 6701-6755 South Street in the DC (Downtown Core) Zoning District. Consider granting plat approval for the subject property.

The mixed-use building will be constructed in two (2) phases. The developer envisions once Phase 1 is constructed and adequately leased, they will begin construction of Phase 2. All other improvements associated with the project, including streetscape, road improvements and utilities will be constructed with Phase 1.

The mixed use building is consistent with the vision of the Legacy Plan and Transit Oriented Development (TOD) principals by providing residential density in close proximity to mass transportation. Through these principals the Village will be able to attract commercial uses that will serve residents of the project, the community and beyond, thereby contributing to the economic health of the downtown area.

EXISTING SITE & HISTORY

The subject property, 6701-6755 South Street, is located at the southeast corner of Oak Park Avenue and 67th Court in the downtown area of Tinley Park. The property is approximately 3 acres in size consisting of 11 vacant parcels (See Plat of Survey). The Village currently owns six (6) of the parcels (approximately 1-acre) with the remaining parcels owned by South Street Development (1.86-acres). In 2008 all structures were demolished in preparation for the proposed development, however due to the economy at that time the project did not move forward. A gravel parking lot that is being used by Metra commuters' remains. The property was originally zoned B-3 & H-1 and was rezoned to DC (Downtown Core) with the adoption of the Legacy Code in 2011.



Planning for this project began in 2001. For a quick history of meetings regarding this property, refer to Exhibit A. The project has been proposed as a mixed-use development since its inception however the density and architecture has changed over time. In that a portion of the subject property is owned by the Village, the project has been considered a public/private partnership with the transfer of property ownership a critical component of the negotiations. The Developer will need the Village owned parcels to construct phase 1 of this project.



The project's architect has evolved over time. The image to the right was referred to as "The Promenade" and it was proposed as a Planned Unit Development (P.U.D). In June of 2008, the Village Board approved a Concept Plan to construct two (2) 3-story mixed use buildings, two (2) multiple family buildings, a public park, and surface parking lots over three (3) phases. On April 2, 2009 a public hearings was held on the Preliminary P.U.D. which was recommended for approval to the Village Board. The main issues discussed were: angled parking vs. parallel parking on South Street; coordination of phasing and detention; and ensuring that street trees did not negatively impact the visibility of storefronts. The project stalled due to financial reasons.



2009

In February of 2011 the project came back with a new architect Kuo Diedrich Chi Architects, who designed the image to the right. The Petitioner was granted Variations per Ordinance No. 2012-O-027 to construct a 347,876 square foot, mixed use building between five (5) and six (6) stories in height



2011

and consisting of 26,223 square feet of retail space and 167 residential units. The residential units were rental and were may be converted condominiums when the market supported it.

The project was stalled again and came back in April of 2017 with a 4-story building similar to what was approved back in 2012. The architecture then evolved after that and then to what is being presented now.



April 2017



SITE PLAN

The Petitioner desires to construct a 296,419 square foot mixed-use development called The Boulevard at Central Station. The 3 acre site comprises several properties and is located at the Southeast corner of South Street and 67th Court. The building will be 4-stories in height with 29,853 square feet of retail space on the first floor and 165 residential apartment units (99 one-bedroom & 66 two-bedrooms).

The proposal also includes significant on-and off-site improvements, such as a public surface parking lot upon completion of Phase 2 and streetscape enhancements. The timing of the phases is unclear at this time. Per the Site Plan requirements, the applicant is required to submit a construction schedule as part of this review.

Open Item #1: Developer is to submit a construction schedule for the development.

The streetscape and public right-of-way improvements will be constructed as part of Phase 1; the structures will be constructed in two (2) phases as follows:

PHASING

Phase 1

Phase 1 will occupy the southeast corner of South Street and 67th Court and will include 66 rental residential units (39 one-bedroom and 27 two-bedroom apartments) ranging from 730 square feet to over 1,311 square feet. The first floor comprises 23,487 square feet of which 15,130 square feet will be used for commercial space. The remaining part of the first floor 9,357 square feet will be dedicated to mechanical space and accessory residential uses which includes a fitness gym, bike storage, lobby lounge, mail room, and club room with kitchen, leasing office (future business center), conference room and property manager's office. A surface parking lot with 66 parking stalls will be constructed behind the building and will be designated for resident use only; this lot will be conveyed to the Village for public parking upon completion of Phase 2. The Village will retain ownership of the undeveloped land proposed for phase 2 until its completion. If Phase 2 is not constructed within a specified time negotiated as part of the incentive agreement, the parking lot (in Phase 2) will be required to be paved by the developer.

Phase 2

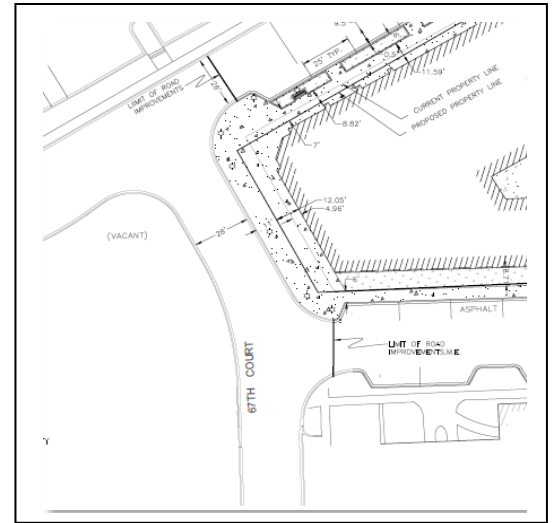
Following the successful completion of Phase 1, the Applicant will construct an additional 99 rental housing units for an overall project total of 165 residential units. Phase 2 will include 60 one-bedroom units and 39 two-bedrooms ranging in size from the 730 square feet to over 1,311 square feet. There is a total of 14,723 square feet of first floor commercial space as part of Phase 2. A partial underground parking garage consisting of 177 parking stalls will be constructed behind the Phase 2 residential structure. Residential amenities in this phase include an in-ground pool on top of the parking garage. Once this phase is complete, the surface parking lot behind Phase 1 will become a public parking lot owned by the Village.

OFF-SITE IMPROVEMENTS

As part of this project, the developer is required to complete specific off-site improvement including the completion of public streets abutting the development site, the realignment of the intersection of South Street and 67th Court, the addition of parallel parking spaces on the south side of South Street, and adding parallel parking on both sides of 174th Street. There are plans to bury the existing overhead utilities.

Another component of this project will include the reconfiguration of the intersection of South Street and 67th Court into a traditional T-intersection. This will allow for safer turning movement, improved alignment of South Street, allow for the closure of an awkward access point to the Metra parking and also provide the opportunity to vacate a portion of the intersection at the southwest corner that is proposed to be incorporated into the future Bremen Cash Store redevelopment project.

The developer will be required to install streetscape improvements along South Street and 67th Court. The code requires a minimum width of six (6) feet for streetscape enhancements (landscape, benches and lighting) and a minimum width of seven (7) feet for sidewalks along South Street and 67th Court. All other sidewalks along commercial streets requires a minimum width of six (6) feet. The Village is in the process of hiring a contractor to create a Streetscape Master Plan; Staff recommends the approval of the Site Plan be conditioned upon compliance with an approved Streetscape Master Plan.



Open Item #2: Final Streetscape plans for this area are in the process of being designed.

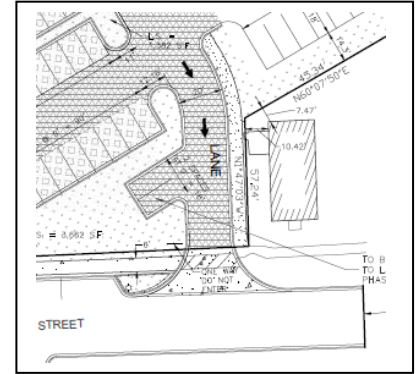
ACCESS/PARKING/LOADING FACILITIES

The project will have two (2) access points. There is a one-way drive aisle off of South Street that is approximately 21-22 feet in width that will extend south towards 174th Street. The width and design of this one-way drive aisle is necessary for fire protection and pedestrian safety. There is a full access drive proposed off of 174th Street closest to 67th Court that will allow for full access in and out of the surface parking lot.

The Downtown Core District does not require parking for commercial uses however it requires one (1) enclosed space (located within, or attached to, the building envelope) for each residential unit. The proposed project provides the required amount of residential parking spaces however, it will not be enclosed spaces until the completion of Phase 2. The Site Plan proposes to create a total of 39 new on street parking stalls on South Street and 174th Street that is currently not present. It should be noted that the Village restricts street parking from 2-5am. Staff has raised concerns with parking and the loss of the existing gravel lot where 90-100 Metra commuters will be displaced upon construction of Phase 2. With future increased events in the downtown there may be an issue with available public parking. Even though the developer is meeting the required number of parking stalls per code, the reality is the people that will be living in these apartments will need to have vehicles to drive to the store, got to appointments, etc. Upon completion of Phase 2 the Village owned parking lot behind Phase 1 will most likely be occupied by the employees working in the commercial spaces which may leave little parking for the customers to park.

During Phase 1, a total of 66 surface parking spaces are provided, which meets the code (1 per unit). There will be newly constructed on street parallel parking stalls along the south side of South Street and on both sides of 174th Street. The employees and patrons visiting the retail stores will utilize the on-street parking or Metra parking lot when not occupied by commuters.

Phase 2 will include the construction of a parking garage with 177 parking stalls. The surface parking lot that was constructed in Phase 1 will be converted to a public parking lot that will be owned by the Village. The surface parking lot will be reduced by two (2) stalls resulting in a total of 64 parking stalls. Staff has recommended the removal of these two (2) stalls because of their location in proximity to the main access aisle. The location of these stalls is not desirable because it will require vehicles to back out into a main drive aisle. Therefore, when Phase 2 is constructed, the two (2) stalls will be removed and replaced with landscaping. Staff recommend the removal of these two (2) spaces be a condition of the approval for the Site Plan.



The building contains over 29,853 square feet of ground floor commercial space. To serve these units, a dedicated loading area has been incorporated into the Phase 1 building, which is accessed from a garage door off of 174th Street. Phase 2 will not have a loading area for its commercial spaces and therefore deliveries will need to be delivered off of South Street.

Open Item #3: Staff has raised parking concerns with the loss of the existing gravel lot where 90-100 Metra commuters will be displaced.

Open Item #4: Staff recommend the removal of 2 parking spaces at the southern end of the surface parking lot be placed as a condition of approval for the Site Plan.

BIKE PARKING

The Legacy Code requires one (1) bike stall per dwelling unit and .2 per 1,000 s.f. of Street Level Commercial. The total required number of bike stalls is six (6) stalls for the commercial use and 165 stalls for the residential units. The chart on page A002 states the required number of bike stalls is 282 which is not correct. The bike storage for the residential units is located at the rear of the building on the first floor of Phase 1 and within a rear service corridor for Phase 2. There are bike racks proposed within the streetscape of South Street and 67th Court that will serve the commercial uses.

Open Item #5: Correct sheet A002 to reflect the correct required bike parking counts per code.

ARCHITECTURE



The Legacy Code requires a minimum of 75% of all facades and roofs exclusive of glazing shall be comprised of brick, stone & fiber cement siding. Accent material can have a maximum of 25% of concrete panels and decorative block. The building will be constructed of a combination of brick, architectural precast block and Hardie Reveal Panel Siding. There may be additional variations needed based on the accent materials shown on the plans presented.

Open Item #6: Additional Variations on building material may need to be requested.

There is a rounded corner feature that was requested by Staff that creates a signature architectural feature at the prominent southeast corner of South Street and 67th Court that reflects the iconic architectural style of the Metra Station. There is an archway that will bridge Phase 1 and Phase 2 that provides for a unique access to the parking areas behind the building and provides a break in the long expanse of the building's façade. (The total length of the building along South Street is approximately 621 linear feet.) Along the front façade there are enclaves for future outdoor dining opportunities which also help to provide some visual breaks in the façade; the Legacy Plan encourages this type of façade treatment as part of the *Permitted Private Frontages* for this District. Each of the residential units will have balconies; some are recessed into the unit while others extend out from the wall. The commercial units will have either a metal or red canvas awning projecting five (5) feet out.

Staff has expressed some concern as to the color choice of the awning noting that often red awnings are prone to fading as discussed in the following references. Staff recommends the Commission converse the merits of the red awning versus a black awning. (<https://www.aladdininc.net/blog/choose-right-color-retractable-awning/> and <http://www.sunshineexperts.com/products/tips-choosing-color-awnings/>

Open Item #7: Staff questions the use of red awning as a color choice.

Floor Plans

There are six (6) different one-bedroom unit types and six (6) different two (2) bedroom unit types. Each unit will be constructed with all new kitchen appliances (including, at a minimum, an oven, stove, refrigerator, microwave oven, dishwasher and garbage disposal) granite countertops for all bathroom and kitchen countertops and solid wood front and rear doors. Each unit will have its own laundry room and be equipped with a washer and dryer. Staff questions the proximity of the pool deck with the 2nd floor units and balconies. Security, noise and general quality of life concerns have been raised with this adjacency of uses. In addition, when Phase 2 is constructed the end unit apartments will lose their existing windows in order for the archway to be constructed. Staff is concerned how this will be communicated to those tenants that desire to rent those units out in Phase 1.

Open Item #8: Staff questions the desirability of the 2nd floor units and their balconies being at grade with the pool deck.

Open Item #9: There should be a condition on the approval requiring the developer to disclaim to the tenants that will be occupying the end units of Phase 1 about that they will lose their windows when Phase 2 is constructed.

On each floor there is a recycling room at the far east end of each building. Staff has requested the architects try and have this area centralized with the trash room. The bricked in window for the recycling room can then be converted into a glass window to bring natural light to the end of the hallways.

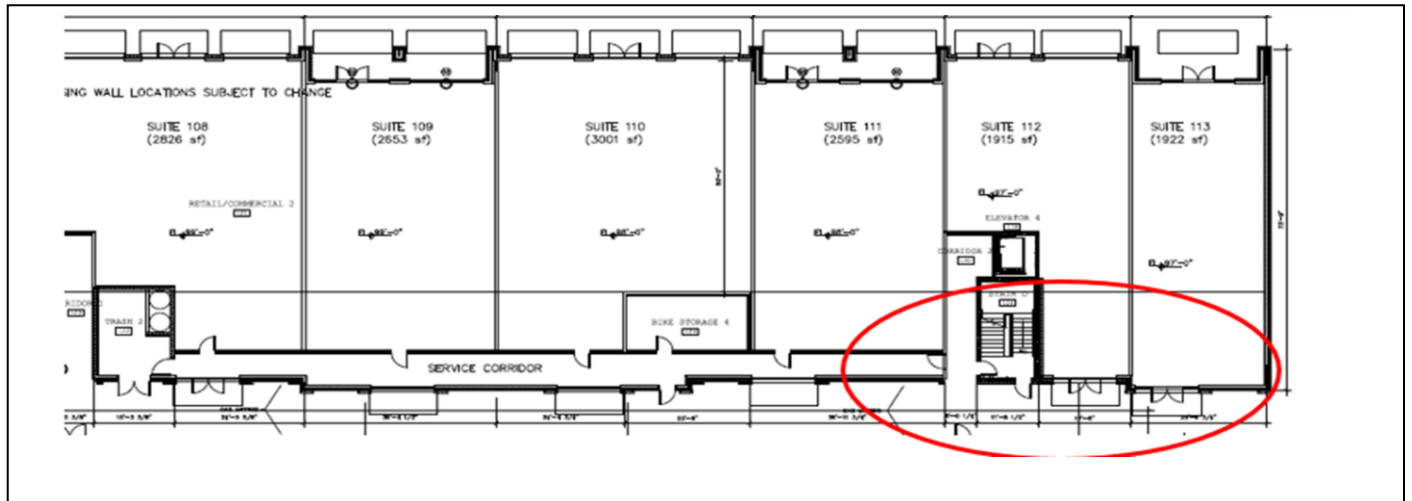
Open Item #10: The architect should look at consolidating the recycling rooms into the main trash area.

Open Item #11: The bricked in window in the recycling windows should be converted into glass windows.

The developer has stated dogs will be allowed in the building however there are no designated areas on the site for them to use the washroom. Staff has requested that an area for dogs be designated on the site.

Open Item #12: The site needs to provide a designated outdoor area for dogs.

The commercial spaces are 50 feet deep and can be divided as needed. In Phase 1 all of the commercial spaces have a rear access door and sidewalk that will take them to the central trash area on the west end of the building. In Phase 2, there is an interior service corridor however the very last unit (STE 113) does not have access to the corridor. The interior service corridor is where tenants of Phase 2 will access the bike storage. Staff questions the purpose of the interior service corridor because it creates an awkward area with a lot of access points. For instance the very last unit has to go outside with their trash to get to the common area.



Open Item #13: Staff questions the need for the internal service corridor proposed in Phase 2.

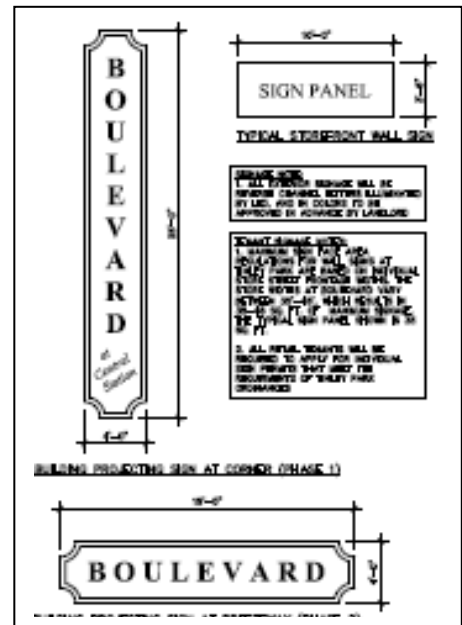
SIGNAGE

There is a large wall sign proposed at the corner of the building at South Street and 67th Court. This is the building's main identification sign and is one of the Variations requested. This will be 25 feet long by four (4) feet wide and will extend past the second floor. Code prohibits projection signs to extend past the second floor windows. In addition Staff is concerned about the large projection sign and its proximity to the residential unit's balconies and windows. Staff has requested some verification that this would not constitute a code violation with respect to off-site glare regulations. In addition Staff recommends the Commission discuss the overall aesthetics of the sign and its ability to complement or detract from the building's architecture.

The façade of the building also provides for 10'x3' wall signs to go above each tenant space. There is a note on the plans that states the exterior signage will be reverse channel letters illuminated by LED, and in colors to be approved by the Landlord. As with other large projects of this size Staff recommends the Applicant provide a Unified Sign Plan that will regulated the size, color, illumination, style and material of the wall signs for this project. Although not required Staff also recommends the Applicant limit the signs to one color and allow for individual font and style that can provide for individual branding. It is Staff's preference that these signs be externally illuminating which is consistent with a downtown urban character. Staff also strongly encourages the use of projecting or blade signs which are typical in pedestrian oriented developments such as this. The goal is to have a sign plan that can complement the overall architecture of the entire building that addresses the pedestrian orientation of this district.



Reversed back lite sign



Open Item #14: Provide for a unified sign plan.

Open Item #15: Staff recommends that the main identification signs for the building not be illuminated.

LIGHTING

A photometric plan has been submitted (Sheet LT100). The plans are still conceptual and a final photometric plan with cut sheets of the fixtures will need to be submitted prior to final approval. It has been noted by our engineers that the plan does not provide for any parking lot lights in the surface parking lot in Phase 1.

Open Item #16: A final photometric plan will need to be provided with final engineering.

LANDSCAPING

The majority of the proposed landscaping will be in the streetscape along South Street, 67th Court and 174th Street. The landscape plan provides for some interior parking lot landscaping for the surface lot in Phase 1 as well as establishes a 14 foot wide landscape area between the future parking garage and residential properties to the south.

Another area of landscaping that will not be seen by the public is the pool area in Phase 2. The areas of landscaping is also utilized to screen those units that face the pool.

The Village's landscape architect reviewed the plans and did offer several recommendations as listed in the Plan Review letter dated June 18, 2018. Any outstanding items will need to be incorporated into the final landscape plans.

Open Item #17: Address the landscaping comments per the Village's landscape review.



ZONING & NEARBY LAND USES



The subject property (outlined in red) is zoned DC (Downtown Core) and is within the Legacy District. The characteristics of this district is described in the Legacy Code as, *"The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks"*.

Nearby land uses include the Oak Park Avenue Metra Station to the north and commuter parking zoned CV (Civic); The Station Pub & Eatery to the east, single family homes to the south zoned DG (Downtown General). At the southwest corner of South Street and 67th Court there are plans to construct a three-story mixed used building.

The Downtown Core District allows for a mixed use building seven (7) stories in height. South Street is classified as Corridor Type D which requires on-street parking and a thoroughfare width of 30' curb to curb. In addition South Street and 67th Court are required to have Street Level Commercial on the first floor. The commercial space must be a minimum depth of 50'. Store fronts with an enclave cannot exceed in width more than 50% of the lot and have a maximum depth of five (5) feet. A Zoning Analysis was not included on the Site Plan as required. Below are the required setbacks for properties in the DC (Downtown Core) District.



Key	
	Legacy Code Boundary
	Downtown Core (DC) District
	Corridor Type A
	Corridor Type D
	Proposed Legacy Plan Alley
	Street Level Commercial Required
	Allowable Building Height

General		
Minimum Lot Width	50'	
Maximum Lot Width	n/a	
Minimum Building Height	3 stories	
Building Setbacks		
Front Yard (primary street)	5' max.	A
Front Yard (secondary street)	7.5' max.	A
Side Yard (interior)	5' max.	B
Side Yard (along access drive)	5' min.	C
Rear Yard (existing alley)	5' min.	D
Rear Yard (no alley required)	5' min.	D
Rear Yard (future alley)	30' min.	E

Open Item #18: Site Plan needs to include a zoning analysis table per the Site Plan requirements.

VARIATION REQUEST

1. A 70 square foot Variation from Section V.C.2 of the Zoning Code to reduce the required minimum useable floor area for a one bedroom apartment from 800 square feet to 730 square feet. ***This Variation is requested by the developer based on what the average size of a one-bedroom apartment is being constructed in surrounding areas. More research should be provided to the Plan Commission to support this request.***
2. A residential parking Variation from Section 3.C.d. of the Legacy Code which requires parking for residential uses to not be open to the sky to allow for the development in Phase 1 to have an open to the sky parking lot for the residential uses. ***There is existing surface parking lots within the downtown and it may not be feasible in all cases to have covered parking however if Phase 2 is never constructed we will have created more surface parking when it may have been designed to be covered in phase 1.***
3. A four (4) foot wide Variation from Section 3.E.4.c of the Legacy Code to allow a 24-foot wide two- way driveway instead of the maximum 20 feet allowed for a two-lane driveway. ***This Variation is needed in order to make the geometry work for vehicles in the loading area in Phase 1.***
4. An eight (8) foot wide Variation from Section 3.E.4.c of the Legacy Code to allow a 20-foot wide one-lane driveway instead of the maximum 12 feet allowed for a one-lane driveway. ***This Variation is needed in order to accommodate the Fire Departments need for a wider access aisle into the development.***
5. A one (1) foot and a five (5) foot front yard Variations from Section 2.A.9 (Table 2.A.6) of the Legacy Code to allow a six (6) foot front yard setback on South Street and a ten (10) foot front yard setback on 67th Court where the maximum front yard setback is five (5) feet. ***This Variation is needed in order to maintain the required seven (7) foot wide public sidewalk free of any obstructions. This will allow for the development to have outdoor dining that will not encroach within the public sidewalk.***
6. A two (2) foot side yard Variation from Section 2.A.9 (Table 2.A.6) of the Legacy Code to allow a seven (7) foot interior side yard setback where the maximum interior side yard setback is five (5) feet. ***This Variation is requested to accommodate a five foot wide sidewalk on the east side of Phase 2. The sidewalk will provide access to the parking garage and rear of the building.***
7. A 68 square foot Variation from Section 4.E (Table 4.E.1) of the Legacy Code to allow a one-hundred square foot projecting sign where the maximum sign permitted is 32 square feet. ***This variation is requested in order to have a unique projection sign for their 4-story building. Staff is concerned that this size and type of sign is necessary.***
8. A Variation from Section 4.E (Table 4.E.1) of the Legacy Code to allow a projecting sign to extend past the 2nd floor. ***This variation is requested in order to have a sign that compliments the scale of the 4-story building. Again staff questions if this truly desired for the downtown.***

SPECIAL USE REQUEST

Section 3. A. (Table 3.A.2) of the Legacy Code requires *Accessory Residential Uses* on the Street Level in a mixed-use building be granted a Special Use Permit. *Accessory Residential Uses* are defined as “A use that is subordinate to residential dwelling units which contribute to the comfort and convenience of the dwelling units. These uses may include, but not be limited to; recreational space, laundry facilities, sales/rental offices, and/or parking for the private use of those dwelling units”. There are several uses proposed in Phase 1 that are not commercial uses and are considered *Accessory Residential Uses*; therefor they require a Special Use Permit. These include the fitness gym, club room and future business center on the first floor of Phase 1.

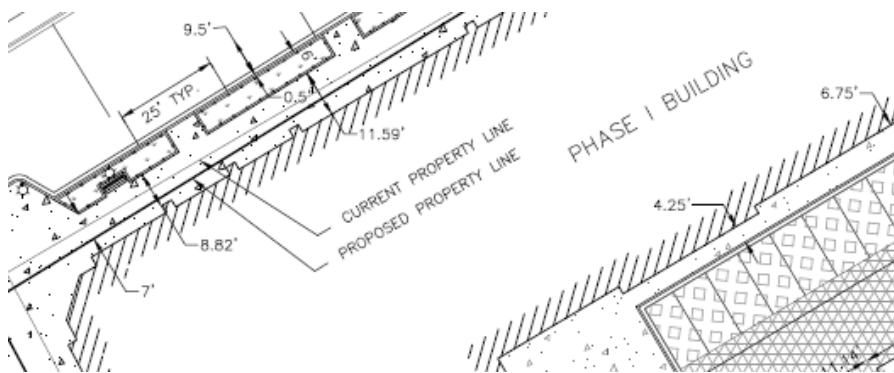
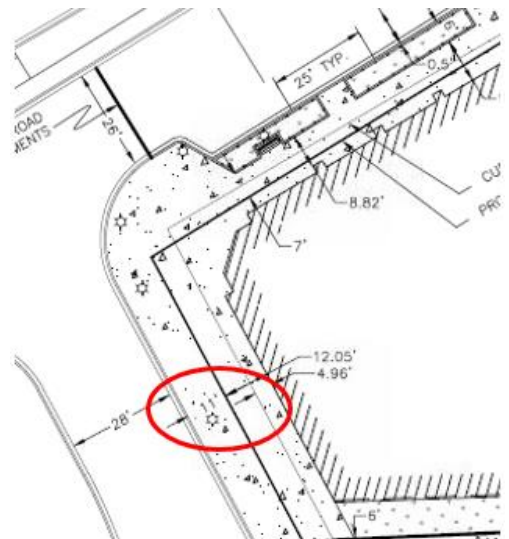
Staff is concerned that these *Accessory Residential Uses* are occupying 25% of the prime first floor commercial space. The uses will not be occupied all the time and therefore will look vacant from the street. Understanding that this development is being built in Phases, there is an opportunity to relocate the fitness gym and club room proposed in phase 1 to the Phase 2. This would open up more available commercial space on the first floor of phase 1 and keep the amenities in a centralized area.

Open Item #19: Further discuss relocating Phase 1 first floor amenities (fitness gym and club room) to Phase 2 when Phase 2 is constructed.

PRELIMINARY PLAT APPROVAL

The Applicant proposes to subdivide the 3 acre subject site into three (3) lots. Lot 1 & 2 will be developed during Phase 1 of the project which include the first mixed-use building the surface parking lot on Lot 2 and the main access drive between the buildings and all the common area. During Phase 1, Lot 3 will remain a vacant lot under the ownership of the Village. Phase 2 of the project will be the construction of the second mixed-use building and underground parking garage on Lot 3. At this time, the Village will take ownership of the surface parking lot on Lot 2. The plat provides appropriate ingress/egress, utility, and drainage easements through the use of a blanket easement. The plat approval will be subject to final engineering.

The Plat proposed dedicating right-of-way to the Village along the frontage of Phase 1. This was requested in order to accommodate a minimum seven (7) foot wide public sidewalk. The area along 67th Court only provides for a total of 11 feet of public right-of-way where code requires a minimum of 13 feet. This item needs to be verified with the engineering department that an eleven (11) foot public right-of-way is adequate instead of the required 13. The goal is to provide enough room for the necessary street improvements and provide enough space for outdoor dining.



Open Item #20: Further discuss with the engineer regarding the required right of way along 67th Court should be 11' vs. 13'

SUMMARY OF OPEN ITEMS

Staff identified the following open items for discussion at the workshop:

- 1. Developer is to submit a construction schedule for the development.**
- 2. Final Streetscape plans for this area are in the process of being designed.**
- 3. Staff has raised parking concerns with the loss of the existing gravel lot where 90-100 Metra commuters will be displaced.**
- 4. Staff recommend the removal of 2 parking spaces at the southern end of the surface parking lot be placed as a condition of approval for the Site Plan.**
- 5. Correct sheet A002 to reflect the correct bike parking counts.**
- 6. Additional Variations on building material may need to be requested.**
- 7. Staff questions the use of red awning as a color choice.**
- 8. Staff questions the desirability of the 2nd floor units and their balconies being at grade with the pool deck.**
- 9. There should be a condition on the approval requiring the developer to disclaim to the tenants that will be occupying the end units of Phase 1 that when Phase 2 is constructed, they will lose their existing windows.**
- 10. The architect should look at consolidating the recycling rooms into the main trash area.**
- 11. The bricked in window in the recycling windows should be converted into glass windows.**
- 12. The site needs to provide a designated outdoor area for dogs.**
- 13. Staff questions the need for the internal service corridor proposed in Phase 2.**
- 14. Provide for a unified sign plan.**
- 15. Staff recommends that the main identification signs for the building are not illuminated.**
- 16. A final photometric plan will need to be provided with final engineering.**
- 17. Address the landscaping comments per the Village's landscape review.**
- 18. Site Plan needs to include a zoning analysis table per the Site Plan requirements.**
- 19. Further discuss relocating Phase 1 first floor amenities (fitness gym and club room) to Phase 2 when Phase 2 is constructed.**
- 20. Further discuss with the engineer regarding the required right of way along 67th Court should be 11' vs 13'**

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff will prepare draft responses for these conditions within the next Staff Report.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
- f. That all outdoor trash storage areas are adequately screened.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below. The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request. Staff will prepare draft responses for the Findings of Fact within the next Staff Report.

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

STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff will provide draft Findings in the Staff Report for the Public Hearing.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- 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; and
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

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

RECOMMENDED ACTION

Receive comments from the Plan Commission in relation to the proposed Site Plan, Special Use Permit, Variations and Preliminary Plat Approval requested.

A Public Hearing for the Applicant's request for a Variation is scheduled for the Plan Commission meeting on September 06, 2018

Exhibit A

History of Public Meeting for “South Street” Project
6701-55 W. South Street

- November 15, 2007- Tinley Park Long Range Plan Commission (LRPC) discussed a Concept Plan for The Promenade Development-South Street.
- November 29, 2007- LRPC considered a project presentation for the Promenade-South Street for the purpose of gathering information prior to considering a recommendation to the Village Board for Concept Plan Approval for a P.U.D.
- January 3, 2008- Work Session was conducted in order to further discuss the details of the project.
- May 15, 2008- LRPC reviewed the Concept Plan for a P.U.D.
- May 27, 2008- Work session with LRPC.
- June 5, 2008- LRPC reviewed the Concept Plan for a P.U.D.
- June 17, 2008- The Village Board approved the Concept Plan at their meeting.
- December 2, 2008- Finance & Economic Development Committee discussed amended incentive request for the Promenade- South Street.
- February 5, 2009- LRPC reviewed Preliminary P.U.D. plans for Promenade Development-South Street.
- March 12, 2009- A work session was held.
- March 19, 2009- LRPC held Public hearing for Preliminary P.U.D. approval.
- April 2, 2009- LRPC held 2nd Public hearing for Preliminary P.U.D. and recommended approval for a development comprised of one 12-unit mixed use building, one 11-unit mixed used building, and two 4-unit multiple family buildings in the H-1 Historic Zoning District.
- May 17, 2012- Plan Commission holds workshop for the Boulevard At Central Station-South Street for site plan approval with variations.
- June 7, 2012- Plan Commission held Public Hearing for Site Plan Approval with Variations.
- July 17, 2012- Village Board adopts Ordinance 2012-O-027 granting variations to the Boulevard at Central Station.

LIST OF REVIEWED PLANS

A000	COVER SHEET	KD	7.18.18
A001	TABLE OF CONTENTS	KD	7.18.18
A002	BUILDING TABLES	KD	7.18.18
CIVIL SET			
1	SITE PLAN-PHASE 1	ME	7.16.18
2	SITE PLAN-PHASE 2	ME	7.16.18
3	UTILITY PLAN	ME	7.16.18
4	GRADING PLAN PHASE 1	ME	7.16.18
5	GRADING PLAN PHASE 2	ME	7.16.18
ARCHITECTURAL SET			
A101	OVERALL FIRST FLOOR BUILDING PLAN	KD	7.17.18
A101A	PHASE 1 FIRST FLOOR BUILDING PLAN	KD	7.17.18
A101B	PHASE 2 FIRST FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A101C	PHASE 2 FIRST FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A101D	PHASE 2 LOWER FLOOR PARKING PLAN	KD	7.17.18
A101 E	PHASE 2 UPPER FLOOR PARKING PLAN	KD	7.17.18
A102	OVERALL SECOND FLOOR BUILDING PLAN	KD	7.17.18
A102A	PHASE 1 SECOND FLOOR BUILDING PLAN	KD	7.17.18
A102B	PHASE 2 SECOND FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A102C	PHASE 2 SECOND FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A103	OVERALL THIRD FLOOR BUILDING PLAN	KD	7.17.18
A103A	PHASE 1 THIRD FLOOR BUILDING PLAN	KD	7.17.18
A103B	PHASE 2 THIRD FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A103C	PHASE 2 THIRD FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A104	OVERALL FOURTH FLOOR BUILDING PLAN	KD	7.17.18
A104A	PHASE 1 FOURTH FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A104B	PHASE 2 FOURTH FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A104C	PHASE 2 FOURTH FLOOR BUILDING PLAN (PARTIAL)	KD	7.17.18
A105	OVERALL ROOF PLAN	KD	7.17.18
A105A	PHASE 1 ROOF PLAN	KD	7.17.18
A105B	PHASE 2 ROOF PLAN (PARTIAL)	KD	7.17.18
A105C	PHASE 2 ROOF PLAN (PARTIAL)	KD	7.17.18
A300	OVERALL SOUTH STREET ELEVATION & SIGNAGE INFORMATION	KD	7.17.18
A300-R	COLORED OVERALL SOUTH STREET ELEVATION	KD	7.17.18
A301	PHASE 1 SOUTH, 64 TH , BREEZEWAY ELEVATIONS	KD	7.17.18
A301-R	COLORED PHASE 1, 64 TH , BREEZEWAY ELEVATIONS	KD	7.17.18
A301A	PHASE 1, 174 TH , COURTYARD ELEVATIONS	KD	7.17.18
A301A-R	COLORED PHASE 1 174 TH , COURTYARD ELEVATIONS	KD	7.17.18
A302	PHASE 2 SOUTH, EAST ELEVATIONS	KD	7.17.18
A302-R	COLORED PHASE 2 SOUTH ELEVATIONS	KD	7.17.18
A302A	PHASE 2 SOUTH, EAST ELEVATIONS	KD	7.17.18
A302A-R	COLORED PHASE 2 SOUTH, EAST ELEVATIONS	KD	7.17.18
A302B	PHASE 2 POOL, COURTYARD ELEVATIONS	KD	7.17.18
A302B-R	COLORED PHASE 2 POOL, COURTYARD ELEVATIONS	KD	7.17.18
A310-R	3D COLORED RENDERINGS	KD	7.17.18
A311-R	3D COLORED RENDERINGS	KD	7.17.18

A312-R	3D COLORED RENDERINGS	KD	7.17.18
A900	EXTERIOR IMAGES	KD	7.17.18
A901	AMENITIES MOOD IMAGES	KD	7.17.18
A902	AMENITIES MOOD IMAGES	KD	7.17.18
A910	PRODUCTS SAMPLES	KD	7.17.18
PHOTOMETRIC			
LT100	SITE LIGHTING CALC.	KD	7.17.18
LANDSCAPE SET			
LS-1	OVERALL KEY PLAN	KD	7.17.18
LS-2	LANDSCAPE PLAN	KD	7.17.18
LS-3	LANDSCAPE PLAN	KD	7.17.18
LS-4	LANDSCAPE PLAN	KD	7.17.18
LS-5	LANDSCAPE PLAN	KD	7.17.18
LS-6	LANDSCAPE PLAN	KD	7.17.18
LS-7	LANDSCAPE DETAILS	KD	7.17.18
LS-8	LANDSCAPE PLAN-PHASE 1	KD	7.17.18
LS-9	LANDSCAPE PLAN-PHASE 2	KD	7.17.18
LS-10	ROOFTOP POOL PLAN	KD	7.17.18
PRELIMINARY PLAT OF SUBDIVISION			
SHEET 1-3	PRELIMINARY PLAT OF SUBDIVISION	ME	7.18.18
	PHASE II SUBSURFACE INVESTIGATION REPORT	PES	11.10.15
	KD= KUO DIEDRICH		
	ME=MCBRIDE ENGINEERING		
	PES= PARTNER ENGINEERING & SCIENCE, INC		



July 17, 2018

Kimberly Clarke
Planning Director
Village of Tinley Park

RE: Response Letter for The Boulevard at Central Station

Dear Kimberly,

The following document is an itemized response to the Village comments dated 6/13/18. It is accompanied by 2 sets of 11x17 and 2 full size sets of the revised drawings dated 7/17/18. Additional documents may be provided by David Sosin under separate cover

Regards,

Mark Diedrich
Principal, Kuo Diedrich Chi

OVERALL COMMENTS

Overall Staff Review comments:

1. Note that the scope of this review is for Site Plan Approval, the granting of a Special Use Permit and Variations.
2. The plan does not address how it will handle parking for residents in Phase 2 when Phase 3 is under construction. Staff recommends that phase 2 & 3 be constructed at the same time or Phase 1 & 3 be constructed together. The benefit of constructing Phases 1 & 3 together is the ability to provide all the amenities (parking garage, pool and fitness center) to the residents. **Phases 2 and 3 will be constructed together**
3. Please explain how you will stage construction equipment during all phases of work. **A portion of the existing gravel lot will be used for Phase 1 staging, while staging during the second phase will begin along South Street during construction of the parking deck and move to the parking deck and adjacent site as construction progresses. A phased construction plan will be provided prior to the Plan Commission meeting.**
4. A Preliminary Plat of Subdivision for all phases and a Final Plat of Subdivision for Phase 1 needs to be submitted and reviewed by staff. In past submittals this was submitted. **A Preliminary Sub-Plat is being submitted under separate cover as agreed in the July 10th meeting. The Preliminary Plat will transition into the Final Plat through the public hearing process.**
5. As part of the final plat approval, covenants are required to be submitted and reviewed by the Village Board. **OK**
6. Staff questions the lack of amenities with phase 1 and the appropriateness of amenities in the remaining phases. Typical developments of this caliber include business centers, concierges, and club rooms with kitchens. There is also some question about the utility of the small lounge areas on each floor; these could be better used for storage or expansion of the trash room to incorporate the recycling. Instead of small lounge areas, one large room for the use of tenants to have parties would be more beneficial. **Phase 1 amenities include a fitness center, club room with kitchen, lobby lounge, conference room, and a future business center (initial leasing center).**

PLANNING

The Planning Department reviewed the plans and offers the following comments:

1. This review was conducted with the understanding that the project will be completed in three phases. Final engineering will be required for each phase prior to permit issuance. **The project will actually only be two phases.**
2. Section VIII-Plats and Data-A. Plats and Data For Approval of Preliminary Plat:
 - a. Plat of Survey/Existing Conditions:**
 - i. Provide a topographic plan including existing contours at vertical intervals of not more than one (1) foot, except for land that sloped less than one-half percent (0.5%), the ground elevations shall be shown by one-half (1/2) foot contour intervals. **Topographic Survey with 1' contours provided.**
 - ii. Please indicate the locations of the existing street lights on both sides of South Street, 67th Court and 174th Street. Additional fixtures may be required, or relocations needed.
 - iii. Provide random soil boring data. **Phase II Environmental Report includes soil boring data and is attached.**
 - b. Site Plan (Preliminary Development Plan):**
 - i. Cover Sheet-Include within the title identification that this is a Preliminary Development Plan. Preliminary Site Plan Phases-Include name and addresses of the developer of the proposed development and name and address of owner one each sheet. **Revised as requested.**

- ii. Sheet A001- The table of contents does not reflect the order of the sheets in the plan set. Photometric plan is listed but not provided in set. **This is updated.**
- iii. Sheet A002- Phase 2 Building Summary table lists a lower floor for Phase 2. The plans do not show a lower level for phase 2 but is proposed in phase 3. **This has been corrected.**
- iv. Sheet A002- Correct Parking Count Chart to remove Street parking reference in its entirety from the parking spot column. **This has been updated.**
- v. Indicate fire lanes, fire hydrant locations and drainage and utility easements. **Fire Hydrants, fire lane provided on the preliminary plans; blanket easement provisions provided on the sub-plat.**
- vi. Indicated sites to be reserved for public uses. This ties into the "land swap" language in the developer's agreement. We need an exhibit that shows what property remains under the ownership of the Village until project is completed. Provide an ownership exhibit that clarifies the exchange of property with the Village as contemplated in the draft incentive agreement. Explain how ownership will interface with phasing of the project. SAME AS VII? **The Sub-Plat will be divided into three lots to facilitate the land swaps and the plat will be signed by both the village and the developer as owners.**
- vii. In a previous planning review letter the following comment was made, *"The two (2) parking spaces nearest the south alley curb cut to 174th Street should be returned to landscaped areas after Phase 2 is completed. " It is not good practice to have parking spaces within access ways and near curb cuts. Please indicate returning these two (2) parking spaces to landscaping on Phase 2/Phase 3 plans and revise parking counts accordingly.* This has not been accurately updated in the plans. **This is already correctly noted on the civil site plan sheet 1.**
- viii. Additional ADA parking is required with Phase 2 parking lot. Update Parking chart to reflect this change. **Phase 2 and 3 are now combined into just phase 2, which provides adequate ADA parking.**
- ix. In general, staff has raised some concerns about the parking. Expect to be able to anticipate questions from the Plan Commission and public about the proposed parking provided. **OK**
- x. The plan should be revised so that there are no encroachments within the public sidewalk. The property line should be adjusted so that the public sidewalk remains within the public R.O.W. yet still meet minimum sidewalk width requirements. Opportunities for outdoor dining is strongly encouraged on private property. **Outdoor dining has been added by undercutting the first floor for furniture zones under the building.**
- xi. Note: Previous reviews stated *"All public sidewalks must be decorative pavers"*. As mentioned in our meeting, staff would like to investigate the streetscape design more thoroughly to see if this is the final decision regarding the sidewalk treatment. We suggest you leave the streetscape plans as proposed until further design is done on the Master Streetscape Plan. **We've added a note that this is TBD**
- xii. Staff is concerned about site lines when exiting out onto South Street when the 2nd phase is completed since there will be vehicles parked on the street and landscaping installed. Staff recommends the entrance off of South Street be designed as one-way southbound. **The plans have been revised to provide one way only traffic off of South Street.**
- xiii. Provide a Preliminary Plat of Subdivision as required per Section VIII of the Villages Subdivision Code. **A Preliminary Sub-Plat is being submitted under separate cover as agreed in the July 10th meeting**
- xiv. Provide a Final Plat of Re-Subdivision for phase 1. **The Preliminary Plat will transition into the Final Plat through the public hearing process.**
- xv. The walkway on the first floor between phase 2 & 3 include doors. In discussion with the

architect, this was to remain open on the ground level. Please clarify how this area is to operate. Recycling area is separate from main trash area. Should consider keeping these spaces together to have one central garbage location. – The Ground level plan has been edited to remove the vestibule and remain open at that level between the garage and building for easy flow of retail service. We also added a service corridor in the building.

c. Construction Schedule by Phase:

- i. Submit an outline with for each phase when construction will begin and end. Realistic? - A schedule of construction will be provided prior to the Plan Commission meeting.

d. Zoning Analysis Table:

- i. Need to show existing and proposed zoning conditions for all lots and bulk regulations including but not limited to:
 1. Land area in acres and square feet (exclusive of rights-of-way)
 2. Building area in square feet
 3. Setbacks
 4. Floor Area Ratio
 5. Lot Coverage
 6. Height of all buildings
 7. Percentage of greenspace
 8. Summary of building material percentages

- Zoning Analysis table will be provided prior to the Plan Commission meeting.

e. Submit Photometric Plan, including

- i. Location of light fixtures – General locations are provided on the photometric plan, with specific building lighting locations provided on all of the elevations.
- ii. A cut sheet of light fixtures with indication of cut-offs or shielding; and – The typical fixtures provided in the cut sheets are to show the general light type and intent. Fixtures may be changed during further design development and subject to review during building plan review.
- iii. Indicating lighting levels in foot-candles at the following locations – See photometric plan LT100
 1. Interior of the subject property
 2. At the property lines; and
 3. Ten (10) feet beyond the property lines

f. Floor Plans, including

- i. Label what the rooms will be for each apartment or provide a specific floor plan sheet for each style of unit. – Information on individual units will be provided during building plan review.
- ii. Provide a lower level phase 2 floor plan. These improvements are shown being constructed in the Phase 3 Lower level floor plans. – The sheets were out of order, this has been corrected.
- iii. In your response letter dated November 8, 2017 to item 26, it was stated there is a club room. Please identify where in the building the club room is proposed. – The "Club Room" and "Lounge" are located on the ground floor of the Phase 1 building, at the east end.

g. Elevations:

- i. Sheet A301-Shows garage door on South Street Elevation for Phase 1. Is this still being considered for this storefront? – An aluminum/glass overhead door is still considered an option for this storefront, subject to the desire of the tenant and as permitted by local code. It is intended to allow a restaurant to open to the outdoors during desirable weather.
- ii. Sheet A301- Phase 1 Breezeway elevation is lacking character. This is the main lobby/entrance for the entire building and it lacks significance in presence. ?? – The ground level has been redesigned with a storefront system, which will make it much more open to the street level. The entrance is also recessed, which doesn't come across in the 2D elevation without looking closely but is present.

- iii. Sheet A303 & A303-R do not reflect the same architecture. – We have provided additional detail to the drawing to illustrate brick to match the building and railings to match the building. Note that the parking structure itself will be buffered by trees, and that the functional needs of the garage, such as exhaust louvers not found on the rest of the building, need to be met.
- iv. Sheet A301A-R- Phase 1 courtyard elevation needs more detail to provide increased architectural interest. This view will be highly visible from the parking lot and 174th Street. – Notes on the 2D elevation indicate a series of masonry recess details that don't come across graphically but are present. We have added decorative lighting and changed the windows in the lobby area in the updated drawing as well.
- v. Sheet A910-identifies "cast stone" on first floor per. Per sheet A301A plans identify a Cordova Stone architectural block. – Both of these terms are intended to describe the generic specification of architectural precast. We have change the label on the material board to "architectural precast"
- vi. Sheet A910- Identifies the use of the color red for canvas awnings above storefronts.. Red does not hold up over time and fades quicker than other colors. Please recommend an alternate color; black would be supported by Staff. – The design team feels red is the right color to add visual interest; we will discuss the issue of maintenance with the owner at a later time.
- vii. Per our recent discussions with JC, we encourage modifications to the rotunda like element at the northwest corner of phase 1's building. – We have made some changes as you discussed to create a slightly more solid look to the round balconies.
- viii. Staff questions the desirability of the 2nd floor units and their balconies being at grade with the pool deck. These units will have no privacy. How do you monitor or regulate the use of the pool from these units? – Please review the rooftop pool plan shown on LS-10 in color. The limits to the pool deck itself allow for roofscapes to provide a large landscape buffer between the units and pool deck. The units also have balcony rails. While this may not be as desirable for some potential tenants, it will be very desirable for those looking for a beautiful landscape view, easy access to the pool, and to be part of one of the energy centers of the complex during good weather.

h. Sign Plan:

- i. Please provide a unified sign plan. This plan will outline standards for first floor commercial signage so that there is consistency throughout the development. This shall include a consistent color, sign type, and method of illumination. This plan must also include standards for awnings (color, type, and style). Awnings may not include signage. – The exterior signage will be reverse channel letters illuminated by LED and in colors to be approved in advance by the landlord. Individual tenants shall be required to apply for separate sign permit that meets the requirements of the Village ordinances. A unified sign plan will be provided prior to the Plan Commission meeting.

i. Miscellaneous Comments

- i. Lobby/tenant lounges- Suggestion for an amenity is the incorporation of a TV in the lobby that has the train station schedule. – Sounds like a good idea if tenants don't already have a phone app available for the trains.
- ii. Sheet A105C- Misspelling of the word comply. –This has been edited.
- iii. How will you address commercial tenant's desires to not have a back entrance (from courtyard) and instead cover up windows? – This will be addressed in the lease agreements and covenants. We intend to allow film on the glass mounted from the inside for any areas that need to be blacked out.
- iv. Who will be managing this property? – South Street Development LLC will manage the property.

- v. Will this be a dog friendly apartment complex? There are no designated outdoor areas for dogs.
– Dogs will be allowed in the building. There are no dog-designated areas on the site, however, one could be added to east side of the parking garage but it's not very convenient and won't likely be used by residents. We will provide pet waste bag dispensers and trash cans on the property.
- vi. NOTE: Revise statement regarding fitness center. In discussion with the developers on Monday June 4th, the fitness center will be for the use of the residents only. – Agreed
- vii. Explain how you plan to address tenants moving in and what elevators will be used for such activity. – During move-in residents will access the service elevator off of the main lobby via Stair B on the back side of the building. Management will install elevator cab pads prior to move-in/out to protect the elevator.

3. LANDSCAPE –All landscape plant material indicated in the legend will be coordinated with the Village upon completion of the Village's streetscape guidelines.

The Village Landscape Architect reviewed the plans and offers the following comments:

Sheet LS-2

1. The Autumn Blaze Maple will get too wide for the light fixtures selected. A narrower alternative should be utilized, such as Acer rubrum 'Bowhall'.
2. The Swamp White Oak will get too wide for the light fixtures selected and will create fruit debris on the sidewalks. These should either be switched to the Columnar European Hornbeam (thus resulting in two street tree types in groups of 3 to 4 trees). If three (3) street tree types are desired, consider another street tree with a more narrow / upright habit so as not to crowd out the street lights.
3. The Korean Boxwood hedge will eventually grow to a height of 3 to 4' which is too tall for the streetscape. A suitable alternative would be Buxus x 'Glencoe' (Chicagoland Green) which grows to a height of 2 to 3' tall.
4. The Village reserves the right to modify the final streetscape plantings and hardscape design until the final Downtown Streetscape Design Guidelines are complete.
5. The perennial accent plantings in the shrub beds should be clustered into groups of a minimum of 3 plants. The plants shown as 1 or 2 plants lack impact. Groups of 3's and 5's are preferred. Total quantities do not need to change.
6. Bike racks should be laid out so bikes are not extending into shrub beds. Consider rotating bike racks 90 degrees (and utilizing inverted rings), or moving them away from shrub beds slightly to ensure tires do not extend into planting areas. – The bike racks have been rotated 90 degrees
7. (3) Shade trees should be added to the east/west landscape island in the parking lot behind Phase 1 building to provide shade and to break up the large expanse of pavement. - (3) Shade trees have been added
8. Please clarify if site irrigation is proposed. - At this point our plans do not address the site irrigation, irrigation would be advisable and will be integrated into the plans during the construction drawing phase.
9. Planting beds along the public right-of-way should utilize 6" raised curbed planters to avoid mulch washouts onto public sidewalks, avoid people from stepping into them, and to prevent sidewalk debris from blowing into them. – Final planter/streetscape details will be revised following approval of the Village's Streetscape Guidelines. The final plans submitted for permit will comply with the guidelines.



Image A: Downtown Tinley Park intersection showing raised curbed planters.

Sheet LS-3

1. Three (3) shade trees should be added to the east/west landscape island in the parking lot behind Phase 1 building to provide shade and to break up the large expanse of pavement (same comments as #7 above). – **Shade trees have been added**
2. Add (2) upright shade trees in buffer strip which runs parallel to 174th Street and is southeast of the curb cut allowing access into parking lot. – **(2) Shade trees added**
3. The perennial accent plantings in the shrub beds should be clustered into groups of a minimum of 3 plants. The plants shown as 1 or 2 plants lack impact. Groups of 3's and 5's are preferred. Total quantities do not need to change. – **Landscape not adjusted for this submittal, but noted that "landscape design will comply with approved streetscape guidelines yet to be issued"**

Sheet LS-4

1. Planting beds along the public right-of-way should utilize 6" raised curbed planters to avoid mulch washouts onto public sidewalks, avoid people from stepping into them, and to prevent sidewalk debris from blowing into them. **Final planter/streetscape details will be revised following approval of the Village's Streetscape Guidelines. The final plans submitted for permit will comply with the guidelines.**
2. The bike rack that is parallel to the parking space should be moved slightly away from the back of curb, or utilize inverted rings rotated perpendicular to the curb line. – **Bike rack has been rotated.**
3. The Autumn Blaze Maple will get too wide for the light fixtures selected. A narrower alternative should be utilized, such as Acer rubrum 'Bowhall'. **Final plant selection will be revised following approval of the Village's Streetscape Guidelines. The final plans submitted for permit will comply with the guidelines.**
4. The Swamp White Oak will get too wide for the light fixtures selected and will create fruit debris on the sidewalks. These should either be switched to the Columnar European Hornbeam (thus resulting in two street tree types in groups of 3 to 4 trees). If 3 street tree types are desired, consider another street tree with a more narrow / upright habit so as not to crowd out the street lights. **Final plant selection will be revised following approval of the Village's Streetscape Guidelines. The final plans submitted for permit will comply with the guidelines.**
5. The perennial accent plantings in the shrub beds should be clustered into groups of a minimum of 3 plants. The plants shown as 1 or 2 plants lack impact. Groups of 3's and 5's are preferred. Total quantities do not need to change. – **Landscape not adjusted for this submittal, but noted that "landscape design will comply with approved streetscape guidelines yet to be issued"**
6. Please clarify what is to occur in the narrow strip between the sidewalk and property line. Hardy plantings should occur in this buffer area (ornamental grasses, etc.). – **The area between the sidewalk and property line is**

a buffer that varies, but will be hardscape coordinated with the sidewalk in order for the storefronts and sidewalk dining to be coordinated.

Sheet LS-5

1. Plantings between Phase II building and Phase III parking deck need more diversity of plant types in case the plantings do not adapt to this unique micro-climate. Other shade tolerant plantings should be utilized (small yews, small dogwoods, hostas, shrubby st. johnswort, northern sea oats, etc.). - Landscape not adjusted for this submittal, but noted that "landscape design will comply with approved streetscape guidelines yet to be issued"
2. Notes should be added to all shrub beds that they will receive 3" of natural, shredded hardwood mulch. – This is noted on the landscape details on sheet LS-7.

Sheet LS-6

1. Add note that minimum width of all lawn areas shall be 24". The plan shows a few spots where the width appears less than 24", making it hard to maintain with a push mower. - Plan has been adjusted accordingly and note added.

Sheet LS-7

1. Show concrete footing on bicycle rack detail. – This detail will be included with the final CD/permit set.
2. Revise typical streetscape cross section to show 6" raised concrete curbing around planter perimeter. –Nick. I guess if you do it here, you can just reply as such on all the other plan comments they made regarding this.

Police

1. The police department understands that only 1 parking space is required in the legacy code, but the police department's view is that this is an inadequate amount required. – The plans will comply with the minimum parking requirements required by the Legacy Code.
2. "There is adequate street parking and adjacent Metra lot parking available after 10:00am. In addition, that lot is virtually empty during what we hope will be the very busy hours for our restaurant tenants and other tenants involved in the nightlife business."
 - It is going to be difficult to lease the retail spaces when there is not adequate parking for the employees/patrons. – The plan at build-out includes over 75 additional parking spaces beyond the amount required by the Legacy Code and approximately 34 street parking spaces.
 - Again, the Village hosts the following events in which the lot is NOT "virtually empty" – See note above
 1. Irish Parade
 2. Farmers market on Saturdays 7:30am-12:30pm June-October
 3. Cruise Nights on Tuesdays 5pm-9pm June-August
 4. Music in the Plaza Saturdays June-September
 5. National Night Out on a Tuesday in August
 6. Caribbean Block Party
 7. Holiday Market (Friday-Sunday)
 - Also with building on the gravel lot, approximately 90-100 vehicles are being displaced. As of right now, these vehicles will be able to park in the paved Metra Parking Lots. – The new deck provides for over 75 more spaces than required by the Legacy Code for the project, plus new street parking spaces.
3. There needs to be painted crosswalks at the three "driveway" entrances and exits as well as from phase one to phase two due to the fact that residents at phase one will eventually be parking their vehicles in the phase three parking garage. – Cross walks have been added.

4. The Police Department requests to review the final landscape plan to look for any line of sight obstructions. –
Agreed. The final planting plans are pending approval of the Village's new streetscape design guidelines.

Fire

Original Memo dated May 11, 2017

The Fire Department reviewed the plans and offers the following comments. Note that some comments may be directed toward plans that will be submitted during building permit phase rather than entitlement phase.

1. Service drives must be no less than 20 feet wide which is the minimum width for any fire access road. This dimension should be a curb-to-curb measurement. *Response: Agreed.*
2. Any portion of the covered service drive between the two buildings shall have a height of no less 13'6 inches. *Response: Agreed.*
3. The turning radius (South Street and 174th Street) of service drives and parking lot will need to accommodate fire department apparatus. *Response: This has been studied for compliance by McBride Engineering*
4. The entire service drive that divides the two buildings will need to be designated as a Fire Lane with approved signage and will require an agreement with the Village for enforcement *Response: Agreed.*
5. If the proposed park deck will not accommodate the weight of Fire Department Vehicles then an approved fire lane will be required around the east portion of the property. Additionally, the landscaping detailed for the eastern portion of the parking deck will need to be altered in the area of the stair tower. Landscaping should be altered to allow for access to the parking deck stair tower by fire personnel. *Response: We worked this out previously and added the 5 ft sidewalk, a FDC connection, and a standpipe in the exit stair in lieu of a fire lane. The sidewalk extends to the stair tower as previously requested. It may be possible that an earlier version of the plans was reviewed and commented on here.*
6. The submitted drawings detail parallel parking along South Street that obstructs fire hydrants. Parking configuration or hydrant relocation so not to obstruct access to fire hydrants. *Proposed hydrants have been added with desired spacing and clearances.*
7. Additional fire hydrant detail will be required to illustrate acceptable hydrant distribution on all sides of the proposed development. Hydrants shall be spaced no more than 300 feet apart and within 300 feet of all portions of the building per Section 704.3 of the 2016 VoTP amended codes. Installed hydrants shall not be obstructed by vehicles, vegetation or structure and a minimum 15 foot distance must be kept in all directions. *Proposed hydrants have been added with desired spacing and clearances.*
8. Approved hydrants must be placed within 100 feet of all required fire department connections. *This will need to be coordinated between civil and architect/mechanical. Mark: please review new hydrant locations and see if you can place your FDC within 100 feet.*
9. Depending on the type of construction and configuration of the proposed structure, up to 6,000 gallons per minute may be required (2012 International Fire Code, Appendix B). Submit water supply calculations detailing gallon per minute estimates. *This is a mechanical engineering question and system flow testing will be provided with building permit application. Proposed water main sizes will come into design consideration here based on Tinley Park supply and system pressure readings in the area.*
10. If the highest occupied floor is located more than 55 feet above the lowest level of fire department vehicle access, then the building construction design must incorporate high-rise criteria detailed in Section 403 of the 2012 International Building Code. *Response: The highest occupied floor is less than 45 feet above the lowest level of fire department access (The Street level).*
11. Given the size and multiple uses of the proposed development, it is suggested that a fire command room or

equivalent as detailed in Section 508 of the 2012 International Fire Code be provided for Fire Department use. The submitted drawings do not detail any area(s) where Fire Department command personnel and other emergency responders can coordinate operations in the event of a fire or other emergency. **Response: Fire Command Room #104 is located on the first floor adjacent to the lobby as indicated on sheet A101A.**

12. Provide details for the location of gas and electric meters. This equipment will to be protected from vehicle impact. **Response: Gas meters are located on the building on sheet A101A, first floor building plan. The meters are on the building and separated from vehicles by a curb and sidewalk. The electrical meter (main) will be located in Electrical Room #107 indicated on sheet A101A.**
13. Where will service vehicles stage to deliver/pick-up goods from retail vendors. There appears to be accommodations along 174th Street, are there any other areas designated for this activity? **Response: There is a service area/loading dock internal to the building as indicated on sheet A101A.**
14. Given the numerous window openings, how will a restaurant/dry cleaners or a retail space required to remove moisture and heat from a premises vent these products. **Response: Venting will be primarily through the roof with the use of booster fans as needed.**
15. Please specify any utility and its use that will be housed on the roof of the proposed mixed use building. Depending on the type of equipment (cooking exhaust/HVAC etc.) there will need to be fire department access to this equipment. Suggest access to the roof using the planned stairwells. **Response: There will be HVAC equipment located on the roof, as well as plumbing, laundry, and perhaps range hood exhaust located on the roof. There will be access via stair.**
16. All exit doors leading directly to a public way should be stenciled (minimum 4 inches high) inside and outside for proper identification by emergency responders during an incident. The identification to be determined by Fire Prevention will be combination alpha/numeric code familiar to emergency responders. **Response: Agreed**
17. All doors should be master keyed to allow for access by emergency personnel. This would include doors leading into the building, utility rooms and residential units. **Response: Agreed**
18. Per Section 510 of the 2012 International Fire Code this equipment is required. Given the size, configuration and construction features of the proposed building it is likely that Fire Department radio coverage will be interrupted. **Response: Agreed.**
19. Per Section 707.12 of the 2016 VoTP Amended Codes required for all buildings exceeding 35 feet in height from the lowest Fire Department access. **Response: Agreed.**
20. Mechanical venting shall be based on the square footage of exit components, an expected fire area, and areas directly adjacent to an expected fire area as approved by the Fire Prevention Bureau. **Response: Agreed.**
21. Activation of the system can be manual and under the control of Fire Department personnel. **Response: Agreed.**
22. Location of all controls and overrides will be required adjacent to fire alarm equipment in the main entrance to the proposed facility. **Response: Agreed.**
23. Non-Energized Outlets are required using inlet No. Hubble 47CM16 or equal shall be installed outside the main entrance no more than 3 feet above grade and no more than 5 feet from the entrance. The inlet shall be provide with a water-proof cover. This special purpose inlet shall be wired with No. 12 copper wire in a half-inch conduit with outlet, No. Hubble 4710 or equal located on each level. (2016 Tinley Park Comprehensive Building Code, Section 705) **Response: Agreed.**
24. It appears that a main entrance to the proposed building will be on South Street. The main lobby located on South Street shall have the following equipment located in this area: **Response: Agreed.**
 - a. Fire alarm control equipment
 - b. Control equipment for smoke venting
 - c. Area of rescue assistance equipment
 - d. Any remote firefighter communication equipment

25. If the fire protection equipment design requires a fire pump, then an approved generator must be provided as a back-up power supply. (2016 Tinley Park Comprehensive Building Code, Section 705) **Response: Agreed.**
26. Location of fire protection equipment for the mixed-use building shall be accessible from an outside entrance or directly adjacent to outside entrance. **Response: Agreed.**
27. Where applicable approved automatic sprinklers must be installed on intermediate landings of all stairwells. **Response: Agreed.**
28. Safety factors for water based fire protection design must be a minimum of 5 pounds per square inch (psi) or 10 percent of the demand whichever is greater. **Response: Agreed.**
29. Inspector's Test Connections and Main Drains shall discharge directly to the outside to an area capable of handling a full system flow. Unless authorized by the Fire Prevention Administrator discharge into a floor drain or sink is prohibited. **Response: Agreed.**
30. Water based fire protection protecting electrical rooms shall be provided with a separate supervised control valve located outside the entrance into the electrical room. Access to the shut-off valve should be higher than 6 feet high. **Response: Agreed.**
31. The 2 inch main drain must be piped to the outside. **Response: Agreed.**
32. Doors leading directly to this equipment must be properly labeled "Fire Protection". **Response: Agreed.**
33. The proposed mixed use building will need a minimum of two approved Fire Department connections located in areas accessible to fire department apparatus. These Fire Department Connections must be interconnected. **Response: Agreed.**
34. Approved five inch Storz Connection with 30° bend and connected blank cover will be required for all connections. **Response: Agreed.**
35. All fire department connections must be within 100 feet of an approved hydrant. **Response: Agreed.**
36. Wet standpipe systems shall be installed in all multi-story buildings regardless of construction type classification which exceed either two (2) stories above fire department access, or twenty-seven (27) feet in height, or the building is arranged/constructed to exceed one-hundred fifty feet (150') from any entrance to the most remote portion of the building. **Response: Agreed.**
37. All wet standpipe systems shall be installed in accordance with NFPA standards and be capable of being reached within one-hundred fifty feet (150') from each hose outlet. The distance shall be measured along the normal path of unobstructed travel. **Response: Agreed.**
38. Standpipe connections are required in all stairwells. A minimum of 100 psi must be provided for the standpipe system. **Response: Agreed.**
39. All fire alarm panels must be an approved addressable type. **Response: Agreed.**
40. All fire alarm signals must be required to transmit to the Tinley Park Communication Center via the wireless radio alarm network. (2016 Tinley Park Comprehensive Building Code, Section 707.6)
41. The Village of Tinley Park requires a separate water flow interface. A 1900 Deep box 4" x 4" x 2-1/8" (or equivalent) with an added SLC Addressable Relay Module providing Common-Normal Open relay contacts is required to be installed directly adjacent to the fire alarm control panel (FACP) enclosure. This device shall be configured by a qualified FACP system programmer to activate on WATERFLOW-ONLY, be non-silenceable, and will be interfaced to the Keltron Radio monitoring system. **Response: Agreed.**
42. Separate water-flow devices will be required for each floor and individual retail spaces. Each water flow shall initiate the building fire alarm system and a visual device mounted outside the retail space in an area designated by the Fire Prevention Bureau. **Response: Agreed.**

43. Battery calculations must be submitted indicating 60 hours of battery back-up and at the end of the 60 hours the system shall be capable of operating the indicating devices for 5 minutes. (2016 Tinley Park Comprehensive Building Code, Section 707.8) **Response: Agreed.**
44. If duct detection is required, all remote test switches/indicators for the duct detection devices must be located adjacent to fire alarm panel. (NFPA 72, 5-10.6.8) **Response: Agreed.**
45. The proposed mixed-use building will require a fire alarm system monitored by the Village of Tinley Park. Given the nature of the development, the alarm equipment shall include a graphical interface that upon alarm activation details building layout, location of the alarm and the nature of the alarm. **Response: Agreed.**
46. Given the layout of the proposed building, it is possible that two or more separate fire alarm systems may be required for this proposed building. This is based on the building fronting (and possibly addressed) on three streets. Further discussion with the developer will be required to determine this fire alarm needs. **Response: Understood.**
47. The common corridors for the proposed residential portion of the building should have smoke detection initiating devices. These devices shall initiate a building fire alarm. **Response: Agreed.**
48. A KNOX box rapid entry system is required. (2016 Tinley Park Comprehensive Building Code, Section 715) A minimum of two Knox Boxes will be required; one along the South Street main entrance. Location of or additional Knox Boxes may be required and will be determined during the fire code review process. **Response: Agreed. We will coordinate with VoTP Fire.**

Engineering

Original memo dated November 3, 2017

The Village Engineer and the Public Works Department reviewed the plans and offers the following comments:

1. NOTE: The purpose of the pre-review is to provide pertinent information to the developer for consideration in the development of the site. As the detail is generally minimal in the submittal, the review is not intended to grant any kind of approval or assumed correctness in the submittal. The burden of proof remains with the developer to demonstrate that all aspects of the plan comply with Village requirements, whether pointed out or not in a conceptual review. Similarly, an acknowledgement from the developer on previous comments does not mean that the plans actually address the comments. Until such time as detailed information is submitted, the developer is advised that the submittal is simply a concept of land use. **Response: Agreed.**
2. The parking lot geometry is inadequate, aisle widths vary from 20-24 feet. The minimum recommended for two-way traffic is 26 feet, although 24 feet is allowed by the Legacy Code. Please revise the geometry or traffic pattern to address those narrower than 24 feet. **Response: The Preliminary Site Plans that show the parking layout with dimensions are the Civil Engineering drawing sheets 1, 2, & 3. In those plans there are no parking aisles less than 24' width as dimensioned. Please clarify this comment. The two parking spaces nearest the south alley curb cut have been angled for one directional traffic flow during phase one and will be eliminated after phase two.**
3. Any open cutting of utilities across Village streets will require a cash bond for each opening. If TIF funds are being used this may be waived. **Response: Agreed.**
4. Inlet and storm sewer capacity documentation will need further review. No storm water calculations have been submitted to date. The 100-year event must be conveyed via storm sewer and/or overflow routes. Existing and proposed drainage areas including any off-site will need to be verified. The capacity of any existing storm sewer being utilized from the proposed property to the existing 60" trunk line on 66th Court will also need to be verified. Existing and proposed storm sewer sizes shall be shown on the final engineering plans. **Response: Agreed.**
5. The sanitary loading shall be provided. Existing and proposed sanitary sewer sizes shall be shown on the final

engineering plans. **Response: Agreed.**

6. Fire hydrant spacing for Phase 1 and 2 shall be evaluated with the Tinley Park Fire Prevention Bureau. **Response: Agreed.**
7. All watermain crossings of storm and sanitary sewers shall be identified and detailed in the final engineering plans. **Response: Agreed.**
8. Abandonment of existing underground utilities shall be detailed on the final engineering plans. **Response: Agreed.**
9. ADA accessibility for public and private sidewalks shall be addressed in the final engineering plans. **Response: Agreed.**
10. Foundation, lowest opening, and grades adjacent to the foundation is required for the buildings adjacent to this site. Added details will be required around the buildings. What is the relationship between finished floor and top of foundation? What is grade adjacent to foundations? **Response: Due to the slightly sloping site, the finished floor will vary such that the difference between exterior grade and finished floor is minimal, except for the parking structure where there is a partial lower level with a retaining wall. In all cases, the foundation will be below the frost line at a minimum, measured relative to adjacent grade.**
11. On final engineering, please show the locations of the existing street lights on both sides of South Street, 67th Court and 174th Street. Additional fixtures may be required, or relocations needed. Be advised that the Village has a standard fixture for the downtown area that will be required and may include upgrades to LED street lighting. **Response: Agreed.**
12. Please discuss how the existing overhead utilities are being addressed. *This is a public improvement. I understand that burial is desired and very costly. I don't know who is responsible for approval and funding.*

Boulevard at Central Station

Kuo Diedrich Architects

Project Narrative

The Boulevard at Central Station is a mixed-use development in the downtown core of Tinley Park located at XXX South Street directly across from the Metra Train station. The owner's team has proposed a 3-phase solution to the large scale project that includes a vision through completion of all three phases. In order to achieve this scale of project, the team has asked for consideration of some variances in earlier phases that will allow for a better project from beginning to end. The project, when fully complete, will include 165 one and two bedroom residential units above over 34,000 sf of street level commercial space to create a vibrant pedestrian downtown streetscape.

The luxury residences are part of a fully amenitized community that includes:

- Leisure pool and deck
- Outdoor grill kitchen
- Fire pit
- Club room
- Fitness Studio
- Meeting/conference room
- Resident lounges on each floor
- Lobby lounge
- Bike storage
- Storage units
- Balconies on most units

The units will be equipped with modern technology to meet the days of today's multigenerational residents. The Boulevard at Central Station will attract a broad demographic of residents from professional millennials and gen-xers to empty nesters, all of whom will seek out modern conveniences provided by the amenities and commercial spaces at street level, within the pedestrian and transit-friendly core of Tinley Park. The project will be instrumental in allowing Tinley Park to grow as a "cradle to grave community" in which its residents find an appeal in spending their entire lives as part of the community.

The building design builds upon the architectural precedent within the downtown core and into the largest scale building yet constructed in the area. The designers used masonry materials of cast stone and brick around storefront windows and awnings to continue the streetscape of the downtown core. Special attention has been paid to articulating the façade by adding depth through layering projected balconies, recessed porches, and changing materials. The result will be a building for the downtown future that reflects upon its past.

The following point by point narrative is organized around how the design team addressed the Purpose of the *Legacy Code*:

1. Preserve Tinley Park's unique historic heritage.

Because The Boulevard at Central Station is the first large-scale mixed use building in the downtown district, the preservation of the historic heritage is achieved through the heavy use of stone and brick materials on the façade. The 4-story building has been addressed to the human scale and within the historic downtown context through the use of pedestrian friendly storefront windows, awnings, and streetscape in keeping with the Legacy Code intent. At the residential levels above commercial, the design team has articulated the façade to smaller segments reminiscent of the scale of multiple buildings connected through a pattern of cantilevered balconies, bays, and recessed balconies combined with a variation of materials.

2. Ensure that new development respects the historic scale and character of downtown.

Same response as above.

3. Building a strong economic future for Downtown Tinley Park.

Living over retail, promotes a thriving, commercial-focused street level, while providing at the same time a customer base for the commercial tenants. The building is also located directly across from the Metra train station, which brings people to the site every day who traverse the transit hub and frequent the commercial spaces. The living over retail concept creates an environment where a tenant can live, eat, shop, and socialize all within walking distance of their home. As a result, this concept instills a feeling of pride and involvement in the place that they live life.

4. Maximize the number of people living within walking distance of the train station.

The Project utilizes a high density of residents, while maintaining a maximum level of retail and commercial space. This project is located directly across from the train station, which will allow both tenants and train riders to easily access to retail/commercial. Both the train station and retail across the street will serve as a vibrant hub of activity.

5. Encourage building mass to peak at the downtown core.

This 4-story project is at the center of the downtown core

6. Create a walkable downtown where pedestrians come first.

The design team has incorporated sidewalks that are wider than the legacy code requirements, while incorporating a streetscape that includes landscaping, trees, sidewalk furniture, and opportunities for sidewalk dining. The train station reduces the need to drive to the project to enjoy the shops and visit friends that live in the building, which will increase the number of people that walk versus drive.

7. Create a connected roadway framework with small walkable blocks.

The site plan incorporates a new street to subdivide the block whose center axis aligns with the train station. This allows residents from the south another option for walking to the train station and the commercial core the team has created.

8. Promote a green downtown showcasing leadership in the preservation of natural resources and sustainable practices.

The building design uses the Legacy Code as a guide to fulfill this goal. The design will comply with the best practices for stormwater management, adds new landscaping and trees around the perimeter and within the site, encourages bicycle use, and is sensitive of light pollution in the building lighting. The density that The Boulevard at Central Station creates within the downtown core and transit hub is a model for transit oriented design that reduces greenhouse gas emissions and pollution by allowing a large percentage of the community to get out of their cars.

Within the building, the design team has provided a concept that utilizes modern technology for an efficient building that uses less resources, as well as encourages recycling within the solid waste removal system. All solid waste removal is internal within the building through the use of trash chutes and conditioned trash rooms.

9. Position downtown as a focal point of the regional bike path system.

The Boulevard at Central Station has met or exceeded the minimum requirements for bike storage by providing a combination of outdoor bike racks, interior bike storage rooms, and the capacity within the residences to store bicycles inside the utility rooms of the units or within designated storage areas on each floor.

“The downtown core district consists of the highest density and height, with the greatest variety of uses. Street frontages have steady tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.”

The design meets this goal

“The regulations and standards within this section are intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station.”

The design meets this goal

VILLAGE OF TINLEY PARK

APR 26 2017

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: The Boulevard at Central Station LOCATION: 6701-55 W. South Street

The undersigned hereby requests that the Plan Commission and/or the Village Board of the Village of Tinley Park, Illinois consider authorizing Site Plan Approval for the project described within.

APPLICANT INFORMATION

Name: David B. Sosin - Sosin, Arnold & Schoenbeck, Ltd., Attorney
Company: South Street Development, LLC
Mailing Address: 9501 West 144th Place, Suite 205, Orland Park, IL 60462
Phone (Office): [REDACTED]
Phone (Cell): [REDACTED]
Fax: [REDACTED]
Email: dsosin@sosinarnold.com

If the Applicant is not the property owner, describe the nature of the Applicant's interest in the property and/or the relationship to the property owner:

Attorney for Owner

PROPERTY INFORMATION

Property Address: 6701-55 W. South Street
PIN(s): Legal Descriptions attached as Exhibit A. PINs attached as Exhibit B.
Existing Land Use: Vacant
Zoning District: Historic District
Lot Dimensions: 655.32 x 221.97 x 271.83 x 56.98x 395.12 x 92.98
Property Owner(s): South Street Development, LLC as to Parcel 1, 5, 6, 7, and 8. Village of Tinley Park as to Parcel 2, 3, 4, 9 and 10.
Mailing Address: Owner: South Street Development, LLC, 11001 McCarthy Road, Palos Park, IL 60464
Owner: Village of Tinley Park, 16250 South Oak Park Avenue, Tinley Park, IL 60477

APPLICATION INFORMATION

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

See attached Architectural, Civil and Landscape Site Plans dated 4-24-17

Is the Applicant aware of any variations required from the terms of the Zoning Ordinance? If yes, please explain and note that a separate Variation Application is required with the submittal.

☒ No ☐ Yes: _____

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

Date

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: The Boulevard at Central Station **LOCATION:** 6701-55 W. South Street

In order to expedite your site plan submission through the planning process, the Village of Tinley Park requires the following contact information. Please provide the information requested and return to the Planning Department. Your prompt attention is greatly appreciated.

CURRENT PROPERTY OWNER OF RECORD

Name: Robert Hansen, Manager
Company: South Street Development, LLC
Address: 11001 McCarthy Road, Palos Park, IL 60464
Phone: [REDACTED]
Fax: [REDACTED]
Email: bobthebuilder3152000@yahoo.com

PROJECT ENGINEER

Name: Mary McBride
Company: McBride Engineering, Inc.
Address: 1820 Ridge Rd., #202, Homewood, IL 60430
Phone: [REDACTED]
Fax: [REDACTED]
Email: mmcbride@mcbrideengineering.com

ATTORNEY

Name: David B. Sosin
Company: Sosin, Arnold & Schoenbeck, Ltd.
Address: 9501 W. 144th Place, Ste. 205, Orland Park, IL 60462
Phone: [REDACTED]
Fax: [REDACTED]
Email: dsosin@sosinarnold.com

PROJECT ARCHITECT

Name: Mark Diedrich
Company: Kuo Diedrich Architects
Address: 730 Peachtree Street NE, Suite 160, Atlanta, GA 30308
Phone: [REDACTED]
Fax: [REDACTED]
Email: mark@kuodiedrich.com

PROJECT LANDSCAPE ARCHITECT

Name: Mark Diedrich
Company: Kuo Diedrich - Architects
Address: 730 Peachtree Street NE, Suite 160, Atlant
Phone: [REDACTED]
Fax: [REDACTED]
Email: mark@kuodiedrich.com

END USER

Name: Robert Hansen, Manager
Company: South Street Development, LLC
Address: 11001 McCarthy Road, Palos Park, IL 6046
Phone: [REDACTED]
Fax: [REDACTED]
Email: bobthebuilder3152000@yahoo.com

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: The Boulevard at Central Station **LOCATION:** 6701-55 W. South Street

Please provide name, address and telephone number of the person/firm that will be responsible for payment of plan review, engineering, landscaping, attorney and building permit fees in the space provided below. If only one party will be responsible for all fees, please list that party's contact information under "General Billing."

GENERAL BILLING

Name: Robert Hansen, Manager
Company: South Street Development, LLC
Address: 11001 McCarthy Road, Palos Park, IL 60462
Phone: [REDACTED]
Fax: [REDACTED]
Email: bobthebuilder3152000@yahoo.com

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Robert Hansen, Manager
Company: South Street Development, LLC
Address: 11001 McCarthy Road, Palos Park, IL 60462
Phone: [REDACTED]
Fax: [REDACTED]
Email: bobthebuilder3152000@yahoo.com

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Same as above.
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ATTORNEY FEES

Name: Same as above.
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Same as above.
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Same as above.
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

**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: David B. Sosin
Mailing Address: 9501 W. 144th Place, Suite 205
City, State, Zip: Orland Park, IL 60462
Phone Numbers: [REDACTED] [REDACTED] [REDACTED] (508) 448-8111
[REDACTED] (Cell)
Email Address: dsosin@sosinarnold.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):
Attorney representing owner

B. Property Information:

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

Property Owner(s): South Street Development, LLC
Mailing Address: 11001 McCarthy Road
City, State, Zip: Palos Park, IL 60464

Property Address: 6701-55 W. South Street
Permanent Index No. (PINs) Per attached Exhibit A
Existing land use: Vacant
Lot dimensions and area: 655.32 x 221.97 x 271.83 x 56.98 x 395.12 x 92.98

C. Petition Information:

Present Zoning District: Historic District
Requested Zoning District: _____

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

Yes X No _____

If yes, identify the proposed use: To locate a rental office on the ground level.

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

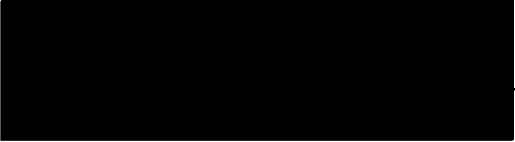
Yes X No _____

If yes, please explain (note that Variation application will be required to be submitted) A variance to allow for a rental office on the ground level within the area designated for commercial tenants space as required by the zoning ordinance

Reason for request:

With expanses of glass and proximity to a vibrant streetscape and lobby, the rental office is best situated on the ground level.

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.

 _____
Date May 24, 2018

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

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

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

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

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

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

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

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

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

The plan is consistent with the Village Legacy Plan. Care has been taken to adhere to the Village ordinances and consideration of adjoining property owners. The plan has been developed after input from the Village staff.

- 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.**

Same answer as A. above.

- 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 plan is a continuation of the redevelopment trend of the downtown area. In 2009, the Village commenced a 2009 Legacy Plan. Changes to the proposal are in response and conforming to that plan.

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

The plan has considered and accommodated all infrastructure as needed.

- 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.**

A unique new street is proposed. The property is otherwise adequately served by existing streets.

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

Same as Answer A.

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

The Special Use, if approved, will be a major step in realizing the Village's vision of a vibrant downtown street scape and community.

VILLAGE OF TINLEY PARK

APPLICATION FOR ZONING ORDINANCE VARIANCE

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

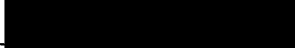
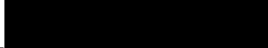
PETITIONER INFORMATION

Name: ___ Mr. David Sosin, South Street Dev., LLC

Mailing Address: ___ 9501 West 144th Place, Suite 205 ___

City: ___ Orland Park ___ State ___ IL ___ Zip ___ 60462 ___

Day Phone: ___  ___ Evening Phone: ___

Cell Phone: ___  ___ Fax Number: ___  ___

Email Address: ___ dsosin@sosinarnold.com ___

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

___ Attorney ___

PROPERTY INFORMATION

Street Address: ___ 6701-55 W. South Street ___

Owners: ___ South Street Development, LLC

SPECIFIC TYPE OF VARIANCE REQUESTED (see examples below):

1. A variance to allow required parking for residential use to be open to the sky in Phases 1 and 2 of the development.

2. A variance to allow a monument sign extending above the second story and that exceeds the height limit.

3. A variance to allow a reduction in the minimum area of residential units from 800 sf minimum to 730 sf minimum

4. A variance to increase the access drive width adjacent to the loading and service to 24 ft from a maximum allowable of 20 ft

5. A variance to allow for private resident amenities to include a fitness center on the ground level within the area designated for commercial tenant space.

Examples of Specific Type of Variance Requested:

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

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

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

AA 10' Variance to the 10' maximum allowable height for a sign to allow for a 20' high monument sign on this commercial property.@

Page 1

REASON THAT THE VARIANCE IS NEEDED: (see examples below)

1. Because of the triangulated site on the western half of the site, the parking deck is only feasible for construction in the eastern half of the site. However, because the west corner at 67th court and South Street is most in need of continuing the Village streetscape and commercial buildings, the development of the western parcel is proposed as Phase 1, followed by development of the remainder of the South Street corridor. That leaves the structured parking garage to Phase 3. Doing all of the phases together would be cost prohibitive for this project.
2. A sign variance for the monument sign at the corner of 67th court and South Street is needed in order for the sign to appear as an architectural feature intended to create a vertical marquis-type sign for the building. The vertical orientation of the sign puts it in violation of the ordinance despite the fact that it is not very large in area.
3. In a multifamily unit development with common amenities such as a pool, lounges, resident storage, meeting space, and a fitness gym, 1 bedroom unit sizes are typically under 800 sf to make them more affordable to active adults and young professionals alike. The trend today is toward shared amenities rather than larger units. To compensate for the slightly smaller units, there is private, secured storage space available for all residents on each floor. The total shortfall of 1 bedroom units in all 3 phases equates in all to 4,788 sf, while the total area of amenities areas, including Fitness, Lobby Lounge, Resident Storage Units, and Resident Lounges but excluding outdoor amenities, is over 10,000 sf, of which over 4,800 sf is designated for resident storage.
4. An increase in the drive to 24 ft is needed to allow larger vehicles onto the property to serve the commercial and residential uses alike. The alternative would be to turn the overhead doors toward 174th street so deliveries and trash could access directly from 174th street.
5. With expanses of glass and proximity to a vibrant streetscape and lobby, the fitness center is best situated on the ground level. In addition, type III construction is not as conducive to the acoustical challenges of fitness equipment to be either located above leased commercial tenants or among the resident living units. The concrete slab on grade and high ceilings make the fitness off of the lobby the best location within this development.

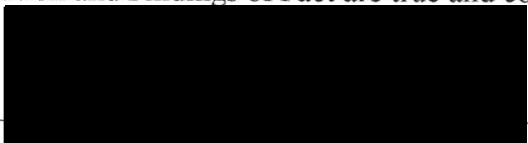
Examples of Reasons that the Variance is needed:

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

AWe would like to build an oversized garage on our property so that we may store our antique

vehicle, snow mobiles, riding lawn mower, etc., inside, as well as our two other cars, which are currently parked in the driveway@

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

Signature  Date June 30, 2017

Printed Name David B. Sosa

OFFICE USE ONLY:

Current Zoning of Property _____ Present Use _____

Notes

FINDINGS OF FACT

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

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

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

Parking is designed for a configuration of one space per residential unit. The current Plan, designed with much input from Village Staff, does not allow the Developer to have that many indoor spaces. The utilization of some compact car spaces will help maximize the number of indoor spaces available, as the economical use of available parking areas.

As to the brick requirements, the Plan does not technically meet the Code. With such a large structure, more contrast is necessary to avoid a monotonous facade.

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

The building complies with all the essential elements of the Village's Legacy Code Vision. However, the building cannot be built as envisioned with the required indoor parking spaces. There are additional outdoor spaces available and indoor compact car spaces will also improve parking efficiency.

As to the brick requirements, without a variance the building will have a monotonous elevation. The stone will augment the brick elevation and allow for a building that is aesthetically pleasing to the community and its guests.

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

Same answer as A above.

APR 26 2017

FINDINGS OF FACT (CONTINUED)

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

The building, plan and concept are entirely unique to the property. This project has evolved with substantial input from Village Staff. These variances are necessary to comply with the Village's request for indoor parking and to allow for a classical look with contrast, which can be facilitated by the use of additional stone.

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

There is sufficient parking associated with the project. The Developer is trying to maximize the number of indoor parking spaces. Additionally, the Plan's use of extensive stone actually costs more than an all brick exterior. The use of stone will provide an aesthetically pleasing contrast to a large brick facade.

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

There is sufficient parking associated with this project. The addition of compact car spaces will maximize efficiency with regards to indoor parking.

The use of stone, along with the brick, will allow for contrast and more aesthetically pleasing look to the building and area as a whole.

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

The parking space variances are focused on indoor parking and should not alter the essential character of the neighborhood.

The extensive use of stone on the facade will provide an exciting classical look, which is contemplated by the Legacy Plan and the Village's overall vision.

FINDINGS OF FACT (Continued)

H. Describe how the requested Variance will not:

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

All necessary lighting and ventilation requirements have been satisfied.

2. Substantially increase the congestion of the public streets.

The Code allows for the number of units in the project and mandates indoor parking. The two parking variances will allow for closer adherence to Code requirements. Additionally, the project is being built close to public transportation allowing for fewer cars as well.

3. Increase the danger of fire.

The project will comply with all electrical and fire codes and include a sprinkler system.

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

All drainage and storm water management is compliant and will be approved the Village's engineers and plan reviewer.

5. Endanger the public safety.

Adequate streets and parking exists and the additional variance is purely aesthetic.

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

The project as proposed should increase property values substantially.



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

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A000

COVER SHEET

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



A001

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JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

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PHASE 1 BUILDING AREA SUMMARY

1ST FLOOR	NET SF
RETAIL (EXCLUDING FITNESS)	15,130
FITNESS	1,972
STAIRS & ELEVATORS	567
BIKE STORAGE	727
LEASING OFFICE	2,173
TRASH	
SERVICE	1,339
FIRE COMMAND	238
ELECTRICAL ROOM	429
WATER ROOM	197
1ST FLOOR SUBTOTAL	23,487
2ND FLOOR	
UNITS	20,284
CORRIDOR	2,353
STAIRS & ELEVATORS	567
TENANT STORAGE	633
TENANT LOUNGE	308
MAINTENANCE	161
TRASH	92
2ND FLOOR SUBTOTAL	24,394
3RD FLOOR	
UNITS	20,284
CORRIDOR	2,352
STAIRS & ELEVATORS	567
TENANT STORAGE	633
TENANT LOUNGE	305
MAINTENANCE	161
TRASH	92
3RD FLOOR SUBTOTAL	24,394
4TH FLOOR	
UNITS	20,284
CORRIDOR	2,352
STAIRS & ELEVATORS	567
TENANT STORAGE	633
TENANT LOUNGE	305
MAINTENANCE	161
TRASH	92
4TH FLOOR SUBTOTAL	24,394
TOTAL PHASE 1	96,671

PHASE 2 BUILDING AREA SUMMARY

LOWER FLOOR	NET SF
STAIRS & ELEVATORS	914
CORRIDOR	679
COVERED PARKING	21,664
LOWER FLOOR SUBTOTAL	23,257
1ST FLOOR	
RETAIL	14,723
STAIRS & ELEVATORS	972
BIKE STORAGE	612
CORRIDOR	880
TRASH	254
COVERED PARKING	27,662
1ST FLOOR SUBTOTAL	45,103
MEZZANINE FLOOR	
STAIRS & ELEVATORS	972
CORRIDOR	679
COVERED PARKING	21,665
MEZZANINE FLOOR SUBTOTAL	23,316
2ND FLOOR	
UNITS	29,511
CORRIDOR	3,598
STAIRS & ELEVATORS	972
TENANT STORAGE	1,182
TENANT LOUNGE	181
MAINTENANCE	193
RECYCLING	96
BUILDING STORAGE	129
TRASH	124
POOL MAINTENANCE	144
POOL EQUIPMENT	144
WOMEN	62
2ND FLOOR SUBTOTAL	36,778
3RD FLOOR	
UNITS	29,511
CORRIDOR	3,598
STAIRS & ELEVATORS	972
TENANT STORAGE	1,162
TENANT LOUNGE	181
MAINTENANCE	193
RECYCLING	96
TRASH	124
3RD FLOOR SUBTOTAL	35,837
4TH FLOOR	
UNITS	29,511
CORRIDOR	3,598
STAIRS & ELEVATORS	972
TENANT STORAGE	1,162
TENANT LOUNGE	181
MAINTENANCE	193
RECYCLING	96
TRASH	124
4TH FLOOR SUBTOTAL	35,837
TOTAL PHASE 2	199,748

TOTAL ALL PHASES AREA SUMMARY

LOWER FLOOR	NET SF
STAIRS & ELEVATORS	914
CORRIDOR	679
COVERED PARKING	21,664
LOWER FLOOR SUBTOTAL	23,257
1ST FLOOR	
RETAIL (EXCLUDING FITNESS)	29,153
FITNESS	1,972
STAIRS & ELEVATORS	1,639
CORRIDOR	880
BIKE STORAGE	1,339
LEASING OFFICE	2,173
TRASH	197
SERVICE	1,339
FIRE COMMAND	238
ELECTRICAL ROOM	429
WATER ROOM	197
COVERED PARKING	27,662
1ST FLOOR SUBTOTAL	68,580
MEZZANINE FLOOR PARKING	
STAIRS & ELEVATORS	972
CORRIDOR	679
COVERED PARKING	21,685
MEZZANINE FLOOR SUBTOTAL	23,336
2ND FLOOR	
UNITS	48,785
CORRIDOR	5,951
STAIRS & ELEVATORS	1,839
TENANT STORAGE	1,785
TENANT LOUNGE	487
MAINTENANCE	354
RECYCLING	62
WOMEN	82
MEN	82
POOL MAINTENANCE	144
POOL EQUIPMENT	144
BUILDING STORAGE	129
TRASH	124
2ND FLOOR SUBTOTAL	60,774
3RD FLOOR	
UNITS	48,785
CORRIDOR	5,950
STAIRS & ELEVATORS	1,838
TENANT STORAGE	1,785
TENANT LOUNGE	486
MAINTENANCE	354
RECYCLING	96
TRASH	124
3RD FLOOR SUBTOTAL	60,231
4TH FLOOR	
UNITS	48,785
CORRIDOR	5,950
STAIRS & ELEVATORS	1,839
TENANT STORAGE	1,785
TENANT LOUNGE	486
MAINTENANCE	354
RECYCLING	96
TRASH	124
4TH FLOOR SUBTOTAL	60,231
TOTAL ALL PHASES	294,419

PHASE 1 BUILDING AREA SUMMARY

PHASE 1 PARKING	PARKING SPOTS	APARTMENTS	REQUIRED PARKING SPOTS	PARKING/APARTMENT
SURFACE PARKING LOT 1	66	66	66	1.00
PHASE 1 SUBTOTAL	66	66	66	
PHASE 2 PARKING				
SURFACE PARKING LOT 1	64			
COVERED DECK PARKING	177	165	165	1.00
PHASE 2 SUBTOTAL	241	165	165	

PHASE 1 PARKING	PARKING SPOTS	APARTMENTS	REQUIRED PARKING SPOTS	PARKING/APARTMENT
SURFACE PARKING LOT 1	66	66	66	1.00
PHASE 1 SUBTOTAL	66	66	66	
PHASE 2 PARKING				
SURFACE PARKING LOT 1	64			
COVERED DECK PARKING	177	165	165	1.00
PHASE 2 SUBTOTAL	241	165	165	

PHASE 1 BIKE PARKING	APARTMENTS	REQUIRED RESIDENTIAL PARKING	COMMERCIAL SQ. FT.
66	66	66	11,780
PHASE 1 BIKE PARKING	282	282	35,887
PHASE 2 BIKE PARKING			
282	282		

TOTAL ALL PHASES AREA SUMMARY

UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	3	749	2,247
UNIT 1A-2	21	749	15,729
UNIT 1A-3	3	773	2,319
UNIT 1A-4	6	749	4,494
UNIT 1A-5	3	810	2,430
UNIT 1B	3	751	2,253
Sub-Total One Bedroom	38		28,472
UNIT 2A-2	15	1,113	16,695
UNIT 2A-5	3	1,172	3,516
UNIT 2A-6	3	1,171	3,513
UNIT 2C	2	1,311	2,622
UNIT 2C-1	1	1,311	1,311
UNIT 2D	3	1,241	3,723
Sub-Total Two Bedroom	27		31,380
Total Phase 1	65		60,852
Total Phase 1 Floor 2	22		20,284
Total Phase 1 Floor 3	22		20,284
Total Phase 1 Floor 4	22		20,284

UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	9	749	6,741
UNIT 1A-2	18	749	13,482
UNIT 1A-4	16	749	13,462
UNIT 1A-6	12	749	8,988
UNIT 1A-7	3	749	2,247
Sub-Total One Bedroom	60		44,940
UNIT 2A-1	6	1,107	6,642
UNIT 2A-2	12	1,113	13,356
UNIT 2A-3	6	1,079	6,474
UNIT 2A-4	6	1,079	6,474
UNIT 2A-7	3	1,139	3,417
UNIT 2B-1	3	1,190	3,570
UNIT 2B-2	3	1,220	3,660
Sub-Total Two Bedroom	39		43,883
Total Phase 2	99		88,823
Total Phase 2 Floor 2	33		29,611
Total Phase 2 Floor 3	33		29,611
Total Phase 2 Floor 4	33		29,611

UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	12	749	8,988
UNIT 1A-2	39	749	29,211
UNIT 1A-3	3	773	2,319
UNIT 1A-4	24	749	17,976
UNIT 1A-5	3	810	2,430
UNIT 1A-6	12	749	8,988
UNIT 1A-7	3	749	2,247
UNIT 1B	3	751	2,253
Subtotal 1-Bedroom Apartments	99		74,412
UNIT 2A-1	6	1,107	6,642
UNIT 2A-2	27	1,113	30,051
UNIT 2A-3	6	1,079	6,474
UNIT 2A-4	6	1,079	6,474
UNIT 2A-5	3	1,172	3,516
UNIT 2A-6	3	1,171	3,513
UNIT 2A-7	3	1,139	3,417
UNIT 2B-1	3	1,190	3,570
UNIT 2B-2	3	1,220	3,660
UNIT 2C	2	1,311	2,622
UNIT 2C-1	1	1,311	1,311
UNIT 2D	3	1,241	3,723
Subtotal 2-Bedroom Apartments	66		74,973
Total All Phases	165		149,385
Total All Phases Floor 2	55		49,786
Total All Phases Floor 3	55		49,786
Total All Phases Floor 4	55		49,786

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

A002

BUILDING AREA TABLES



PRELIMINARY DEVELOPMENT PLAN
FOR
THE BOULEVARD AT CENTRAL STATION

6701 - 6755 SOUTH STREET
TINLEY PARK, IL 60462

DEVELOPER

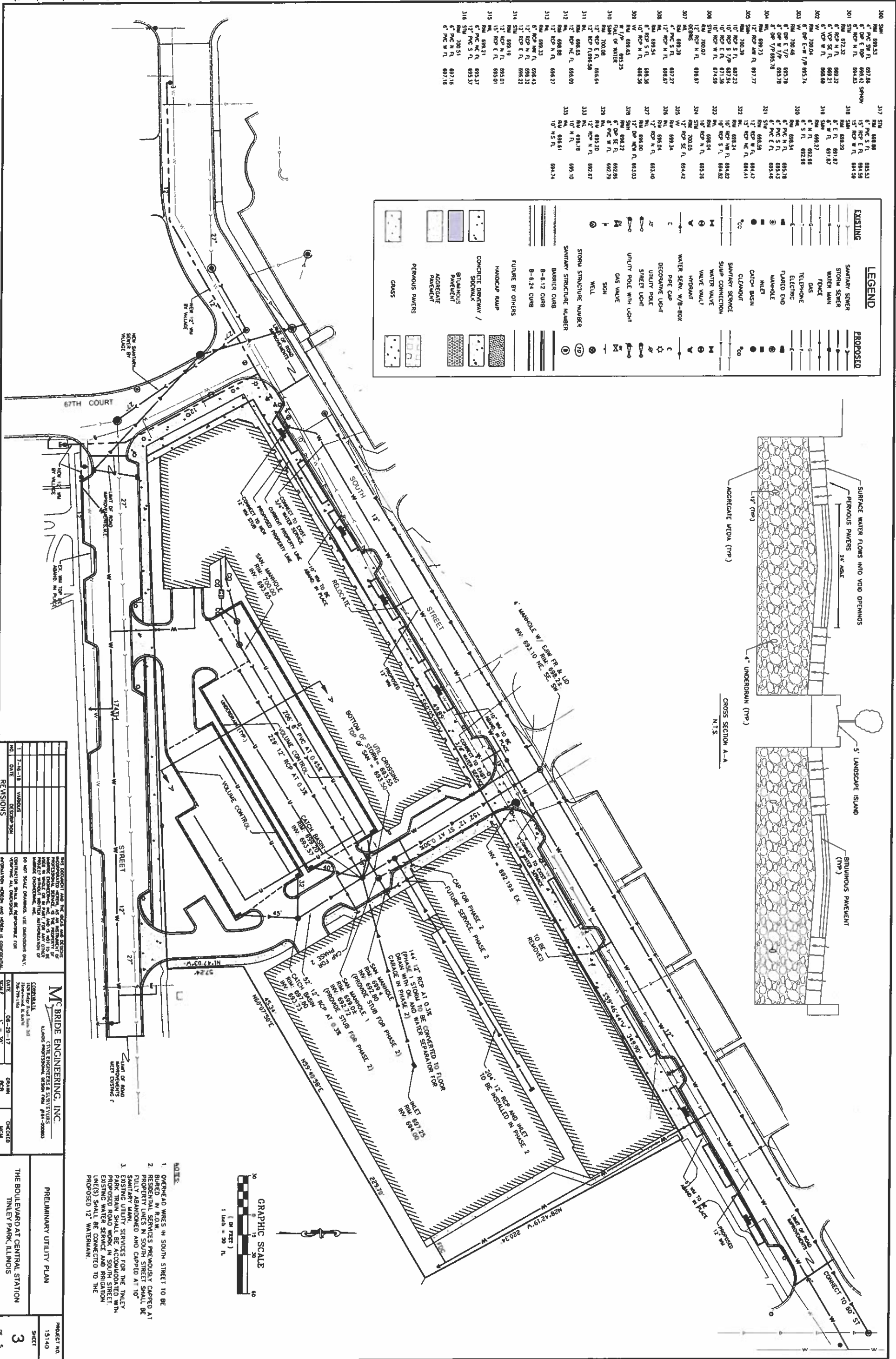
SOUTH STREET DEVELOPMENT, LLC
8100 W. 159TH STREET
ORLAND PARK, IL 60462



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3. PRELIMINARY UTILITY PLAN
4. PRELIMINARY GRADING - PHASE 1
5. PRELIMINARY GRADING - PHASE 2

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
FENCE	FENCE
AS	AS
TELEPHONE	TELEPHONE
ELECTRIC	ELECTRIC
FLARED END	FLARED END
MANHOLE	MANHOLE
INLET	INLET
CATCH BASIN	CATCH BASIN
CLEANOUT	CLEANOUT
SANITARY SERVICE	SANITARY SERVICE
SLUMP CONNECTION	SLUMP CONNECTION
WATER VALVE	WATER VALVE
WAVE VALVE	WAVE VALVE
HYDRANT	HYDRANT
WATER SERV. W/B-BOX	WATER SERV. W/B-BOX
PPE CAP	PPE CAP
DECORATIVE LIGHT	DECORATIVE LIGHT
UTILITY POLE	UTILITY POLE
STREET LIGHT	STREET LIGHT
UTILITY POLE WITH LIGHT	UTILITY POLE WITH LIGHT
GAS VALVE	GAS VALVE
SON	SON
WELL	WELL
STORM STRUCTURE NUMBER	
1	1
2	2
3	3
SANITARY STRUCTURE NUMBER	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
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GRADING LEGEND

EXISTING ELEVATION

PROPOSED ELEVATION

OVERLAND FLOW

PROPOSED SWALE/DITCH

TOP OF FOUNDATION

FINISHED FLOOR

PROPOSED ELEVATIONS ARE FOR

EDGE OF PAVEMENT OR PROPOSED

GROUND UNLESS OTHERWISE NOTED

GRAPHIC SCALE

30

15

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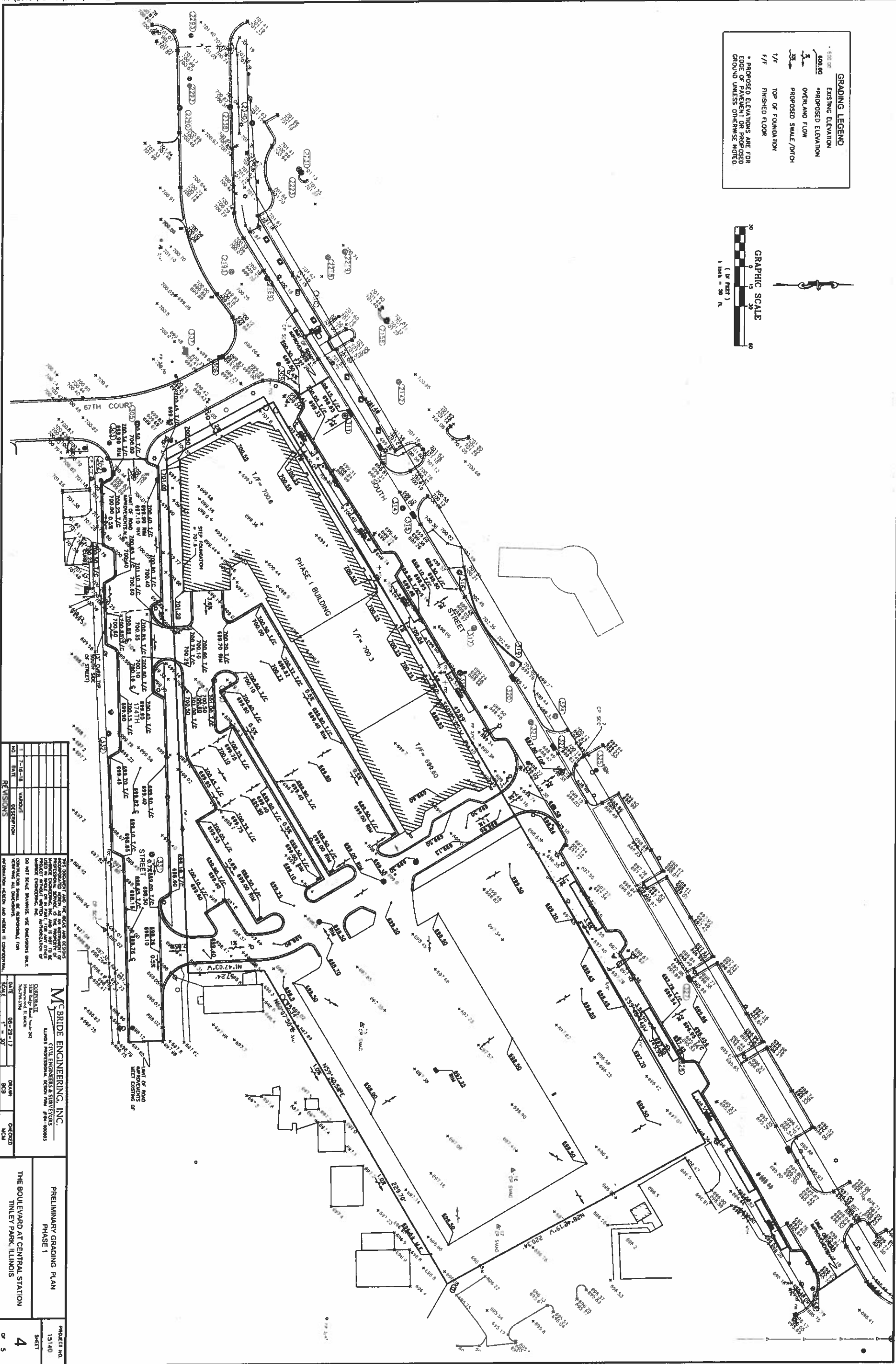
15

30

45

(IN FEET)

1 inch = 30 ft.



REVISIONS

NO	DATE	DESCRIPTION
1	7-18-18	VARIOUS

MC BRIDE ENGINEERING, INC.

CIVIL ENGINEERS & SURVEYORS

ILLINOIS PROFESSIONAL DESIGN FIRM #000003

15140

DATE

08-28-17

DRAWN

BCB

CHECKED

LMU

PROJECT NO.

15140

SHEET

4

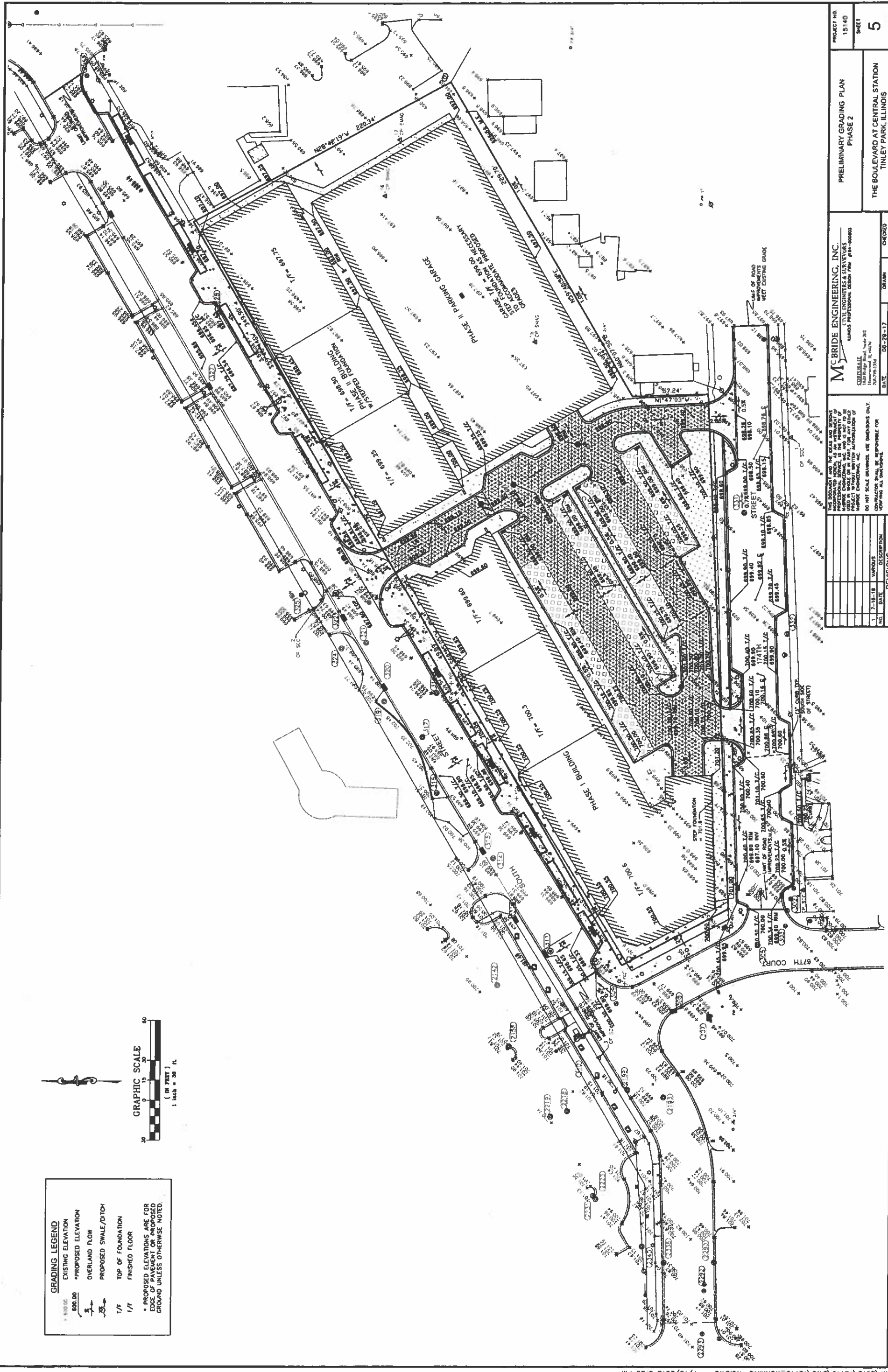
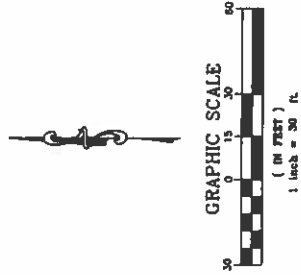
OF

5

GRADING LEGEND

EXISTING ELEVATION
*PROPOSED ELEVATION
OVERLAND FLOW
PROPOSED SWALE/DITCH
T/F TOP OF FOUNDATION
T/F FINISHED FLOOR

* PROPOSED ELEVATIONS ARE FOR
EDGE OF PAVEMENT OR PROPOSED
GROUND UNLESS OTHERWISE NOTED.



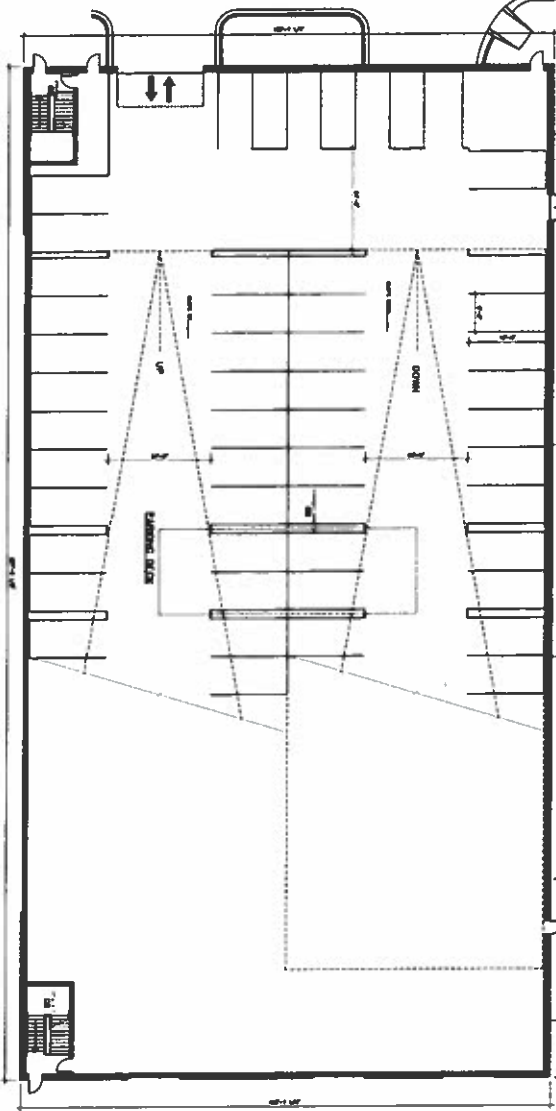
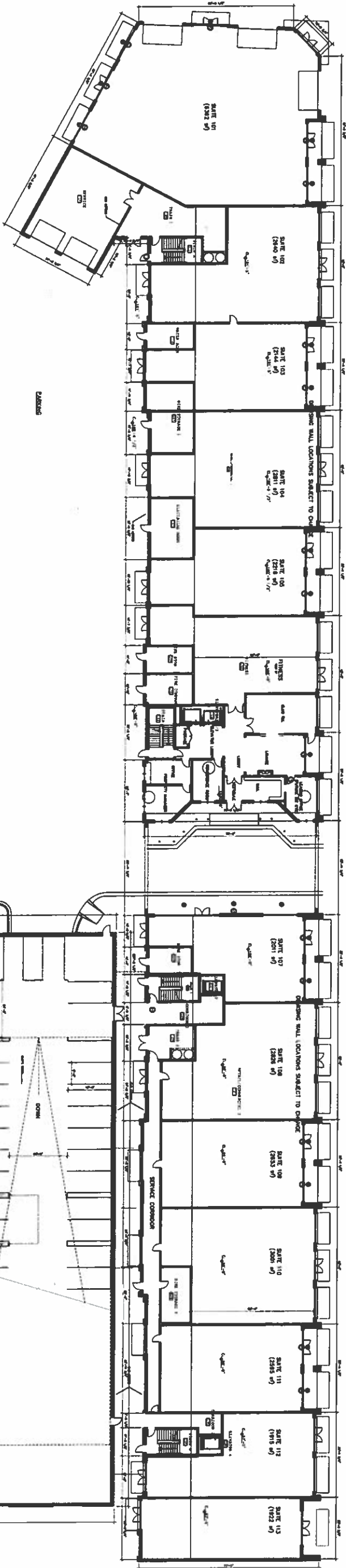
REVISIONS	
NO.	DATE
1	7-18-18
VARIOUS	
DESCRIPTION	
INFORMATION HEREON AND HEREIN IS CONFIDENTIAL	
CONTRACTOR SHALL BE RESPONSIBLE FOR	
DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.	

MCBRIDE ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000053
CORPORATE
1400 Maple Road, Suite 202
Tinley Park, IL 60489
708-799-1340

DATE: 08-28-17
SCALE: 1" = 30'
DRAWN: BCB
CHECKED: MCM



KEY PLAN (NOT TO SCALE)



FIRST FLOOR OVERALL

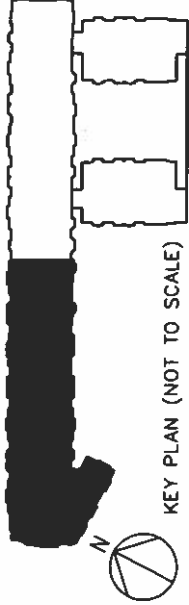


JULY 17, 2018

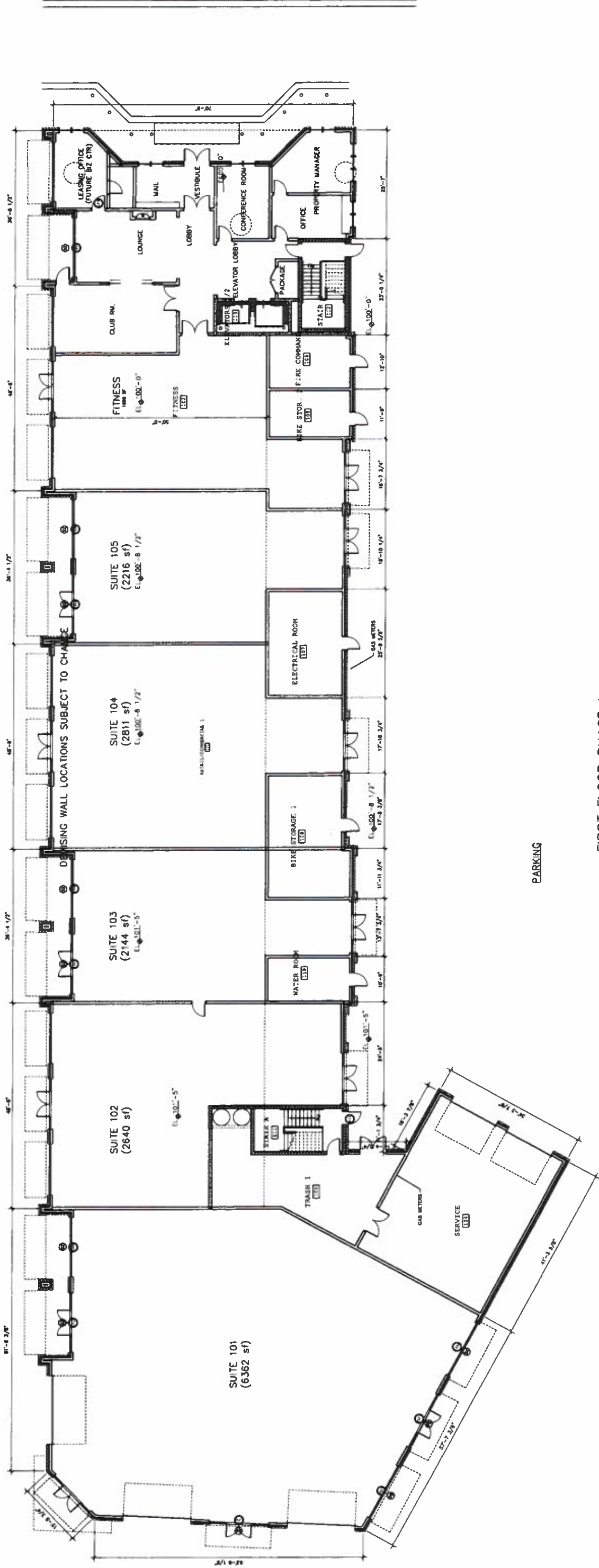
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A101
OVERALL FIRST FLOOR BUILDING PLAN



KEY PLAN (NOT TO SCALE)



FIRST FLOOR PHASE 1

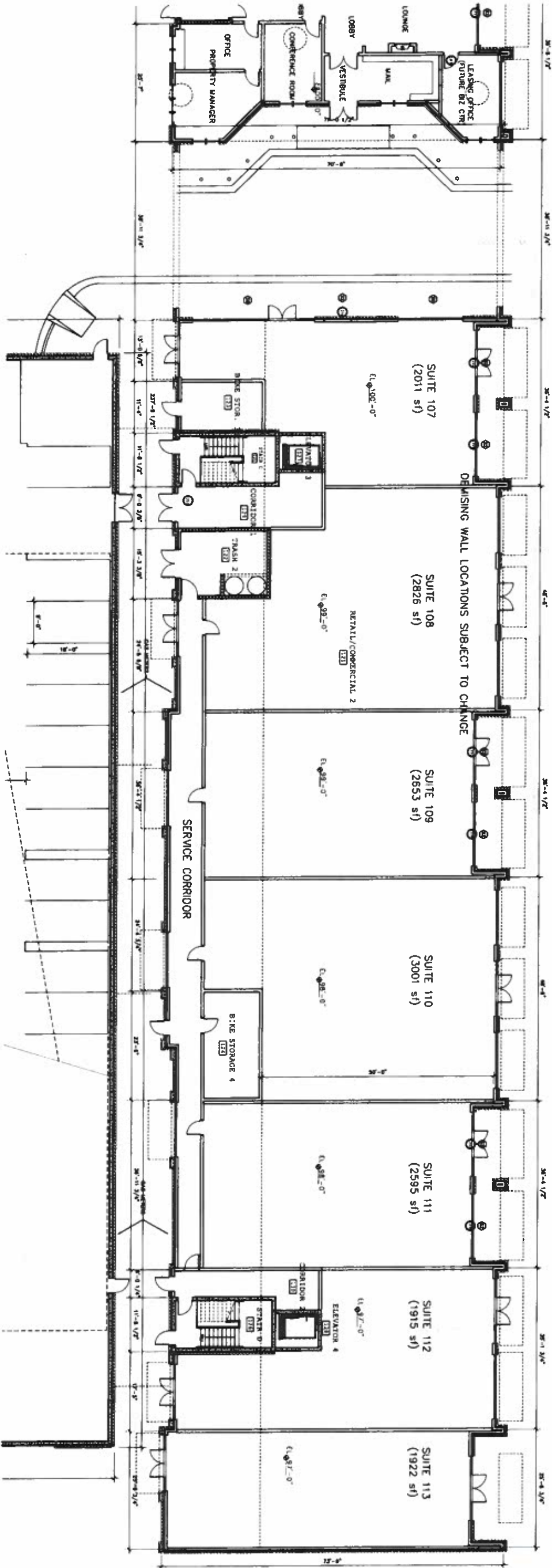


THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

JULY 17, 2018



A101A
PHASE 1 FIRST FLOOR
BUILDING PLAN



FIRST FLOOR PHASE 2
(PARTIAL)



JULY 17, 2018

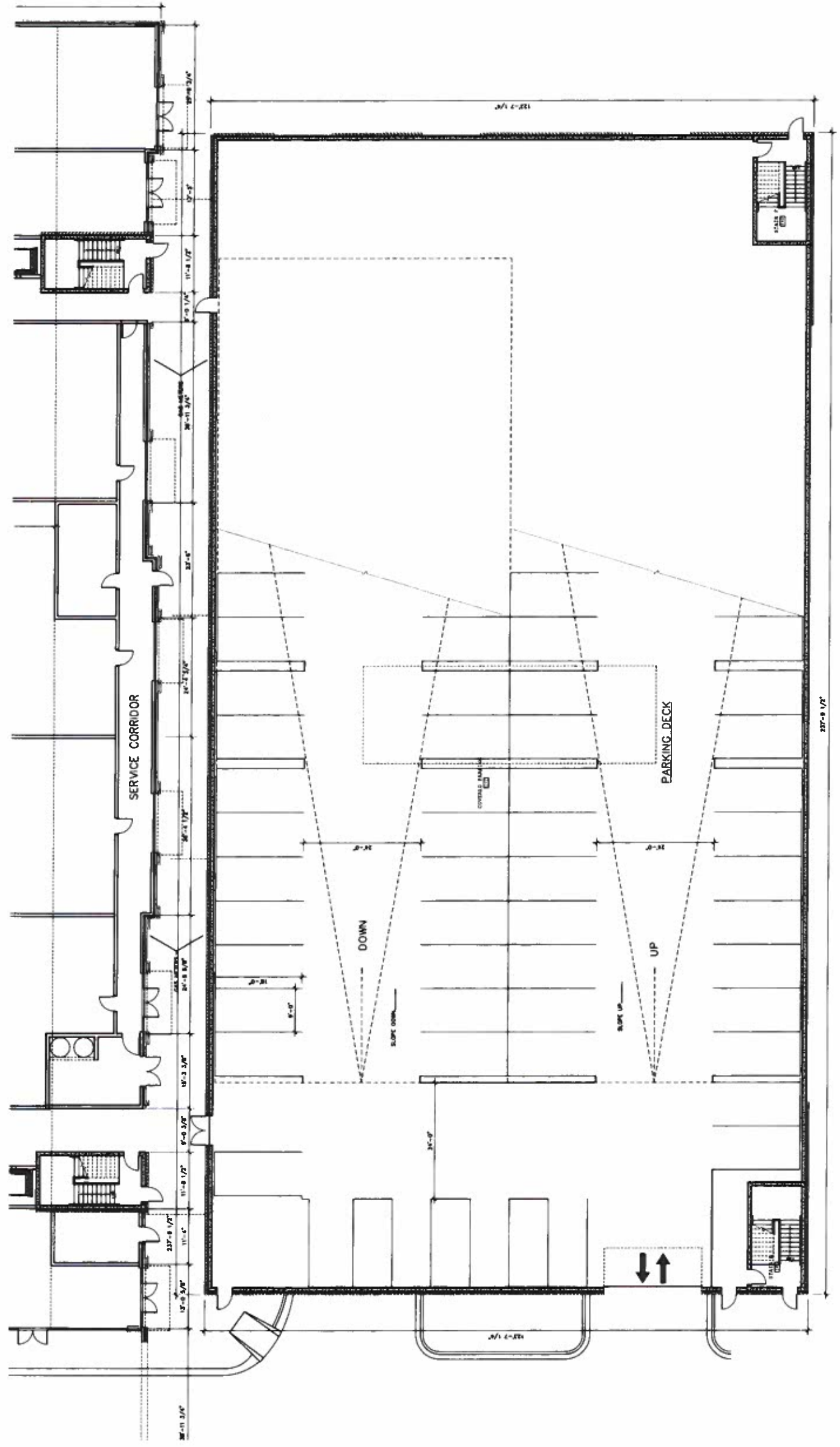
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

A101B

PHASE 2 FIRST FLOOR
BUILDING PLAN



KEY PLAN (NOT TO SCALE)



FIRST FLOOR PHASE 2
(PARTIAL)



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

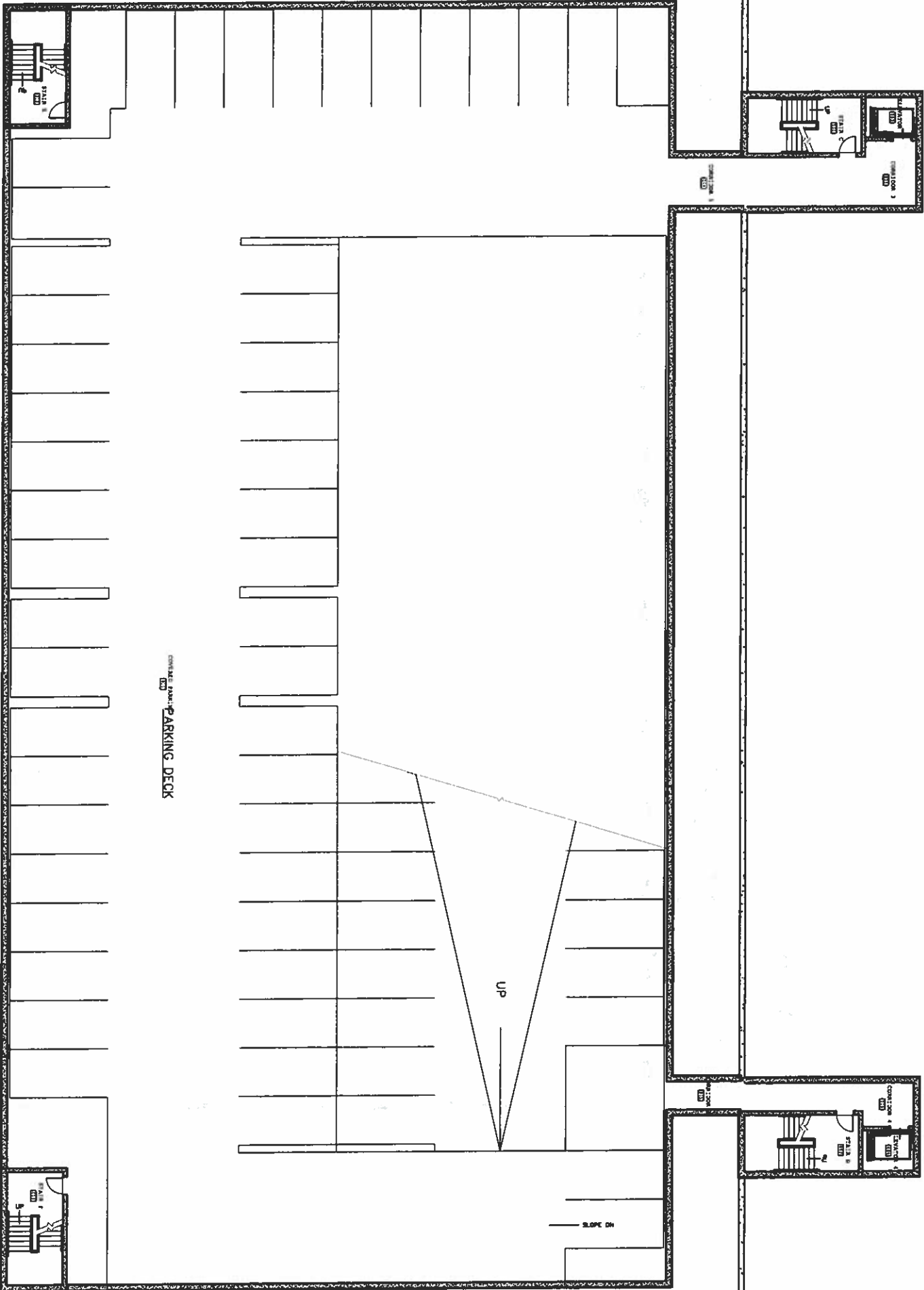
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A101C
PHASE 2 FIRST FLOOR PARKING PLAN



KEY PLAN (NOT TO SCALE)



LOWER PARKING PHASE 2



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

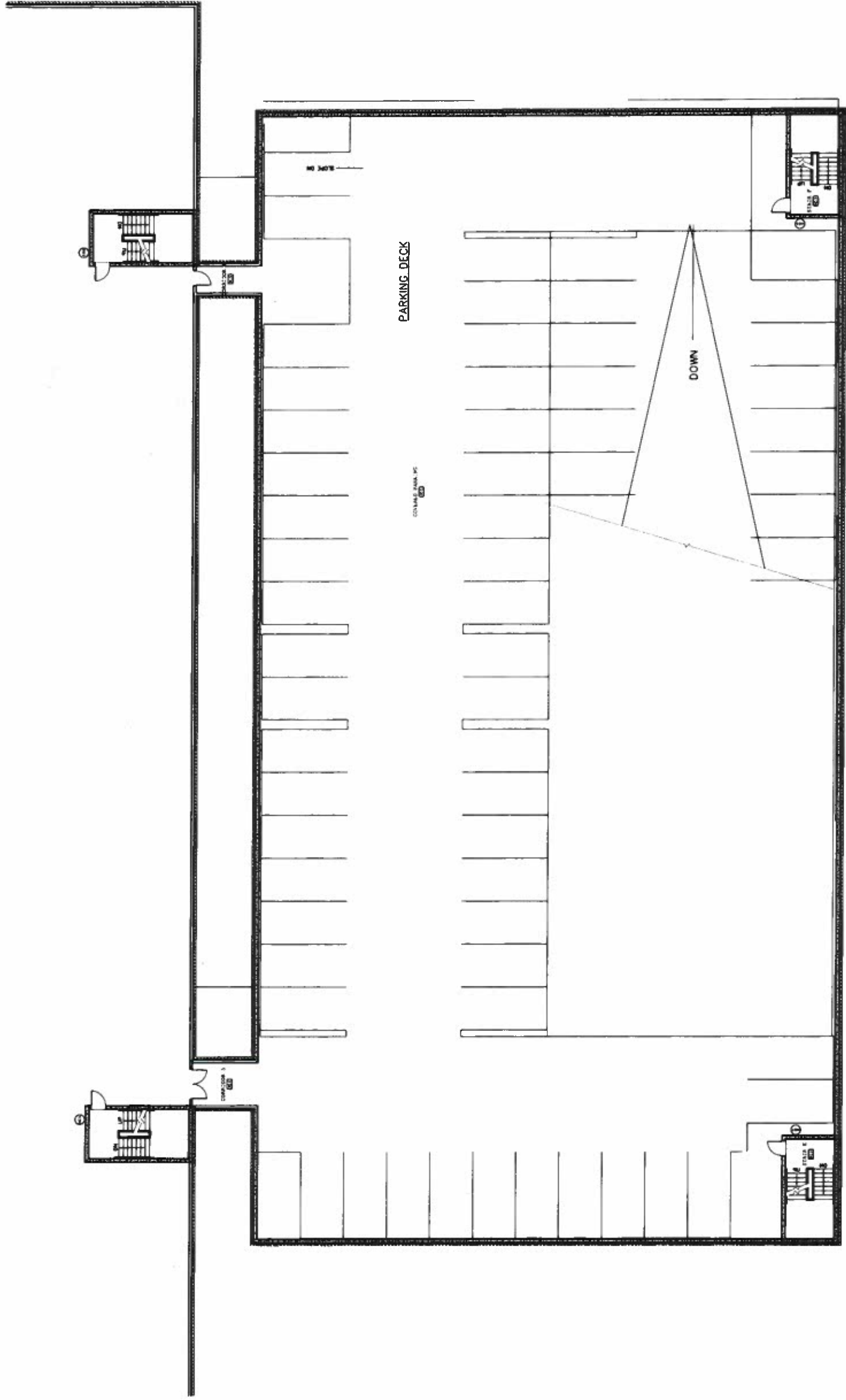
SOUTH STREET, LLC.



KUO DIEDRICH

A101D

PHASE 2 LOWER FLOOR
PARKING PLAN



UPPER PARKING PHASE 2

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

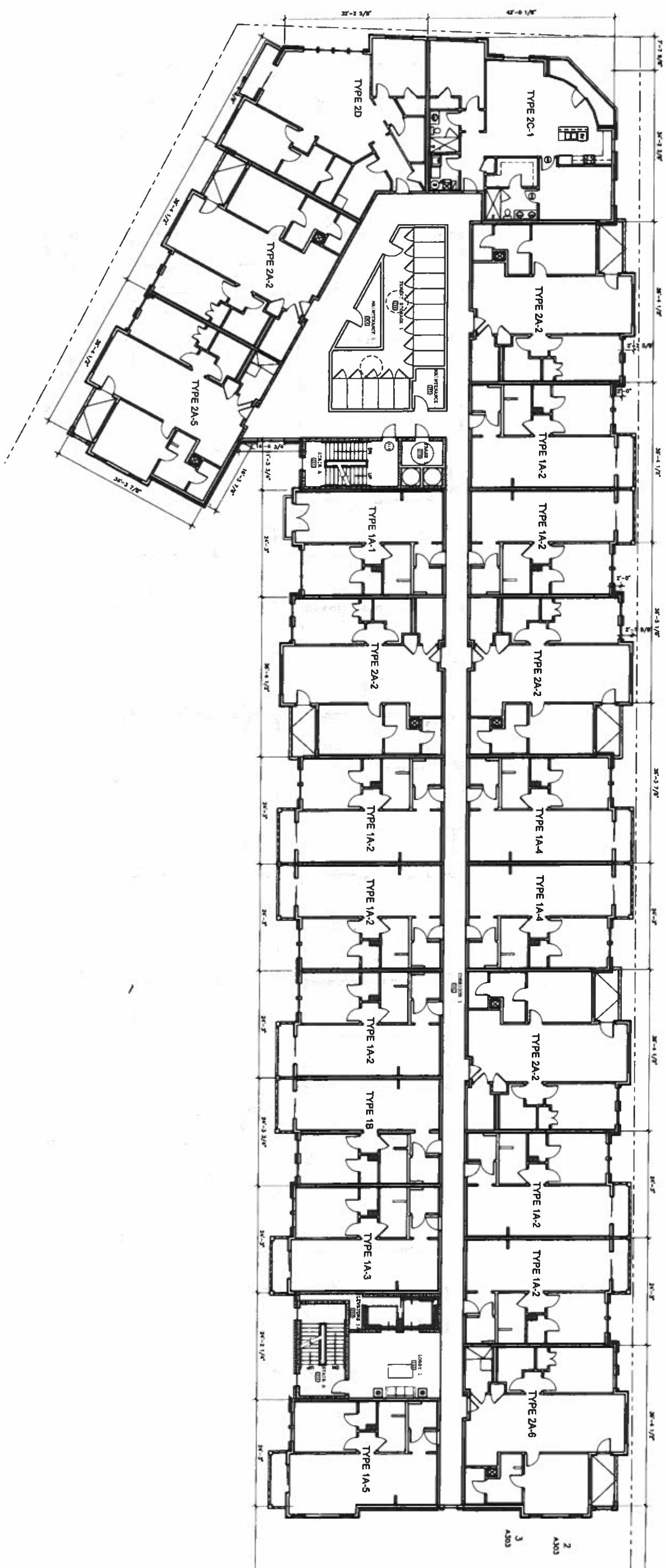
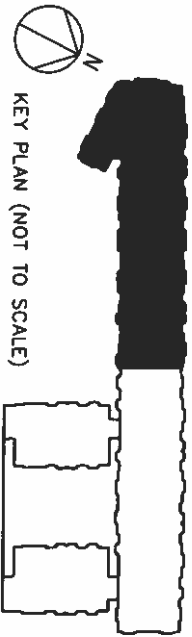


JULY 17, 2018



A101E

PHASE 2 UPPER FLOOR
PARKING PLAN




SECOND FLOOR PHASE 1

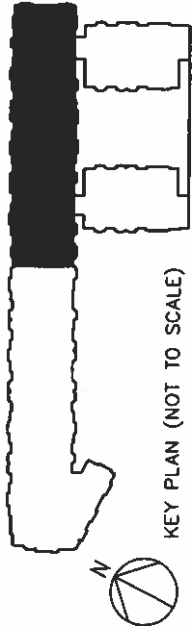

JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

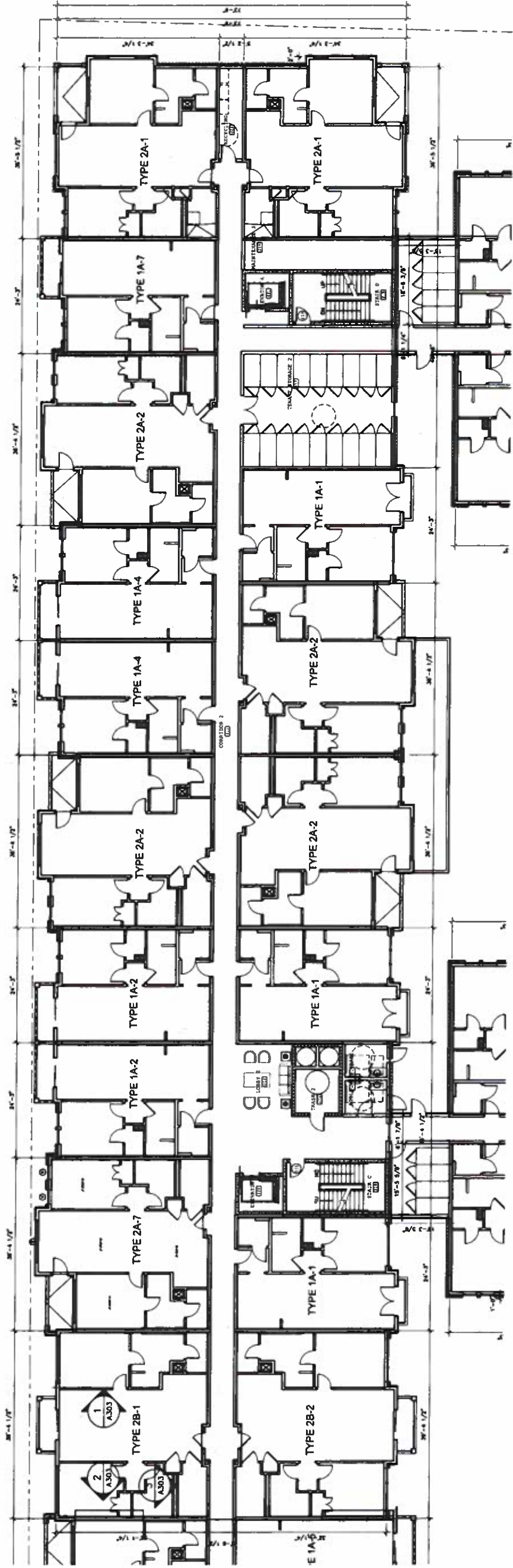
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A102A
PHASE 1 SECOND FLOOR
BUILDING PLAN



KEY PLAN (NOT TO SCALE)



SECOND FLOOR PHASE 2
(PARTIAL)

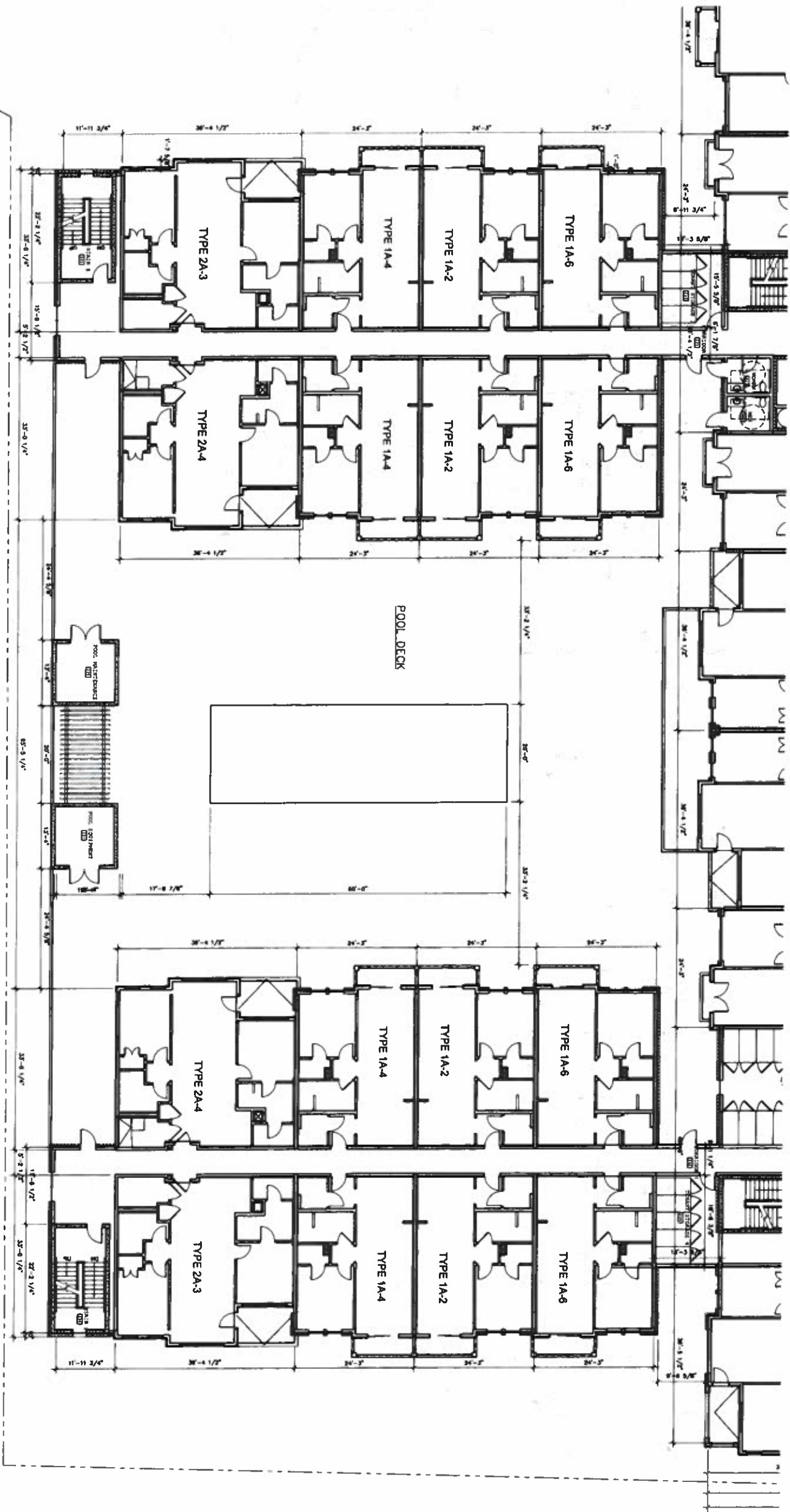
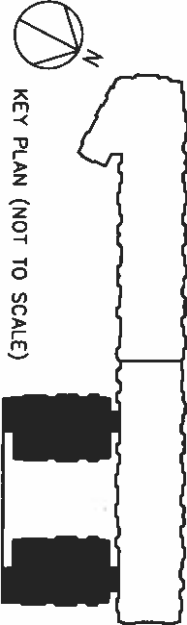


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A102B
PHASE 2 SECOND FLOOR BUILDING PLAN



SECOND FLOOR PHASE 2
(PARTIAL)



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

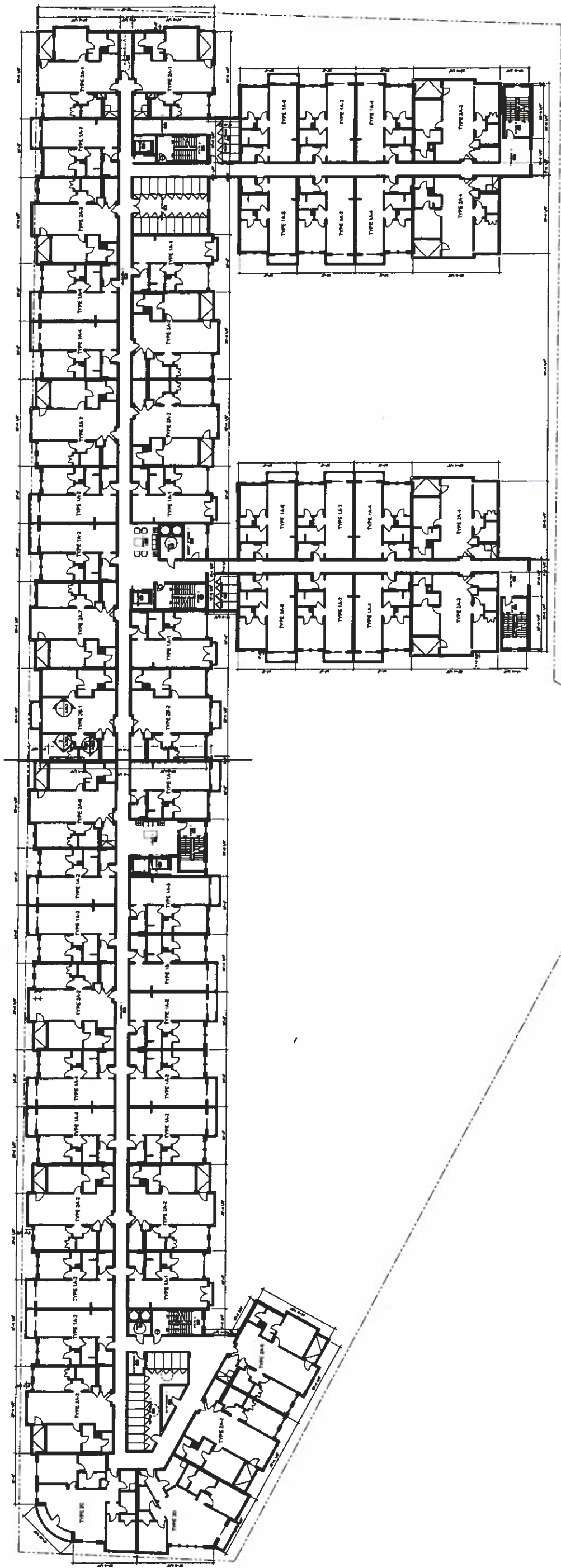
SOUTH STREET, LLC.

A102C

PHASE 2 SECOND FLOOR
BUILDING PLAN



KEY PLAN (NOT TO SCALE)



THIRD FLOOR OVERALL



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



A103

OVERALL THIRD FLOOR
BUILDING PLAN



10

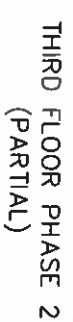
TINLEY PARK, ILLINOIS

PHASE 2 THIRD FLOOR BUILDING PLAN





1111



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

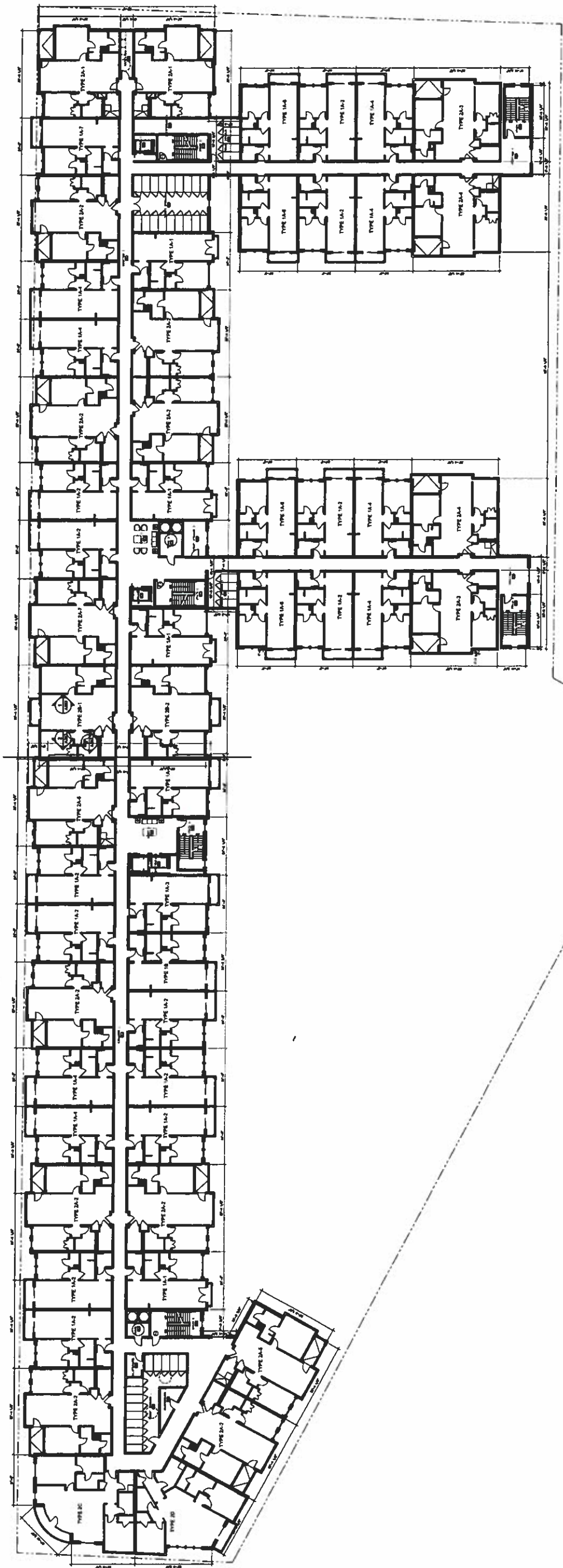


A103C
PHASE 2 THIRD FLOOR
BUILDING PLAN

A103C



KEY PLAN (NOT TO SCALE)



FOURTH FLOOR OVERALL



JULY 17, 2018

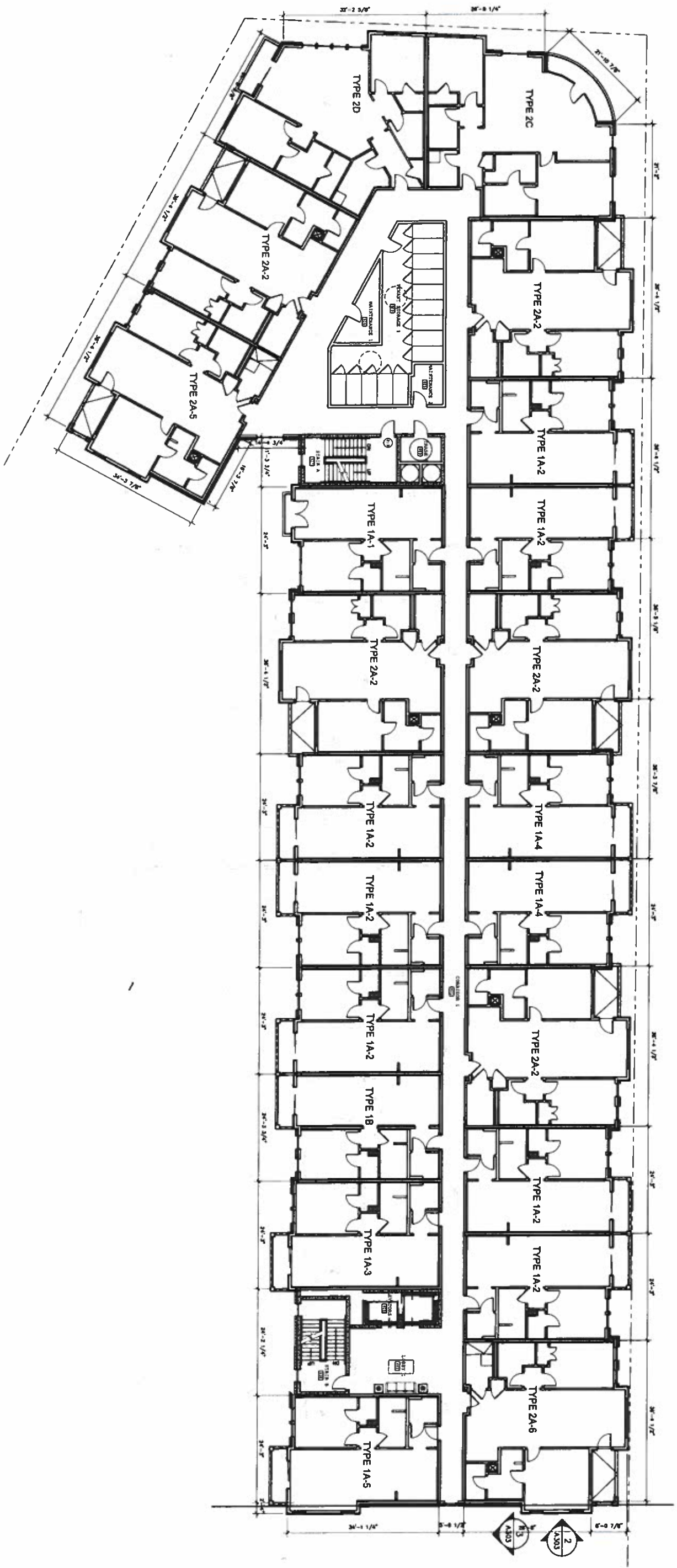
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A104
OVERALL FOURTH FLOOR BUILDING PLAN




KEY PLAN (NOT TO SCALE)



FOURTH FLOOR PHASE 1



THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A104A

PHASE 1 FOURTH FLOOR
BUILDING PLAN

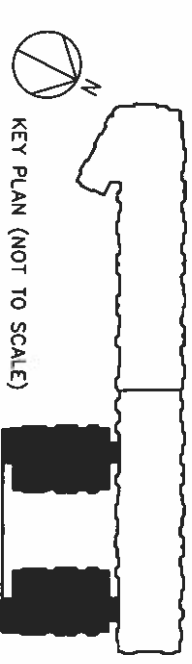


TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



KUO DIERICH

PHASE 2 FOURTH FLOOR
BUILDING PLAN



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



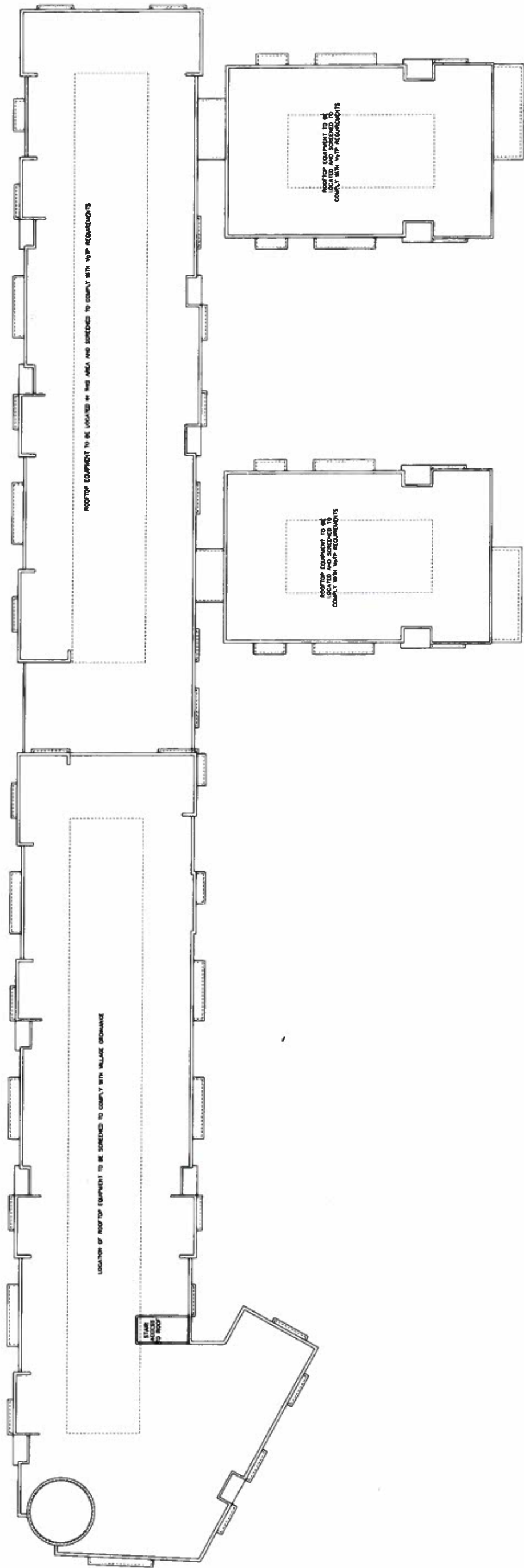
KUO DIEDRICH

A104C
PHASE 2 FOURTH FLOOR
BUILDING PLAN

JULY 17, 2018



KEY PLAN (NOT TO SCALE)



ROOF PLAN OVERALL

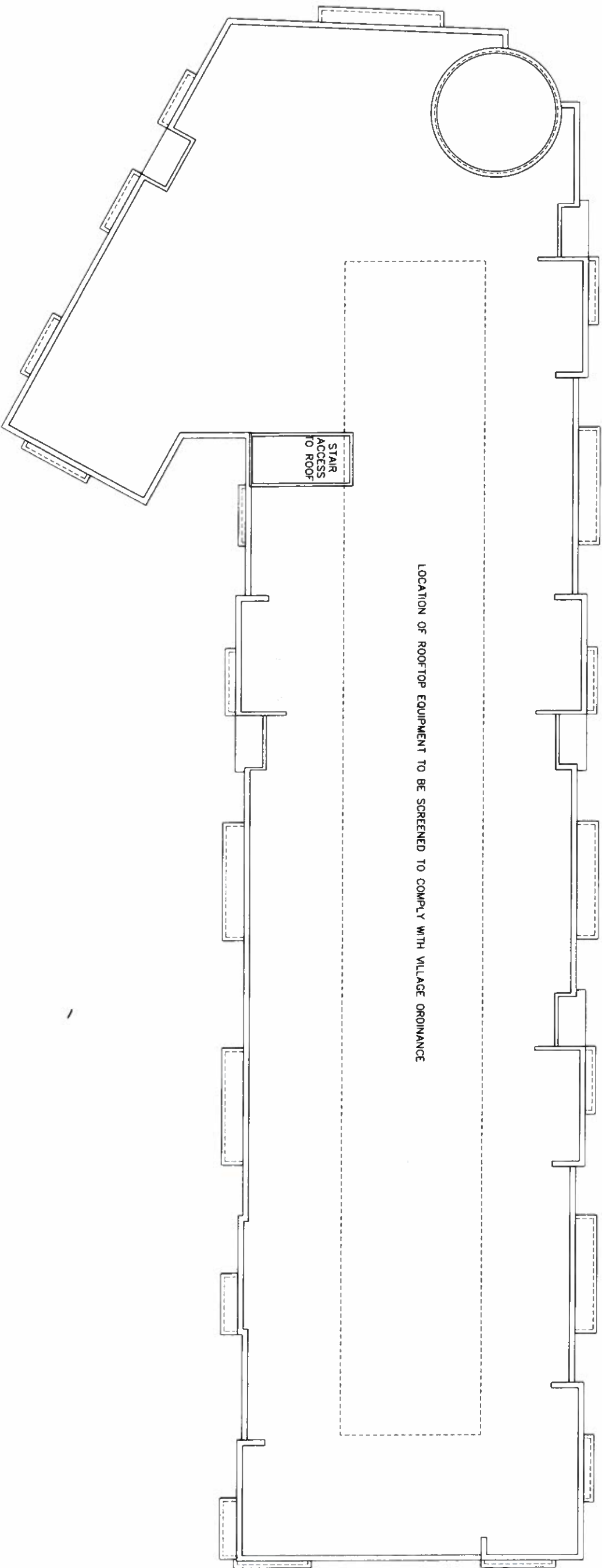


THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105	
OVERALL ROOF PLAN	

JULY 17, 2018



ROOF PLAN PHASE 1



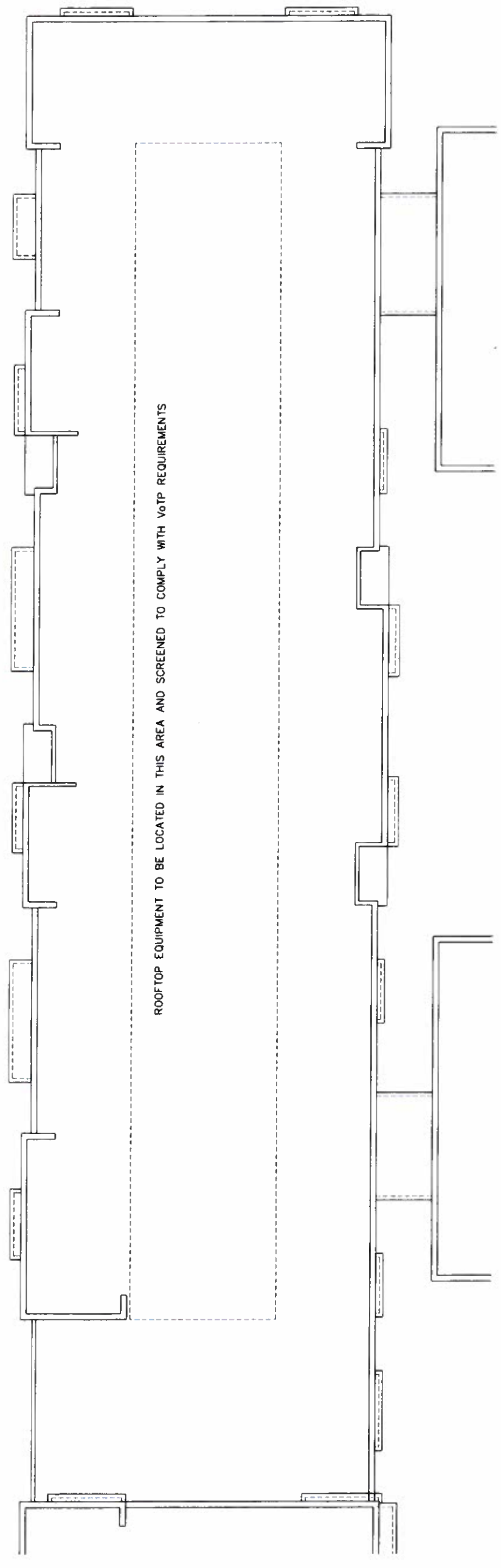
JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105A	
PHASE 1 ROOF PLAN	

01/20/2018



ROOF PLAN PHASE 2
(PARTIAL)



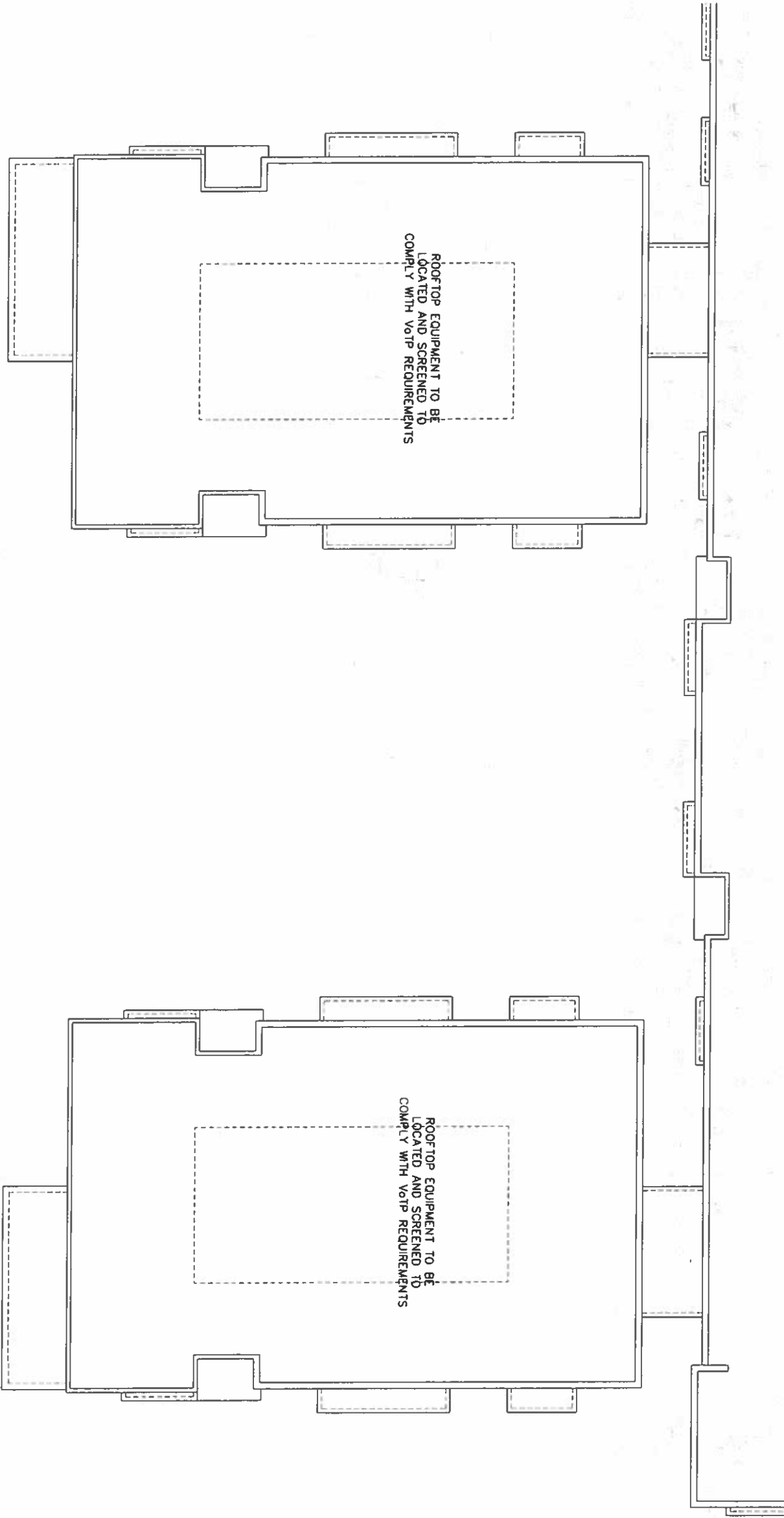
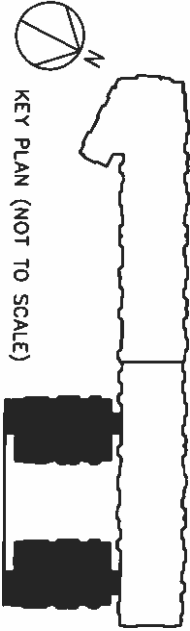
JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A105B	
PHASE 2 ROOF PLAN	



ROOF PLAN PHASE 2
(PARTIAL)

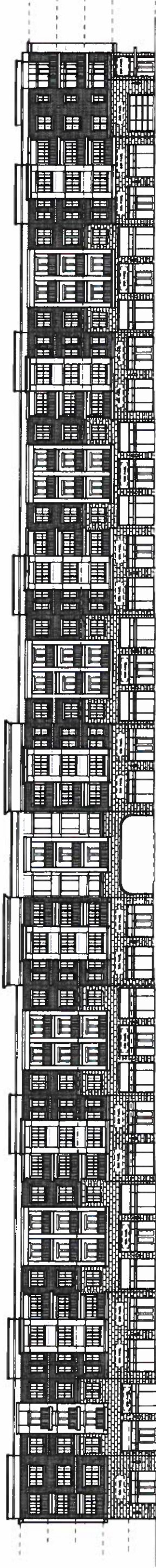


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

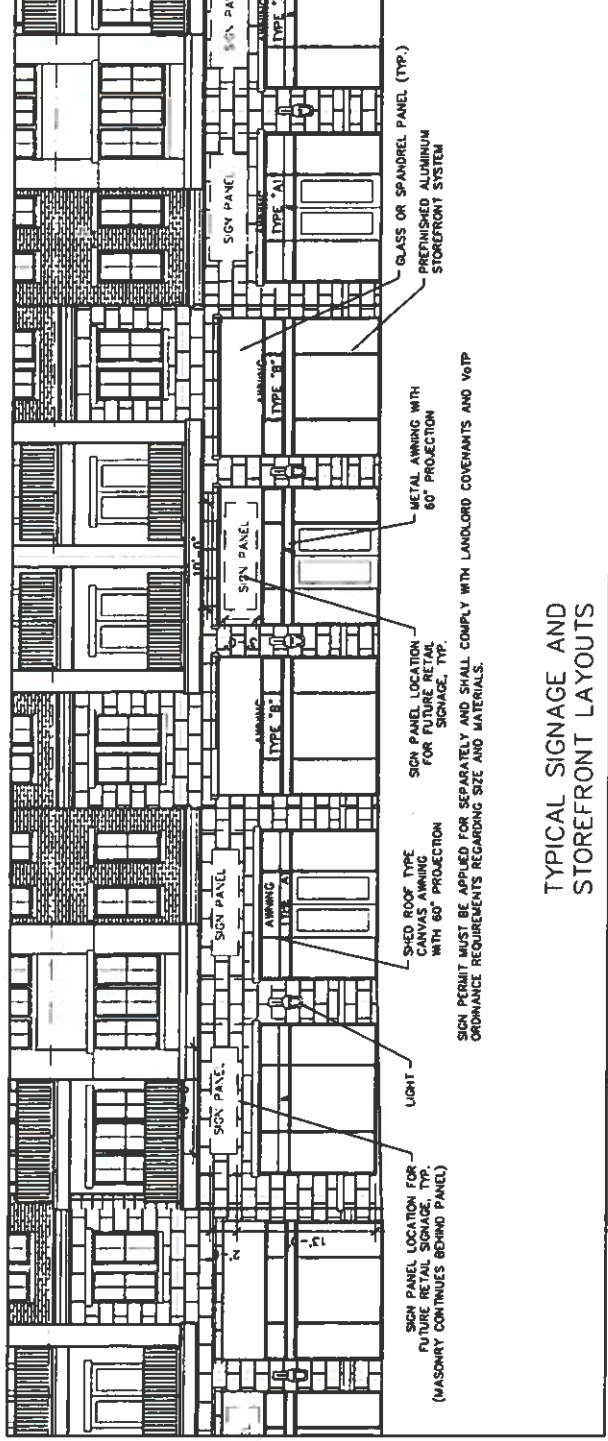
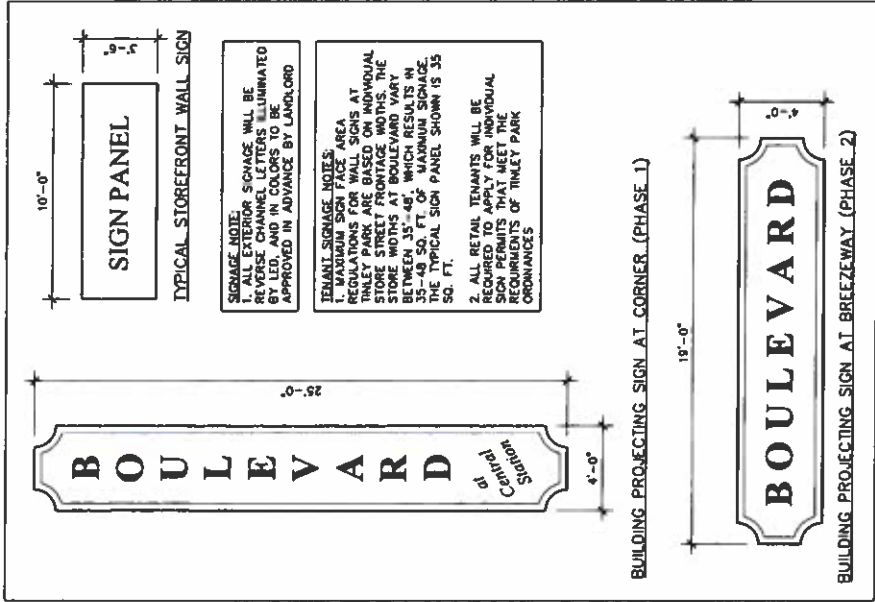


A105C	
PHASE 2 ROOF PLAN	



OVERALL ELEVATION
SOUTH STREET

GLAZING % AT COMMERCIAL GROUND LEVEL USED 11' ABOVE FINISHED FLOOR TO CALCULATE	
PHASE 1	
SOUTH STREET	
3852 SQ FT OF TOTAL WALL AREA	
3084 SQ FT OF GLAZING AREA	= 78%
67TH STREET	
914 SQ FT OF TOTAL WALL AREA	
688 SQ FT OF GLAZING AREA	= 75%
174TH STREET	
1191 SQ FT OF TOTAL WALL AREA	
504 SQ FT OF GLAZING AREA	= 42%
PHASE 2	
SOUTH STREET	
3313 SQ FT OF TOTAL WALL AREA	
2448 SQ FT OF GLAZING AREA	= 74%
TOTAL PROJECT GLAZING	
9320 SQ FT OF TOTAL WALL AREA	
6724 SQ FT OF GLAZING AREA	= 72%



TYPICAL SIGNAGE AND
STOREFRONT LAYOUTS

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A300

OVERALL ELEVATION
SOUTH STREET



OVERALL ELEVATION
SOUTH STREET

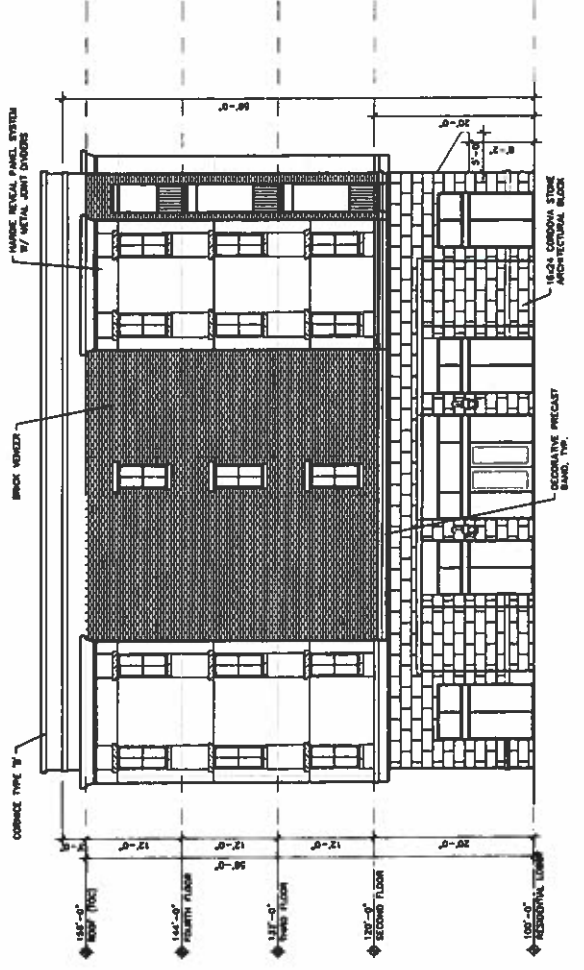


JULY 17, 2018

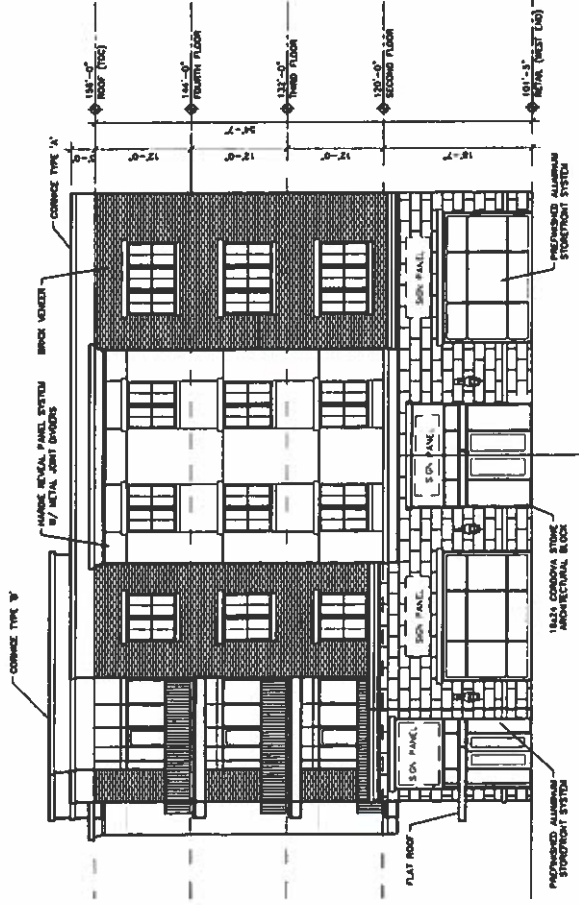
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



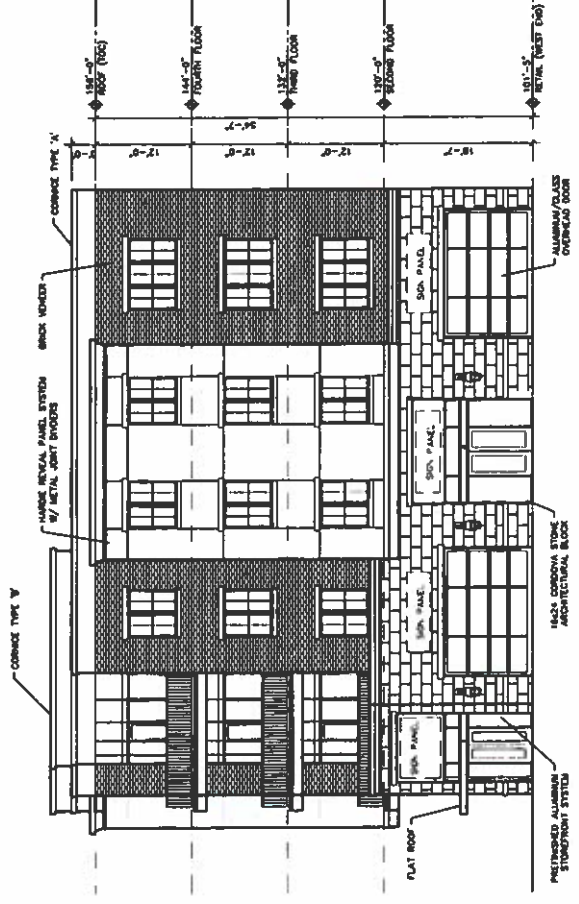
A300-R
OVERALL ELEVATION SOUTH STREET



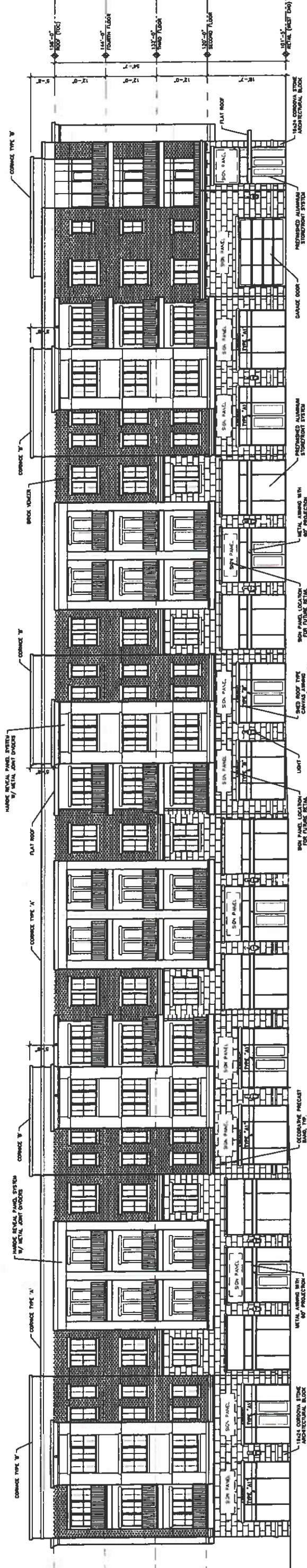
PHASE 1 ELEVATION
BREEZEWAY



ALTERNATE PHASE 1
ELEVATION
64TH STREET



PHASE 1 ELEVATION
64TH STREET



PHASE 1 ELEVATION
SOUTH STREET



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

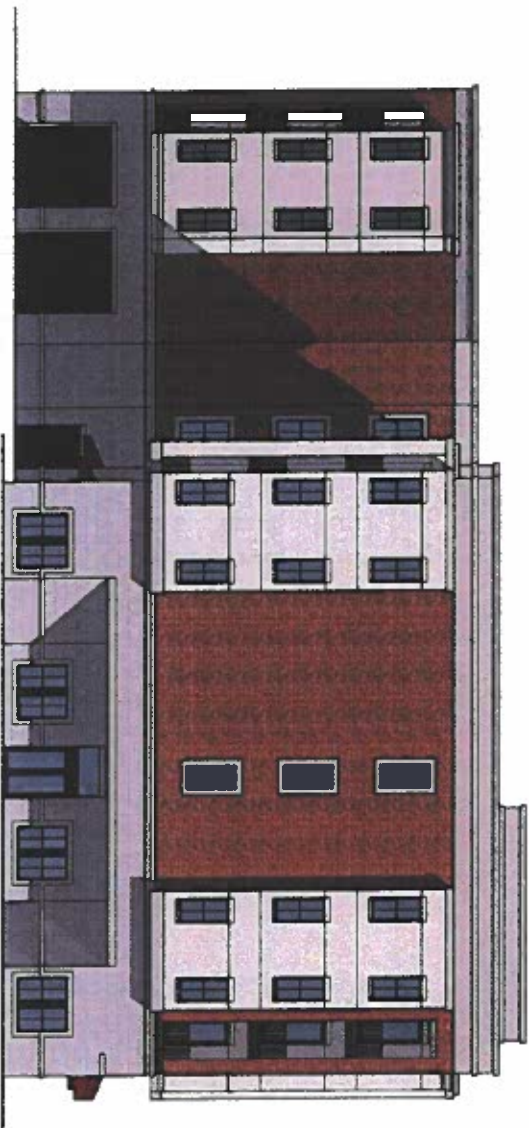
TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

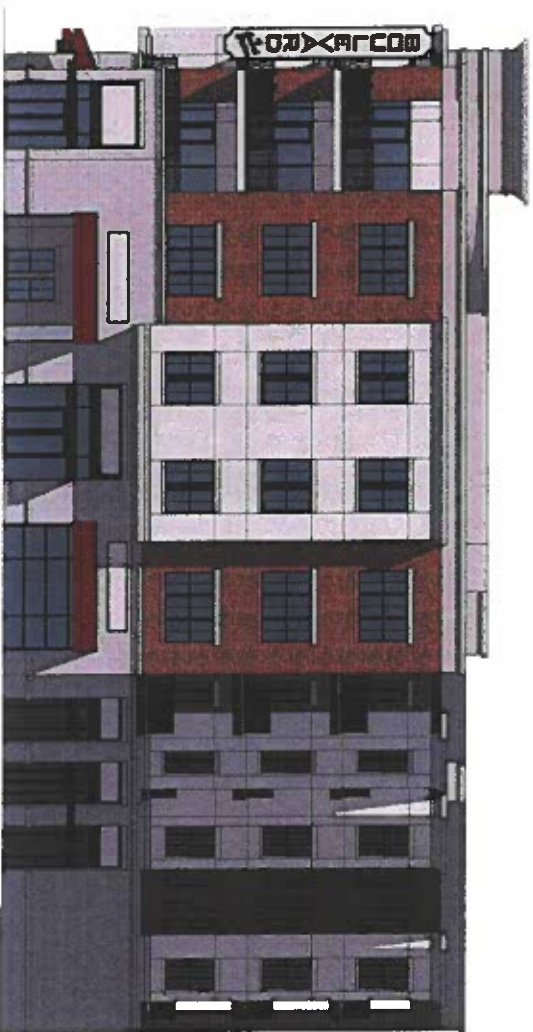


A301

PHASE 1 ELEVATIONS
SOUTH, 64TH, BREEZEWAY



PHASE 1 ELEVATION
BREEZEWAY



PHASE 1 ELEVATION
64TH STREET



PHASE 1 ELEVATION
SOUTH STREET



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A301-R
PHASE 1 ELEVATIONS SOUTH, 64TH, BREEZEWAY



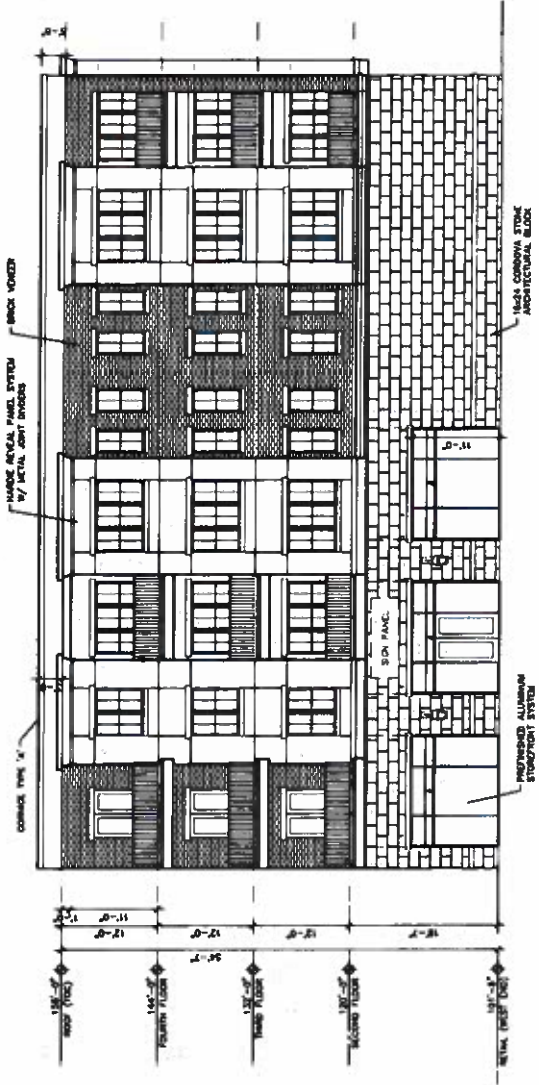
JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

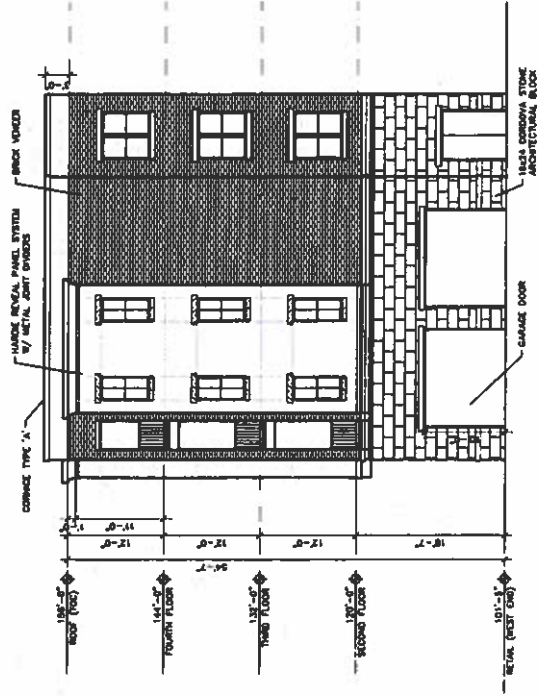


A301A

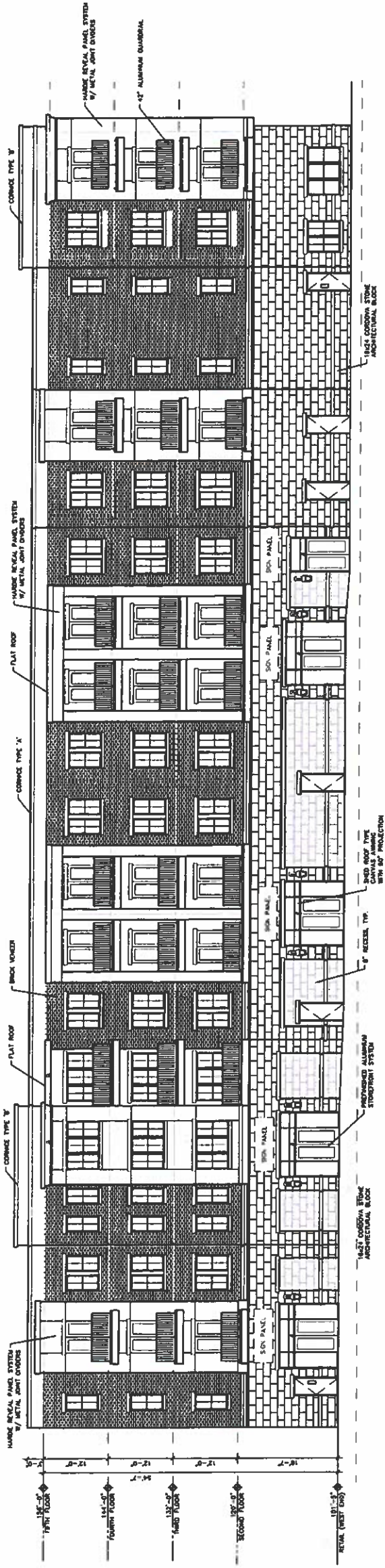
PHASE 1 ELEVATIONS
174TH, COURTYARD



PHASE 1 ELEVATION
174TH STREET



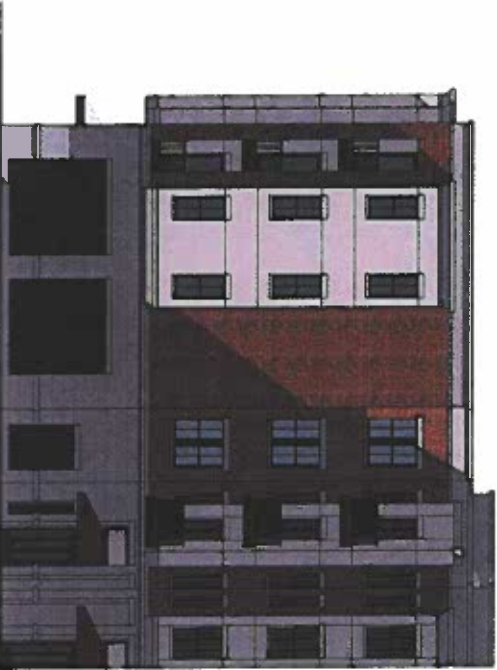
PHASE 1 ELEVATION
COURTYARD



PHASE 1 ELEVATION
COURTYARD



PHASE 1 ELEVATION
174TH STREET



PHASE 1 ELEVATION
COURTYARD



PHASE 1 ELEVATION
COURTYARD

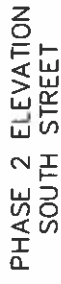
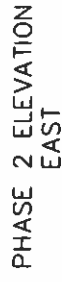


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A301A-R
PHASE 1 ELEVATIONS 174TH, COURTYARD



JULY 17, 2018

**PHASE 2 ELEVATIONS
SOUTH, EAST**



PHASE 2 ELEVATION
SOUTH STREET



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302-R	
PHASE 2 ELEVATIONS	
SOUTH	



PHASE 2 ELEVATION
EAST



PHASE 2 ELEVATION
SOUTH



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302A

PHASE 2 ELEVATIONS
SOUTH, EAST



PHASE 2 ELEVATION
EAST



PHASE 2 ELEVATION
SOUTH



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

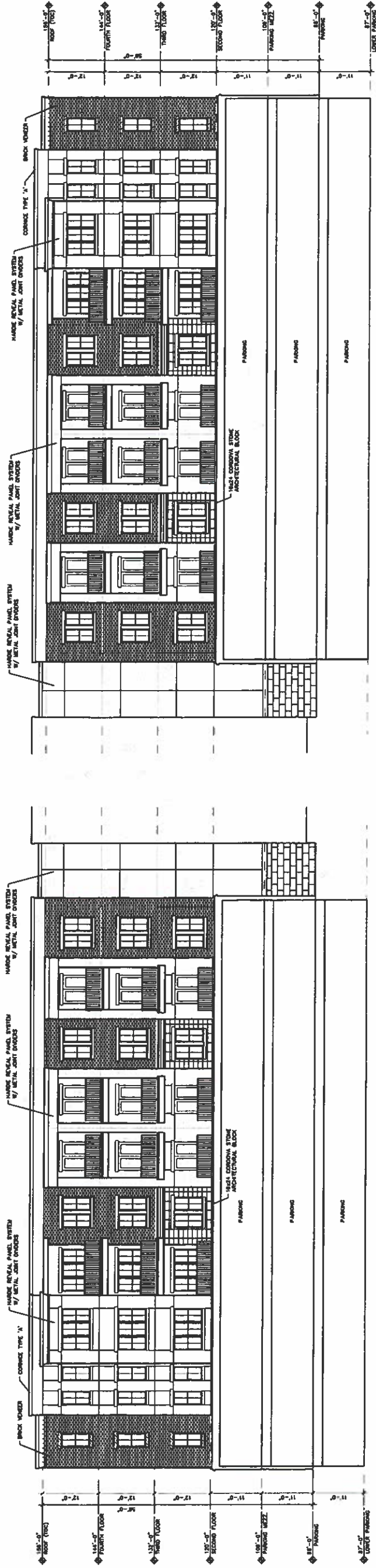
TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



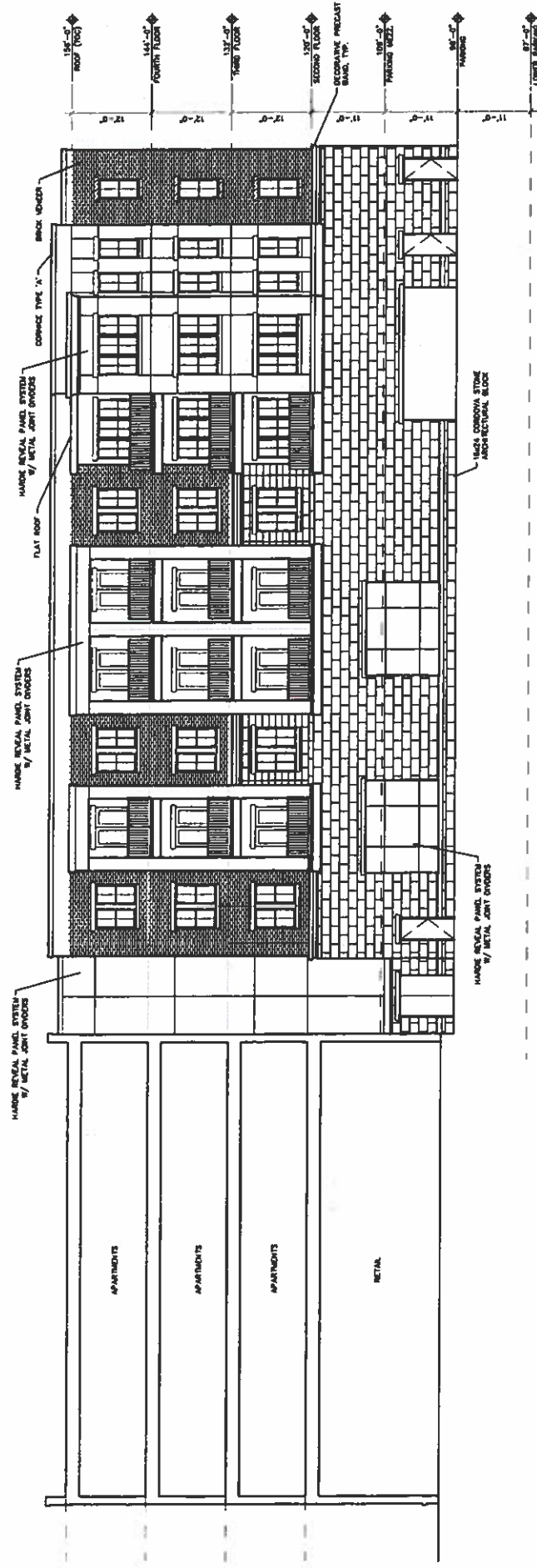
A302A-R

PHASE 2 ELEVATIONS
SOUTH, EAST



PHASE 2 ELEVATION
EAST FACING POOL

PHASE 2 ELEVATION
WEST FACING POOL



PHASE 2 ELEVATION
COURTYARD/GARAGE ENTRY



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302B

PHASE 2 ELEVATIONS
POOL, COURTYARD



PHASE 2 ELEVATION
EAST FACING POOL



PHASE 2 ELEVATION
WEST FACING POOL



PHASE 2 ELEVATION
COURTYARD/GARAGE ENTRY

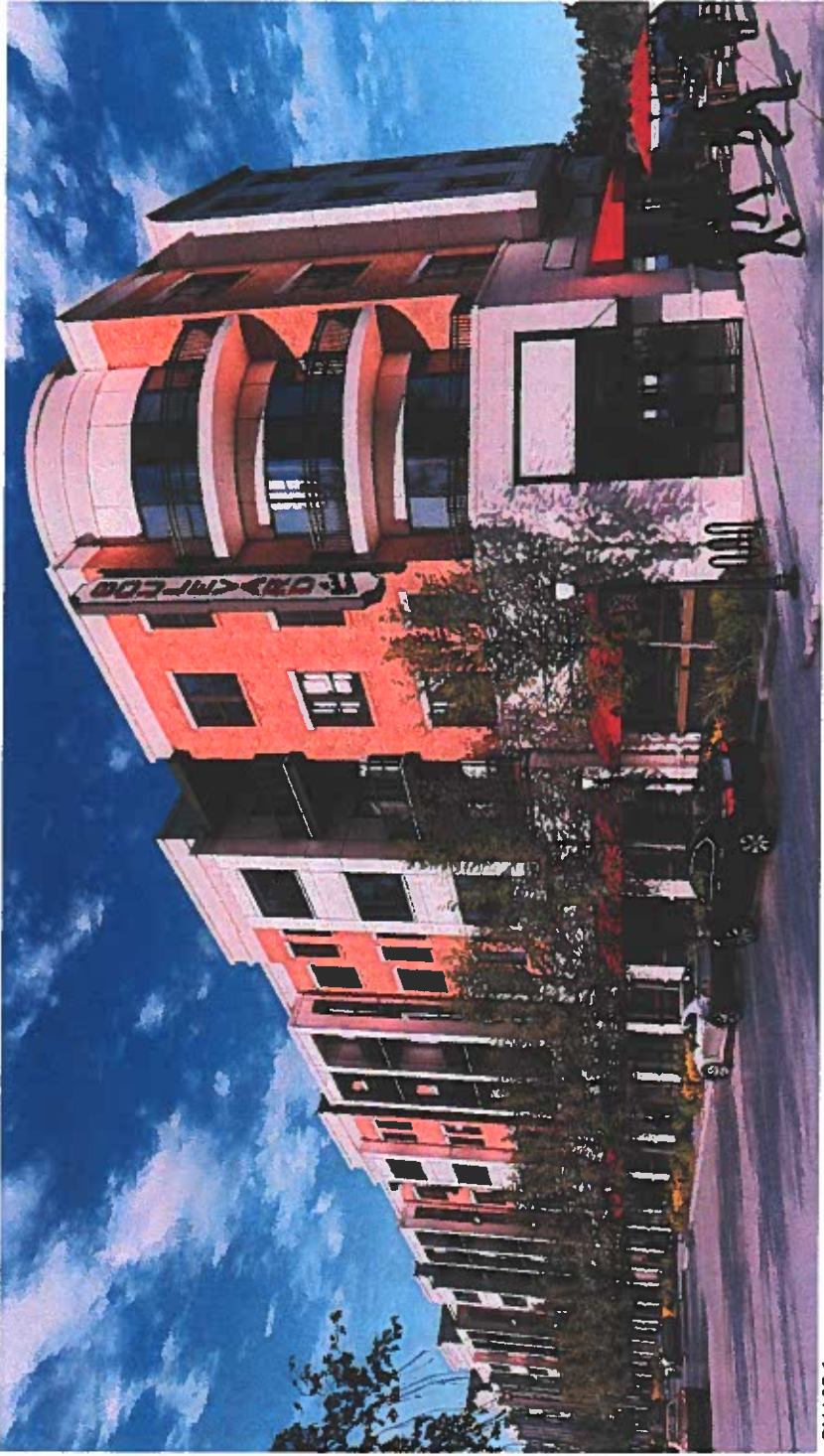


JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302B-R
PHASE 2 ELEVATIONS POOL, COURTYARD



RENDERING 1 - PHASE 1



RENDERING 1 - PHASE 2

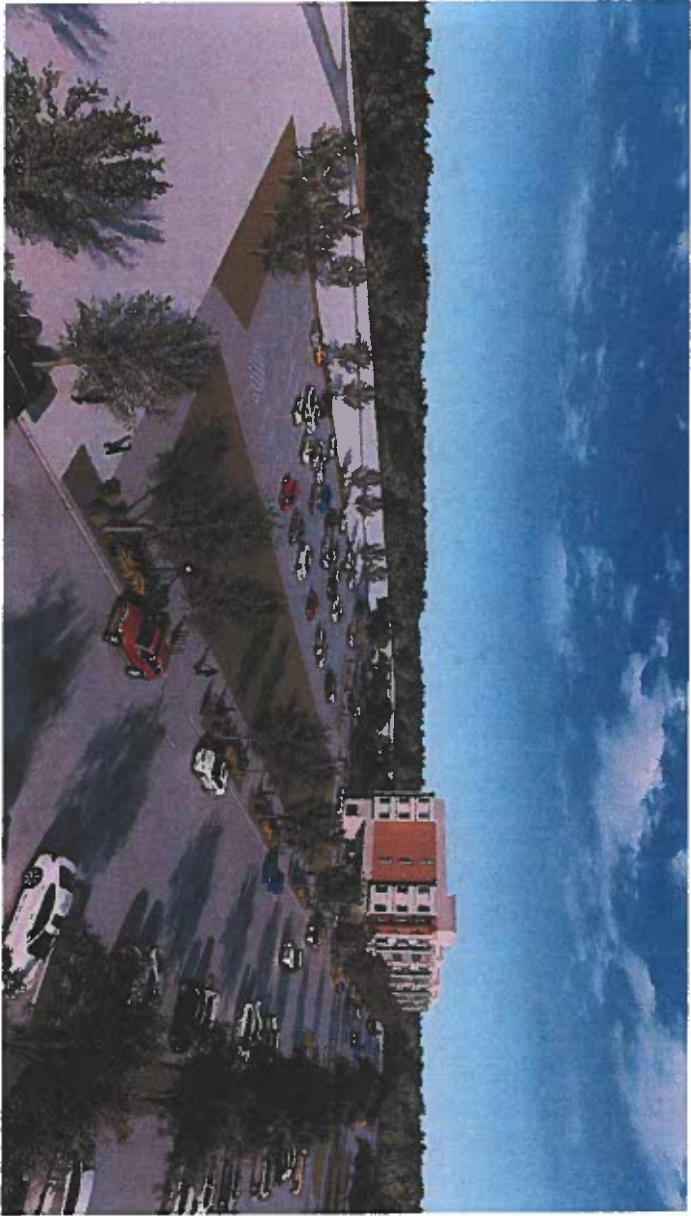
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018

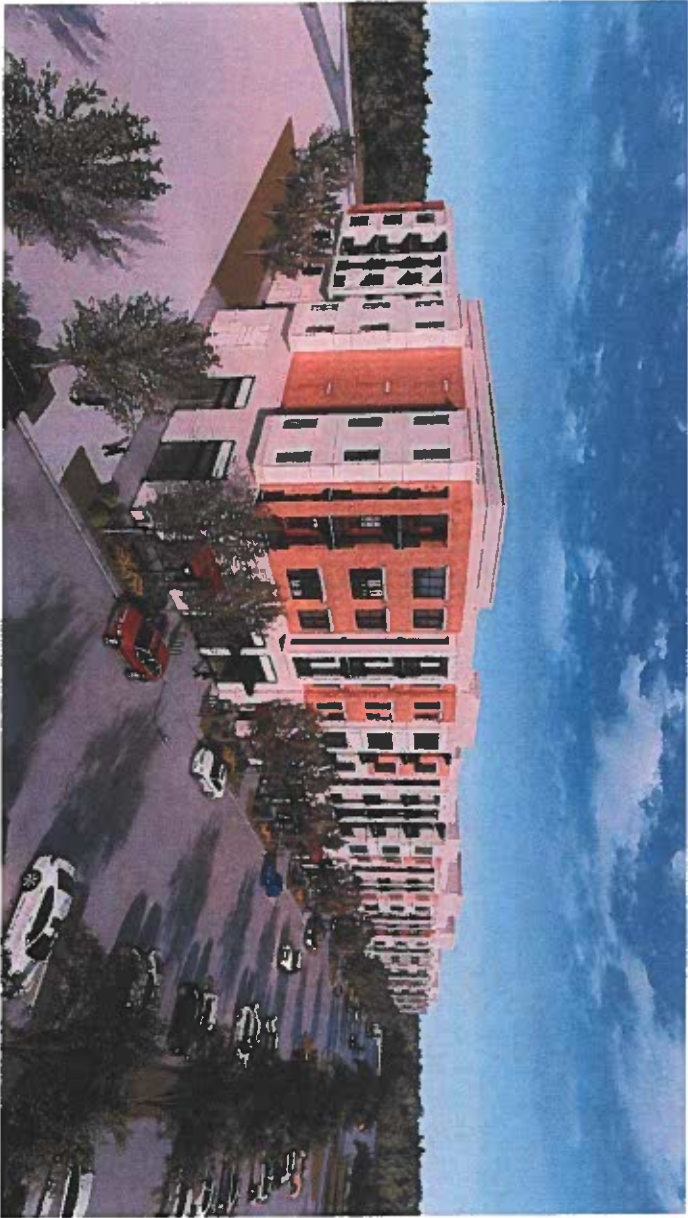


A310-R

3D COLORED RENDERINGS



RENDERING 2 - PHASE 1

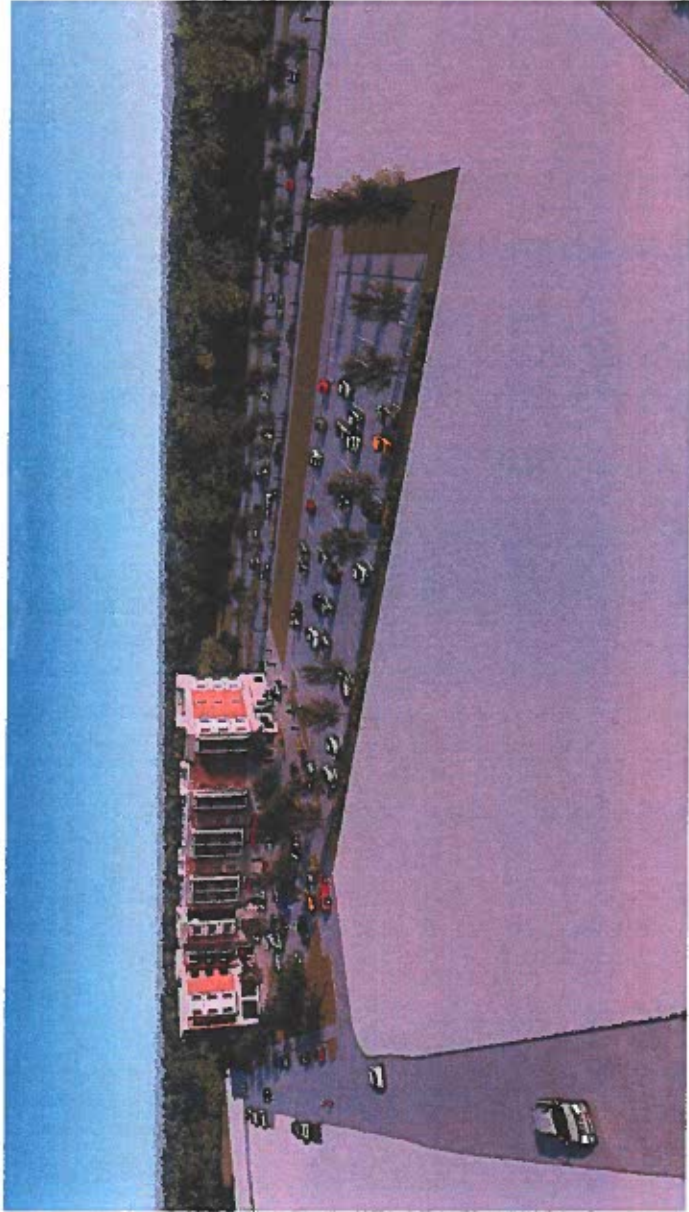


RENDERING 2- PHASE 2

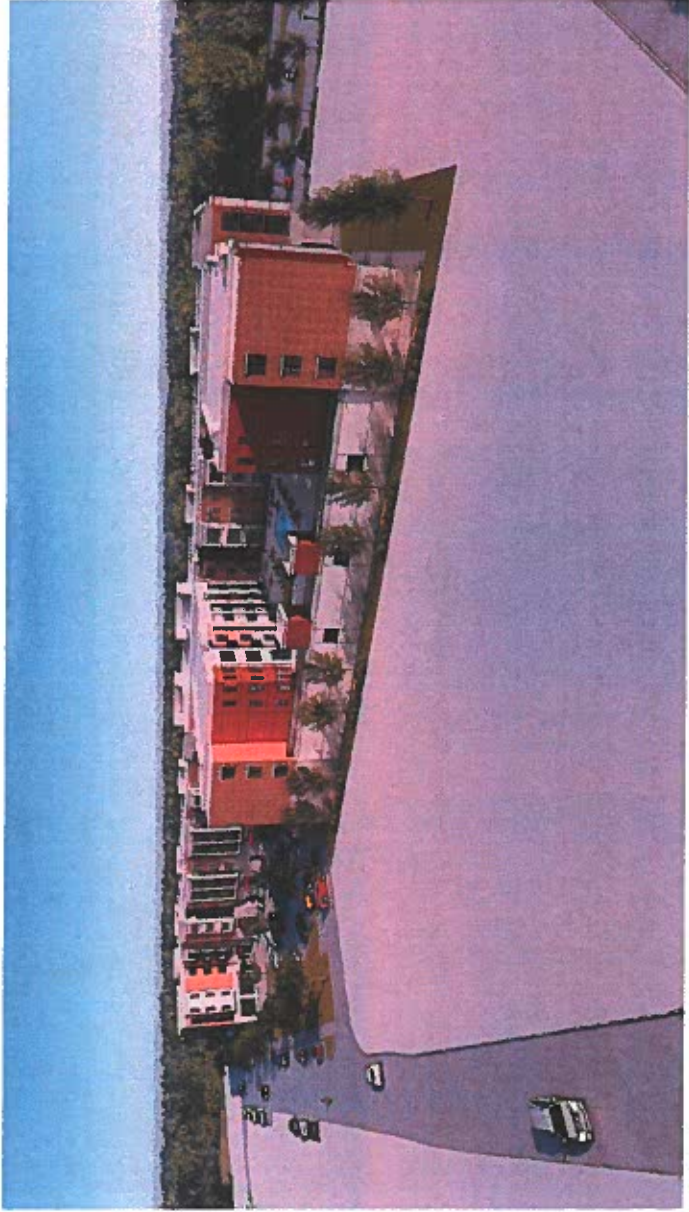
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A311-R
3D COLORED RENDERINGS



RENDERING 3 - PHASE 1



RENDERING 3 - PHASE 2

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018

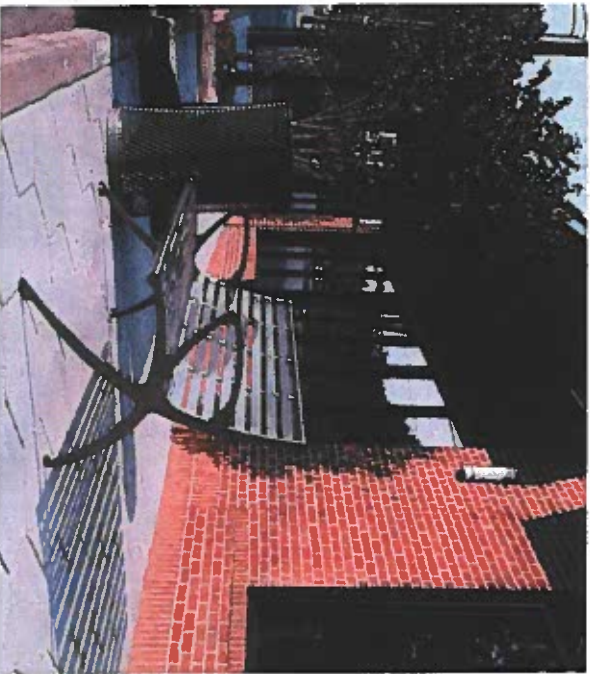


A312-R

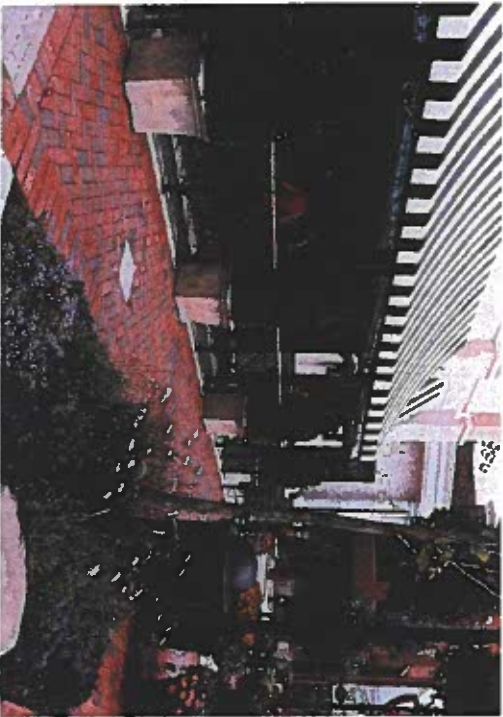
3D COLORED RENDERINGS



STREETSCAPE



BENCH AND WASTE BIN



AWNING & STREETSCAPE



FLUSH PLANTER



BIOSWALE PLANTER



METAL AWNINGS



AWNINGS & STREETSCAPE



STREET LIGHT



BUILDING WALL SCONCE LIGHT



AWNINGS & STREETSCAPE



A900
EXTERIOR FINISHES

THE BOULEVARD AT CENTRAL STATION

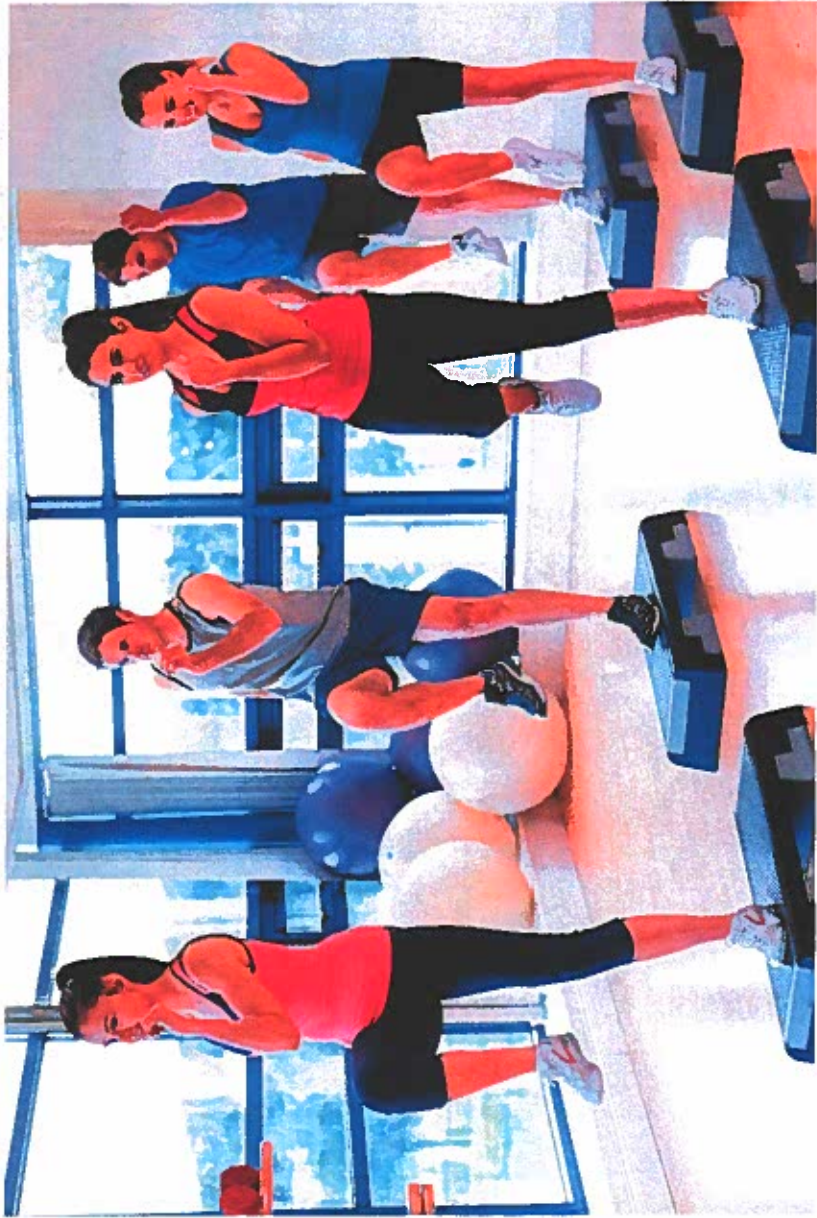
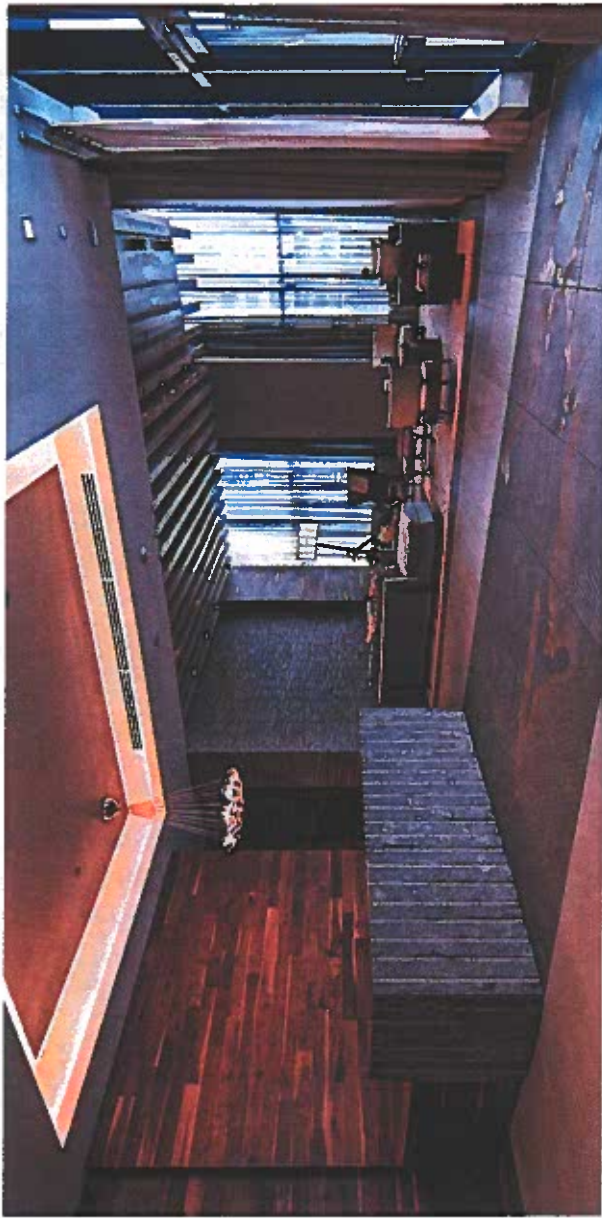
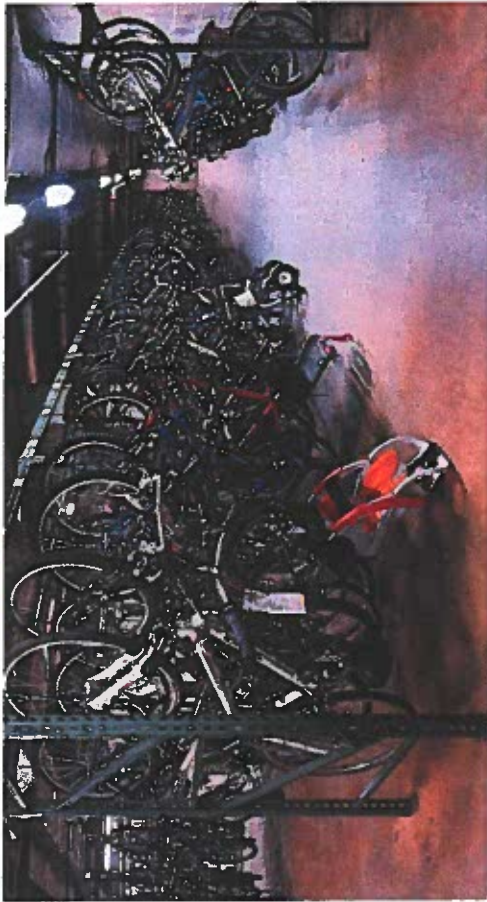
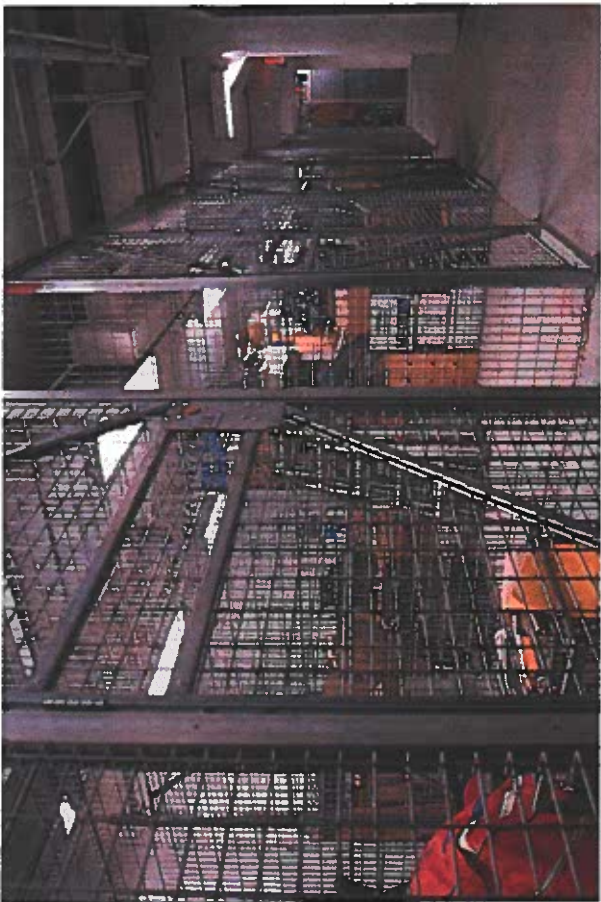
TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018

RESIDENT AMENITIES

- LOBBY LOUNGE & CLUB ROOM
- MAIL & PARCEL STORAGE
- FITNESS STUDIO
- BIKE STORAGE
- PRIVATE RESIDENT'S STORAGE
- CONFERENCE ROOM
- SECURITY & SURVEILLANCE
- SMART HOME TECHNOLOGY



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018

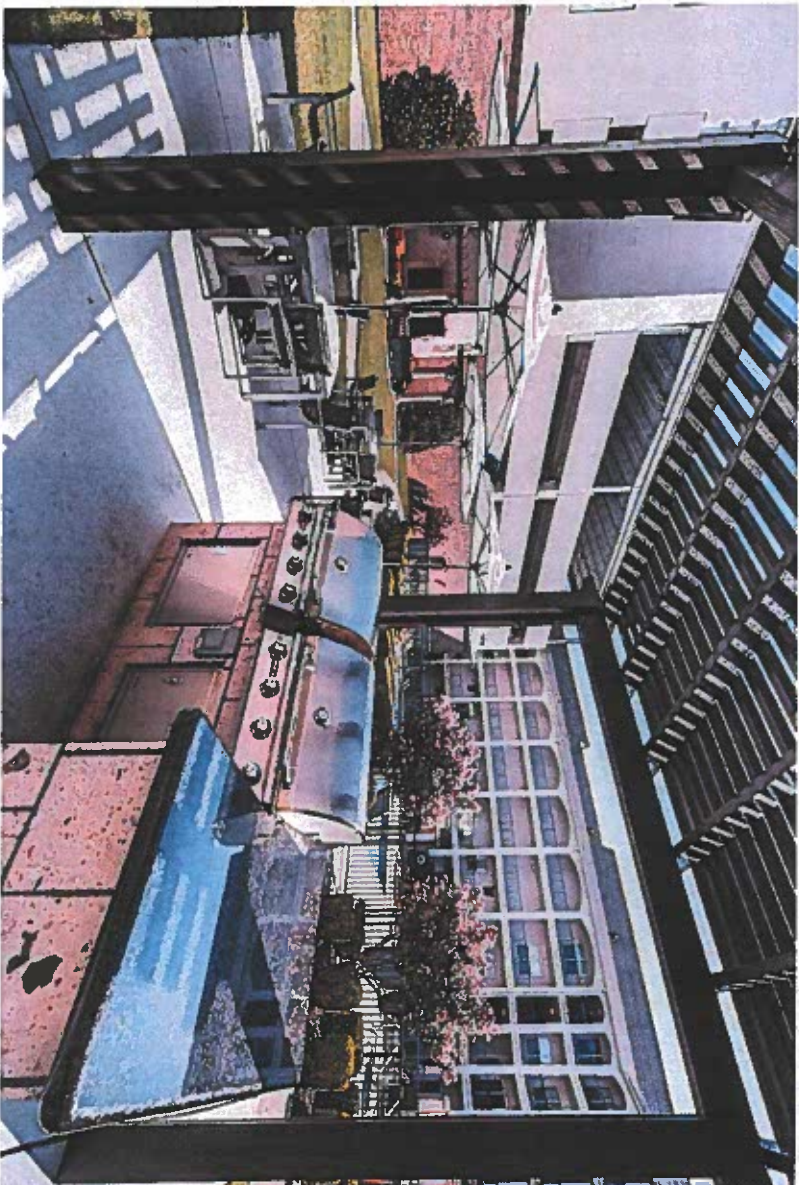
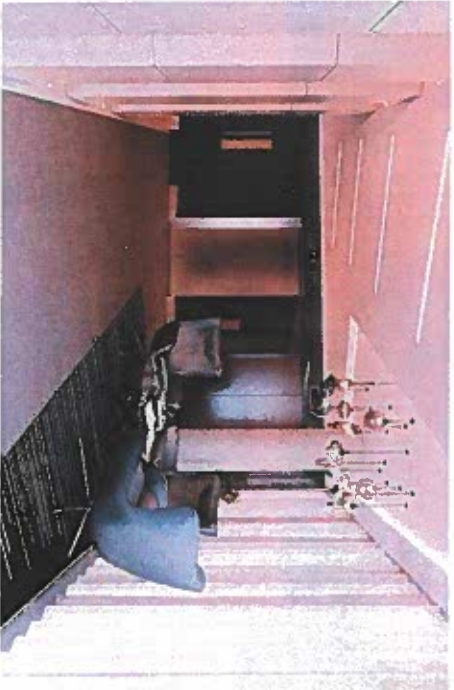
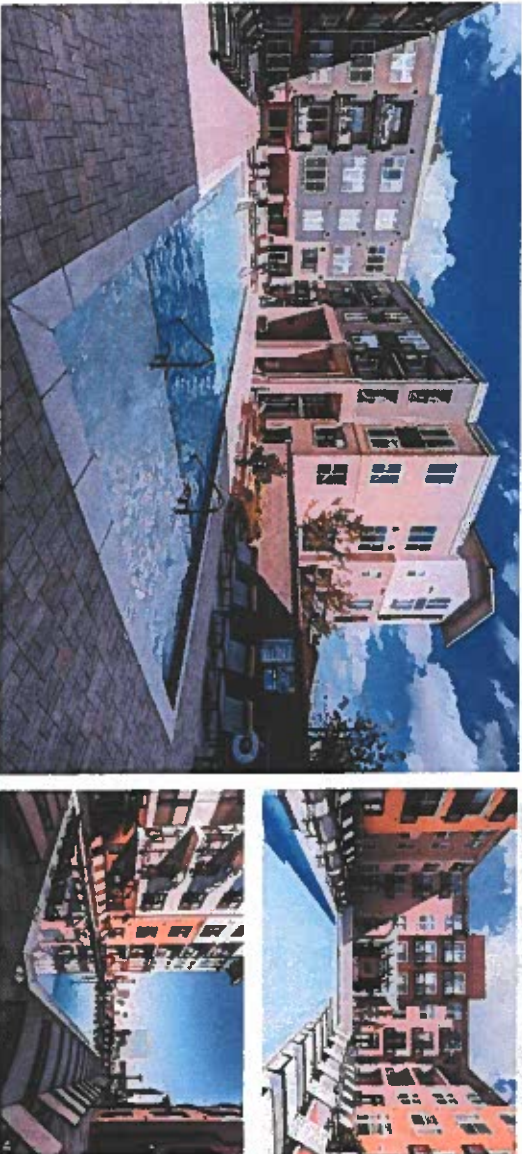


A901

AMENITIES MOOD IMAGES

RESIDENT AMENITIES

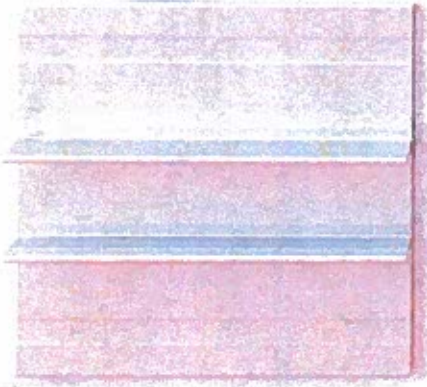
- SWIMMING POOL & DECK
- GRILLING STATION
- OUTDOOR LOUNGE
- FIRE PIT
- RESIDENT LOUNGES (AT EACH FLOOR)



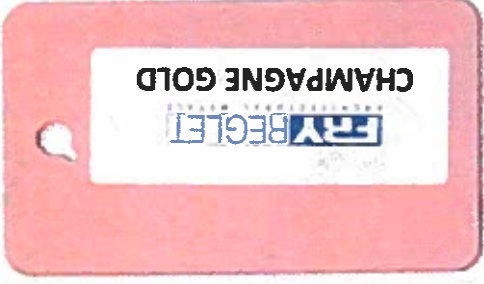
THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

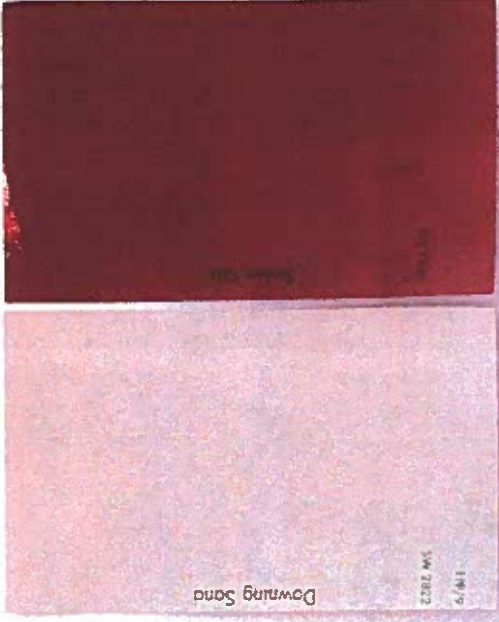




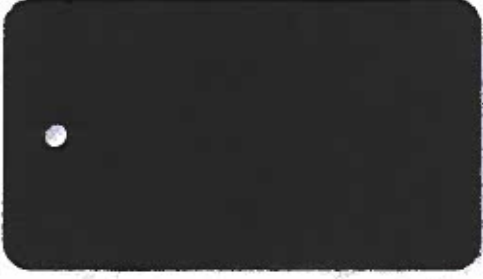
FRY REGLET TRIM
FOR SIDING PANELS



FRY REGLET TRIM
COLOR



SIDING - HARDI PANEL
COLOR



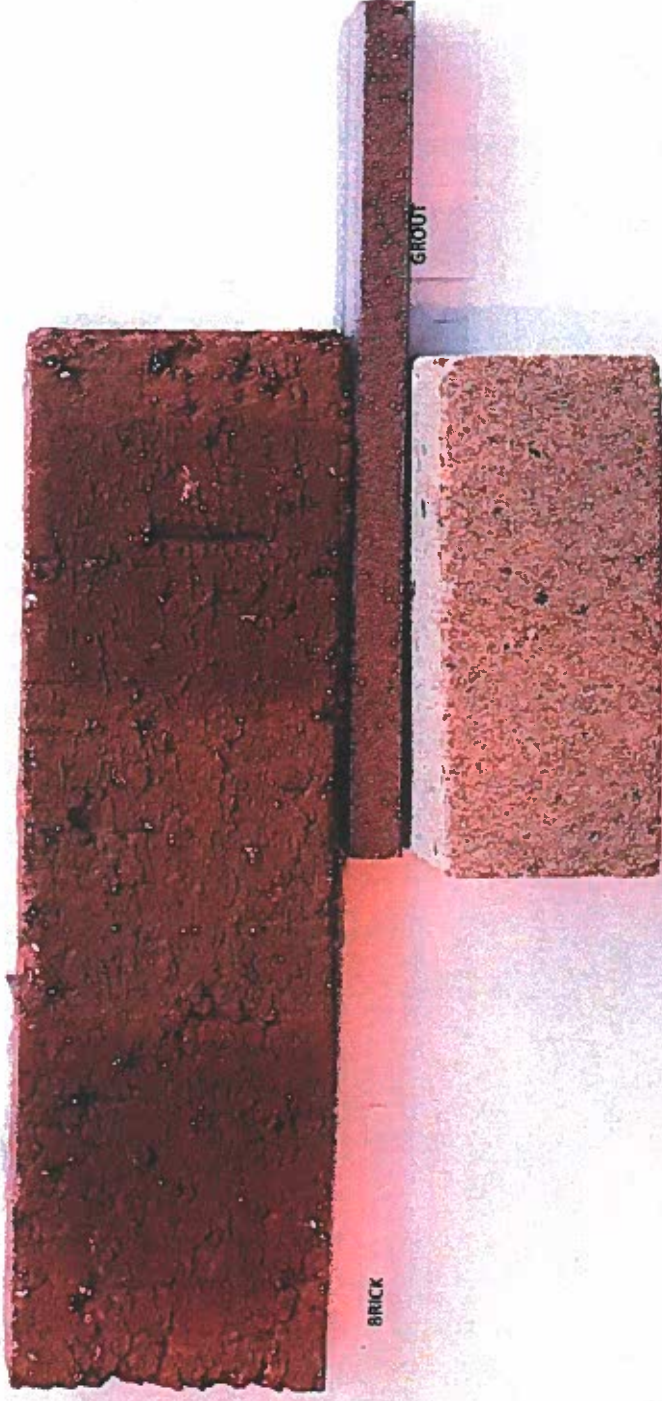
WINDOWS, DOORS, &
STOREFRONT & METAL
CANOPIES COLOR



FABRIC CANOPY



SIDING PANEL SYSTEM



ARCHITECTURAL PRECAST



ALUMINUM HANDRAIL

THE BOULEVARD AT CENTRAL STATION

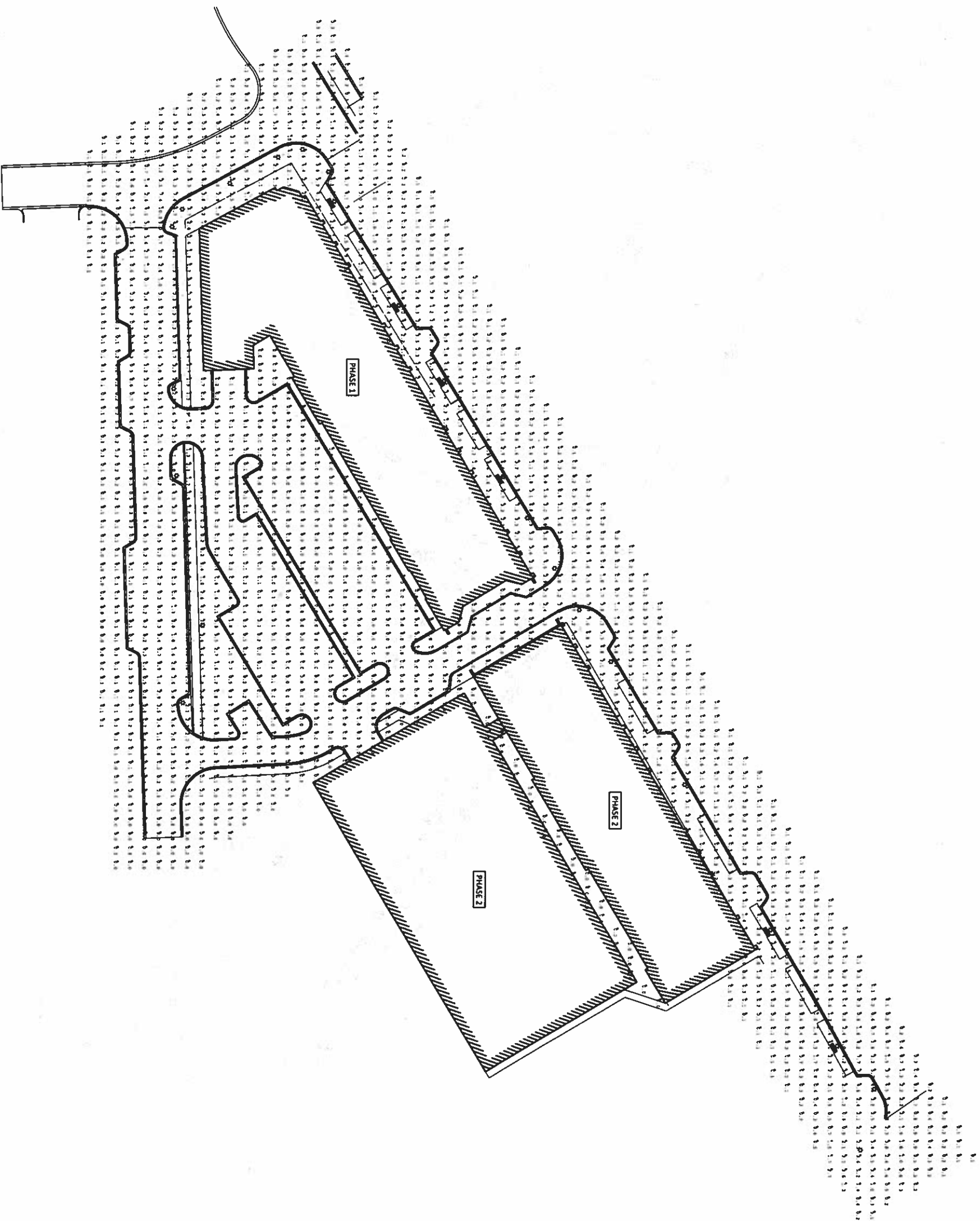
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018



A910

PRODUCTS SAMPLES



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

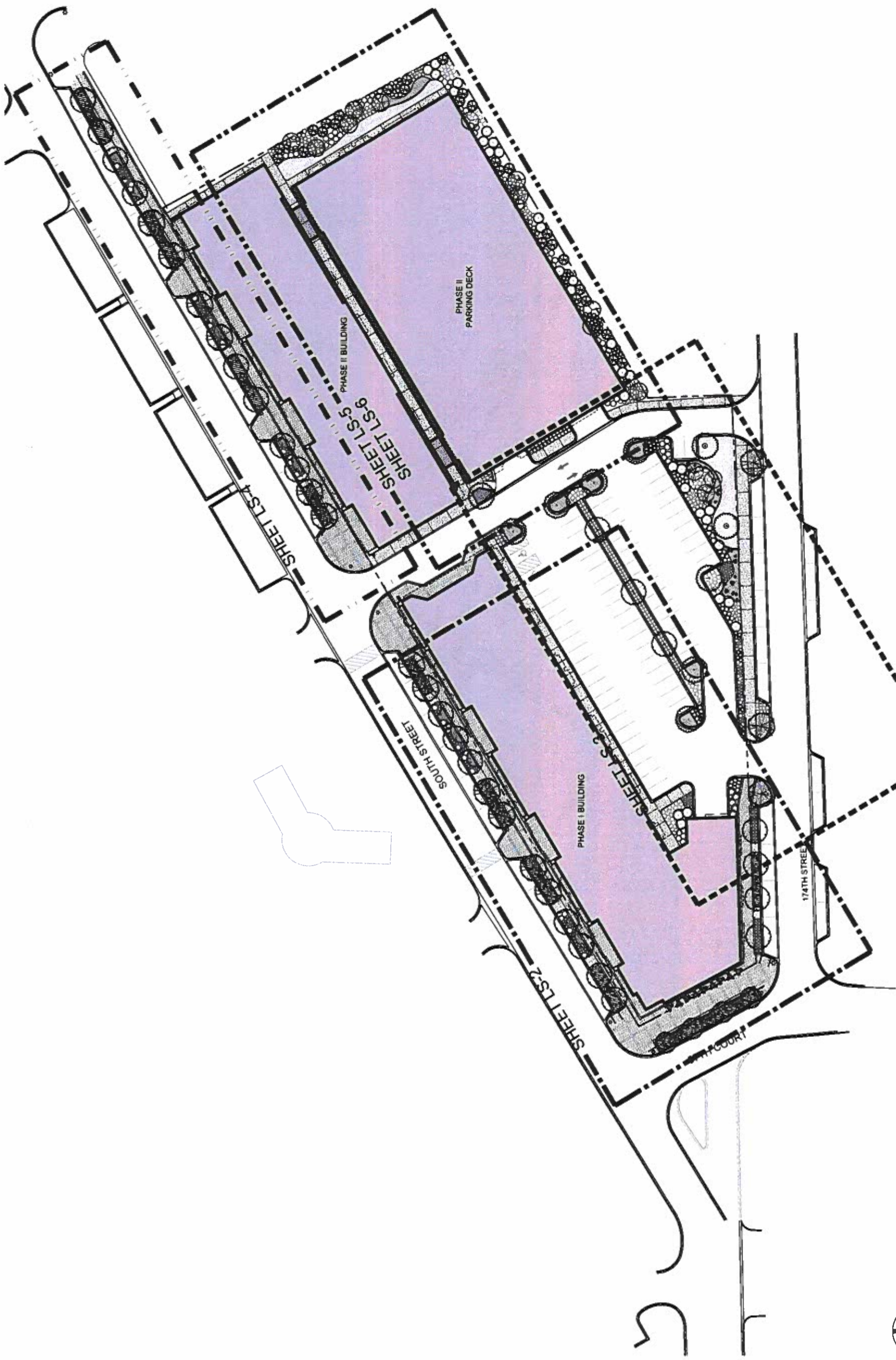
SOUTH STREET, LLC.



LT100

SITE LIGHTING CALC.

JULY 17, 2018



Scale: 1" = 30'

0 30 60 90

July 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

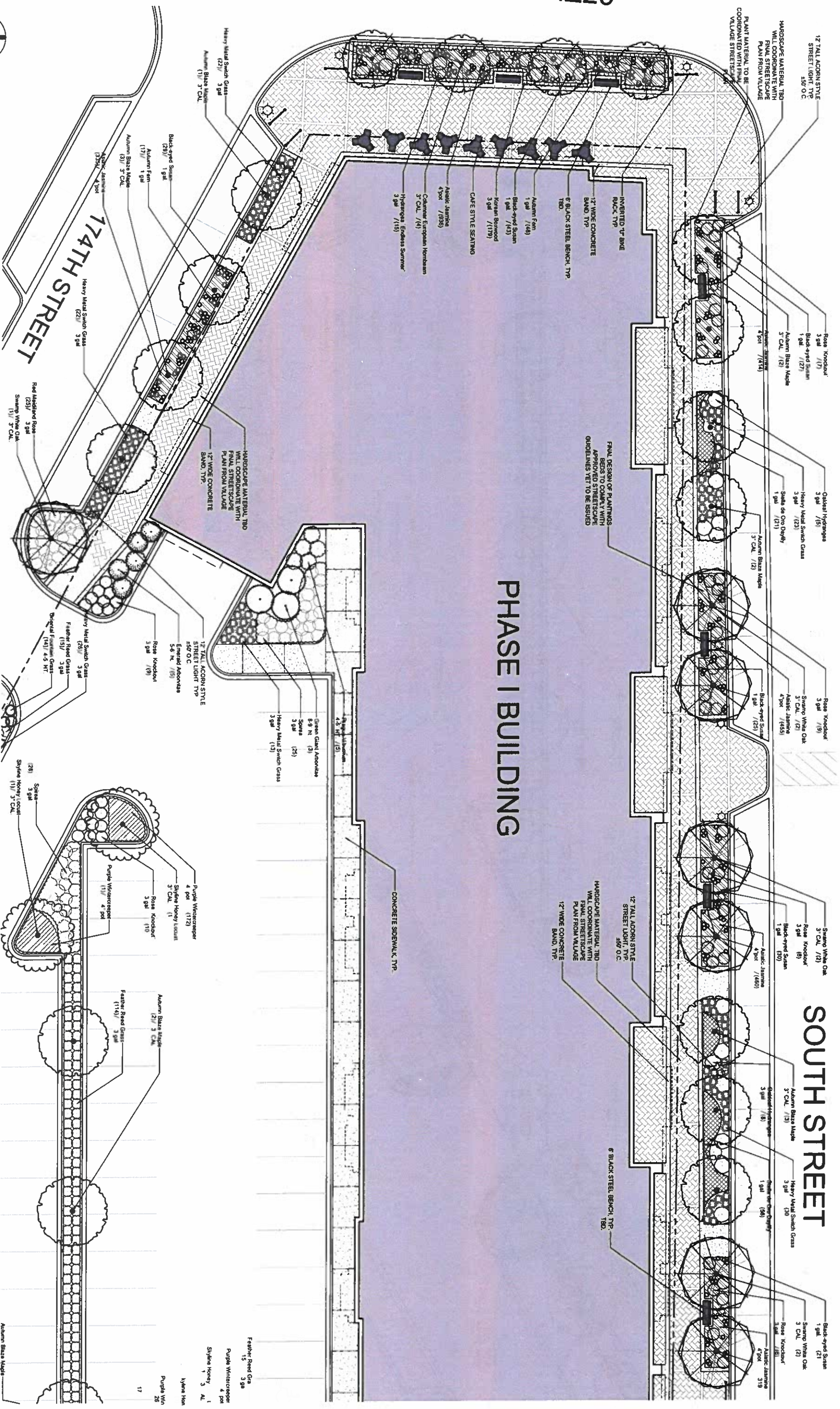
SOUTH STREET, LLC.



LS-1

OVERALL KEY PLAN

67TH COURT



July 17, 2018

THE BOULEVARD AT CENTRAL STATION

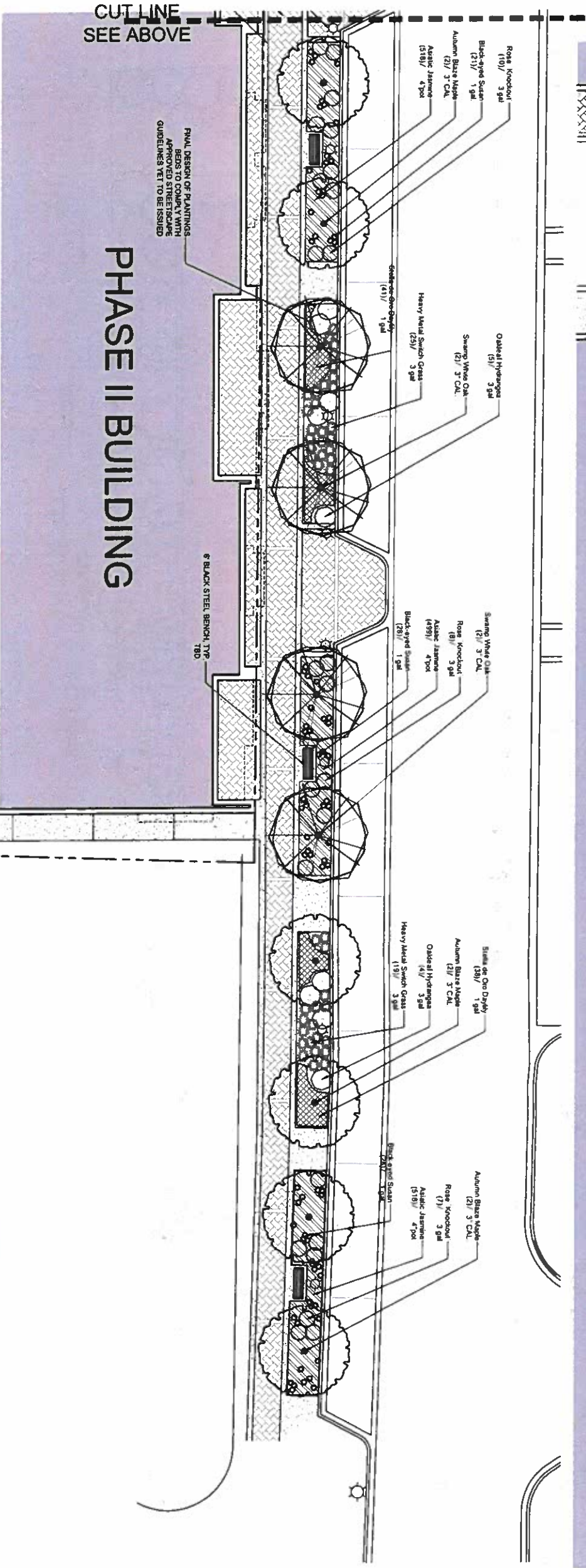
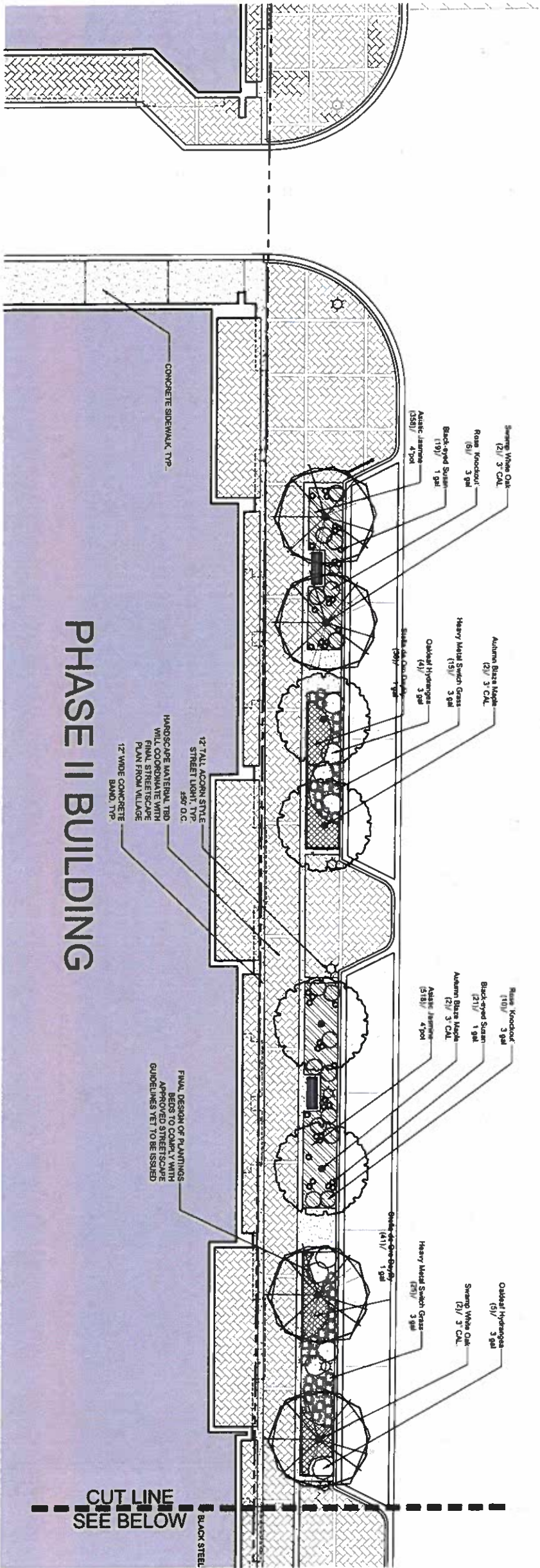
TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



LANDSCAPE PLAN

LS-2



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

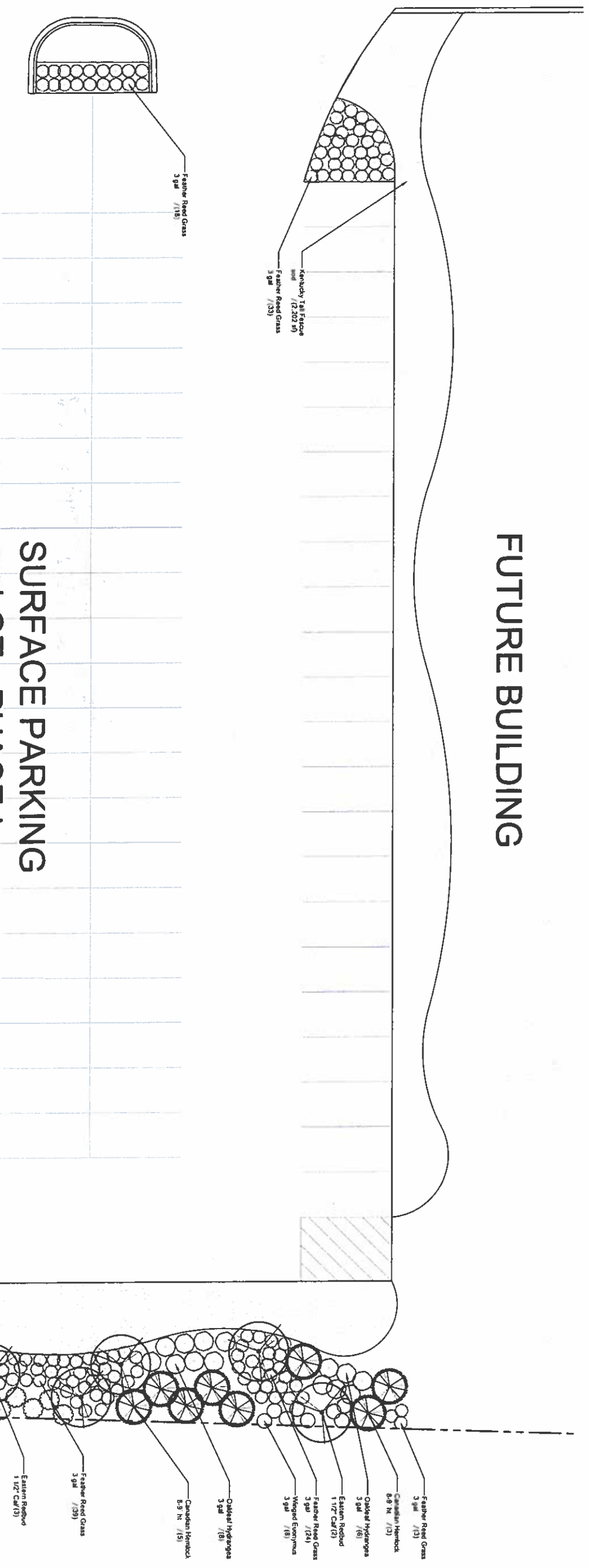


LS-4

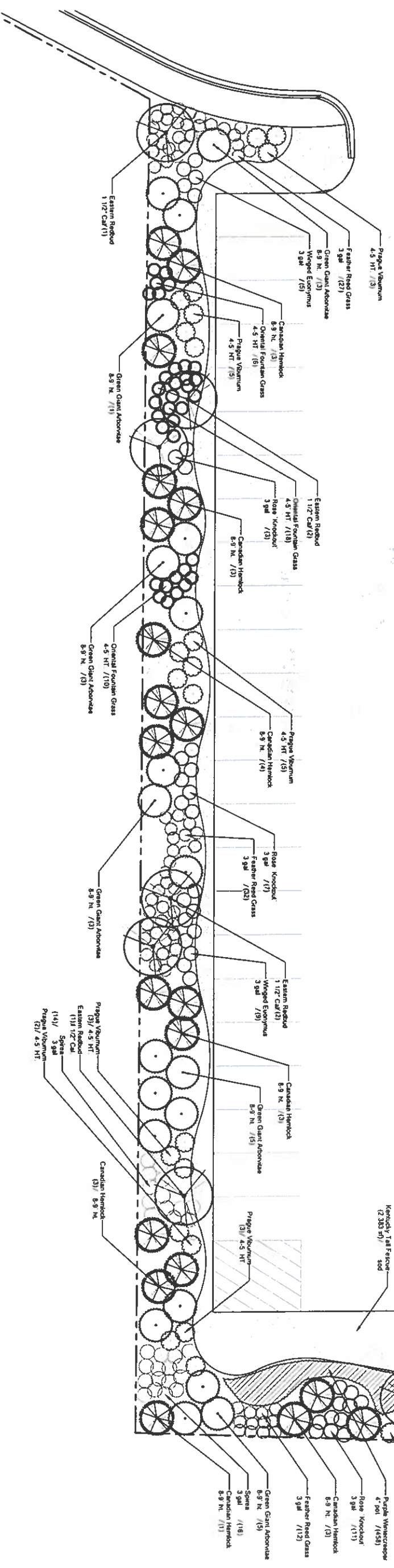
LANDSCAPE PLAN

July 17, 2018

FUTURE BUILDING



SURFACE PARKING LOT - PHASE I



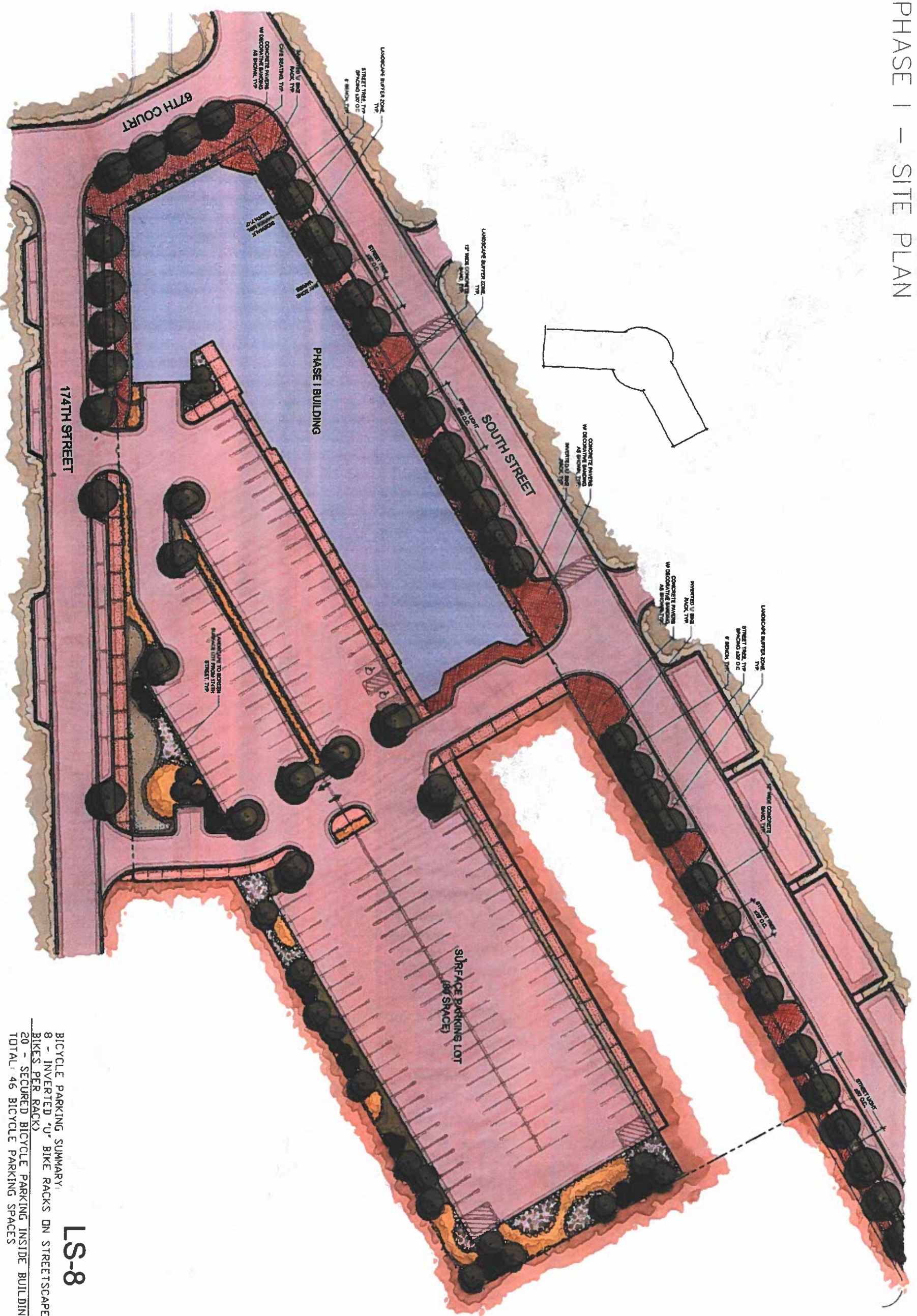
THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018

PHASE I – SITE PLAN



LS-8

BICYCLE PARKING SUMMARY:


8 - INVERTED "U" BIKE RACKS ON STREETSCAPE (2 BIKES PER RACK)
20 - SECURED BICYCLE PARKING INSIDE BUILDING
TOTAL: 46 BICYCLE PARKING SPACES

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

N

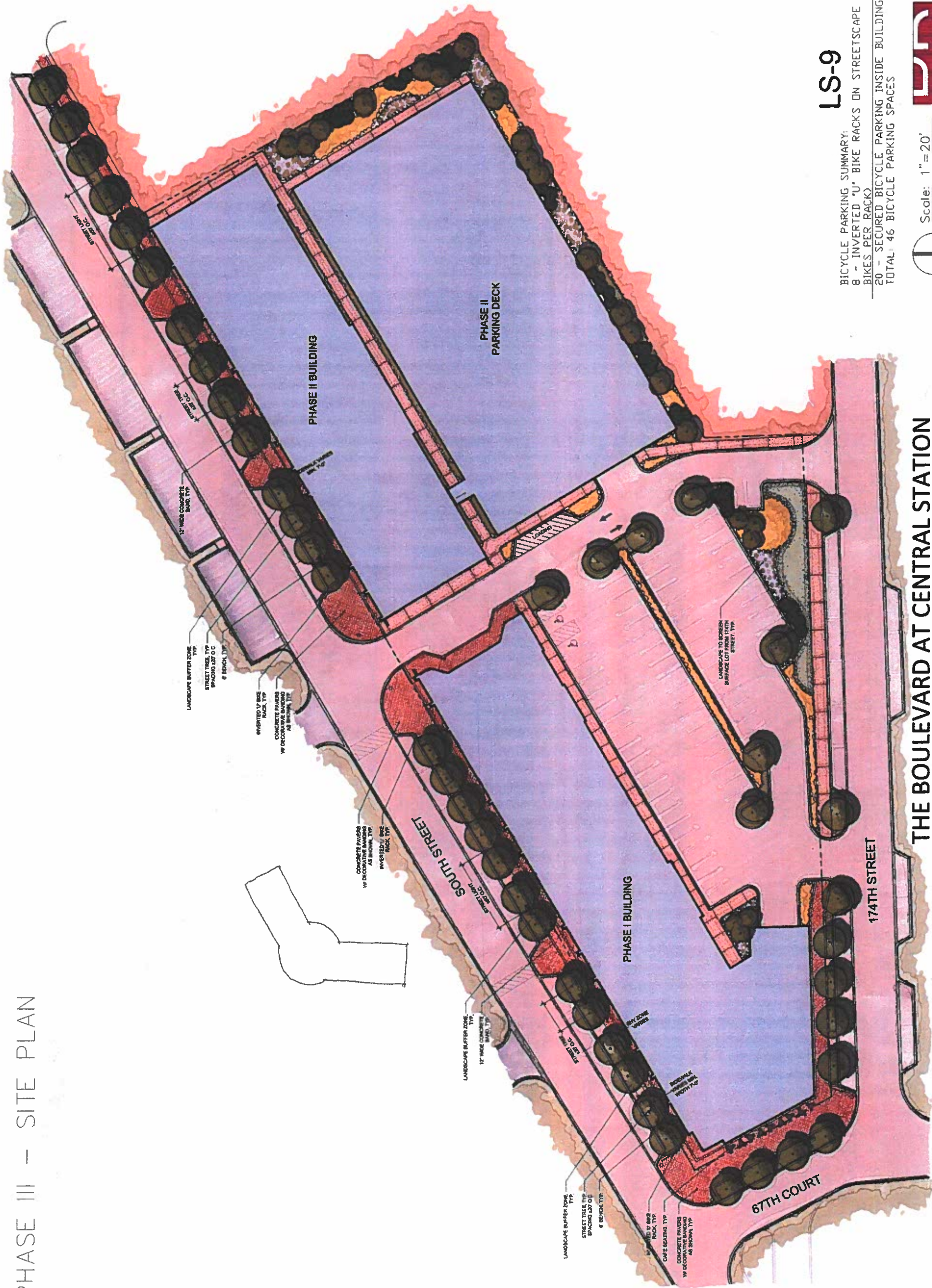
0204060

Scale: 1"=20'



KUO DIEHRICH

PHASE III - SITE PLAN



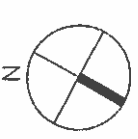
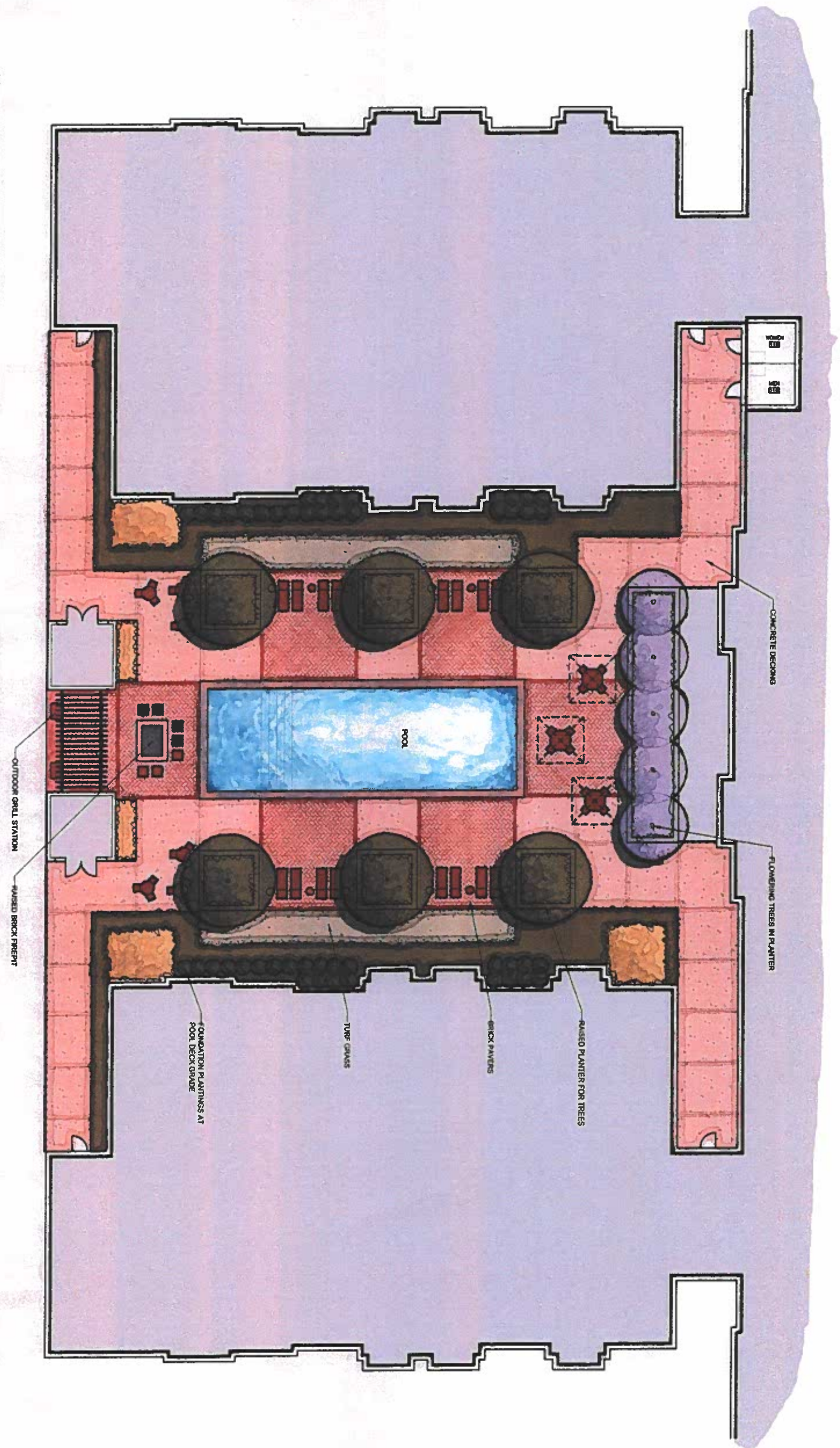
LS-9

BICYCLE PARKING SUMMARY:
8 - INVERTED "U" BIKE RACKS ON STREETSCAPE (2
BIKES PER RACK)
20 - SECURED BICYCLE PARKING INSIDE BUILDING
TOTAL: 46 BICYCLE PARKING SPACES

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018





THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



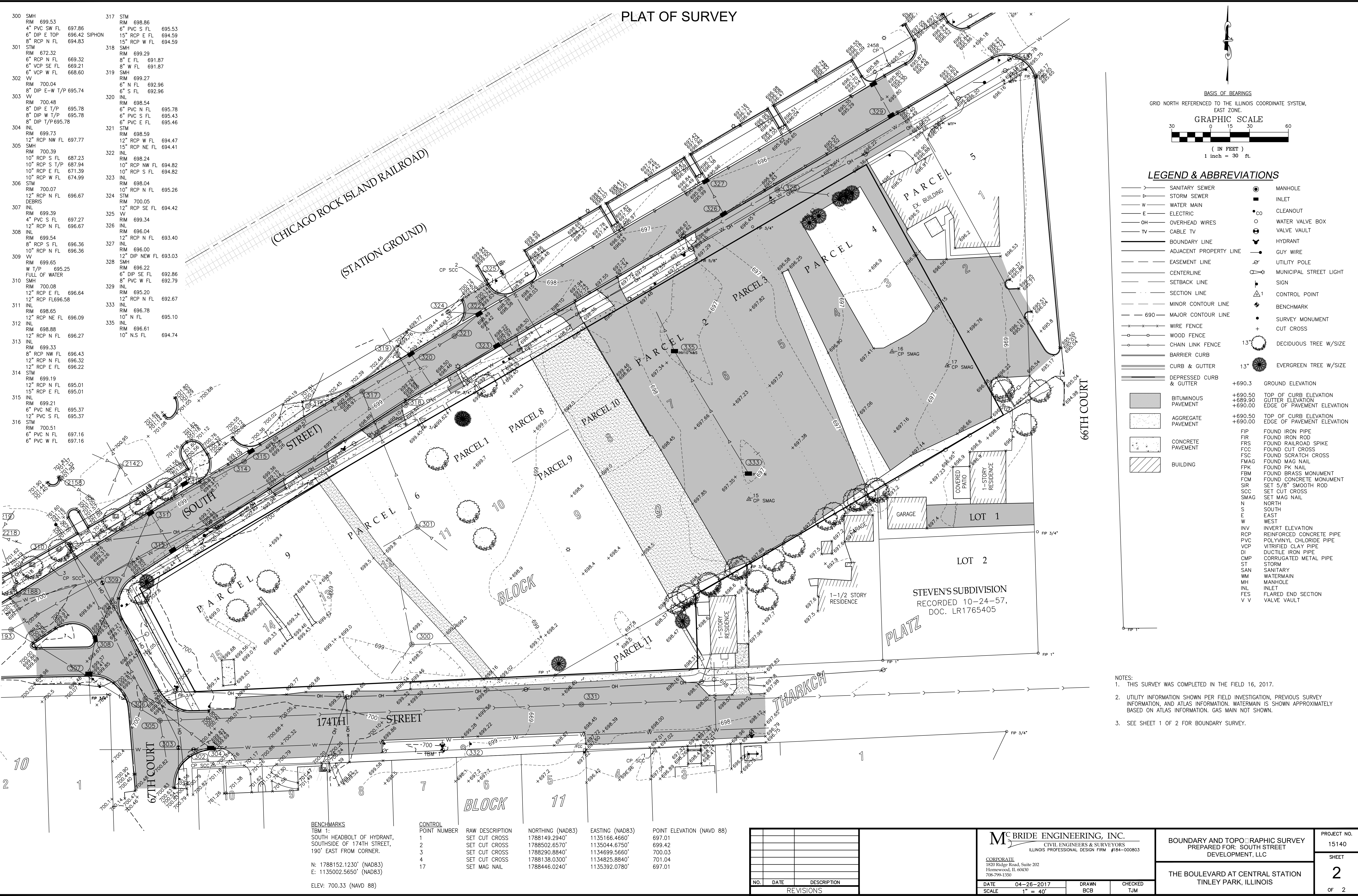
LS-10
CONCEPTUAL ROOFTOP
POOL PLAN

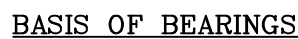
JULY 17, 2018

The map shows a section of land divided into two parts by a vertical line labeled "1" and "2". A horizontal line runs across the middle, with a point labeled "HOLD 3/4\"

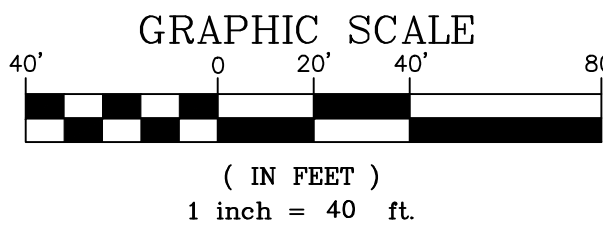
1
OF 2

NO.	DATE	DESCRIPTION
REVISIONS		





GRID NORTH REFERENCED TO THE ILLINOIS
COORDINATE SYSTEM, EAST ZONE.



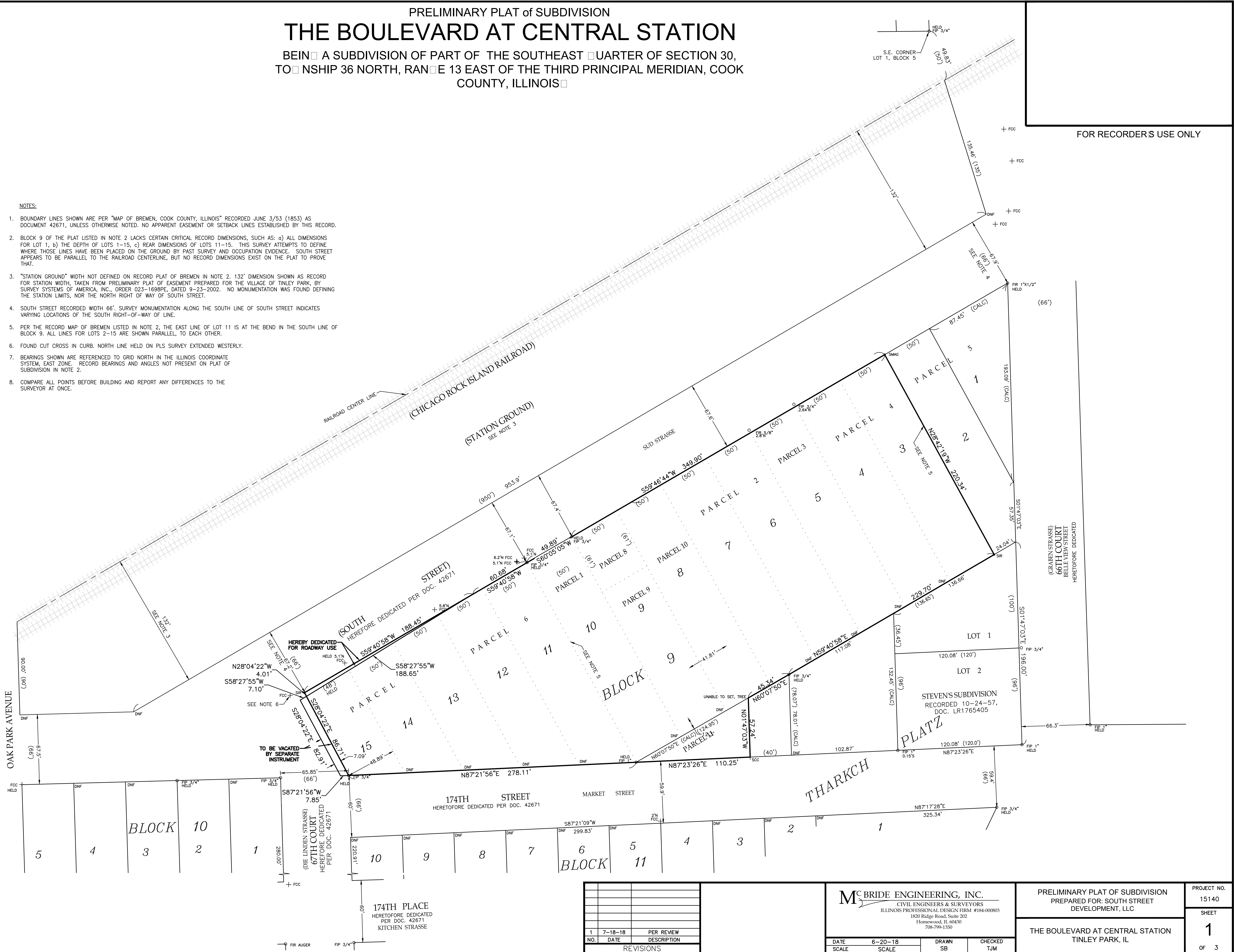
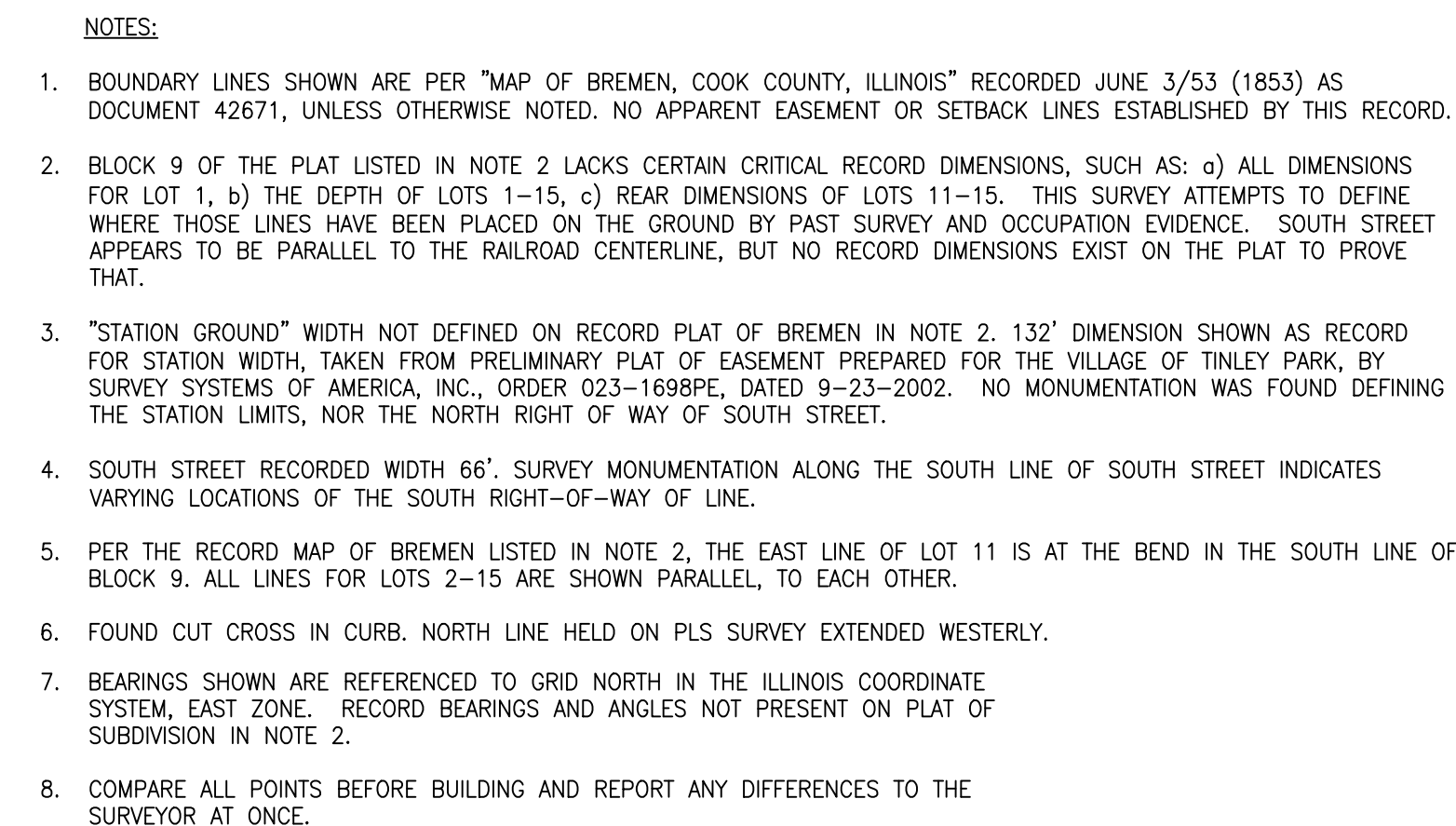
LEGEND & ABBREVIATIONS

- _____ BOUNDARY LINE
 _____ ADJACENT PROPERTY LINE
 - - - - - SECTION LINE
 INTERIOR PARCEL LINE
 _____ EXISTING EASEMENT LINE
 _____ CENTER LINE
 - - - - - PROPOSED EASEMENT LINE

- | | |
|--------------|---------------------------|
| ■ | CONCRETE SURVEY MONUMENT |
| o | SURVEY MONUMENT |
| + | CUT CROSS |
| PIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| FCC | FOUND CUT CROSS |
| FPK | SET MAG NAIL |
| SIR | SET 5/8 SMOOTH ROD |
| SMAG | SET MAG NAIL |
| FMAG | FOUND MAG NAIL |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| R | RADIUS |
| L | ARC LENGTH |
| DOC | DOCUMENT |
| NO | NUMBER |
| (100') | RECORD DISTANCE |
| 100' | MEASURED DISTANCE |
| (N61°36'42"E | NORTH BEARING |
| N61°36'42"E | MEASURED BEARING |
| NAD83 | NORTH AMERICAN DATUM 1983 |
| SF | SQUARE FEET |
| AC | ACRES |

PREPARED BY AND RETURN TO:
McBRIDE ENGINEERING, INC.
1820 RIDGE ROAD, SUITE 202
HOMewood, IL. 60430

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK
COUNTY, ILLINOIS



FOR RECORDER'S USE ONLY

(GRABEN STRASSE)
66TH COURT
BELLE VIEW STREET
HERETOFORE DEDICATED

M^C BRIDE ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803
1820 Ridge Road, Suite 202
Homewood, IL 60430
708-799-1350

PRELIMINARY PLAT OF SUBDIVISION
PREPARED FOR: SOUTH STREET
DEVELOPMENT, LLC

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, IL

PROJECT NO
15140

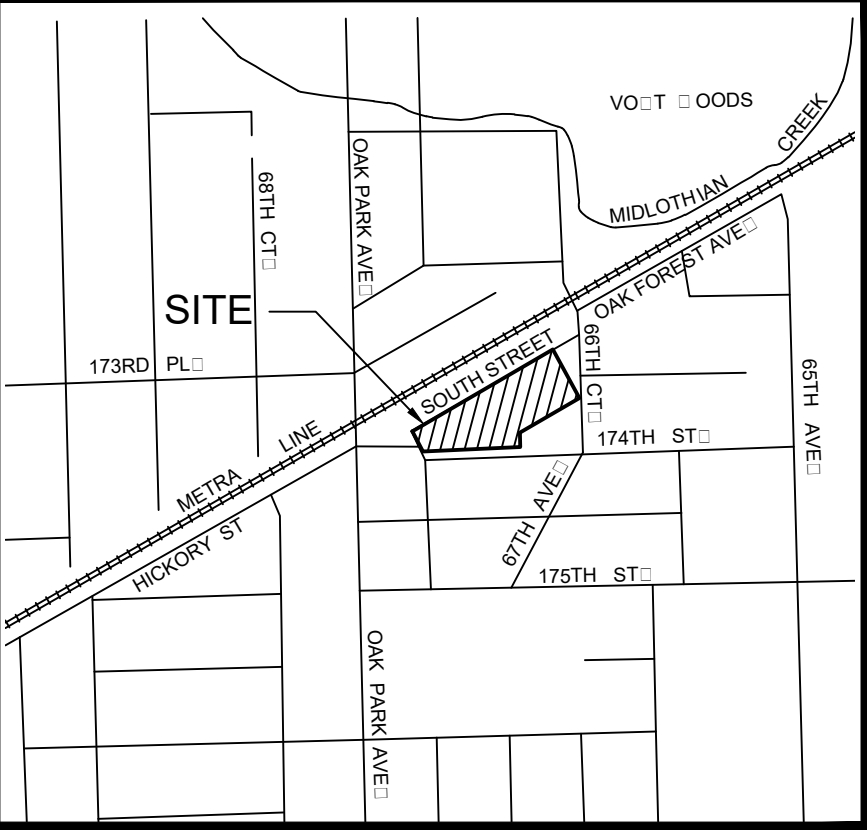
SHEET

1

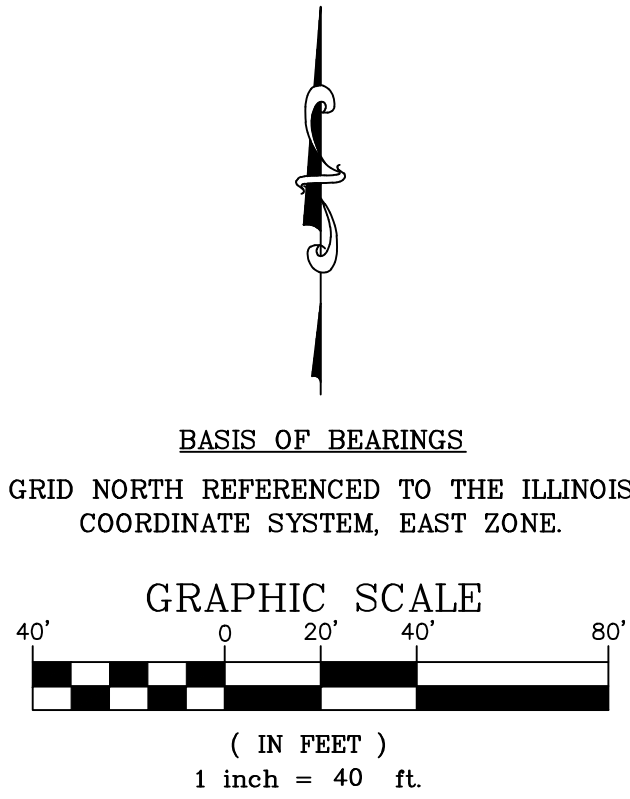
OF 3

1	7-18-18	PER REVIEW
NO.	DATE	DESCRIPTION
REVISIONS		

DATE	6-20-18	DRAWN SB	CHECKED TJM
SCALE	SCALE		



VICINITY MAP



LEGEND & ABBREVIATIONS

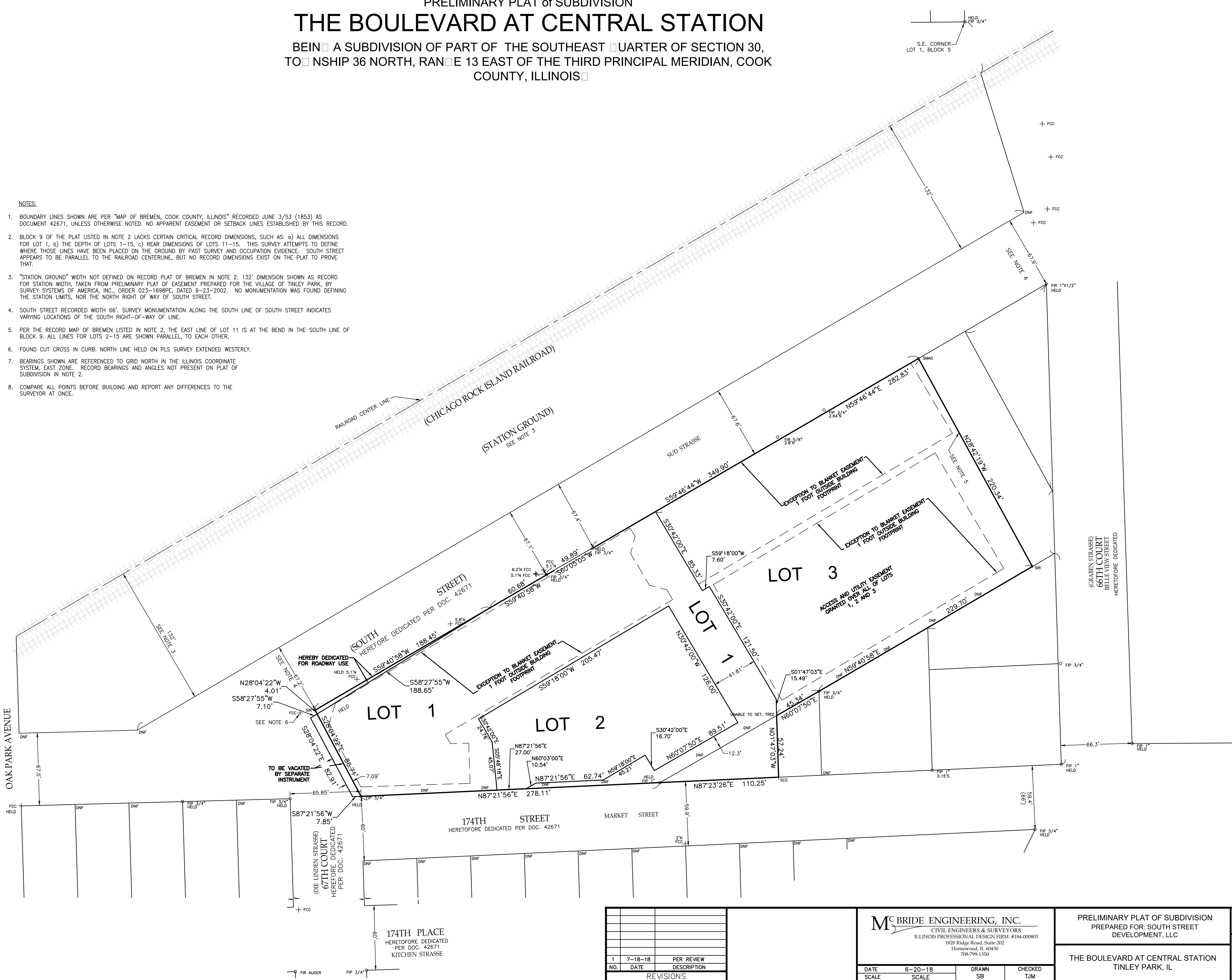
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- INTERIOR PARCEL LINE
- EXISTING EASEMENT LINE
- CENTER LINE
- PROPOSED EASEMENT LINE

- CONCRETE SURVEY MONUMENT
- SURVEY MONUMENT
- CUT CROSS
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND CUT CROSS
- FOUND PK NAIL
- SET 5/8" SMOOTH ROD
- SET MAG NAIL
- FOUND MAG NAIL
- NORTH
- SOUTH
- EAST
- WEST
- RADIUS
- ARC LENGTH
- DOCUMENT
- NUMBER
- RECORD DISTANCE
- MEASURED DISTANCE
- RECORD BEARING
- MEASURED BEARING
- NAD83
- SQUARE FEET
- ACRES

PREPARED BY AND RETURN TO:
McBRIDE ENGINEERING, INC.
1820 RIDGE ROAD, SUITE 202
HOMERWOOD, IL 60430

PRELIMINARY PLAT of SUBDIVISION
THE BOULEVARD AT CENTRAL STATION
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK
COUNTY, ILLINOIS

- NOTES:
- BOUNDARY LINES SHOWN ARE PER "MAP OF BREMEN, COOK COUNTY, ILLINOIS" RECORDED JUNE 3/53 (1853) AS DOCUMENT 42671, UNLESS OTHERWISE NOTED. NO APPARENT EASEMENT OR SETBACK LINES ESTABLISHED BY THIS RECORD.
 - BLOCK 9 OF THE PLAT LISTED IN NOTE 2 LACKS CERTAIN CRITICAL RECORD DIMENSIONS, SUCH AS: a) ALL DIMENSIONS FOR LOT 1, b) THE DEPTH OF LOTS 1-15, c) REAR DIMENSIONS OF LOTS 11-15. THIS SURVEY ATTEMPTS TO DEFINE WHERE THOSE LINES HAVE BEEN PLACED ON THE GROUND BY PAST SURVEY AND OCCUPATION EVIDENCE. SOUTH STREET APPEARS TO BE PARALLEL TO THE RAILROAD CENTERLINE, BUT NO RECORD DIMENSIONS EXIST ON THE PLAT TO PROVE THAT.
 - "STATION GROUND" WIDTH NOT DEFINED ON RECORD PLAT OF BREMEN IN NOTE 2. 132' DIMENSION SHOWN AS RECORD FOR STATION WIDTH, TAKEN FROM PRELIMINARY PLAT OF EASEMENT PREPARED FOR THE VILLAGE OF TINLEY PARK, BY SURVEY SYSTEMS OF AMERICA, INC., ORDER 023-1698PE, DATED 9-23-2002. NO MONUMENTATION WAS FOUND DEFINING THE STATION LIMITS, NOR THE NORTH RIGHT OF WAY OF SOUTH STREET.
 - SOUTH STREET RECORDED WIDTH 86'. SURVEY MONUMENTATION ALONG THE SOUTH LINE OF SOUTH STREET INDICATES VARYING LOCATIONS OF THE SOUTH RIGHT-OF-WAY OF LINE.
 - PER THE RECORD MAP OF BREMEN LISTED IN NOTE 2, THE EAST LINE OF LOT 11 IS AT THE BEND IN THE SOUTH LINE OF BLOCK 9. ALL LINES FOR LOTS 2-15 ARE SHOWN PARALLEL, TO EACH OTHER.
 - FOUND CUT CROSS IN CURB. NORTH LINE HELD ON PLS SURVEY EXTENDED WESTERLY.
 - BEARINGS SHOWN ARE REFERENCED TO GRID NORTH IN THE ILLINOIS COORDINATE SYSTEM, EAST ZONE. RECORD BEARINGS AND ANGLES NOT PRESENT ON PLAT OF SUBDIVISION IN NOTE 2.
 - COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES TO THE SURVEYOR AT ONCE.



NO.	DATE	DESCRIPTION
1	7-18-18	PER REVIEW
2	7-18-18	PER REVIEW
3	7-18-18	PER REVIEW
4	7-18-18	PER REVIEW
5	7-18-18	PER REVIEW
6	7-18-18	PER REVIEW
7	7-18-18	PER REVIEW
8	7-18-18	PER REVIEW
9	7-18-18	PER REVIEW
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97	7-18-18	PER REVIEW
98	7-18-18	PER REVIEW
99	7-18-18	PER REVIEW
100	7-18-18	PER REVIEW

McBRIDE ENGINEERING, INC.
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708-799-1350

PRELIMINARY PLAT OF SUBDIVISION
PREPARED FOR: SOUTH STREET
DEVELOPMENT, LLC

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, IL

PROJECT NO.
15140
SHEET
2
OF 3

PRELIMINARY PLAT of SUBDIVISION

THE BOULEVARD AT CENTRAL STATION

PROPERTY INDEX NUMBERS:

PARCEL 1	29-22-200-130-0000
PARCEL 2	29-22-200-129-0000
PARCEL 3	29-22-200-079-0000
PARCEL 4	29-22-200-080-0000
PARCEL 5	29-22-201-031-0000
PARCEL 6	29-22-201-038-0000
PARCEL 7	29-22-201-039-0000

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

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

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIE IS:

_____SCHOOL DISTRICT ____

_____HIGH SCHOOL DISTRICT ____

_____COMMUNITY COLLEGE DISTRICT ____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

OWNER:

SIGNATURE

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME BY _____ THE AUTHORIZED AGENT OF _____ ON BEHALF OF SAID COMPANY, FOR AND AS THE ACT OF THE AUTHORIZED AGENT OF SAID COMPANY AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SUBDIVISION PLAT AS THE FREE AND VOLUNTARY ACT OF THE AUTHORIZED AGENT OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES _____.

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____ HEREBY CERTIFIES THAT AS MORTGAGEE UNDER MORTGAGE DATED _____

_____ AND RECORDED AS DOCUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF _____ COUNTY, _____, CONSENTS TO THE SUBDIVISION AND PLAT HEREON DRAWN.

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

BY: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY,

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SUBDIVISION PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES _____.

VILLAGE OF TINLEY PARK EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, AN ILLINOIS MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF TINLEY PARK INCLUDING, BUT NOT LIMITED TO AMERITECH (FORMERLY ILLINOIS BELL TELEPHONE COMPANY), NICOR (FORMERLY NORTHERN ILLINOIS GAS COMPANY), COMED, AND ANY FRANCHISED CABLE TELEVISION COMPANY AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN BY DOTTED LINES ON THE PLAT AND LABELED "EASEMENT OR BLANKET EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, OPERATING, REPLACING, ALTERING, REPAIRING, CLEANING, ENLARGING, REMOVING AND MAINTAINING LINES FOR ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION OR ANY OTHER UTILITY LINES ALONG WITH ANY AND ALL APPURTENANCES THAT ARE OR MAY BECOME NECESSARY TO THE PROVISION OF PUBLIC UTILITY SERVICE TO THE AREA SHOWN BY PLAT.

THE SAID UTILITY COMPANIES AND THE VILLAGE OF TINLEY PARK SHALL HAVE THE RIGHT OF ACCESS TO THE ABOVE DESCRIBED EASEMENT PROPERTY FOR ALL NECESSARY EQUIPMENT NEEDED TO PERFORM THE ABOVE DESCRIBED WORK, AND SHALL ALSO HAVE THE RIGHT TO CUT DOWN, PRUNE, OR REMOVE ANY AND ALL TREES, SHRUBS, OR PLANTS THAT INTERFERE WITH SUCH WORK.

NOTHING HEREIN SHALL BE CONSTRUED TO GRANT THE RIGHT TO PLACE ANY LINES FOR THE AFOREMENTIONED UTILITY LINES ABOVE GROUND, AND THE SAME SHALL BE BURIED AT ALL LOCATIONS DESCRIBED ABOVE. HOWEVER, BOXES, TERMINALS, TRANSFORMERS, AND SIMILAR APPURTENANCES TO THE PROVISION OF THE UTILITY SERVICE WHICH CANNOT FEASIBLY BE BURIED UNDERGROUND ARE HEREBY PERMITTED TO BE PLACED ABOVE GROUND.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF TINLEY PARK, OVER ALL AREAS INDICATED AS A "DRAINAGE EASEMENT" OR "BLANKET EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, GRADE, REGRADE, INSPECT, OPERATE AND OTHERWISE MAINTAIN IN AN UNOBSTRUCTED CONDITION A SYSTEM OF STORM DRAINS, MANHOLES, OVERLAND DRAINAGE SWALES, AND TEMPORARY STORAGE OF STORMWATER RUNOFF TRIBUTARY THERETO TOGETHER WITH THE RIGHT OF ACCESS OVER, UPON AND THROUGH SAID EASEMENT FOR THE NECESSARY INDIVIDUALS AND EQUIPMENT TO PERFORM SAID FUNCTIONS. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, BUSHES, VEGETATION AND DEBRIS WITHIN SAID EASEMENT AREA FOR THE USES AND PURPOSES HEREIN SET FORTH. NO BUILDINGS, SHEDS, SWIMMING POOLS OR OBJECTS AND EQUIPMENT SHALL BE PLACED OR ERECTED ON SAID EASEMENT, AND NO EARTH FILL OR EXTRANEOUS MATERIALS SHALL BE DEPOSITED ON OR REGRADING WORK UNDERTAKEN WITHIN SAID EASEMENT. SAID EASEMENT AREA MAY BE USED, HOWEVER, FOR SHRUB, TREES, PLANTS, LAWNS AND OTHER LANDSCAPE IMPROVEMENTS APPROVED BY THE VILLAGE OF TINLEY PARK THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT USES AND RIGHTS.

THE VILLAGE HAS THE RIGHT BUT NOT THE DUTY TO MAINTAIN THE EASEMENT AND SWALE AND DRAINAGE PIPES AND THE OWNERS OF LOTS SHALL BE PERPETUALLY RESPONSIBLE FOR MAINTAINING THE EASEMENT AND SWALE AND DRAINAGE PIPES. NO MODIFICATIONS TO THE GRADE OF THE LAND OR PLACEMENT OF THE DRAINAGE PIPES SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE VILLAGE. THE OWNERS ACKNOWLEDGE THAT THE STORMWATER DRAINAGE FROM THE SITE IS HIGHLY DEPENDENT ON THE CONTINUATION OF THE DRAINAGE SYSTEM AS DESIGNED.

THE VILLAGE, IN ADDITION TO ANY OTHER RIGHTS IT MAY HAVE UNDER THE EASEMENT, SHALL HAVE THE RIGHT TO FILE SUIT IN ANY COURT OF COMPETENT JURISDICTION TO ENFORCE AND REQUIRE THE PERFORMANCE OF THE OBLIGATIONS UNDER THE PROVISIONS OF THE EASEMENT, AND TO ENFORCE BY ANY PROCEEDING IN LAW OR IN EQUITY ALL OTHER RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIENS AND CHARGES NOW OR HEREAFTER IMPOSED BY THE PROVISIONS OF THE EASEMENT AGAINST THE OWNERS.

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF TINLEY PARK, ILLINOIS DO HEREBY CERTIFY THAT I FIND NO UNPAID SPECIAL ASSESSMENTS OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

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

VILLAGE TREASURER

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, DIRECTOR OF THE VILLAGE OF TINLEY PARK PLAN COMMISSION,

DO CERTIFY THAT ON THIS _____ DAY OF _____, A.D. 20_____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, ILLINOIS.

DIRECTOR

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS,

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

SIGNED: _____
JACOB C. VANDENBERG, VILLAGE MAYOR

ATTEST: _____
KRISTIN A. THIRION, VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMED AND AMERITECH

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 DASHED LINES ON THE PLAT AND MARKED "EASEMENT." THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR THIS PLAT AS "COMMON ELEMENTS," AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS," AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FOR SUCH TERM IN SECTION 2(e) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30. PAR 302(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 OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS," "COMMON ELEMENTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING AND COMMON AREA," THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PREPARED BY AND RETURN TO:

McBRIDE ENGINEERING, INC.
1820 RIDGE ROAD, SUITE 202
HOMewood, IL 60430

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK FOR THE COUNTY OF COOK, STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID TAXES OR SPECIAL ASSESSMENTS OUTSTANDING AGAINST THE PROPERTY DESCRIBED IN THE ABOVE CAPTION OF THIS PLAT.

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

DAVID ORR
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS AFORESAID

ON THIS _____ DAY OF _____, A.D. 20_____, AT _____O'CLOCK _____M.

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DESIGN ENGINEER'S CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER 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 PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATE:

ENGINEER:

LICENSE:

EXP. DATE: 11-30-19

SEAL: _____

EASEMENT PROVISIONS (CONTINUED)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH CABLE TELEVISION IS HEREBY RESERVED FOR AND GRANTED TO MEDIA ONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSIONS AND DISTRIBUTION OF CABLE TV SIGNALS IN ALL PLATTED EASEMENT AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTION OVER OR UNDER EACH LOT TO SERVE IMPROVEMENTS THEREON. NO BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO INSTALL, 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 AREA OR 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 RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLACE FOR UTILITY PURPOSES WITHOUT THE PRIOR CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH 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 AND WALKWAYS, 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 DESIGNATED ON THIS BY OTHER TERMS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THOMAS J MICHALAK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003340, DO HEREBY CERTIFY THAT AT THE REQUEST OF OUR CLIENT, HAVE SURVEYED AND SUBDIVIDED INTO ONE LOT THE FOLLOWING PROPERTY:

PARCEL 1:
LOT 10 IN BLOCK 9 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN) A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 6 AND 7 IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 5 IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
LOTS 3 AND 4 IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
NOT INCLUDED.

PARCEL 6:
LOTS 11 AND 12 IN BLOCK 9 IN THE VILLAGE OF TINLEY PARK (FORMERLY BREMEN) A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
LOT 9 (EXCEPT THE NORTH 61 FEET OF LOT 9) IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:
THE NORTH 61 FEET OF LOT 9 IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:
LOTS 13, 14 AND 15 IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
LOT 8 IN BLOCK 9 IN BREMEN, BEING A SUBDIVISION IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:
COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF MARKET STREET, AS MONUMENTED AND OCCUPIED, AND THE WESTERLY LINE OF LOT 15 IN ORIGINAL TOWN OF BREMEN IN SECTIONS 30 AND 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY; THENCE NORTH 89 DEGREES 11 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE OF MARKET STREET, 281.91 FEET TO A POINT OF BEGINNING; THENCE NORTH 61 DEGREES 10 MINUTES 34 SECONDS EAST, 121.28 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 17 SECONDS WEST, 56.98 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTH LINE OF MARKET STREET; THENCE SOUTH 89 DEGREES 11 MINUTES 34 SECONDS WEST, 105.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:
THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

THE SUBDIVIDED PROPERTY CONTAINS 130,044.78 SQUARE FEET, 2.99 ACRES MORE OR LESS;

DISTANCES SHOWN ARE IN FEET AND DECIMALS PARTS THEREOF;

THE BOUNDARY OF THIS SUBDIVISION HAS BEEN FULLY MONUMENTED AT THE TIME OF RECORDING IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES; INTERIOR CORNERS TO BE SET ARE IDENTIFIED AND WILL BE SET BY THE TIME OF RECORDING OR WITHIN 1 YEAR OF RECORDING.

THE SUBJECT PROPERTY LIES WITHIN THE PROPERTY APPEARS TO LIE IN ZONE 'X' (UNSHADED) – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17031C0751J, REVISED AUGUST 19, 2008.

AND, THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SOUTH TINLEY PARK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2018.

FOR REVIEW

THOMAS J. MICHALAK ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3340
McBRIDE ENGINEERING, INC.
LICENSE EXPIRATION / RENEWAL 11/30/2018

			<div><div>M^C</div><div>BRIDE ENGINEERING, INC.</div><div>CIVIL ENGINEERS & SURVEYORS</div><div>ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803</div><div>1820 Ridge Road, Suite 202</div><div>Homewood, IL 60430</div><div>708-799-1350</div></div>	PRELIMINARY PLAT OF SUBDIVISION PREPARED FOR: SOUTH STREET DEVELOPMENT, LLC		PROJECT NO. 15140
				THE BOULEVARD AT CENTRAL STATION TINLEY PARK, IL		SHEET 3
						OF 2
1	7-18-18	PER REVIEW	DATE	-	DRAWN	CHECKED
NO.	DATE	DESCRIPTION	SCALE	-	SB	TJM
REVISIONS						