



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**September 06 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 16, 2018 Regular Meeting

Item #1 PUBLIC HEARING: THE BOULEVARD AT CENTRAL STATION-6701-6755 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 6701-6755 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

PLAN COMMISSION STAFF REPORT

SEPTEMBER 06, 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 **Final 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.

Updates from the 08/16/2018 Staff Report are in red.

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.

For a quick history of meetings regarding this property, refer to Exhibit A. Planning for this project began in 2001. 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 architecture 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.

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 and consisting of 26,223 square feet of retail space



2009



2011

and 167 residential units. The residential units were rental and could be converted to condominiums when the market supported it.

The project was stalled again and formally resubmitted in November of 2015 with a 4-story building similar to what was approved back in 2012. The architecture changed again in March of 2017 and subsequently to what is being currently proposed.



November 2015

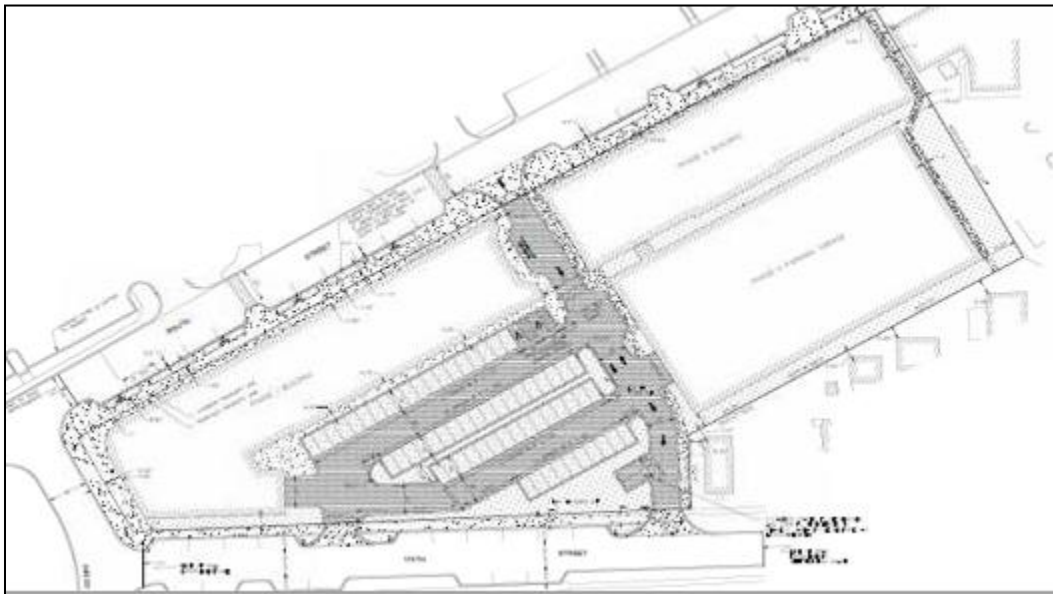


March 2017



June 2018

SITE PLAN & DETAILS



The Petitioner desires to construct a 296,419 square foot mixed-use development called The Boulevard at Central Station. The approximate 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 Incentive Agreement is placing periods on the development. The developer has two (2) years to complete Phase 1 and Phase 2 must start

within two (2) years of Phase 1 completion. While constructing Phase 1, the developer intends to use Phase 2 for staging of construction equipment, which will require construction easements from the Village. When Phase 2 starts, the developer plans to “back out” of the development by starting with the building closest to South Street and then working backwards on the lot to construct the parking garage and apartments above it. Staff has expressed concern regarding the complexities of the construction process and has recommended the Incentive Agreement include a statement requiring a minimum of 1:1 parking be provided on site throughout the construction process. Staff recommends that approval of the Site Plan include this condition. Staff also recommends Site Plan approval be conditioned upon the granting of the necessary construction easements.

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**749-810 square feet for one-bedrooms and 1,079-1,331 square feet for two-bedroom apartments**. 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, **a condition of the site plan approval will require** the parking lot (in Phase 2) be required to be paved per Village standards by the developer.

The developer has stated dogs will be allowed in the building however there are no designated areas on the site for them. Staff has requested that an area for dogs be designated on the site. **At the workshop meeting, there was a discussion about providing an outdoor area for dogs. On Sheet LS-8, as shown above, the developer is proposing to place a dog run on the east side of the surface parking lot that will later be converted into a parking garage. Since the Village will own this property until Phase 2 is constructed, Staff does not advise constructing a dog run in Phase 1 on the Village owned lot. This area will be used for staging construction for Phase 2 and will not be a safe area. The issue that still exists is that until Phase 2 is constructed, there will not be designated areas for dogs for the tenants in Phase 1. Details on the design of the dog area have not been provided. Staff recommends that a condition be placed on the Site Plan that final design of the dog run for Phase 1 be reviewed by staff prior to construction.**



Example of dog run

Open Item #2: The site needs to provide a designated outdoor area for dogs. Staff recommends the dog area be removed from Phase 1 on Sheet LS-8 and advocates further discussion regarding the lack of a dog area in Phase 1. The Commission may wish to condition their approval on Staff review of the final design of the dog run.

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 477 **181** standard parking

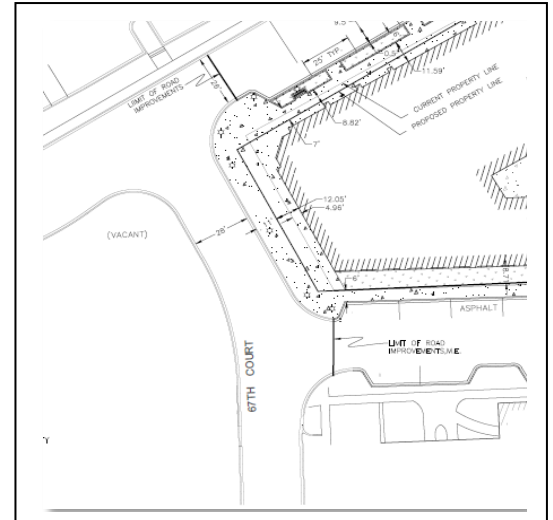
stalls will be constructed behind the Phase 2 residential structure. Residential amenities in this phase include an in-ground pool on top of the parking garage. Once this phase is complete, the surface parking lot behind Phase 1 will become a public parking lot owned by the Village.

OFF-SITE IMPROVEMENTS

As part of this project, the developer is required to complete specific off-site improvements 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.

An important 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 lot and 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 require a minimum width of six (6) feet. The Village has hired a consultant 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 #3: Final Streetscape plans for this area are in the process of being designed. Staff recommends Site Plan approval be conditioned upon conformance with the approved Streetscape Master Plan.

STORMWATER MANAGEMENT

The subject property was allocated use of the Regional Pond known as "Freedom Pond" located at the northwest corner of Ridgeland and 175th Street on the Panduit site. The subject property is providing volume control measures on the surface lot of Phase 1 to meet MWRD requirements. The surface parking lot will be owned and maintained by the Village once Phase 2 is constructed.

ACCESS

The project will have two (2) access points. There is a one-way drive aisle off South Street that is approximately 21-22 feet in width that extends 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 174th Street closest to 67th Court that will allow for full access in and out of the surface parking lot.

LOADING

There is one service area with two (2) overhead doors in Phase 1 building. Large delivery trucks can load and unload in this area instead of taking of parking or drive aisle space in the surface parking lot.

TRASH ENCLOSURES

The outdoor trash is located in the interior of the buildings. The trash is wholly enclosed in Phase 1 in the loading dock area. Staff however has concerns regarding how the garbage will be removed from Phase 2 interior trash area. The Architect stated the garbage will be rolled out to the interior curb area just outside the entrance to the parking deck. There does not appear to be adequate room in this area that does not encumber traffic. Staff also questions the garbage pick up schedule and if several times a week may prove to be unsightly.

Open Item #4: Further discussion is needed on the appearance and practicality of the garbage pickup on site.

PARKING

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 for Phase 1 however; it will not be enclosed spaces until the completion of Phase 2. The Site Plan proposes to create 39 new on street parking stalls on South Street and 174th Street that are currently not present. It should be noted that the Village restricts street parking from 2-5 am. 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, staff is concerned whether a 1:1 ratio will be adequate for the residents who may need parking for more than 1 car.** Upon completion of Phase 2 the Village owned surface parking lot behind Phase 1 will 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 dwelling 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 may utilize the on-street parking or Metra parking lot when not occupied by commuters.

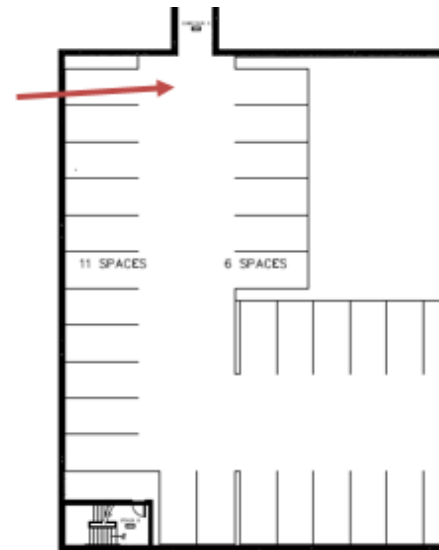
Phase 2 will include the construction of a parking garage with ~~477~~**181** parking stalls. The surface parking lot that was constructed in Phase 1 will be converted to a public parking lot that will be owned by the Village. The surface parking lot will be reduced by two (2) stalls resulting in a total 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 revised floor plans identify the number of parking stalls proposed for the parking garage. Below is a chart the summarized the parking provided in Phase 2. Excluding the shared and electric parking stalls, there are a total of 170 standard parking stalls provided in the garage; this constitutes a surplus of five (5) additional stalls from the 165 spaces required per the Legacy Code. Per the draft residential lease Section VIII.1, parking is allowed in designated, numbered spaces only. Therefore, it is assumed the parking stalls in the parking garage will be assigned to each tenant. It has been noted that not all of the parking stalls within the parking garage will meet the standard size of 9'x18'. The developer is asking for a Variation to be allowed to have some of the stalls reduced in size for compact cars. Staff recommends that a condition of granting the Variation limit the number of compact cars spaces

Standard Parking Stalls Required	165	Standard Parking Stalls Provided	170
ADA Stalls Required	6	ADA Stalls Provided	6
Shared Parking Required	0	Shared Parking Stalls Provided	2
Electric Car Stalls Required	0	Electric Car Stalls Provided	3
Total Parking Required	171	Total Parking Provided	181

New Open Item #5: A variation will need to be granted to reduce the size of the parking stalls in the parking garage allowing for compact parking stalls measuring 8.5' x 16.5' allowing them to maximize the parking. Staff recommends a condition of granting the Variation limit the number of compact car spaces to only those parking stalls exceeding the required 165 parking stalls required.

Staff has expressed concern over the design of the lower level floor of the parking garage. The image to the right does not provide the ability for a vehicle to turn around. A vehicle would have to back out approximately 90-100' to exit the area. The plans should be revised to eliminate two (2) stalls or to convert these spaces for motorcycle parking.



New Open Item #6: The Site Plan approval plans should be revised to address staff's concern regarding the inability to easily exit the lower level floor parking area.

To address overall parking concerns, Staff has requested the Developer provide parking data and occupancy rates for existing downtown developments in the area. Staff researched a few communities with similar downtowns to compare their parking regulations. Listed below is the parking regulations for LaGrange, Downers Grove, Elmhurst and Orland Park:

Community	Downtown Commercial Parking Required	Downtown Residential Parking Required
LaGrange	No parking except as may be provided by the Board of Trustees	1.5 per dwelling unit
Downers Grove	No parking	1.4 per dwelling unit; parking lots with more than 20 spaces can count up to 5 spaces or 5% whichever is less for parking of motorcycles or scooters. Size of stall is 4'x8'. Shared parking stalls can be reserved for up to 5% of spaces.
Elmhurst	No Parking	Tier 1= 1 Tier 2= 1.25 Tier 3= 1.5
Orland Park	Requires parking based on use.	2 per dwelling unit but allows up to a 25% reductions "to promote smaller lots, shared parking, on-street parking and the shared use of public parking facilities"

In summary, the majority of communities do not require parking for commercial; however, the residential parking requirements are all greater than the Legacy Code. Despite the proposed project exceeding the code requirements with a surplus of eight (8) parking stalls, parking issues continue to be raised by staff, residents and the Plan Commission. The Incentive Agreement addresses these concerns by requiring the 1:1 ratio be maintained throughout Phase 2 construction. If the project does not proceed to Phase 2 within 2 years, the gravel parking lot in Phase 2 will be paved and thereby serving to address any parking shortages in Phase 1. To address any possible parking shortages in Phase 2, the Incentive Agreement provides the opportunity for the Applicant to lease spaces from the Village in the surface parking lot behind Phase 1 after completion of Phase 2.

For comparison purposes, Staff contacted the Orland Park Planning Department to find out what their recent multi-family projects provided for parking. Below are the results:

Orland Park TOD Project Name (Approval Year)	# Multi-Family Dwelling Units	# Parking Spaces Provided	# Parking Spaces per DU	Parking Type
The Pointe (2018)- Hansen Project	64	96*	1.5	91 garage, 5 surface
Orland Park Crossing (2013)	168**	206	1.23	Garage and surface
Ninety7Fifty (2011)	295	365	1.23	Garage (Texas wrap style)

**Includes standard, accessible, double stacked, and compact style spaces.*

***Does not include 25 units of townhomes and 38 units of rowhomes.*

Staff requested the Applicant hire a consultant to conduct an occupancy study on these lots to determine parking demand in similar developments.

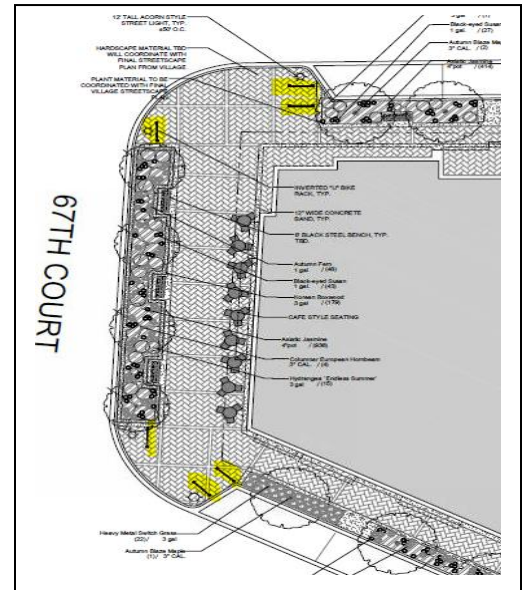
Open Item #7: Developer to provide a parking study to support parking needs.

Open Item #8: Staff has raised parking concerns with the loss of the existing gravel lot where 90-100 Metra commuters will be displaced. The Incentive Agreement addresses Phase 1 parking by requiring the 1:1 ratio be maintained throughout all phases and offers the opportunity to lease spaces from the Village if there are parking shortages in Phase 2. Staff recommends the Commission condition Site Plan Approval on maintaining the minimum 1:1 parking throughout all phases, including construction and require the Applicant to lease spaces from the Village parking lot located behind Phase 1 if parking shortages are experienced.

Open Item #9: 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. The developer has included a note on the Phase 2 civil drawings showing these two stalls removed and landscaped.

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. **There are six (6) located on the corner of 67th Court and South Street (See highlighted in image to the right). The final location and number of these should be determined when the final Streetscape plan is approved. Staff recommends Site Plan approval be conditioned upon the final number of bike racks and locations be finalized once the final Streetscape Plan is completed.**



Open Item #10: Correct sheet A002 to reflect the correct required bike parking counts per code. This has been corrected.

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 174th Street. Phase 2 will not have a loading area for its commercial spaces and therefore deliveries will need to be delivered off South Street. **The developer has suggested the Village consider using some of the space designated for parallel parking on South Street to be identified as short-term loading zones for ride share programs. Staff recommends this be addressed as part of final engineering.**

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 #11: Additional Variations on building material may need to be requested. The developer is requesting Variations on the primary and accent material percentages. The Primary Material on the façade ranges as low as 68.77%-74.7% when the required minimum is 75%. The accent material ranges from 34.3% to 26.6% where the maximum percentage of accent material is 25%. Staff believes the proposed architecture and use of masonry materials meet the intent of the Legacy Code.

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 that 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/>. **At the workshop there was discussion regarding the color choice with the Applicant stating they wished to maintain this red color choice. The Commission may wish to condition their recommendation on maintaining no greater loss of 40% of the original color specifications (RGB and/or Pantone color).**

Open Item #12: Staff questions the use of red awning as a color choice. Staff is recommending any approval of the red awning include a condition that requires replacement of the awning when it experiences greater than 40% color fade from the original RGB/Pantone color.

In response to questions and concern regarding the proposed architecture, the Applicant provided additional architectural detail as defined below. The most notable change is the enhanced cornice design.



FLOOR PLANS

There are ~~six (6)~~ **five (5)** different one-bedroom unit types and ~~six (6)~~ **seven (7)** 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. Regarding the residential amenities, Staff questions the proximity of the pool deck with the second 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 #13: Staff questions the desirability of the 2nd floor units and their balconies being at grade with the pool deck. At the workshop, this was discussed and the developer disagrees with Staff concerns. They contend a roofscape has been designed that creates a landscape buffer to provide added privacy to these units. Staff recommends further discussion on this issue.

Open Item #14: There should be a condition on the approval requiring the developer to notify 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. At the workshop, the Attorney stated there will be language in the leases for these units making them aware of the removal of the windows.

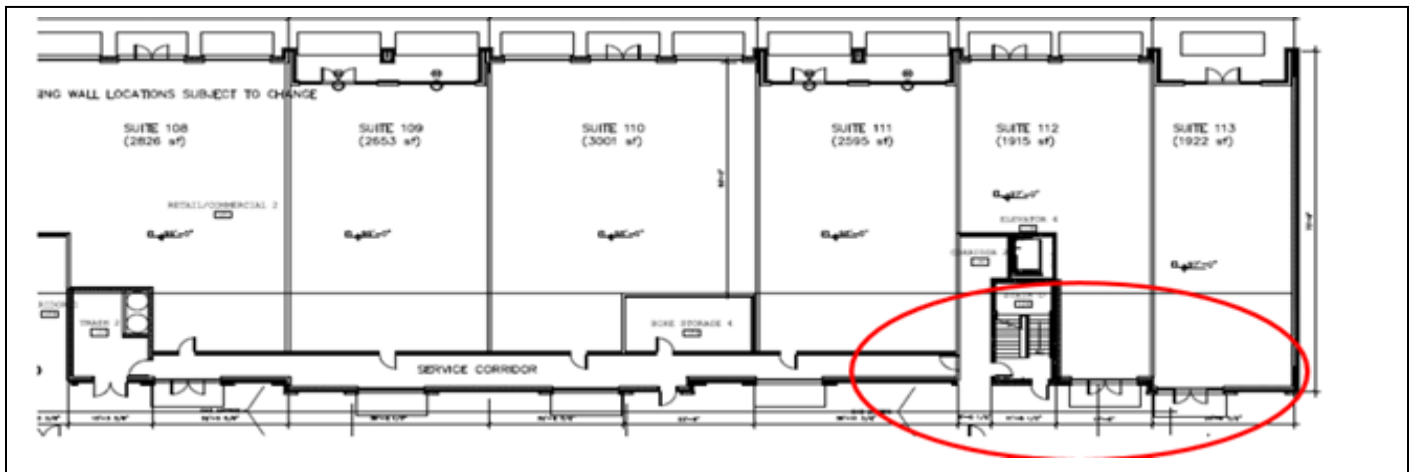
On each floor, there is a recycling room at the far east end of each building. Staff has requested the architects to have this area centralized with the trash room. The bricked in window for the recycling room can then be converted into a glass window to bring natural light to the end of the hallways.

Open Item #15: The architect should look at consolidating the recycling rooms into the main trash area. The architect has eliminated the recycling rooms at the end of the hallway for each floor.

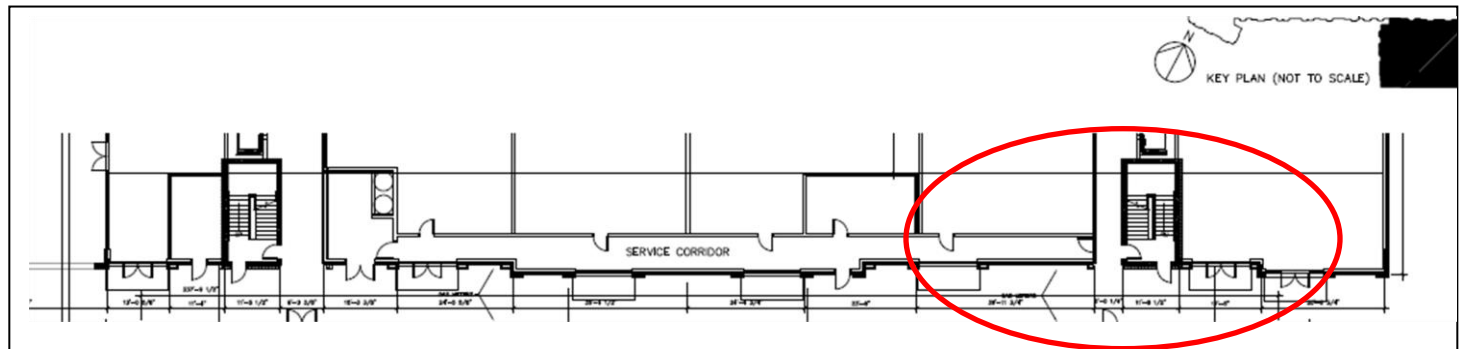
Open Item #16: The bricked in window in the recycling rooms should be converted into glass windows. After discussion with the Architect, staff recognizes that with the removal of the recycling area the space will be split between 2 units thus preventing an opportunity for a window. Staff recommends removing the windows from the elevation noting that it does not negatively affect the overall aesthetics of that façade.

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 many access points. For instance, the very last unit has to go outside with their trash to get to the common area. ***After discussion with the project Architect, they have expanded the end commercial unit so all but the end unit has access to the interior corridor. Staff further requested the Architect to investigate integrating the parking deck and the commercial units instead of spacing them apart. This will require further development of the design team.***

Before:



After:



Open Item #17: Staff questions the need for the internal service corridor proposed in Phase 2. Staff recommends further discussion on the issue regarding the integration of the parking deck and commercial units instead of spacing them and creating an open walkway.

SIGNAGE

At the corner of the building at South Street and 67th Court there is a large wall sign proposed. 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. **The developer at the workshop stated the sign will not be internally illuminated and that lighting will be limited to building façade lighting designed to illuminate the sign.** 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. **At the workshop, there was not unanimous support for the projecting sign. Staff recommends further discussion of the sign.**

Open Item #18: There has been significant discussion regarding the projecting sign. Staff recommends further discussion.

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. **The architect has provided a unified sign plan which gives the tenant the choice of Halo illuminating (from behind) solid reverse channel letters or via wall mounted fixtures (“gooseneck” style). There is reference to monument electronic reader and freestanding signs that need to be removed because the site physically cannot provide areas for these signs to be placed on the property and meet all the Code requirements.** 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. **Projection signs and the material allowed should be included in the Unified Sign Plan.** 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.

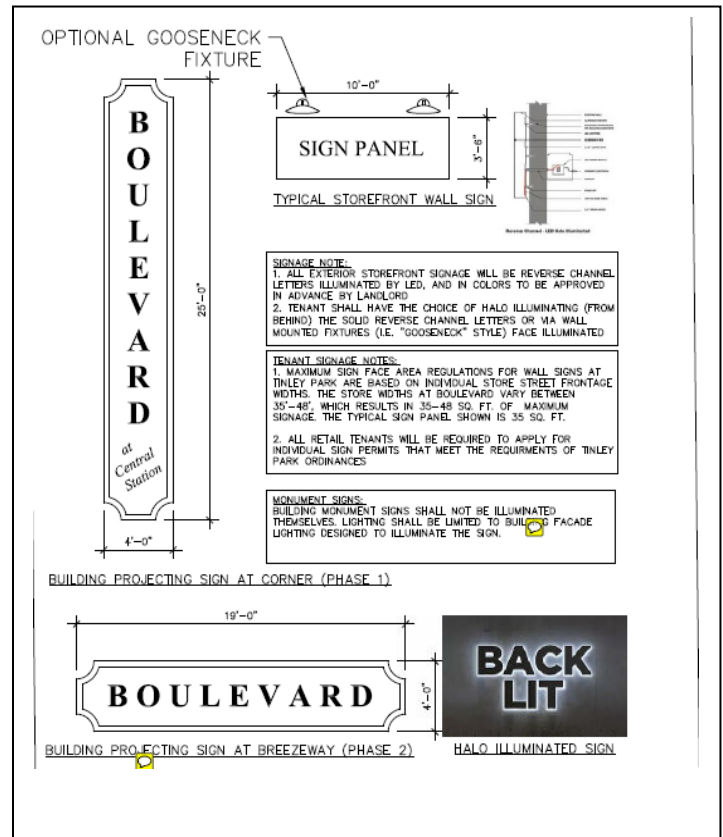
Open Item #19: Provide for a unified sign plan. The Unified Sign plan needs to be revised to exclude any reference to free standing or monument electronic reader signs. A section should be included to allow projection signs and require a standard material to be used (I.E. wood or metal). It is recommended that the same material be used for all projections signs.

Open Item #20: Staff recommends that the main identification signs for the building not be illuminated. The developer has agreed that the identification signs will not be internally illuminated.

LIGHTING

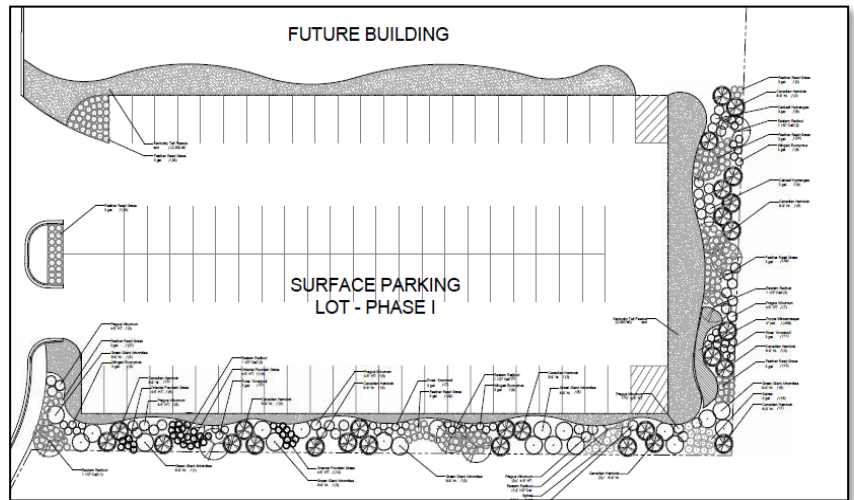
A photometric plan has been submitted (Sheet LT100). The plans are still conceptual and a final photometric plan with cut sheets of the fixtures will need to be submitted prior to final approval. It has been noted by our engineers that the plan does not provide for any parking lot lights in the surface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

Open Item #21: A final photometric plan will need to be provided with final engineering. Staff recommends the Site Plan be conditioned upon final approval of the photometric plan, which includes lighting in the surface parking lot in Phase 1.



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. **The plans show perimeter landscaping installed around the east parking lot as part of Phase 1. This landscaping will only be installed in the event Phase 2 is not constructed in the time frame of the Incentive Agreement.**



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 #22: Address the landscaping comments per the Village's landscape review. The developer has noted they will comply with the recent landscape plan review subject to a final streetscape plan completed by the Village. Staff recommends a condition of the Site Plan approval, the perimeter landscaping around the gravel lot as shown in Phase 1, be constructed in the event Phase 2 is never constructed.



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'. Storefronts 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 #23: Site Plan needs to include a zoning analysis table per the Site Plan requirements. This has been added to page A002 as shown below.

ZONING ANALYSIS

ZONING ANALYSIS TABLE District: DC (Downtown Core)			Phase 1		Phase 2		Phase 1 & 2	
			Allowable	Actual	Allowable	Actual	Allowable	Actual
Land Area	Acres							2.99
	Square Feet							130,244
Building Area	Square Feet			96,671		199,748		296,419
Setbacks	North	Front, Primary Street	5' max.	5.98' max.	5' max.		5' max.	5.98' max.
	South	Rear	5' min.		5' min.	10.99' min.	5' min.	10.99' min.
	East	Side (at Main Building)	5' max.		5' max.	9.40' max.	5' max.	9.40' max.
	East	Side (at Parking Deck)	5' max.		5' max.	29.53' max.	5' max.	29.53' max.
	West	Front, Secondary Street	7.5' max.	10.06' max.	7.5' max.		7.5' max.	10.06' max.
	Southwest	Front, Secondary Street	7.5' max.	9.73' max.	7.5' max.		7.5' max.	9.73' max.
FAR	Ratio of Gross Floor Area to Land Area			0.74		n/a		2.28
Lot Coverage	Building Footprint (Sq. Ft.)			26,079		48,659		74,738
	Ratio of Building Footprint to Land Area			0.20		n/a		0.57
Building Height	Feet		75 (per IBC)	59'-0"	75 (per IBC)	57'-4"	75 (per IBC)	59'-0"
	Stories		7	4	7	4	7	4
Percentage of Greenspace	Plantable Area (Sq. Ft.)			39,737				16,780
	Ratio of Plantable Area to Land Area			30.5%				12.9%
Building Material Percentages	North Elevation	Primary Material	75% min.	69.7%	75% min.		75% min.	67.8%
		Accent Material	25% max.	30.3%	25% max.		25% max.	32.2%
	South Elevation	Primary Material	75% min.	65.7%	75% min.		75% min.	67.2%
		Accent Material	25% max.	34.3%	25% max.		25% max.	32.8%
	South Elevation (Parking Deck)	Primary Material	75% min.		75% min.	84.3%	75% min.	
		Accent Material	25% max.		25% max.	15.7%	25% max.	
	East Elevation	Primary Material	75% min.	73.9%	75% min.		75% min.	65.0%
		Accent Material	25% max.	26.1%	25% max.		25% max.	35.0%
	East Elevation (Pool Courtyard)	Primary Material	75% min.		75% min.	90.5%	75% min.	
		Accent Material	25% max.		25% max.	9.5%	25% max.	
	West Elevation	Primary Material	75% min.	73.4%	75% min.	65.7%	75% min.	
		Accent Material	25% max.	26.6%	25% max.	34.3%	25% max.	
	West Elevation (Pool Courtyard)	Primary Material	75% min.		75% min.	90.5%	75% min.	
		Accent Material	25% max.		25% max.	9.5%	25% max.	
	Southeast Elevation	Primary Material	75% min.	74.7%	75% min.		75% min.	
		Accent Material	25% max.	25.3%	25% max.		25% max.	
	Southwest Elevation	Primary Material	75% min.	68.7%	75% min.		75% min.	
		Accent Material	25% max.	31.3%	25% max.		25% max.	

VARIATION REQUEST

- Variations ranging from 27 to 51 square feet from Section V.C.2 of the Zoning Code to allow a one-bedroom apartments ranging in size from 749 square feet to 733 square feet where the minimum useable floor area for a one-bedroom apartment is 800 square feet. **As a Transit Oriented Development (TOD) the goal is to provide housing in close proximity to mass transportation to encourage compact urban growth, opportunities for increased choice of transportation choices, reduced reliance on the automobile, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses, and provision of amenities that support the use of transit, bicycles, and pedestrian facilities. TOD Developments attempt to provide greater housing densities and often smaller unit sizes that provide common areas for the use of all residents. There are 99 one- bedroom units proposed in this development of which 96 do not meet the minimum unit size of 800 SF. The breakdown of unit size is provided below. The Applicant has stated that the provision of common areas and assigned storage offsets the reduction in unit size. There is private storage units on each floor, which totals 5,385 SF for both phases or approximately 33 SF per unit. The chart below provides the total square footage of the deficient units once the private storage is added to it. The deficiency shrinks to less than 20 SF. There are also common areas on each floor (lounges) as well as the recreational amenities that might be considered when discussing the Variation request. The Applicant has also provided information on the finishes of the units that typify modern luxury apartments.**

UNIT TYPE	QUANTITY	NET AREA	Additional Storage	Total with Storage	Deficiency
Unit 1A-1	12	749	33	782	18
Unit 1A-2	39	749	33	782	18
Unit 1A-3	3	773	33	806	n/a
Unit 1A-4	24	749	33	782	18
Unit 1A-6	12	749	33	782	18
Unit 1A-7	3	749	33	782	18
Unit 1B	3	751	33	784	16
TOTAL	96				

2. A residential parking Variation from Section XII.3.C.d. of the Legacy Code which requires parking for residential uses to be enclosed within the residential structure or immediately adjacent to it. ***The parking for Phase 1 is provided in a surface parking lot open to the sky parking lot located directly behind the Phase 1 building. If Phase 2 is constructed the residents of Phase 1 will park in an enclosed parking garage. Surface parking lots exist throughout the downtown; however, the intent of the ordinance is to not have the street frontages dominated by surface parking lots. This parking lot is screened from South Street by the residential structure and landscaping has been provided along 174th Street.***
3. A four (4) foot wide Variation from Section XII.3.E.4.c of the Legacy Code to allow a 24-foot wide two- way driveway ***at 174th Street*** instead of the maximum 20 feet allowed for a two-lane driveway. ***This Variation is needed in order to make the turning radius for vehicles accessing the loading area from 174th Street. Garbage trucks will be accessing the loading area from this location as well as any delivery vehicles for the commercial uses.***
4. An eight (8) foot wide Variation from Section XII.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 required to meet Fire Department vehicle requirements. This will also be the main entrance for the development and is expected to function as a drop off and pick up area for residents.***
5. A one (1) foot and a five (5) foot front yard Variations from Section XII.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 XII.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 (5) 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 XII.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 to be located in the northwest corner of the Phase 1 structure, There has been concern expressed by some members of the Commission on whether this sign detracts from the overall character of the project. Additional questions have been raised as to whether the name of the project should be the dominant signage for the project versus signage for the commercial tenants. Issues related to the lighting of the sign have been addressed by the Applicant who states the sign will not be internally illuminated. The Commission is encouraged to continue discussion of the sign.***
8. A Variation from Section XII.4.E (Table 4.E.1) of the Legacy Code to allow a projecting sign to extend past the 2nd floor. ***See discussion for #7 above.***
9. ***A 9% material Variation from Section XII.3.B.7.a to allow for a reduction in the required amount of primary materials to 66% where 75%. This will allow for the use of architectural precast/block on the first floor rather than more brick.***
10. ***A 9% material Variation from Section XII.3.B.7.a to allow up to 34% accent material where the maximum is 25%. This Variation is requested to allow a Hardie panel system on the garage throughout the overall design. The panel system provides a sleek modern impression consistent with the overall architecture of the building.***

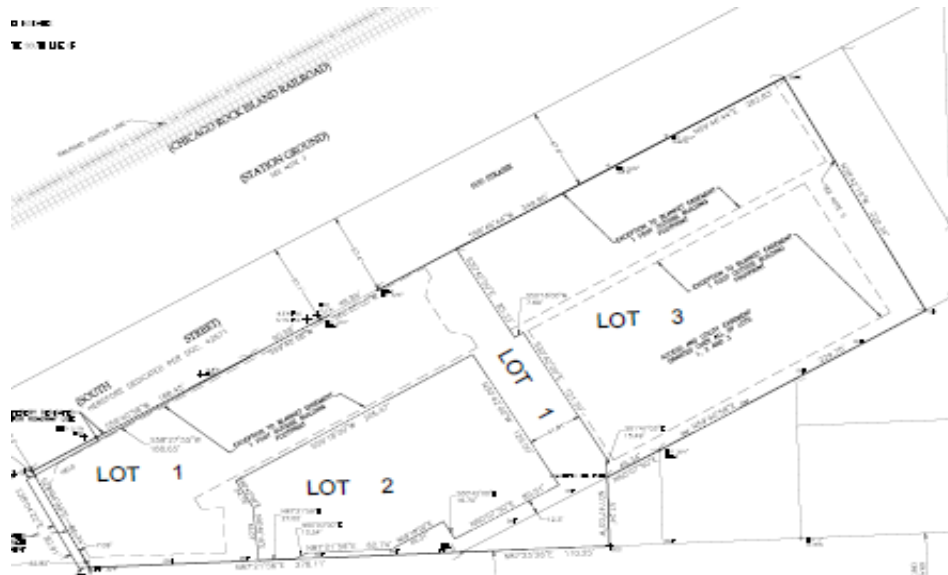
SPECIAL USE PERMIT REQUEST

Section XII.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*; therefore 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 clubroom 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. **The Plans have been revised to show the fitness gym and club room being “potentially” located in Phase 2 on the third floor looking out towards the pool area. The project will lose 2 units but can potentially gain 15,000 square feet in retail space. Staff recommends that a condition of the Special Use Permit, the fitness gym and clubroom be relocated to Phase 2. The remaining accessory residential uses (conference room, business center) may remain.**

Open Item #24: Further discuss relocating Phase 1 first floor amenities (fitness gym and club room) to Phase 2 when Phase 2 is constructed. Staff recommends as a condition of the Special Use Permit, the first floor amenities (fitness gym and clubroom) will be relocated to Phase 2.

PRELIMINARY FINAL PLAT APPROVAL

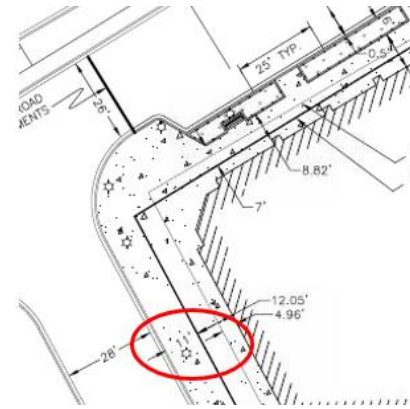
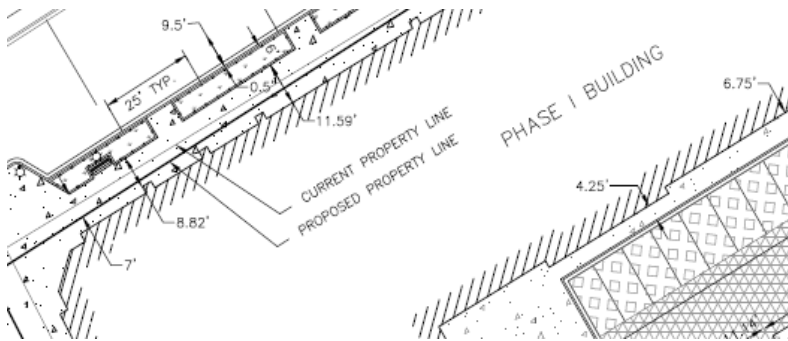


The Applicant proposes to subdivide the 3-acre subject site into three (3) lots. **Section VI of the Subdivision and Development Regulations outlines the procedures for Preliminary and Final Plat approval. The developer is requesting that the Village approves the plats presented as Final. Combining preliminary and final plat is commonly done with smaller development sites such as this. The final plat cannot be recorded until final engineering has been satisfied and the developer has posted the necessary protective covenants which meet the approval of the Village Board. Staff recommends a condition of the Final Plat approval be subject to final engineering.**

Open Item #25: Final Plat Approval. Staff recommends a condition of the Final Plat approval be subject to final engineering.

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 with 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. **The Village's consulting engineer has determined the R.O.W. width along 67th Court can be reduced from 28' to 26' which would give the Village the necessary 13 feet for future streetscape and sidewalk. This will all be determined during final engineering and will be a condition of Final Plat Approval.**



Open Item #26: Further discuss with the engineer regarding the required right of way along 67th Court should be 11' vs. 13'. **This has been resolved.**

SUMMARY OF OPEN ITEMS

Staff has revised the following open items for discussion at the **Public Hearing**:

Open Item	Response
1. Construction Schedule	Time frames are incorporated in the Incentive Agreement. The developer has two (2) years to complete Phase 1 and Phase 2 must start within two (2) years of Phase 1 completion. 1:1 parking ratio for residents will be maintained at all times.
2. Designate a Dog Area	Dog area is proposed on the far east side of the property adjacent to the future parking garage. Further discussion is needed regarding the lack of a dog area for Phase 1.
3. Final Streetscape Plans	Staff recommends Site Plan approval be conditioned upon the plans being revised to conform with the Master Streetscape Plan.
4. Trash Storage and Pickup	Further discussion is needed
5. Variation to reduce the standard size of a parking stall.	Staff recommends as a condition of the Variation being granted the parking stalls can be reduced from 9'x18' to 8.5' x 16.5' for any stalls above the 165 standard stalls required.
6. Lower Level Parking Turnaround	Staff recommends a condition of the Site Plan approval to revise the plans to allow for a vehicle to turnaround

7. Developer to provide a parking study to support parking needs.	Further discussion needed.
8. Off-Street Parking Concerns	Staff has requested the developer to provide parking data to support their parking needs for their development. Language in the Incentive Agreement has been added to allow a residential tenant to lease parking from the Village's surface parking lot. The project when completed will provided for a total of 181 parking stalls.
9. Removal of 2 parking Stalls off Main Access Drive.	Resolved.
10. Correct sheet A002 to reflect the correct required bike parking counts per code.	Resolved.
11. Variations on building material may need to be requested.	Resolved.
12. Staff questions the use of red awning as a color choice.	Staff is recommending any approval of the red awning include a condition that requires replacement of the awning when it experiences greater than 40% color fade from the original RGB/Pantone color.
13. Staff questions the desirability of the 2nd floor units and their balconies being at grade with the pool deck.	Further discussion needed.
14. There should be a condition on the approval requiring the developer to notify 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.	Resolved.
15. The architect should look at consolidating the recycling rooms into the main trash area.	Resolved.
16. The bricked in window in the recycling rooms should be converted into glass windows.	Staff recommends removing the windows from the elevation noting that it does not negatively affect the overall aesthetics of that façade.
17. Staff questions the need for the internal service corridor proposed in Phase 2.	Further discussion needed.
18. Provide for a unified sign plan.	Submitted.
19. Staff recommends that the main identification signs for the building not be illuminated.	Resolved.
20. Photometric plan will need to be provided with final engineering.	Staff recommends the Site Plan be conditioned upon final approval of the photometric plan, which includes lighting in the surface parking lot in Phase 1.
21. Address the landscaping comments per the Village's landscape review.	Staff recommends a condition of the Site Plan approval, the perimeter landscaping around the gravel lot as

	<i>shown in Phase 1, be constructed in the event Phase 2 is never constructed.</i>
22. Site Plan needs to include a zoning analysis table per the Site Plan requirements.	<i>Resolved.</i>
23. Further discuss relocating Phase 1 first floor amenities (fitness gym and clubroom) to Phase 2 when Phase 2 is constructed.	<i>Staff recommends as a condition of the Special Use, the first floor amenities (fitness gym and clubroom) will be relocated to Phase 2.</i>
25. Final Plat Approval.	<i>Staff recommends a condition of the Final Plat approval be subject to final engineering.</i>
26. Further discuss with the engineer regarding the required right of way along 67th Court should be 11' vs. 13'.	<i>Resolved.</i>

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 Mixed-Use Development is permitted in the DC (Downtown Core) Zoning District. The incorporation of residential amenities on the first floor requires a Special Use Permit to be granted.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
The property has been vacant for over ten (10) years with little redevelopment in the immediate area. This development will be the first of its scale in the Downtown. It will be the largest mixed-use building subject to the Legacy Code. Although it is not compatible with the existing single-family homes that abut the property to the south, these properties will most likely redevelop over time. The project 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. There will be public and private parking constructed as part of this development. The property access, lighting, landscaping will improve the area and are designed to meet the intent of the all Village codes.
- 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 South Street and 174th Street. All adjacent roadways will be reconstructed and provide for new sidewalks that currently do not exist today. There will be a public surface parking lot with 64 parking stalls and a private parking garage with 181 parking stalls for the new residents occupying the apartments.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
The plan provides seven-foot (7') wide public sidewalks along South Street and 67th Court and six (6) foot sidewalks along 174th Street. Within the site, there center drive aisle with a five (5) foot sidewalk that provides access at the east end of the property. There are also sidewalks at the rear of the commercial areas in Phase 1 to accommodate pedestrian traffic from the parking area.
- 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.

A Landscape Plan has been submitted that meets the Ordinance requirements. A Streetscape Master Plan has been commissioned by the Village and once approved will be incorporated into the Boulevards Landscape Plan. The plan provides for a significant amount of landscaping within the Streetscape of South Street, 174th Street and 67th Court. A 14' buffer yard is provided behind the parking garage in Phase 2 along with landscaping within the surface parking lot. The proposed landscaping will be an improvement to what is there now.

- f. That all outdoor trash storage areas are adequately screened.

The outdoor trash is located in the interior of the buildings. The trash is wholly enclosed in Phase 1 adjacent to the loading dock area. Staff has concerns regarding how the garbage will be removed from Phase 2 interior trash area. The Architect stated the garbage will be rolled out to the interior curb area just outside the entrance to the parking deck. There does not appear to be adequate room in this area that does not encumber traffic. Staff also questions the garbage pickup schedule and if several times a week may prove to be unsightly.

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 maximizing the number of people living within walking distance of the train station. The project will have the potential to bring at a minimum 165 new residents to the downtown. The proposed 29,853 square feet of new commercial storefronts 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 mixed-use building 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 two (2) buildings provides for a consistent style of architecture. The first floor retail storefront provides for varying materials with the use canvas and metal awnings, gooseneck light fixtures, and recessed doorways. The upper floors utilize balconies and a mixture of brick and hardie panel siding to create interest. There is a rounded corner feature that creates a signature architectural feature at the prominent southeast corner of South Street and 67th Court. 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. Along the front façade there are enclaves for future outdoor dining opportunities that 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.

- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

The proposed improvements will provide new retail space that meets the needs of retailers. 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.

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 Variation to reduce the square footage of a one-bedroom apartment is needed to compete with the existing market. However, the property has built in additional residential amenities such as fitness gym, pool, bike storage, individual storage units on each floor and a club room with kitchen, that make up for the loss in square footage of the apartment size.
2. The plight of the owner is due to unique circumstances.
The building plan and concept are unique to the property. This project has evolved with substantial input from the Village Staff. These variances are necessary to comply with the Village's requirement for indoor parking and to allow for a unique building with contrast which can be facilitated by the use of different materials.
3. The Variation, if granted, will not alter the essential character of the locality.
The project as a whole is being presented as one unified development. The developer is bringing forth a modern design that meets the intent of the Legacy Plan. The developer is working on a constrained site and trying to build a product that is comparable in size and price to existing mixed-used developments in the region. The project itself is going to transform the image of the downtown. This will be the first large-scale, mixed-use development that will be the catalyst for redevelopment 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;
There are constraints with the ability to adjust the building and roadways because there is existing R.O.W. on the north side of South Street that is forcing some of the design on this property.
 - 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;

The developer has been working for over ten (10) years to develop this property. The general concept has been which is to provide a mixed-use development in the downtown. One of the concerns the developer has is the ability to fill the commercial lease spaces on the first floor. This is their main argument to grant a Variation for a large projection sign on the building. The developer wants to create a visual landmark for the building, which will make it visible from the Oak Park Avenue.

- d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
Several properties were accuired in order to make this development feasible. There are not many large parcels in the downtown which can make it difficult to meet all zoning requirements and the intent of redeveloping the downtown.
- 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 redevelopment of this property will meet all building codes and Village requirements. It is the hopes of Staff this site once constructed will spur new development in the area.
- 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 project will be adding 165 new residential units to the area. Although parking is always a concern with any new development, the goal of the downtown is to increase the amount of residents living in the downtown within walking distance of the retailers and train station. A parking garage will be constructed which will accommodate a total of 181 vehicles. The desire to build a mixed-use development in downtown is due to the proximity to the train station. It is the developer's belief that a portion of their tenants will not have vehicles.

STANDARDS FOR A SPECIAL USE PERMIT

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;
The incorporation of the residential amenities (fitness gym, club room with kitchen, conference room, and leasing office will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The uses are incorporated with the overall design of the first floor lobby area and will built to meet all building codes.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The inclusion of residential uses on the first floor will not be injurious to the use and enjoyment of other properties in the immediate vicinity. There is a train station across the street and a mix of commercial and residential uses surrounding the property.

- 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;
Having some residential amenities on the first floor will not impede the normal development of the downtown, however these uses will not provide the necessary sales tax the Community is hoping to achieve with redevelopment in the downtown.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
As part of this development, the developer will be reconstructing all the adjacent roadways the site abuts. The new regional pond, which was established out on the Panduit Site, is providing the necessary stormwater management that normally would have been required. Volume control measures are being installed within the surface parking lot of Phase 1 to address any additional drainage issues.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
The residential amenities will only be accessed from the interior lobby area of Phase 1. Since these areas will only be utilized by the residents living in the apartments, there will not be any issues of increased traffic on the public streets to accommodate these uses.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
The DC (Downtown Core) District for this area requires first floor commercial retail. The accessory residential uses are permitted with the granting of a Special Use Permit.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
The DC (Downtown Core) District requires that commercial uses be on the first floor. This development will be reducing the available retail space on South Street by allowing residential amenities on the first floor in Phase 1. Staff is concerned that from the street view, these "store fronts" will be vacant most of the time. The residential amenities will not draw people to this area to shop.

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.

MOTIONS TO CONSIDER

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

Motion 1: "...make a motion to grant the Petitioner, David Sosin, on behalf of South Street Development, LLC, Site Plan Approval at the property located at 6701-6755 W. South Street in accordance with the plans submitted and listed herein subject to the following conditions:

- 1) **A minimum of 1:1 parking will be provided on site throughout the construction process.**
- 2) **The developer will obtain the necessary construction easements from the Village for the use of their property during construction.**
- 3) **The eastern surface parking lot illustrated in Phase 1 will be constructed per Village's standards in the event the developer does not commence construction of Phase 2.**
- 4) **The final design of the dog run in Phase 2 will be reviewed by staff prior to construction.**
- 5) **The final landscape plans will be subject to the final Streetscape Plans approved by the Village.**
- 6) **If additional parking spaces are needed for the residential units, the residential tenants may lease spaces from the Village's public surface parking lot.**
- 7) **The final number of bike racks and locations will be subject to the final Streetscape Plan approved by the Village.**
- 8) **The owner will be required to replace any red awning when it experiences greater than 40% color fade from the original CBG/Pantone color.**
- 9) **Final approval of the photometric plan will include lighting in the surface parking lot in Phase 1.**
- 10) **The perimeter landscaping around the gravel lot as shown in Phase 1, must be installed in the event Phase 2 is not started within two (2) years of Phase 1 completion.**

[any conditions that the Commissioners would like to add]

Motion 2: "...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, David Sosin, on behalf of South Street Development, LLC, the following Special Use Permit at the property located at 6701-6755 W. South Street 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 Plan Commission at this meeting.

1. **A Special Use Permit from Section XII.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. subject to the following conditions:**
 - (a) **The first floor amenities (fitness gym and clubroom) will be relocated to Phase 2.**

Motion 3: "...make a motion to recommend that the Village Board grant a Variation to the Petitioner, Petitioner, David Sosin, on behalf of South Street Development, LLC,, the following Variations at the property located at 6701-6755 W. South Street 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 Plan Commission at this meeting.

1. **A 70 square foot Variation from Section V.C.2 of the Zoning Code to allow a 730 square foot one-bedroom apartment where the minimum useable floor area for a one-bedroom apartment is 800 square feet.**
2. **A residential parking Variation from Section XII.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.**

3. A four (4) foot wide Variation from Section XII.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.
4. An eight (8) foot wide Variation from Section XII.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.
5. A one (1) foot and a five (5) foot front yard Variations from Section XII.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.
6. A two (2) foot side yard Variation from Section XII.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.
7. A 68 square foot Variation from Section XII.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.
8. A Variation from Section XII.4.E (Table 4.E.1) of the Legacy Code to allow a projecting sign to extend past the 2nd floor.
9. A 2 foot Variation from Section XII.3.C.4 to allow a 8.5' X 16.5' parking stall in the parking garage for compact cars stall instead of the required nine 9'x18' with the condition that the parking stalls only can be reduced for any stalls above the 165 standard stalls required.
10. A 9.3% material Variation from Section XII.3.B.7.a to reduce the percentage of primary materials on the external elevations to allow for 65% where 75% is required in order to accommodate the use of architectural precast/block on the first floor.
11. A 9.3% material Variation from Section XII.3.B.7.a to allow up to 34.3% accent material where the maximum is 25%.

[any conditions that the Commissioners would like to add]

Motion 4: "...make a motion to grant the Petitioner, David Sosin, on behalf of South Street Development, LLC, Final Plat Approval at the property located at 6701-6755 W. South Street in accordance with the plat submitted and listed herein subject to the following conditions:

1. **Final Plat is subject to Final Engineering.**

[any conditions that the Commissioners would like to add]

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	8.24.18
A001	TABLE OF CONTENTS	KD	8.24.18
A002	BUILDING TABLES	KD	8.24.18
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	8.24.18
A101D	PHASE 2 LOWER FLOOR PARKING PLAN	KD	8.24.18
A101 E	PHASE 2 UPPER FLOOR PARKING PLAN	KD	8.24.18
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	8.24.18
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	8.24.18
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	8.24.18
A301A	PHASE 1, 174 TH , COURTYARD ELEVATIONS	KD	7.17.18
A301A-R	COLORED PHASE 1 174 TH , COURTYARD ELEVATIONS	KD	8.24.18
A302	PHASE 2 SOUTH, EAST ELEVATIONS	KD	7.17.18
A302-R	COLORED PHASE 2 SOUTH ELEVATIONS	KD	8.24.18
A302A	PHASE 2 SOUTH, EAST ELEVATIONS	KD	7.17.18
A302A-R	COLORED PHASE 2 SOUTH, EAST ELEVATIONS	KD	8.24.18
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	8.24.18

A311-R	3D COLORED RENDERINGS	KD	8.24.18
A312-R	3D COLORED RENDERINGS	KD	8.24.18
A401	Unit Floor Plans	KD	8.24.18
A402	Unit Floor Plans	KD	8.24.18
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
	Unified Sign Plan	DS	8.30.18
	Residential Lease Draft	DS	8.30.18
	Commercial Lease Draft	DS	8.30.18
	KD= KUO DIEDRICH		
	ME= MCBRIDE ENGINEERING		
	PES= PARTNER ENGINEERING & SCIENCE, INC		
	DS= David Sosin, Attorney		



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

AUGUST 16, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on August 16, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Tim Stanton, Acting Chairman
Eduardo Mani
Angela Gatto
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Neal Hummitsch, Robert Hansen, Mary McBride, Mark Diedrich, David Sosin, Dan McMillan

CALL TO ORDER

PLAN COMMISSION ACTING CHAIRMAN STANTON called to order the Regular Meeting of the Plan Commission for August 16, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the August 2, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER AITCHISON, to approve the Minutes as presented. The Motion was approved by voice call. ACTING CHAIRMAN STANTON 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 16, 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.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
Eduardo Mani
Angela Gatto
Stephen Vick
MaryAnn Aitchison

Absent Plan Commissioner(s): Ken Shaw
Lucas Engel
Garrett Gray
Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Community Development Director
Kimberly Clarke, Planning Manager
Dan Ritter, Senior Planner
Barbara Bennett, Commission Secretary

Guest(s): Neal Hummitsch

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO to open the Public Hearing for SIP WINE BAR – 17424 Oak Park Avenue, Site Plan Approval with a Variation. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

ACTING CHAIRMAN STANTON 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.

ACTING CHAIRMAN STANTON 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 Variations from the Legacy Code that are required to permit a building addition to match the existing non-conforming and historic home. There are several Variations required to bring this project into conformance. The Petitioner's intent 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.

The existing site is a single building along with a small parking area at the rear of the property. The original house was constructed in 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 also calls for preserving, rehabbing and strengthening existing historic structures within the downtown. There is a 1,900 square foot addition that was put on in 1993 which is not considered historical. The addition has a similar roof style and similar material as the original home. The building was most recently occupied by the Attic Door. Recently the subject property was re-subdivided along with a number of adjacent properties to the south due to incorrect lot line surveys. The property is now a single parcel rather than two parcels.

The site is in the Legacy District and zoned DC (Downtown Core). The property to the south is Mickey's, to the east is Citi Bank and to the north is the Historic Vogt Building which is the future Banging Gavel Brewery. 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 zoned R-4 (Single Family Residential) and not in the Legacy District.

The proposed use of the building will be for SIP, a self-service wine bar and restaurant that includes a full kitchen and food service. There will be indoor seating, a standing room only area and two outdoor patios, a small one in the front and a larger one in the back. There will be a 1,100 square foot apartment on the second floor which is over the minimum square footage of 800 square feet. The apartment 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.

There will be a two-story addition to the south side of the existing building that will include a partial basement to be used by the kitchen of the restaurant for storage. The large patio in the back will have a metal roof and columns similar to the design of the front patio. The front patio will be enclosed with a three to four foot wrought iron fence and landscaping to separate the patio from the public sidewalk. The rear patio will be enclosed by a knee wall and landscaping. 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.

The first Open Item which was addressed in the Workshop was to revise the plans to show the correct setback on the south side property line between Mickey's parking and the building. They have adjusted the site plan to show the appropriate parking lot and property line setbacks on the south side of the lot. The two parking spaces on the north side of the building were also altered to be a parallel space. The Plat of Easement to permit alley access was reviewed and has been attached to the plans.

Landscaping has been added to several locations on the property. Typically two (2) street trees are required, but staff has recommended only one (1) tree due to the drive aisles, a light, and visibility. It is likely the trees located on Mickey's site will likely die to the construction and the Petitioner has agreed to contact that owner and replace these trees if necessary.

The architecture is proposed to closely mirror the historical design and residential character of the original Dini Home. This is viewed as a Heritage Site in regards to simply modifying the site to come closer in conformance. Many of the Variations are a result of the Petitioner's and Staff's desire to maintain the integrity of the historical home.

The proposed building additions will utilize fiber cement Hardie Board siding as required by the Legacy Code. If there is a need for replacement of the vinyl siding in the future on the existing building, Hardie Board will be used. 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. Mr. Ritter showed images of updated front, rear and side elevations of the building showing the removal of the previous fake windows.

A wall sign is proposed on two (2) elevations which are flat mounted or projecting signs. There is a single faced monument sign proposed at the north entrance. This will require a Variance due to the curb cut and not being able to place the sign a

full ten feet (10) from the property line and drive aisle. Staff has concerns about the front wall sign covering up an architectural detail on the building. The Plan Commission at the Workshop noted this was acceptable due to the character of the existing property. The lighting is in compliance with the Legacy Code.

No parking for street-level commercial is required. There is one parking space required for the residential apartment. The current plan proposes four (4) parking spaces on the site. If and when the alley is constructed, three (3) of the parking spaces will be removed. The property also has public parking surrounding it that will likely be shared by customers and employees to use. Proposed parking is sufficient based on the uses and location of the development in the Downtown Core. The Petitioner has met with the owner of the future Banging Gavel and the police department regarding some type of shuttle service to be offered.

List of Required Variations from the Legacy Code:

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. A Variation was granted to a previous business for a ground mounted sign within the front yard setback.

ACTING CHAIRMAN STANTON asked the Petitioner for comments. Mr. Hummitsch had no further comments.

ACTING CHAIRMAN STANTON asked for a motion to close the Public Hearing.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GATTO to close the Public Hearing on SIP WINE BAR – 17424 Oak Park Avenue, Site Plan Approval with a Variation. The Motion was approved by voice call. ACTING CHAIRMAN STANTON declared the Motion approved.

Mr. Ritter noted the Standards for Site Plan Approval as follows:

- 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 as follows:

- 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 as follows:

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 proposed improvements will also allow the structure to become more practical to be utilized for commercial development in the downtown.

ACTING CHAIRMAN STANTON asked for a Motion.

A motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER AITCHISON 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.

AYES: MANI, VICK, AITCHISON, GATTO AND ACTING CHAIRMAN STANTON.

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion unanimously approved.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GATTO 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 Plan Commission at this meeting.

AYES: MANI, VICK, AITCHISON, GATTO AND ACTING CHAIRMAN STANTON.

NAYS: NONE

ACTING CHAIRMAN STANTON declared the Motion unanimously approved.
This will go before the Village Board on September 18, 2018 for adoption.

VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE AUGUST 16, 2018 REGULAR MEETING

**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.

Present were the following:

Plan Commissioners: Tim Stanton, Acting Chairman
 Eduardo Mani
 Angela Gatto
 Stephen Vick
 MaryAnn Aitchison

Absent Plan Commissioner(s): Ken Shaw
 Lucas Engel
 Garrett Gray
 Chuck Augustyniak

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
 Kimberly Clarke, Planning Manager
 Dan Ritter, Senior Planner
 Barbara Bennett, Commission Secretary

Guest(s): Robert Hansen, Mary McBride, Mark Diedrich, David Sosin, Dan McMillan

Kimberly Clarke, Planning Manager noted this is a Workshop on the Boulevard at Central Station for Site Plan Approve and Zoning approvals that will coincide with the Site Plan. The project is proposing a mixed-use development that will be approximately 4 stories in height and its total construction will be 296,419 square feet and comprise 165 apartments and 29,853 square feet of commercial use on the first floor. The existing site is approximately 3 acres in size consisting of 11 vacant parcels. There is a portion that is being used as a gravel parking lot being used by Metra riders. There are approximately ninety to one hundred vehicles parked there daily. The remainder of the site is vacant. Approximately one (1) acre is owned by the Village and the remaining is owned by the developer. The buildings that did exist on this property were demolished around 2008.

The first concept that was reviewed by the Plan Commission was back in November of 2007. Ms. Clarke showed images of the previously proposed building designs. This was prior to the Legacy Code and has always been a public/private partnership with Village-owned land that is involved in the partnership. This was approved and went to a preliminary hearing in 2009 and was recommended by the Plan Commission. In 2012, a formal Ordinance was adopted granting some Variations. This was a five to six-story building and it housed about 167 residential units. In 2012 there was a poor economy and the project went to the wayside and then came back to staff who discussed it with the architect. At that time a 4 story

building was proposed with a newer concept. In April of 2017, the developer came back with a similar building to what was approved back in 2012. The architecture then evolved to what is being presented now with the rounded feature at the intersection.

The Site Plan is 296,419 square feet that will be done in two (2) phases. The first floor will be approximately 30,000 square feet of retail. There will be 165 residential apartments units with 99 one-bedroom and 66 two-bedrooms. The building will be four (4) stories in height. There is a desire to allow pets and be dog-friendly, looking at the site plan, staff would like to know how they will accommodate that by having a small dog area for the pets to walk. Staff has asked for a construction schedule that will be presented prior to the Public Hearing.

Phase 1 will occupy the southeast corner of South Street and 67th Court. All public improvements will be done in Phase 1. This phase will include 66 residential rental units (39 one-bedroom and 27 two-bedroom apartments) ranging from 730 square feet to over 1,311 square feet. This is a Variation as the code requires a minimum of 800 square feet of usable floor space. 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 Legacy Code requires that all residential apartment parking be covered and may not be open to the sky, so that will be a Variation. The first floor will be 15,130 square feet will be used for commercial space. The Legacy Code restricts accessory uses on the first floor when it is required to be commercial so this will be part of the Special Use. 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. The setbacks for Phase 1 range what is dictating the orientation of this site. They will have to follow the right of way line on the north side of South Street making it somewhat of a challenge. The code requires a maximum of five (5) feet, but the goal is to provide adequate sidewalks. There will be ample sidewalks with outdoor dining. In this Phase 1, they are holding the seven (7) foot public sidewalk with no encroachments of future public dining on this. There will be six (6) feet of buffer area that will be comprised of streetscape.

Phase 2 will start with 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. There is no other residential accessory uses proposed on this first-floor. 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. The residents will have the private use of the parking garage.

The area in between the two buildings is a drive aisle. In this scenario, it will be a private access drive, one way in coming off of South Street. When Phase 2 is completed there will be a connector that will arch over this access drive. Ms. Clarke showed an image of what the project will look like at completion. The site improvements will be completed as part of Phase 1. The intersection of 67th Court and South Street will be reconfigured into a true T-intersection. This will allow for safer turning movements, improve the alignment of South Street and remove one entrance point to the Metra parking. This will improve this area for street flow. The developer will be doing the street improvements. The final streetscape plan is an open issue and will be presented in the future months. Ms. Clarke presented an image of the streetscape proposed by Staff.

The project will have two (2) access points. The fire department required a minimum width of twenty-one feet as a fire lane in between the buildings. There is a Variation for the width of this aisle. 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 does not require parking for commercial uses, but does require one (1) stall for each residential unit. In Phase 1 for the 66 units, there will be 66 spaces in the surface lot. When Phase 2 is developed there will be 177 stalls which are twelve (12) over what is required. The surface parking lot will become the Villages and there will be additional parallel on-street parking on South Street and 174th Street. Staff has concerns regarding the current gravel parking lot being used by up to 100 cars for

the Metra parking. Those cars will be displaced. Staff also has concerns if the one to one parking space requirement is sufficient for a site this size. This is also being echoed by some of the residents that are contacting staff.

There is a dedicated loading area off of 67th Court and 174th Street where the full access is. In Phase 2 there is not a dedicated loading area so it is assumed that businesses will be getting their product loaded off of South Street. Staff is not sure if the internal access drive would work sufficiently for this purpose.

There will be U shaped bike racks for bicycle parking provided which is part of the Legacy Code. There will be an internal bike storage room off the back of each building.

Ms. Clarke showed images of what the building will look like on South Street when it is fully developed. There is a halfway break that will separate the two buildings with an archway above it to join the two buildings. The archway takes them to the back of the building where they would enter the private parking garage. 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. The 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 some additional variations needed based on the accent materials shown on the plans presented. A material board was displayed to the Commission. There is a rounded feature on the corner which was requested by Staff in order to create 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. The archway provides a unique access and breaks up the long block of approximately 621 linear feet. There will be metal and canvas awnings. Alcoves have been created to allow for a tenant to have an outdoor dining area. Staff has had some concerns about the use of red awnings due to potential fading. References have been provided to the Commission showing that red awnings are prone to fading. The lobby area will be in Phase 1 for all the residents in both phases. There will be two (2) overhead loading doors off of 174th Street to allow for garbage and any other loading needs. There are windows on Phase 1 that face east that will be eliminated when Phase 2 is constructed. Staff has concerns about this as it will have to be clearly articulated to the tenants. 174th Street does face some other businesses and is designed for the first floor retail to have access to the back of the surface parking lot which will allow customers to enter from the back. There will be some language in the covenants regarding what the businesses can do with the windows.

In Phase 2 the archway will be built. The parking garage will be built and above the parking garage the pool deck will start. There will be an overhead door to enter the parking garage. While Phase 2 is being built the surface parking lot may be paved. There are concerns regarding properties that surround this as the site gets redeveloped. The open items are to find out the materials to be used on the accent materials and more discussion on the red awnings. Staff recommends the recycling areas be in the trash rooms. The bricked in windows should be converted to glass windows.

The first floor of Phase 1 includes an accessory area for the residents which is approximately 9,000 square feet that includes a fitness gym, a kitchen, bike storage, the lounge, conference room, elevators and mailboxes. The remainder will be retail. Phase 2 will have an interior corridor. There will be a walkway between the parking garage and Phase 2. Staff is questioning the feel for this. Units in Phase 2 will be on the same grade as the pool and grilling station. There will be six different unit types. There will be additional storage and a trash area on each floor. There is a recycling area in a separate area. Staff is requesting this be incorporated with the trash area. There are two (2) elevators in Phase 2 and one in Phase 1 in the lobby. Staff is questioning the desirability of having a pool at grade level with apartments looking into it.

Staff has asked for a unified sign plan. The Legacy Code allows for a backlit or spotlights. They are asking for a reversed backlit sign which is more of a modern look. On the top there is a projecting sign on the corner of South Street and 67th Court which will need a Variation for size and the projection as signs cannot go beyond the second-floor. The sign is about twenty-five (25) feet in length and four (4) feet wide. Staff does not want to see this sign illuminated. Each tenant will be able to have their own signage above their unit.

A photometric plan has been submitted. The plan does not provide for any parking lot lights in the surface parking lot in Phase 1. Staff will request exploring that.

There will be a streetscape plan. They will be providing some buffering to adequately screen the properties that will be abutting some residential properties. The Village's landscaping architect has made several recommendations.

The subject property is in the DC (Downtown Core) and is within the Legacy District. Street level commercial is required on the first floor. The Metra is to the north which is 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 future plans to construct a three-story mixed use building. There is a maximum of a five foot (5) front yard.

The Variations are as follows:

1. A 70 square foot Variation from Section V.C.2 of the Zoning Code to allow a 730 square foot one-bedroom apartment where the minimum useable floor area for a one bedroom apartment is 800 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 complements 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*; therefore 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.

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 includes 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 an underground parking garage on Lot 3. At that 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.

The Open Items are as follows:

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 recommends 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 awnings 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 windows in the recycling rooms 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'*

Ms. Clarke asked the Petitioner to give his comments.

Mr. David Sosin, Attorney for the Developer noted he has been working on this project for twelve (12) years. He stated they are ready to proceed with the project. The presentation that Ms. Clarke gave was very detailed. The whole project has changed over the years with the economy, desires of the Village and the realities of financing. He would like to be the catalyst of the whole downtown area, not just on this project, but whatever comes later. Some of the twenty (20) open items will be worked out prior to the Public Hearing and his thinking on what should be done.

Mr. Mark Diedrich, Architect noted there will be 165 one & two bedroom residential units above 30,000 square feet of commercial space with the intention of creating a vibrant downtown streetscape. He noted some of the amenities. The units will be equipped with modern technology to meet the needs of multi-generational residents. It will attract a broad demographic of residents from professional millennials to empty nesters. The project will be instrumental in order to allow the Village to grow as a "cradle to grave" community. The design of this building builds upon the architectural precedent of the downtown core. There will be masonry materials of cast stone and brick around storefront windows and awnings to continue the streetscape of the downtown core. The Legacy Code has been an important process for this project. He noted the building is located across from the Metra Station which will bring people to the site every day for the commercial spaces. Tenants living over a commercial space will allow them to live, eat, shop and socialize all within walking distance of their home. This project will create a walkable downtown. Streetscape has been incorporated in the project. One of the Variance items is the reduction of some of the one bedroom units. The argument for this is that the building will have many high-end amenities. The trend today is to share amenities instead of having large units. There is private secured storage space for all residents on each floor. The total shortfall of one bedroom units is 4,788 square feet with the total amount of indoor amenities is over 10,000 square feet, of which over 4,800 is dedicated to resident storage. The square footage has been taken from the units but storage on each floor has been added for each resident. This offsets one another.

Mary McBride, Engineer noted she joined the project in 2015. In 2014 the sanitary district passed a new ordinance called the Watershed Management Ordinance (WMO) which raised the bar in terms of stormwater management and has been incorporated into the site's stormwater design. The volume control component of the first inch will be kept on site under the surface parking field and the remainder of the stormwater runoff will be in new sewers down South Street to the Panduit Regional Detention Pond. That improvement is incorporated into this project. Beyond stormwater management, the other civil improvements will be utilities and streets as discussed. The overhead wires on South Street will be buried along with the road improvements.

Mr. Sosin noted he will work with Staff to address all the open items. The schedule is anticipated to be a maximum of two years with a companion agreement with the Village. He feels the units will rent out quickly. Regarding the parking, he needs Phase 2 to use for staging Phase 1. He will try to maintain as much parking as possible and parking for the workmen. There is parking to the west of Oak Park Avenue. Some people may take the choice of 108th Avenue temporarily until he finished the lot that will be there. He will try to minimize the inconvenience. Mr. Sosin went on to identify the Variances mentioned in the Staff Report. He noted that Mr. Hansen is an experienced developer who has previously built in Tinley Park. These unit rents will be market rate rents and the anticipated rent is approximately \$2.00 per square foot per month.

COMMISSIONER AITCHISON asked if there will be a percentage of units rented out prior to the start of Phase 2 and what if there is a lag in interest. Mr. Sosin replied he would be renting prior to Phase 2 and if there is a lag it may take a little longer to start Phase 2. In the downtown Orland Park project, the units were rented way ahead of expectations and are currently around 95% leased.

COMMISSIONER VICK asked about the red awnings. He also questioned the main sign on the corner of the building. He feels it looks out of place. Mr. Diedrich replied he was trying for a vibrant streetscape. He would consider looking at the tone of the color. Mr. Diedrich replied the sign he wanted is a feature sign on that corner. The lighting would be subtle due to it being next to the apartments. This is a design element and he is asking for permission for that sign. Mr. Sosin noted the sign would be most attractive to the retail tenants.

COMMISSIONER GATTO noted she agrees with COMMISSIONER VICK on the sign. She also noted that some residents do not want to live with or around dogs and she would recommend only one building being dog-friendly and have a pet area where they can walk the dogs. She noted the parking is an issue due to the traffic congestion in the area near the Metra train station. There will be more congestion added to the area. The people that park in that lot will have to be relocated. There are issues with people walking across the street and people waiting to get in the lot. Her recommendation would be a walkway to get across the street. She also noted there should be charging stations in the parking areas for electric cars. Mr. Hansen replied that is a good idea.

COMMISSIONER MANI noted the sign looks good, but would like to see other options on illuminating it. He also noted the awnings should be materials to reduce fading. He also has concerns regarding the parking. Specifically in regards to the two-bedroom units there is likely to be two cars and also asked where guests would park, particularly overnight. Mr. Diedrich replied there is a combination of red and black awnings. He replied there will be 177 deck spaces, 64 surface lot spaces in the proposed public lot and 30 on the street. Ms. Clarke noted there is no overnight parking on the street or the public lots.

ACTING CHAIRMAN STANTON asked if each unit will have their own heat and air conditioning in the units so they could be converted to condos in the future if necessary. He also asked if there would be security cameras in the lots. Mr. Diedrich noted the tenants will have their own HVAC units. There will also be security in the parking lot and common areas.

ACTING CHAIRMAN STANTON noted there will be a Public Hearing on September 6, 2018.

GOOD OF THE ORDER:

1. Interest in the North Street Project – having discussions at this time.
2. Plaza update – working with consultants and marketing at this time.
3. Streetscape study will be out soon.
4. APA State Conference coming up in Springfield.
5. Residence of Brookside Glen – Building Permits for foundations to be put in before the winter
6. Haitham, 159th and Oak Park Avenue – Working on parking lot improvements - IDOT has approved the two stalls on the north side of the parking lot.
7. Public Hearing on the Boulevard September 6.
8. Bremen Station working on revised plans and will come before the Plan Commission shortly.

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 GATTO, seconded by PLAN COMMISSIONER VICK, to adjourn the Regular Meeting of the Plan Commission of August 16, 2018 at 9:10 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION ACTING CHAIRMAN STANTON declared the meeting adjourned.

DRAFT



Design before 1st Plan Commission



Updated corner design for 2nd Plan Commission

8/27/18



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

AUGUST 24, 2018



A000

COVER SHEET

SHEET NUMBER	DESCRIPTION
A000	COVER SHEET
A001	TABLE OF CONTENTS
A002	BUILDING TABLES
CIVIL SET	
1	SITE PLAN - PHASE 1
2	SITE PLAN - PHASE 2
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THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

AUGUST 24, 2018



A001
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BUILDING AREAS

PHASE 1 BUILDING AREA SUMMARY	
	NET SF
1ST FLOOR	
RETAIL (EXCLUDING FITNESS)	14715
FITNESS	1973
STAIRS & ELEVATORS	567
BIKE STORAGE	727
LEASING OFFICE	2172
TRASH	710
ELECTRICAL	1335
POOL COMMAND	233
ELECTRICAL ROOM	429
WATER ROOM	191
1ST FLOOR SUBTOTAL	23487
2ND FLOOR	
UNITS	20284
CORRIDOR	2351
STAIRS & ELEVATORS	567
TENANT STORAGE	633
TENANT LOUNGE	306
MAINTENANCE	161
TRASH	60
2ND FLOOR SUBTOTAL	24394
3RD FLOOR	
UNITS	20284
CORRIDOR	2351
STAIRS & ELEVATORS	567
TENANT STORAGE	633
TENANT LOUNGE	306
MAINTENANCE	161
TRASH	60
3RD FLOOR SUBTOTAL	24394
4TH FLOOR	
UNITS	20284
CORRIDOR	2351
STAIRS & ELEVATORS	567
TENANT STORAGE	633
TENANT LOUNGE	306
MAINTENANCE	161
TRASH	60
4TH FLOOR SUBTOTAL	24394
TOTAL PHASE 1	96471

PHASE 2 BUILDING AREA SUMMARY	
	NET SF
LOWER FLOOR	
STAIRS & ELEVATORS	914
CORRIDOR	879
COVERED PARKING	21664
LOWER FLOOR SUBTOTAL	23557
1ST FLOOR	
RETAIL	14723
FITNESS	1973
BIKE STORAGE	727
CORRIDOR	880
TRASH	710
COVERED PARKING	21664
1ST FLOOR SUBTOTAL	45163
MEZZANINE FLOOR	
STAIRS & ELEVATORS	879
CORRIDOR	879
COVERED PARKING	21664
MEZZANINE FLOOR SUBTOTAL	23557
2ND FLOOR	
UNITS	20511
CORRIDOR	3588
STAIRS & ELEVATORS	879
TENANT STORAGE	1162
TENANT LOUNGE	181
MAINTENANCE	153
RECYCLING	66
BUILDING STORAGE	129
TRASH	124
POOL MAINTENANCE	144
POOL EQUIPMENT	144
WOMEN	62
2ND FLOOR SUBTOTAL	36378
3RD FLOOR	
UNITS	20511
CORRIDOR	3588
STAIRS & ELEVATORS	879
TENANT STORAGE	1162
TENANT LOUNGE	181
MAINTENANCE	153
RECYCLING	66
TRASH	124
3RD FLOOR SUBTOTAL	36378
4TH FLOOR	
UNITS	20511
CORRIDOR	3588
STAIRS & ELEVATORS	879
TENANT STORAGE	1162
TENANT LOUNGE	181
MAINTENANCE	153
RECYCLING	66
TRASH	124
4TH FLOOR SUBTOTAL	36378
TOTAL PHASE 2	189748

TOTAL ALL PHASES AREA SUMMARY	
	NET SF
LOWER FLOOR	
STAIRS & ELEVATORS	914
CORRIDOR	879
COVERED PARKING	21664
LOWER FLOOR SUBTOTAL	23557
1ST FLOOR	
RETAIL (EXCLUDING FITNESS)	29438
FITNESS	1973
STAIRS & ELEVATORS	1539
BIKE STORAGE	1457
LEASING OFFICE	2172
TRASH	860
SERVICE	1335
POOL COMMAND	233
ELECTRICAL ROOM	429
WATER ROOM	191
COVERED PARKING	21664
1ST FLOOR SUBTOTAL	55590
MEZZANINE FLOOR PARKING	
STAIRS & ELEVATORS	879
CORRIDOR	879
COVERED PARKING	21664
MEZZANINE FLOOR SUBTOTAL	23557
2ND FLOOR	
UNITS	40772
CORRIDOR	4879
STAIRS & ELEVATORS	1539
TENANT STORAGE	1785
TENANT LOUNGE	481
MAINTENANCE	314
RECYCLING	99
WOMEN	62
POOL MAINTENANCE	144
POOL EQUIPMENT	144
BUILDING STORAGE	129
TRASH	216
2ND FLOOR SUBTOTAL	60774
3RD FLOOR	
UNITS	40772
CORRIDOR	4879
STAIRS & ELEVATORS	1539
TENANT STORAGE	1785
TENANT LOUNGE	481
MAINTENANCE	314
RECYCLING	99
WOMEN	62
POOL MAINTENANCE	144
POOL EQUIPMENT	144
BUILDING STORAGE	129
TRASH	216
3RD FLOOR SUBTOTAL	60774
4TH FLOOR	
UNITS	40772
CORRIDOR	4879
STAIRS & ELEVATORS	1539
TENANT STORAGE	1785
TENANT LOUNGE	481
MAINTENANCE	314
RECYCLING	99
WOMEN	62
POOL MAINTENANCE	144
POOL EQUIPMENT	144
BUILDING STORAGE	129
TRASH	216
4TH FLOOR SUBTOTAL	60774
TOTAL ALL PHASES	294475

ZONING ANALYSIS

ZONING ANALYSIS TABLE		Phase 1		Phase 2		Phase 1 & 2	
Land Area		Allowed	Actual	Allowed	Actual	Allowed	Actual
Acres		2.79				2.79	
Square Feet							
Building Area							
Setbacks	North	Front, Primary Street	5' min.	5.00' min.	5' min.	5.00' min.	5.00' min.
	South	Rear	5' min.	5.00' min.	5' min.	5.00' min.	5.00' min.
	East	Side (at Main Building)	5' min.	5.00' min.	5' min.	5.00' min.	5.00' min.
	East	Side (at Parking Deck)	5' min.	5.00' min.	5' min.	5.00' min.	5.00' min.
	West	Front, Secondary Street	7.5' min.	10.00' min.	7.5' min.	10.00' min.	10.00' min.
FAR	Southwest	Front, Secondary Street	7.5' min.	9.77' min.	7.5' min.	9.77' min.	9.77' min.
	Northwest	Front, Secondary Street	7.5' min.	9.77' min.	7.5' min.	9.77' min.	9.77' min.
Lot Coverage		Building Footprint (Sq. Ft.)	18,079	48,659	48,659	48,659	48,659
Building Height		Ratio of Building Footprint to Land Area	0.22	0.22	0.22	0.22	0.22
Percentage of Greenpace		Ratio of Building Footprint to Land Area	75 (per IRC)	75 (per IRC)	75 (per IRC)	75 (per IRC)	75 (per IRC)
Building Material Percentages		Stones	7	4	7	4	7
		Plankable Area (Sq. Ft.)	18,177	18,177	18,177	18,177	18,177
		Ratio of Plankable Area to Land Area	30.5%	30.5%	30.5%	30.5%	30.5%
Building Material Percentages	North Elevation	Primary Material	75% min.	69.7%	75% min.	75% min.	67.8%
		Accent Material	25% max.	30.3%	25% max.	25% max.	32.2%
	South Elevation	Primary Material	75% min.	68.7%	75% min.	75% min.	62.1%
		Accent Material	25% max.	31.3%	25% max.	25% max.	37.9%
	East Elevation	Primary Material	75% min.	72.8%	75% min.	75% min.	65.0%
		Accent Material	25% max.	27.2%	25% max.	25% max.	35.0%
	West Elevation	Primary Material	75% min.	70.3%	75% min.	75% min.	65.0%
		Accent Material	25% max.	29.7%	25% max.	25% max.	35.0%
	Southwest Elevation	Primary Material	75% min.	70.3%	75% min.	75% min.	65.0%
		Accent Material	25% max.	29.7%	25% max.	25% max.	35.0%
	Northwest Elevation	Primary Material	75% min.	68.7%	75% min.	75% min.	62.1%
		Accent Material	25% max.	31.3%	25% max.	25% max.	37.9%

UNIT COUNTS

PHASE 1 UNIT COUNT			
UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	3	749	2,247
UNIT 1A-2	31	749	23,219
UNIT 1A-3	3	773	2,319
UNIT 1A-4	8	749	6,004
UNIT 1A-5	3	810	2,430
UNIT 1B	3	721	2,163
Sub-Total One Bedroom	39		29,472
UNIT 2A-1	15	1,113	16,695
UNIT 2A-2	3	1,172	3,516
UNIT 2A-3	3	1,171	3,513
UNIT 2C	2	1,311	2,622
UNIT 2C-1	1	1,311	1,311
UNIT 2C-2	3	1,343	3,929
Sub-Total Two Bedroom	27		31,386
Total Phase 1	66		60,858

PHASE 2 UNIT COUNT			
UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	9	749	6,741
UNIT 1A-2	18	749	13,482
UNIT 1A-3	8	773	6,184
UNIT 1A-4	12	749	8,988
UNIT 1A-5	3	810	2,430
UNIT 1B	3	721	2,163
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	1,029	6,174
UNIT 2A-4	6	1,079	6,474
UNIT 2A-5	3	1,416	4,248
UNIT 2B-1	3	1,190	3,570
UNIT 2B-2	3	1,220	3,660
Sub-Total Two Bedroom	39		43,590
Total Phase 2	99		88,530

TOTAL ALL PHASES			
UNIT TYPE	QUANTITY	Net Area	Total Net Area
UNIT 1A-1	12	749	8,988
UNIT 1A-2	39	749	29,219
UNIT 1A-3	3	773	2,319
UNIT 1A-4	24	749	17,916
UNIT 1A-5	3	810	2,430
UNIT 1B	3	721	2,163
Sub-Total 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	1,029	6,174
UNIT 2A-4	6	1,079	6,474
UNIT 2A-5	3	1,416	4,248
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 2C-2	3	1,343	3,929
Sub-Total 2-Bedroom Apartments	66		74,873
Total All Phases	165		149,285

VEHICLE PARKING

THE BOULEVARD AT CENTRAL STATION		PARKING COUNT		MIN. REQUIRED PARKING SPOTS		ACTUAL PARKING SPOTS	
PHASE	PARKING TYPE	NUMBER OF APARTMENTS	REQ. RATIO	TOTAL	ACCESSIBLE	TOTAL	ACCESSIBLE
1	SURFACE LOT 1 - NEW	66	1.00	66	2%	66	2 (3.0%)
	SURFACE LOT 2 - EXISTING SOUTH STREET LOT					84	2 (2.3%)
	SUBTOTAL					150	4 (2.6%)
1 & 2	SURFACE LOT 1	165	1.00	165	2%	165	5 (3.0%)
	COVERED DECK PARKING - NEW					181	5 (2.8%)
	SUBTOTAL					346	10 (2.9%)

BICYCLE PARKING

THE BOULEVARD AT CENTRAL STATION		BICYCLE PARKING		TOTAL	
PHASE	UNITS	REQUIRED	SQ. FT.	REQUIRED	PROVIDED
PHASE 1	66	252	18,100	10	10
PHASE 1 & 2	252	252	35,687	8	250

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

AUGUST 24, 2018



A002

BUILDING AREA TABLES

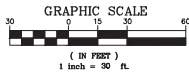
PRELIMINARY DEVELOPMENT PLAN FOR THE BOULEVARD AT CENTRAL STATION

6701 - 6755 SOUTH STREET
TINLEY PARK, IL 60462

DEVELOPER

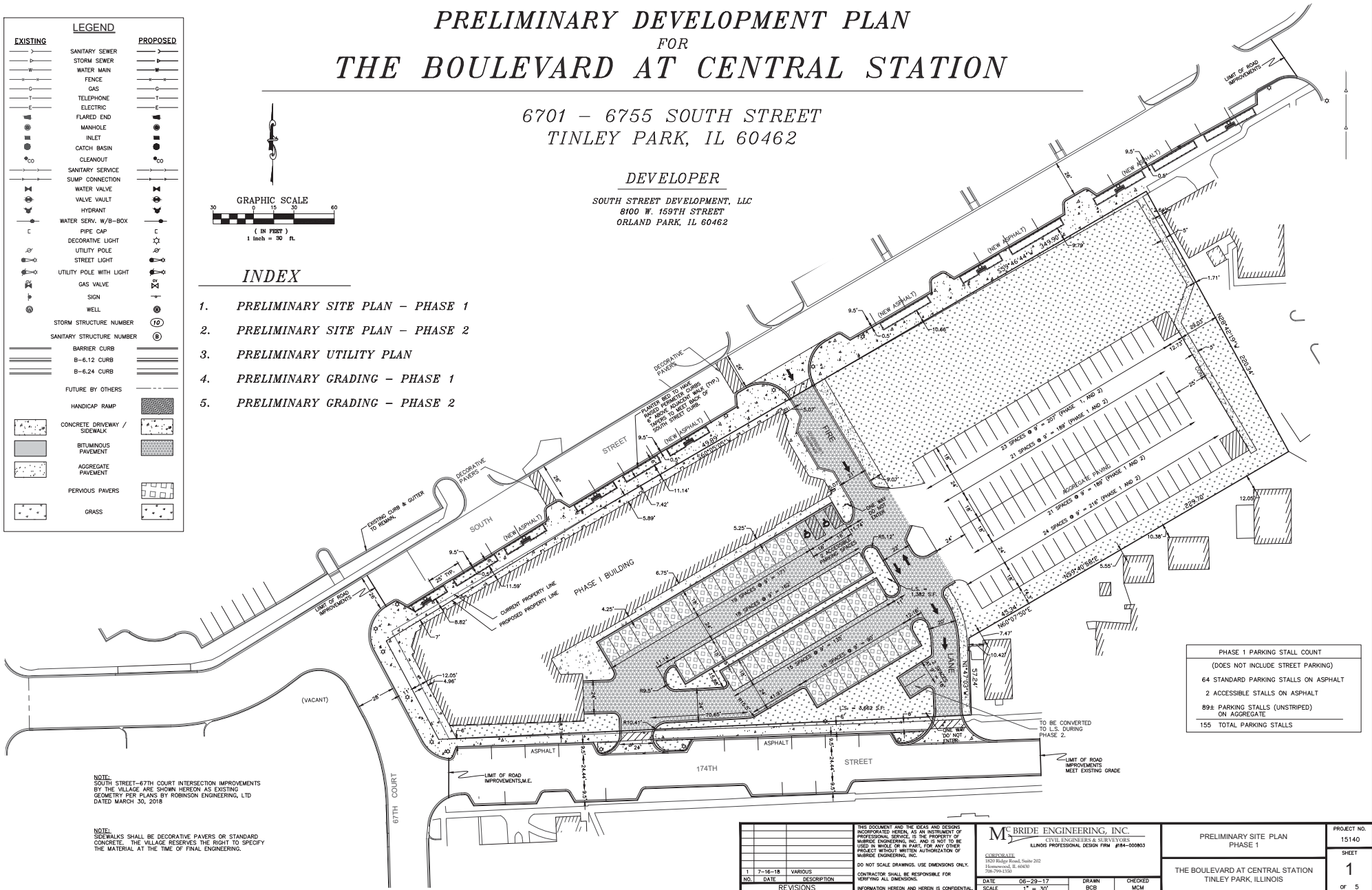
SOUTH STREET DEVELOPMENT, LLC
8100 W. 159TH STREET
ORLAND PARK, IL 60462

EXISTING	PROPOSED



INDEX

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



PHASE 1 PARKING STALL COUNT (DOES NOT INCLUDE STREET PARKING)
64 STANDARD PARKING STALLS ON ASPHALT
2 ACCESSIBLE STALLS ON ASPHALT
89± PARKING STALLS (UNSTRIPED) ON AGGREGATE
155 TOTAL PARKING STALLS

NOTE:
SOUTH STREET-67TH COURT INTERSECTION IMPROVEMENTS
BY THE VILLAGE ARE SHOWN HEREON AS EXISTING
GEOMETRY PER PLANS BY ROBINSON ENGINEERING, LTD
DATED MARCH 30, 2018

NOTE:
SIDEWALKS SHALL BE DECORATIVE PAVERS OR STANDARD
CONCRETE. THE VILLAGE RESERVES THE RIGHT TO SPECIFY
THE MATERIAL AT THE TIME OF FINAL ENGINEERING.

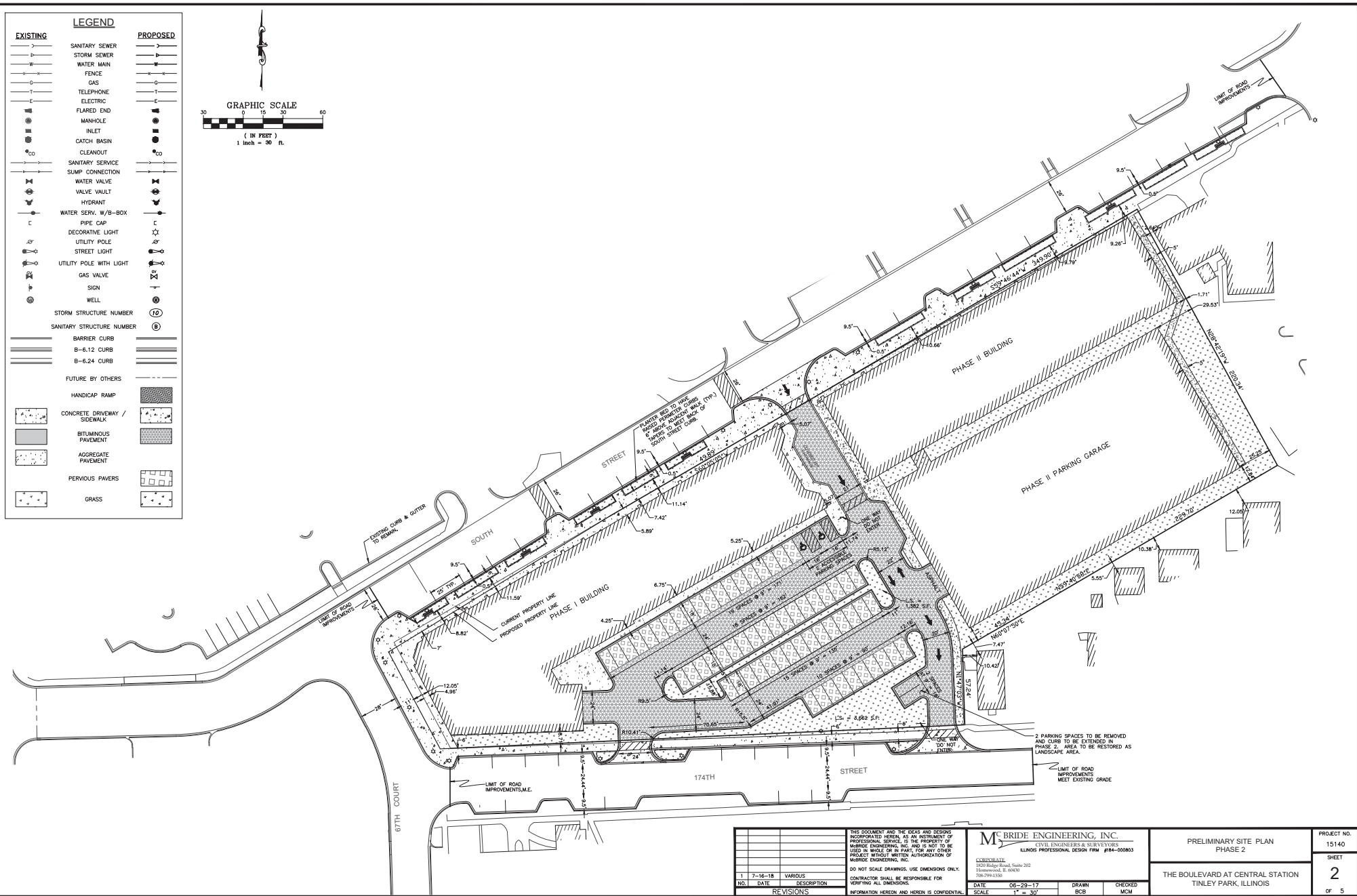
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REVISIONS		

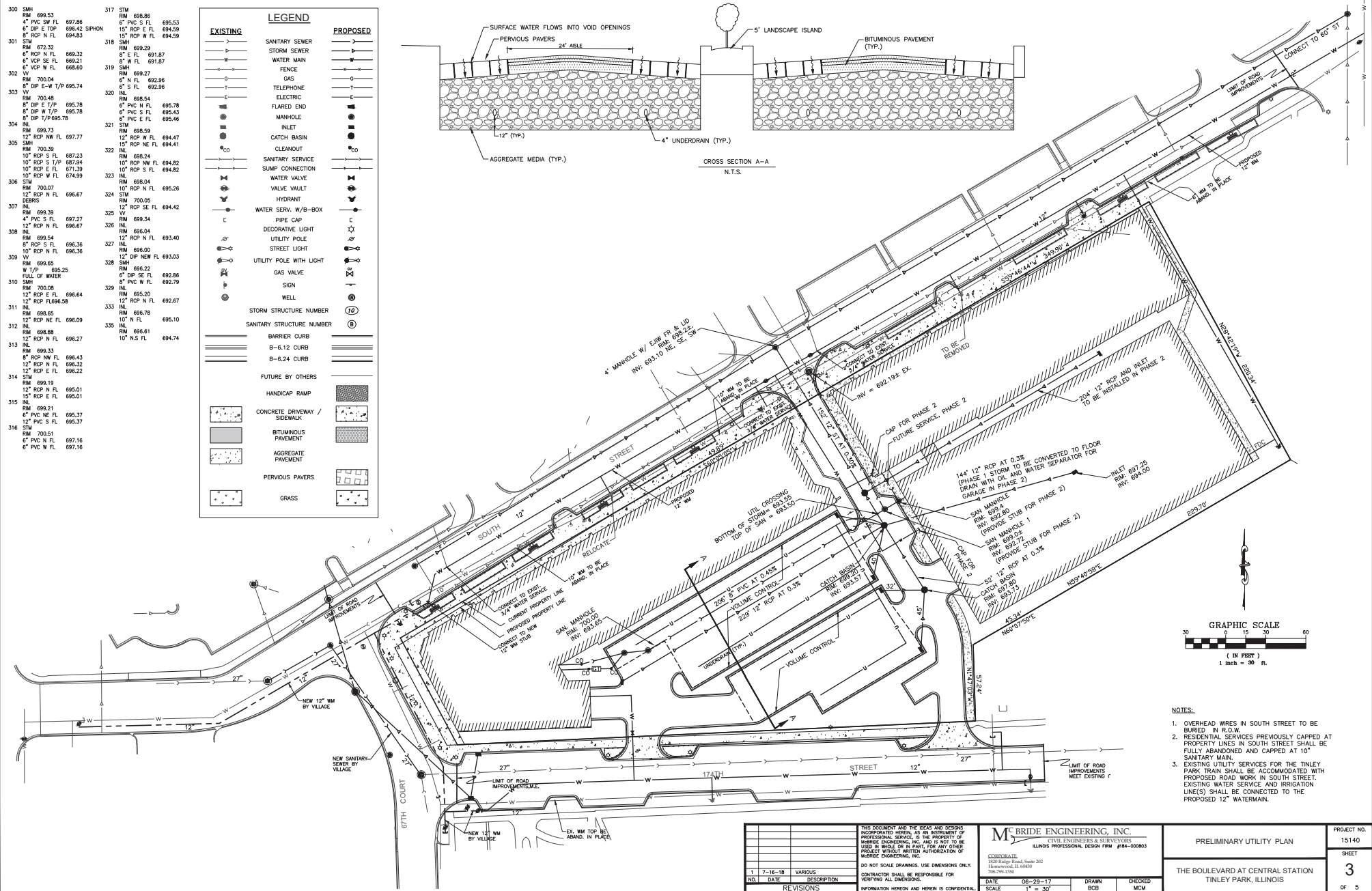
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DATE	06-29-17
SCALE	1" = 30'
DRAWN	BCB
CHECKED	MCM

PRELIMINARY SITE PLAN PHASE 1	PROJECT NO. 15140
THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS	SHEET 1
	OF 5





NO.	DATE	DESCRIPTION
1	7-16-18	VARIOUS
REVISIONS		

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ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803

1820 Ridge Road, Suite 202
Homewood, IL 60430
708-796-1320

DATE: 06-29-17
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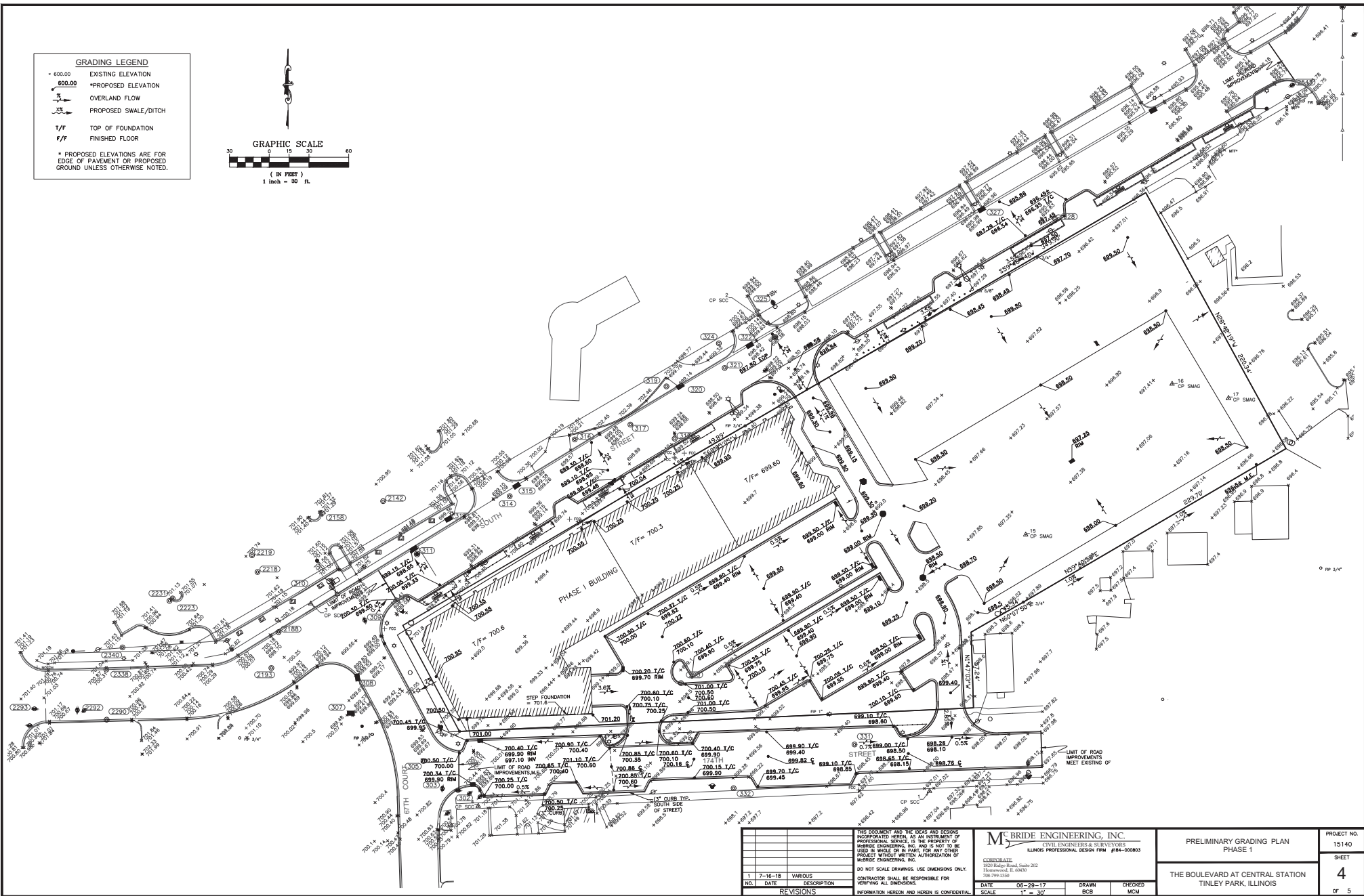
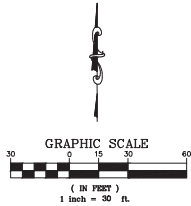
PRELIMINARY UTILITY PLAN	PROJECT NO. 15140
THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS	SHEET 3
	OF 5

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GRADING LEGEND

• 600.00 EXISTING ELEVATION
• 600.00 PROPOSED ELEVATION
→ OVERLAND FLOW
→ PROPOSED SWALE/DITCH
T/F TOP OF FOUNDATION
F/F FINISHED FLOOR

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



NO.	DATE	DESCRIPTION
1	7-16-18	VARIOUS

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CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000803

CORPORATE
1820 Ridge Road, Suite 202
Homewood, IL 60460
708-794-6350

DATE: 06-29-17
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DRAWN: BCB
CHECKED: MCM

PRELIMINARY GRADING PLAN
PHASE I

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS

PROJECT NO.
15140

SHEET
4

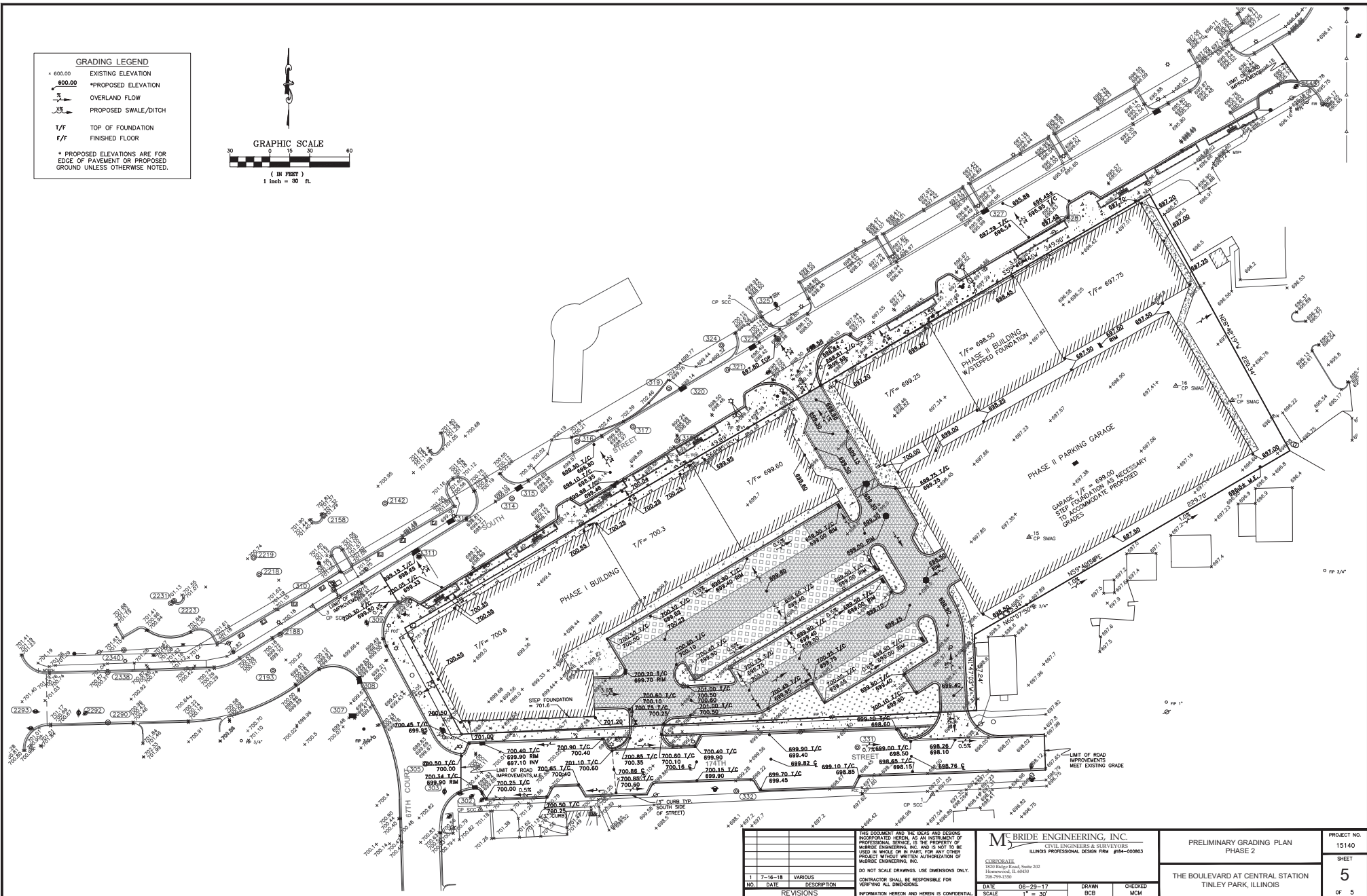
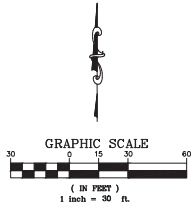
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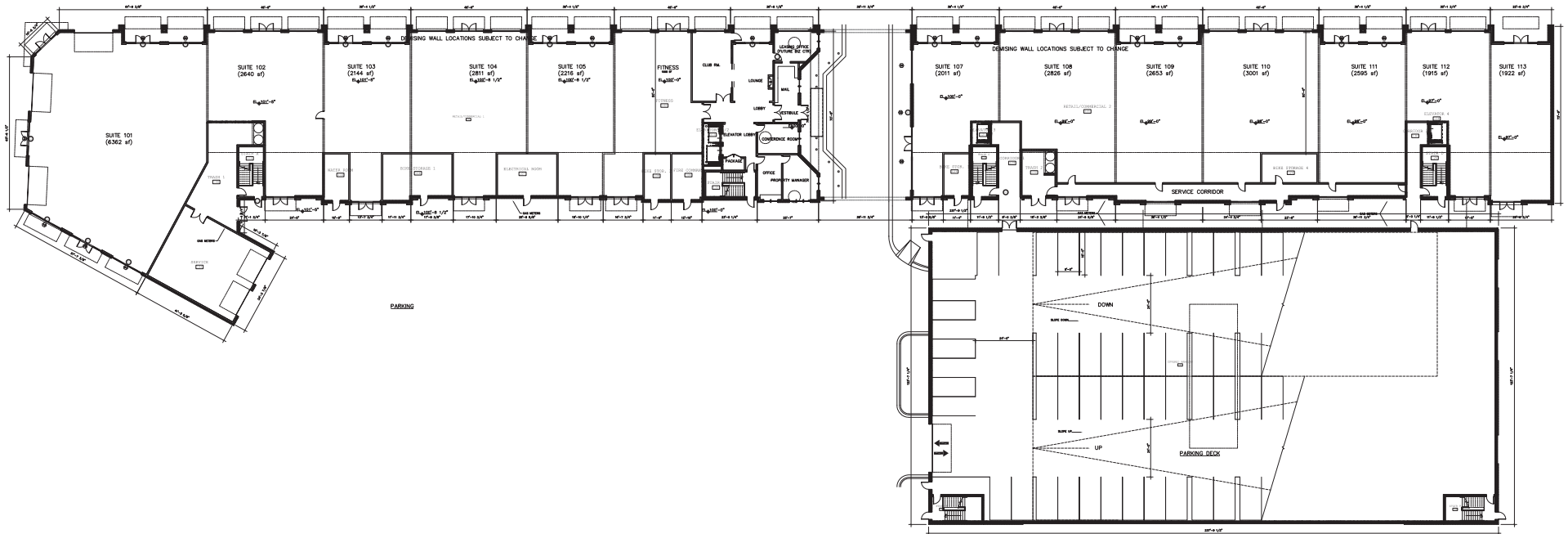
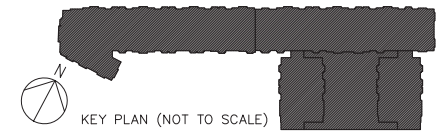
GRADING LEGEND

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

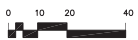
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DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. INFORMATION HEREON AND HEREIN IS CONFIDENTIAL.		DATE 06-29-17 SCALE 1" = 30'		SHEET 5
DATE 7-16-18 DESCRIPTION VARIOUS		DRAWN RCB CHECKED MCM		OF 5
REVISIONS		THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS		
		PRELIMINARY GRADING PLAN PHASE 2		



FIRST FLOOR OVERALL

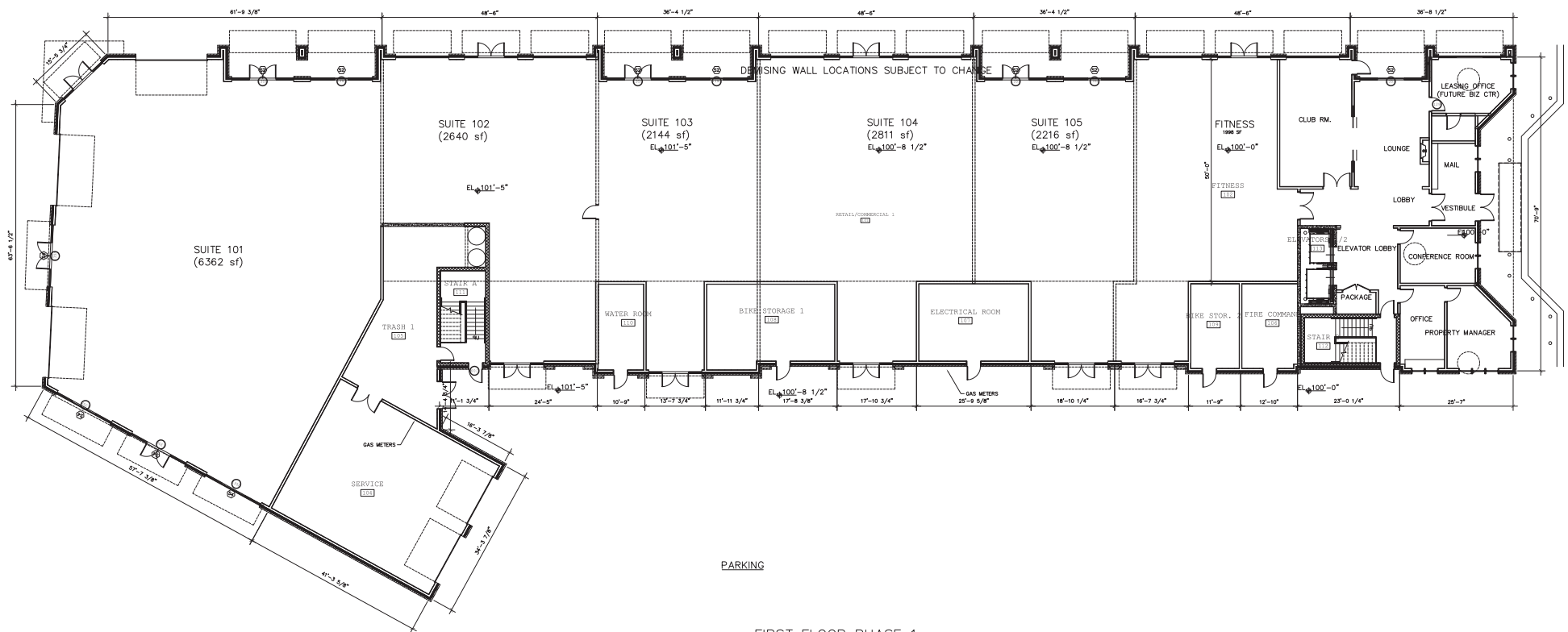
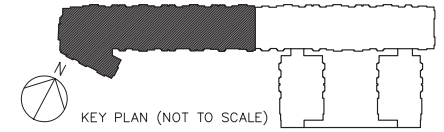


JULY 17, 2018

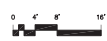
THE BOULEVARD AT CENTRAL STATION TINLEY PARK, ILLINOIS SOUTH STREET, LLC.



A101
OVERALL FIRST FLOOR
BUILDING PLAN



FIRST FLOOR PHASE 1



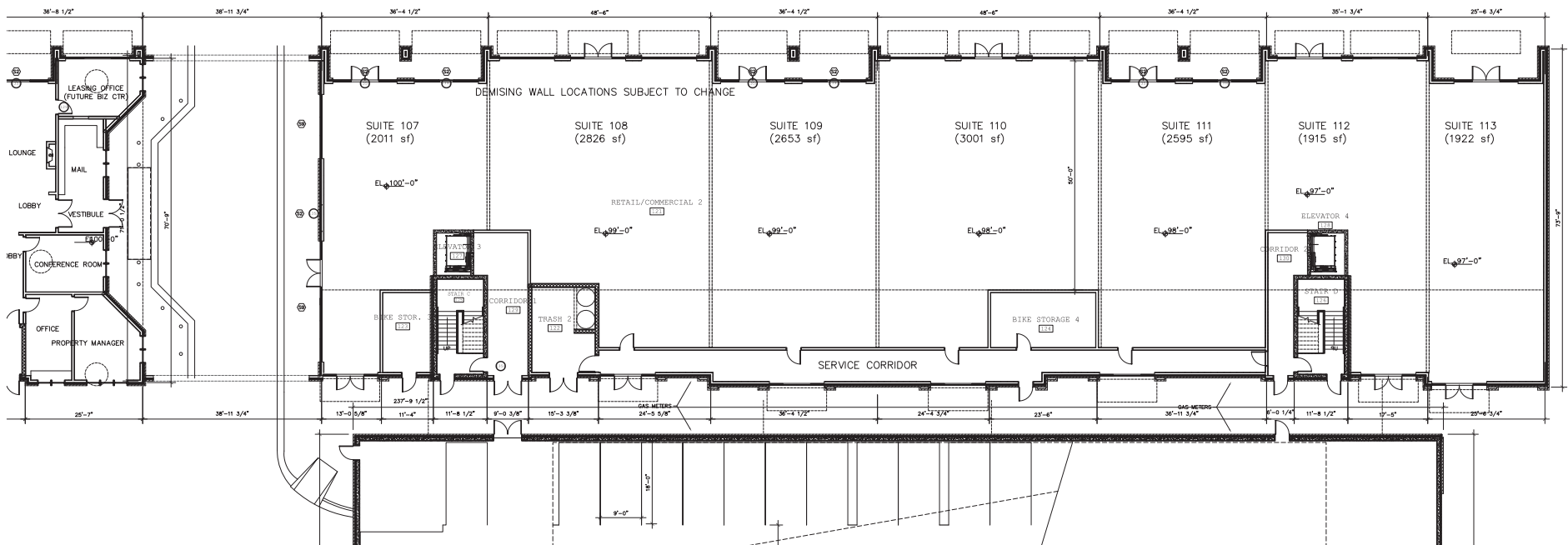
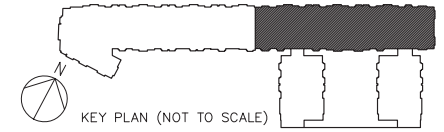
JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A101A
PHASE 1 FIRST FLOOR BUILDING PLAN



FIRST FLOOR PHASE 2
(PARTIAL)

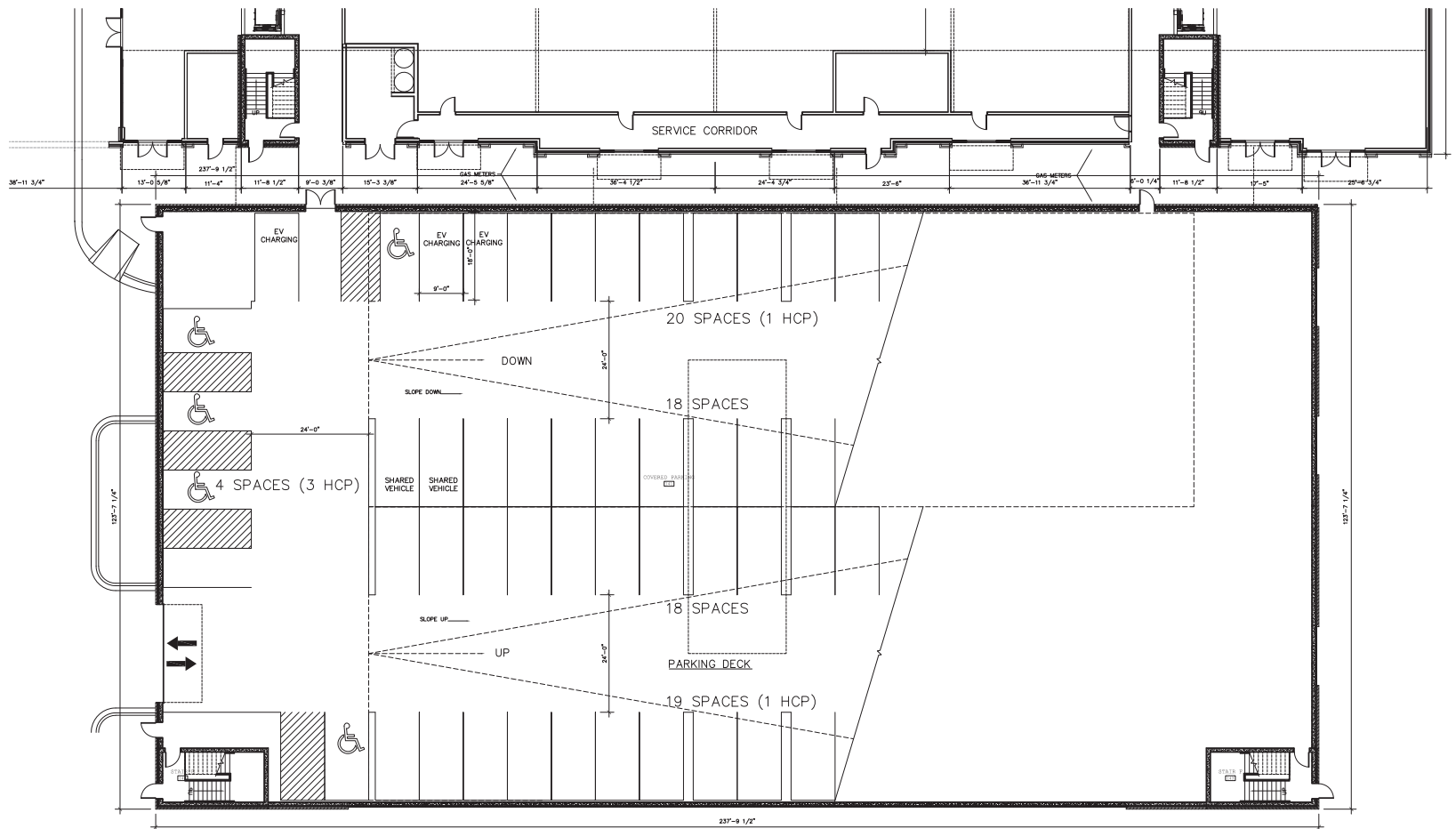
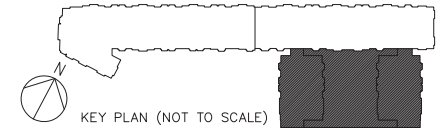


JULY 17, 2018

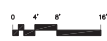
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A101B
PHASE 2 FIRST FLOOR
BUILDING PLAN



FIRST FLOOR PHASE 2
(PARTIAL)



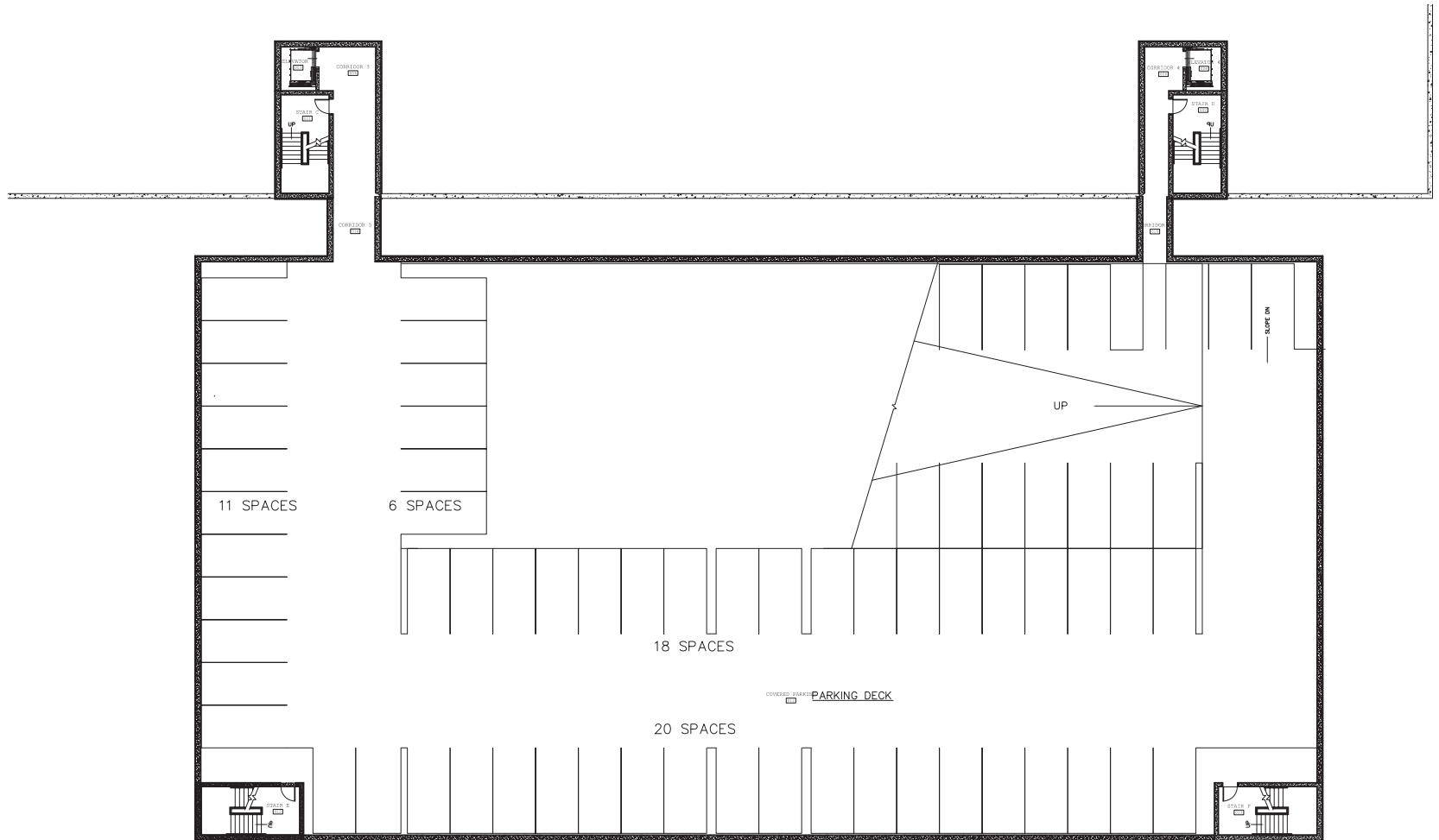
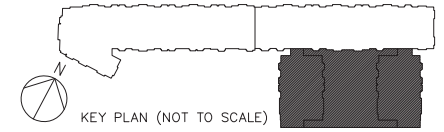
AUGUST 24, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A101C
PHASE 2 FIRST FLOOR PARKING PLAN



LOWER PARKING PHASE 2

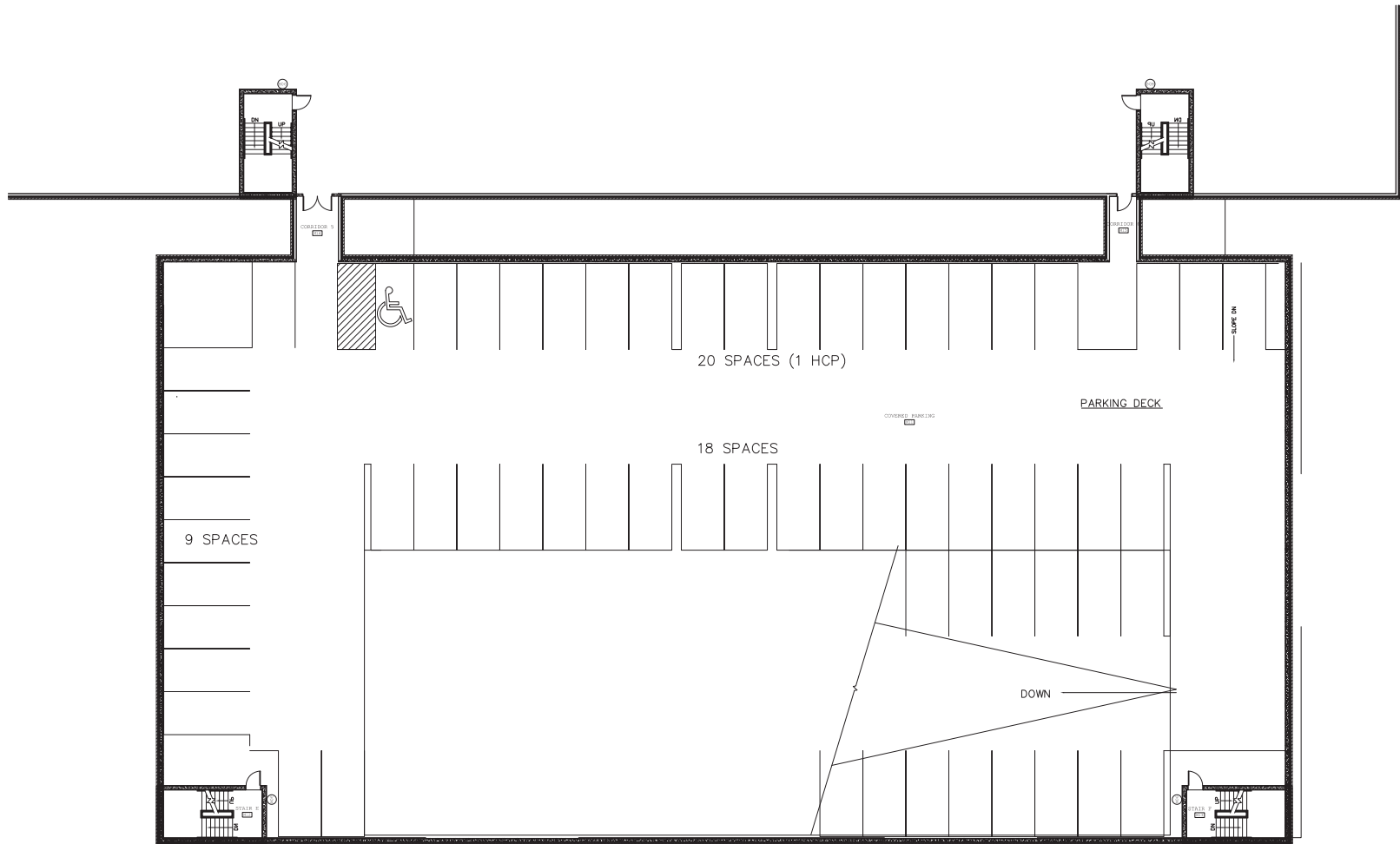
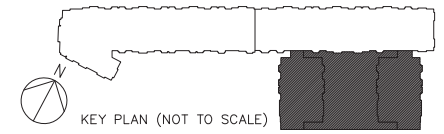


AUGUST 24, 2018

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



A101D
PHASE 2 LOWER FLOOR
PARKING PLAN



UPPER PARKING PHASE 2

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



A101E

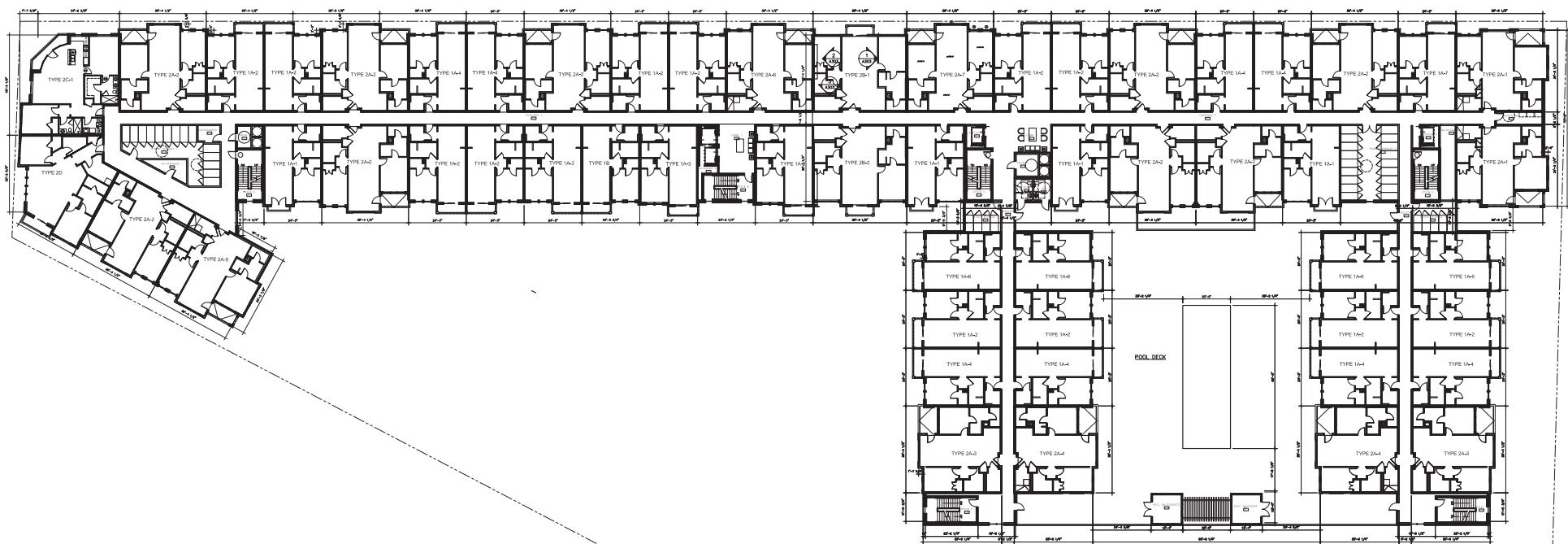
PHASE 2 UPPER FLOOR
PARKING PLAN



AUGUST 24, 2018



KEY PLAN (NOT TO SCALE)



SECOND FLOOR OVERALL

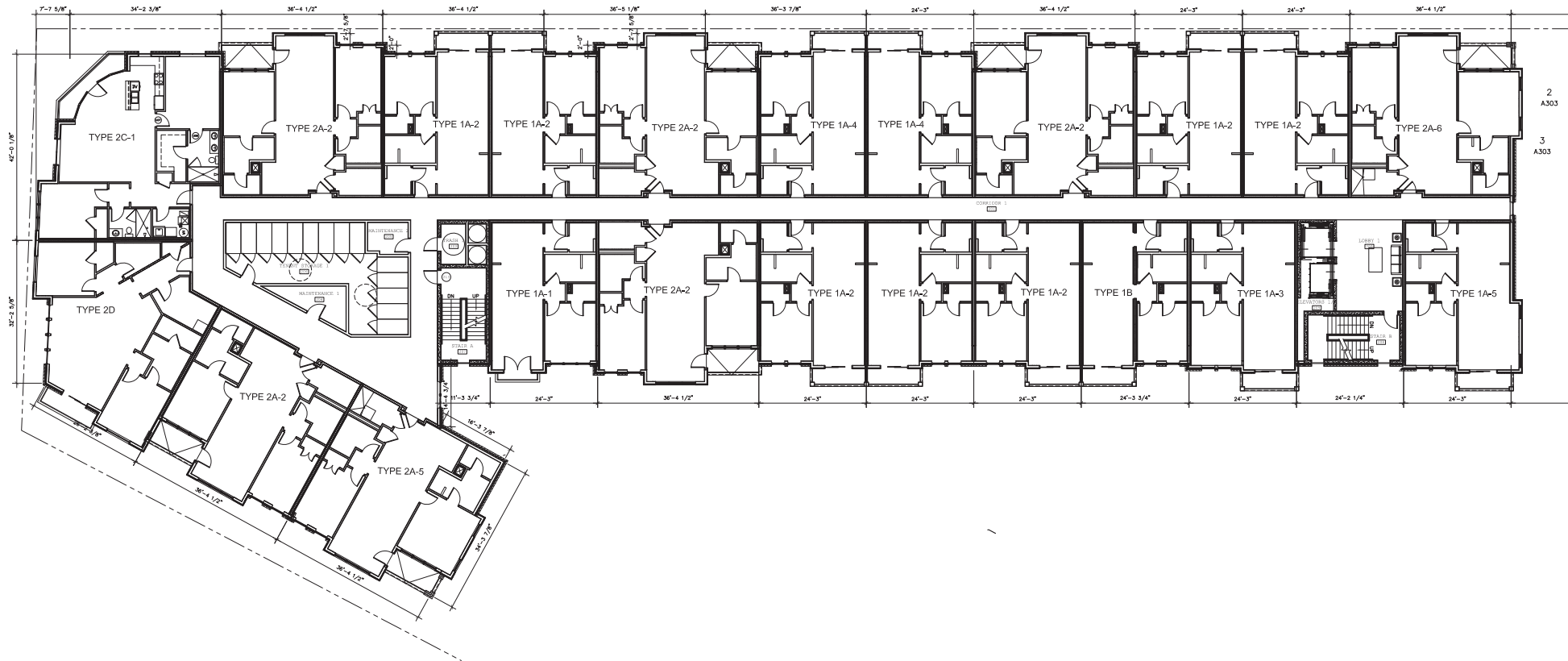
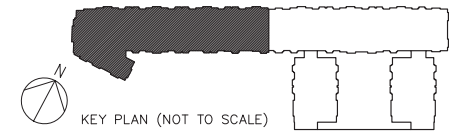


JULY 17, 2018

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



A102
OVERALL SECOND FLOOR
BUILDING PLAN



SECOND FLOOR PHASE 1

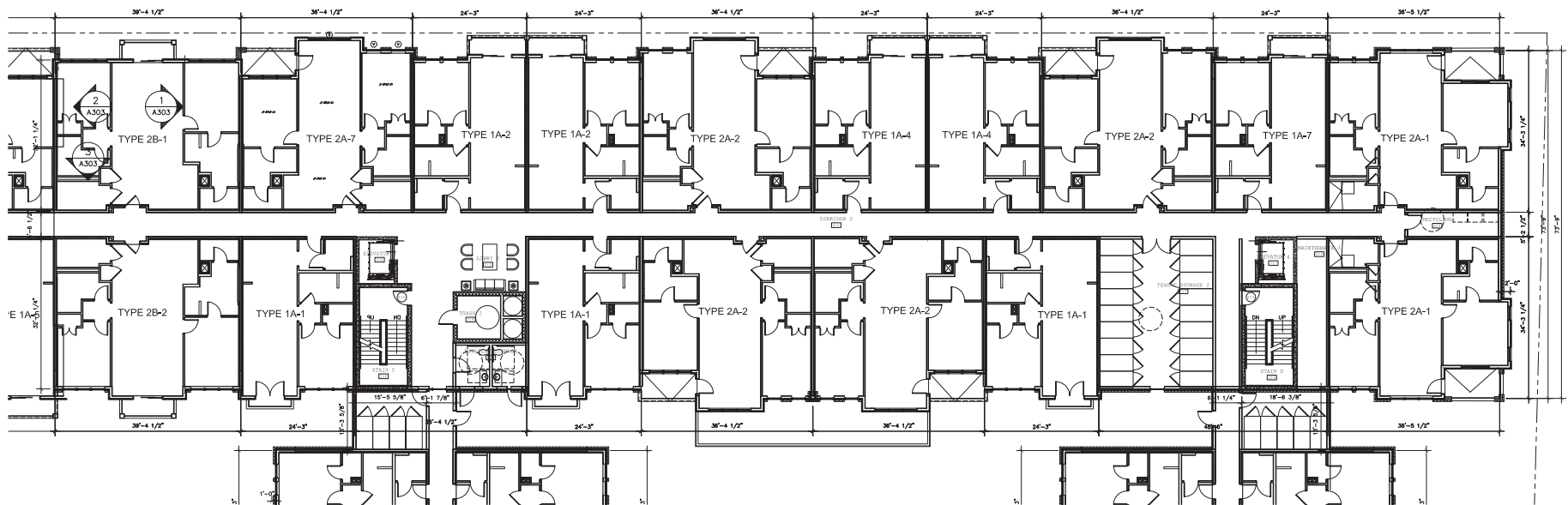
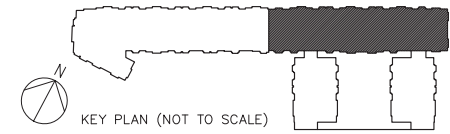


JULY 17, 2018

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



A102A
 PHASE 1 SECOND FLOOR
 BUILDING PLAN



SECOND FLOOR PHASE 2
(PARTIAL)

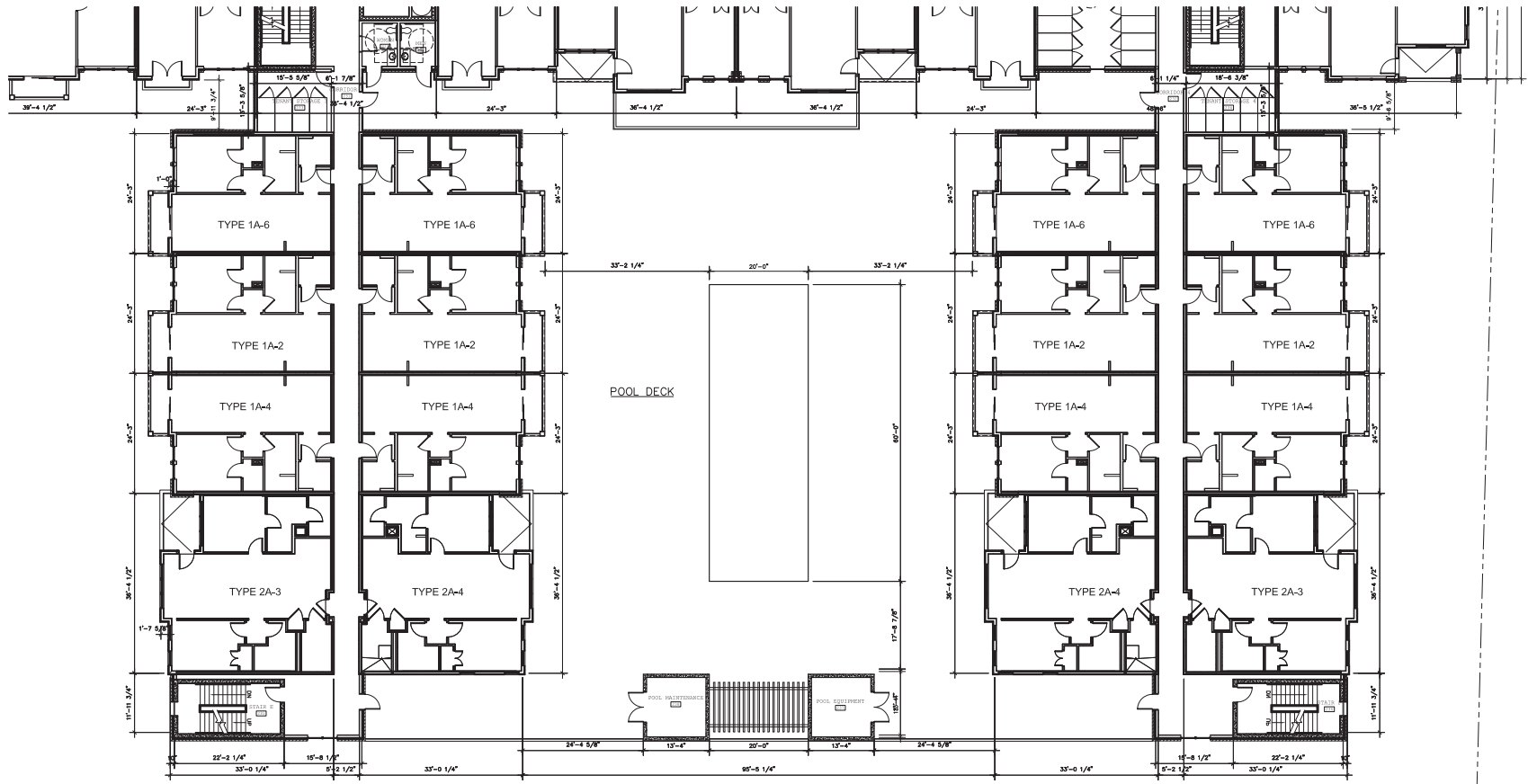
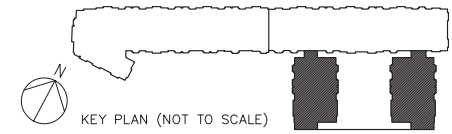


JULY 17, 2018

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

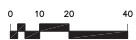
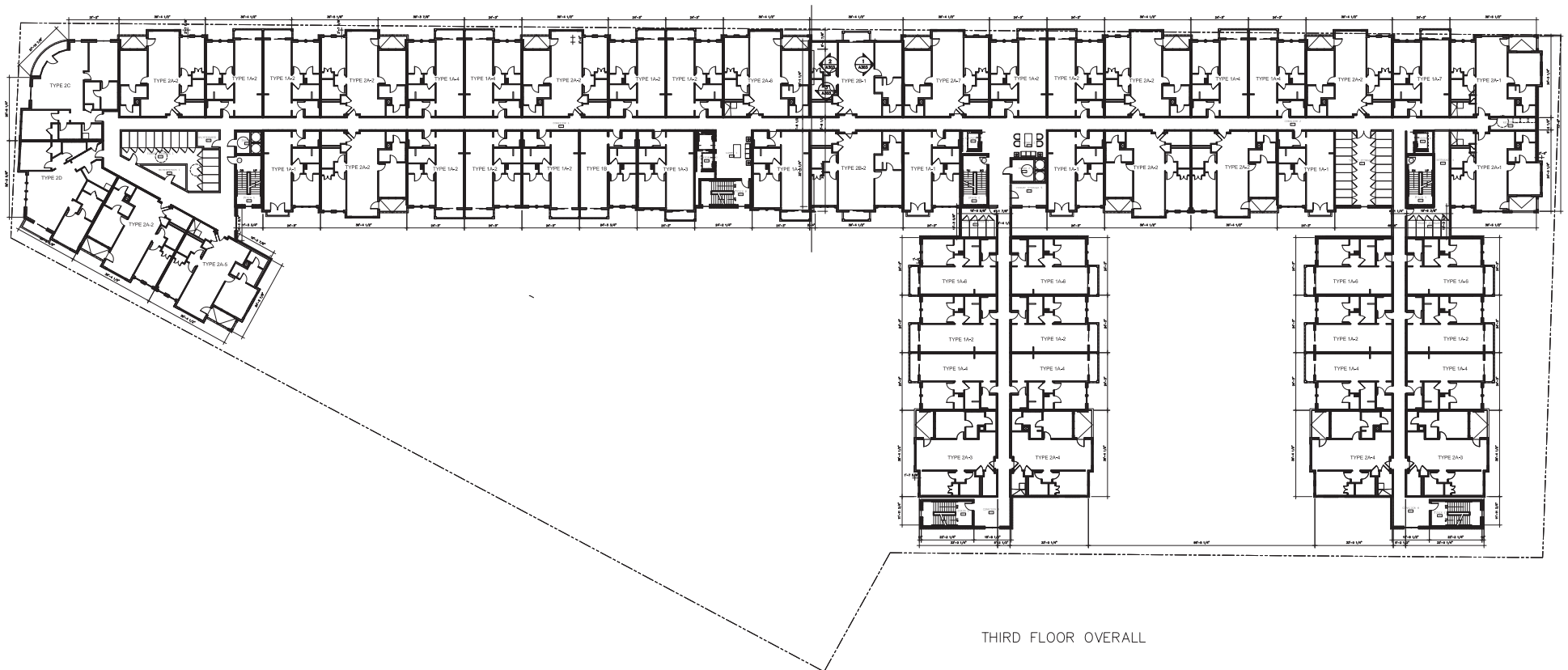
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A102C
PHASE 2 SECOND FLOOR
BUILDING PLAN



KEY PLAN (NOT TO SCALE)

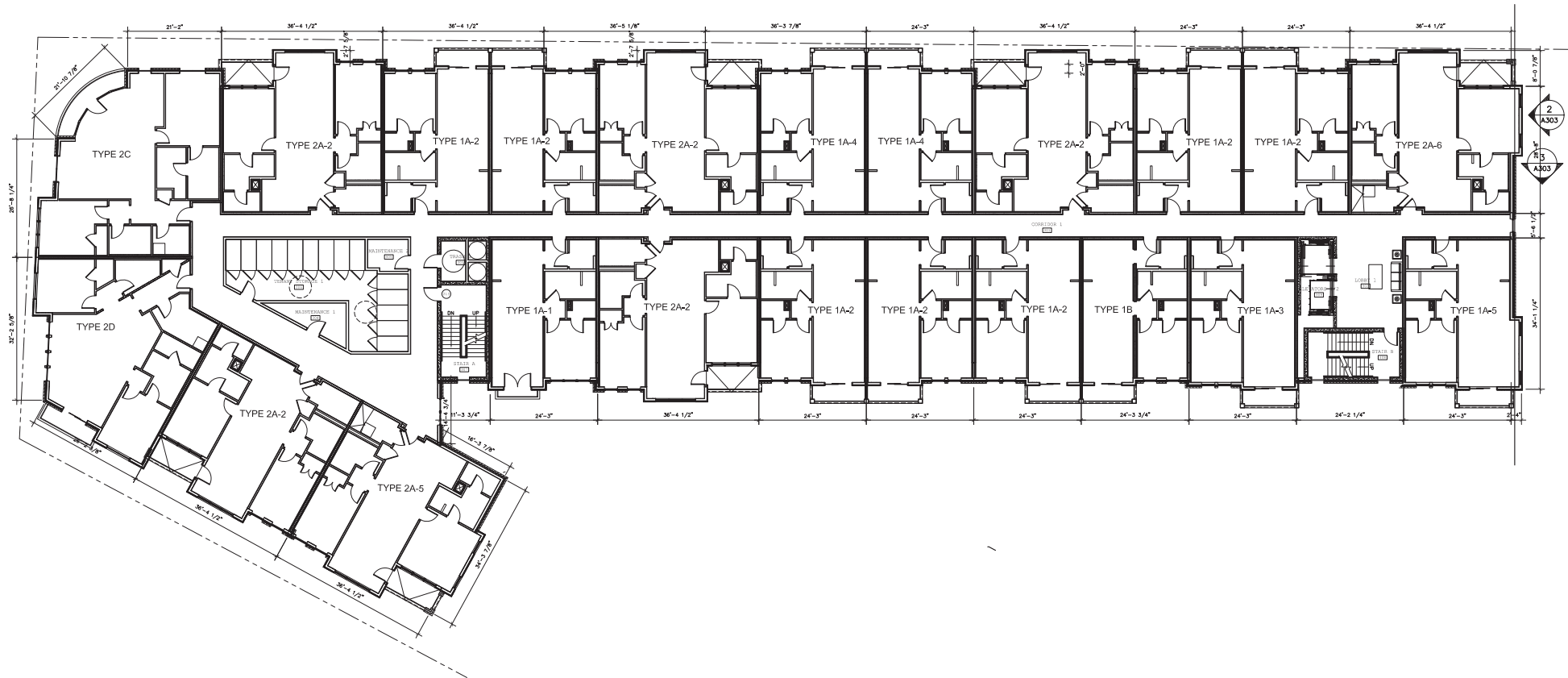
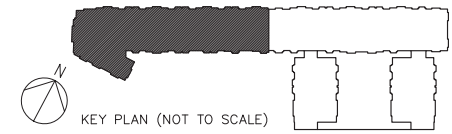


JULY 17, 2018

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



A103
OVERALL THIRD FLOOR
BUILDING PLAN



THIRD FLOOR PHASE 1



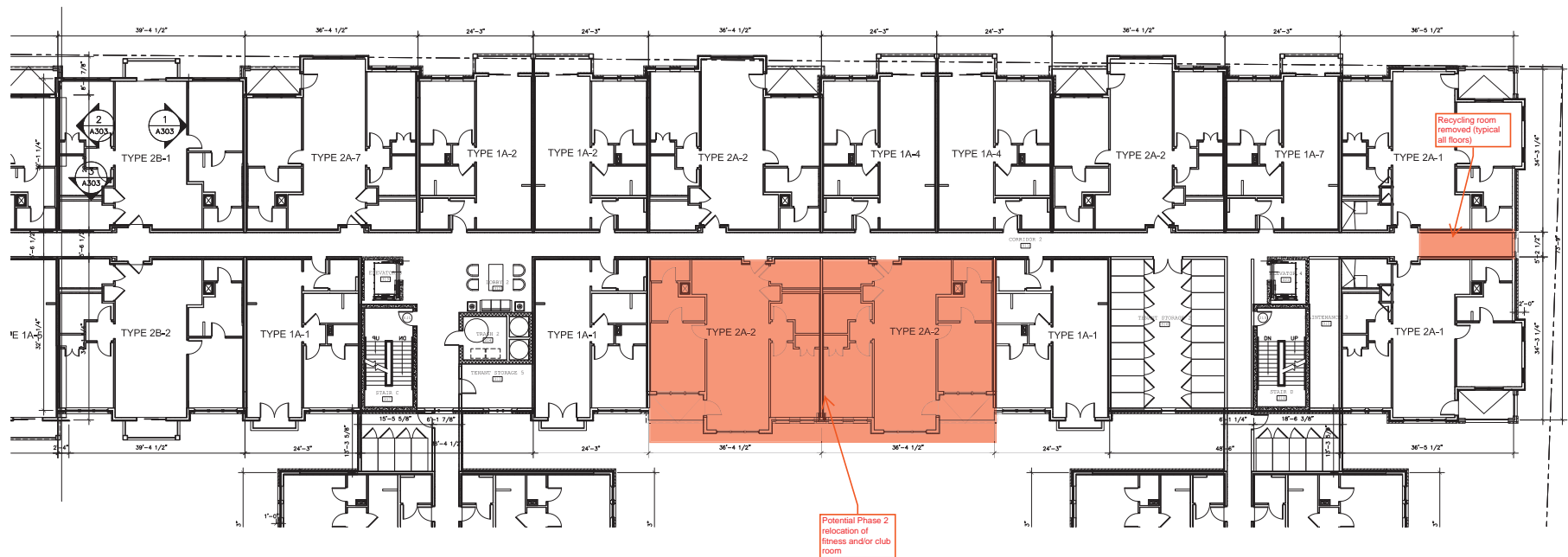
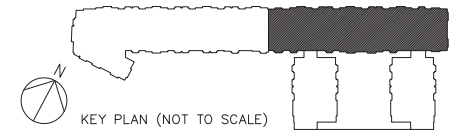
JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A103A
PHASE 1 THIRD FLOOR
BUILDING PLAN



THIRD FLOOR PHASE 2
(PARTIAL)

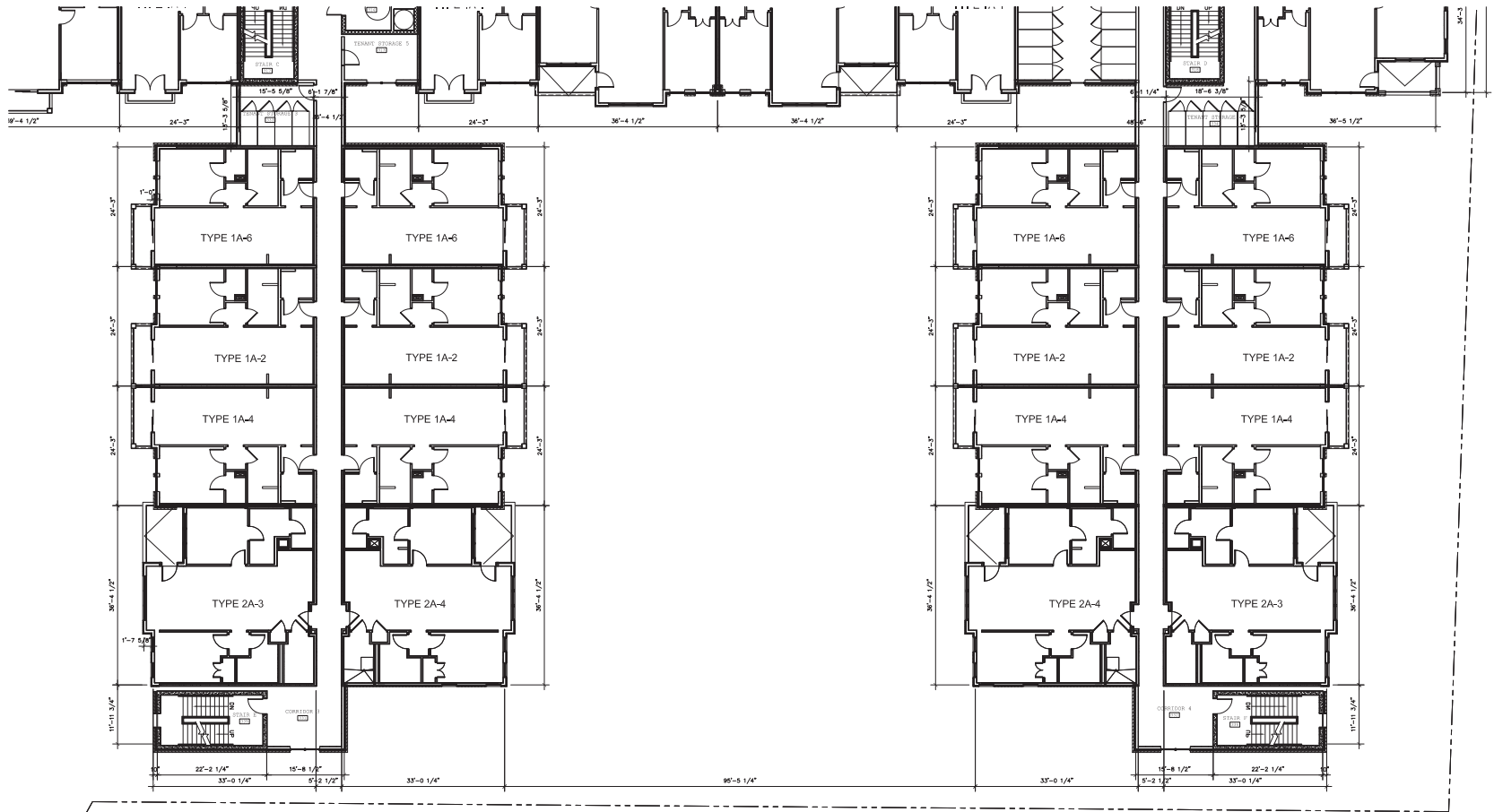
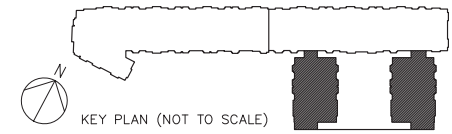


AUGUST 24, 2018

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



A103B
PHASE 2 THIRD FLOOR
BUILDING PLAN

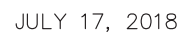
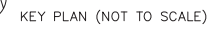


JULY 17, 2018

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



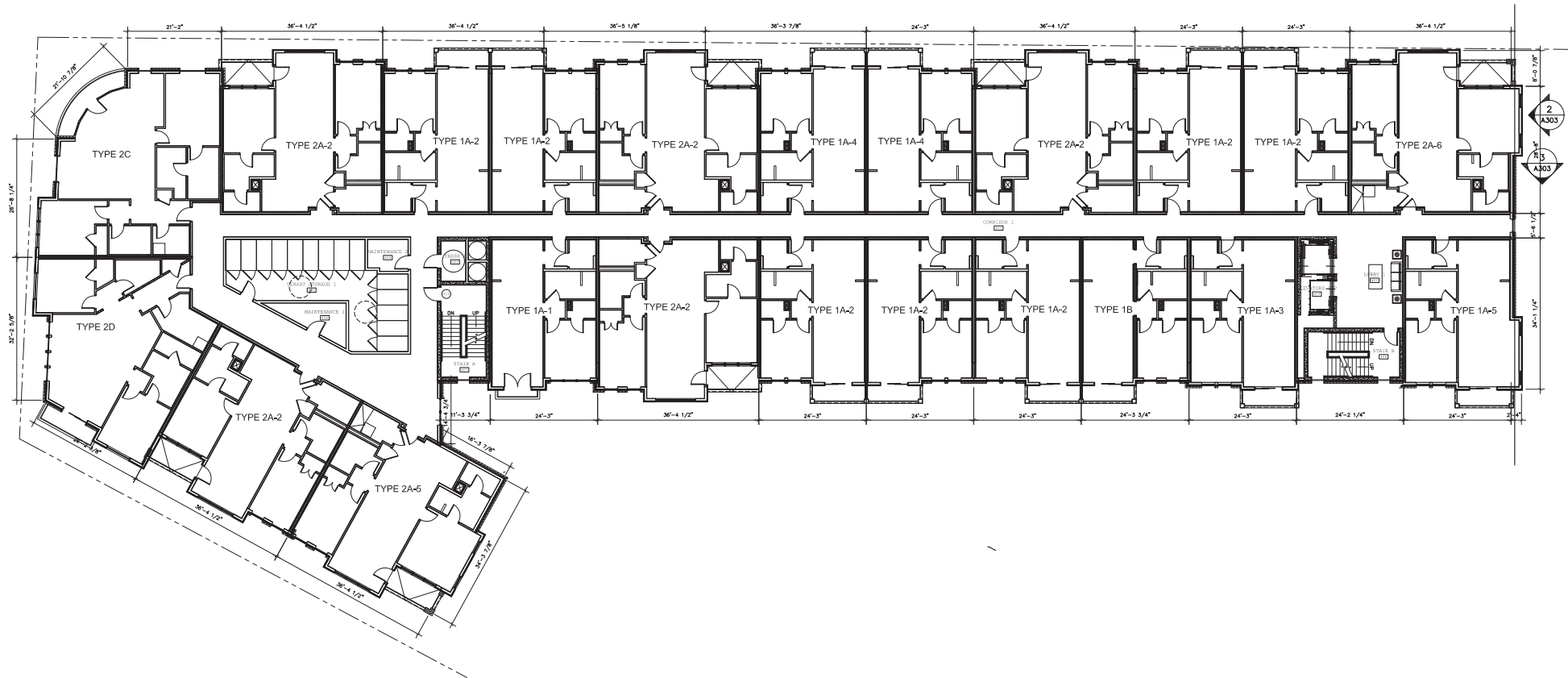
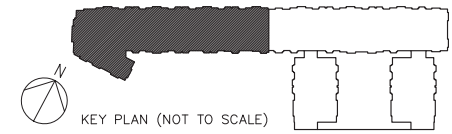
A103C
PHASE 2 THIRD FLOOR
BUILDING PLAN



TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



OVERALL FOURTH FLOOR
BUILDING PLAN



FOURTH FLOOR PHASE 1



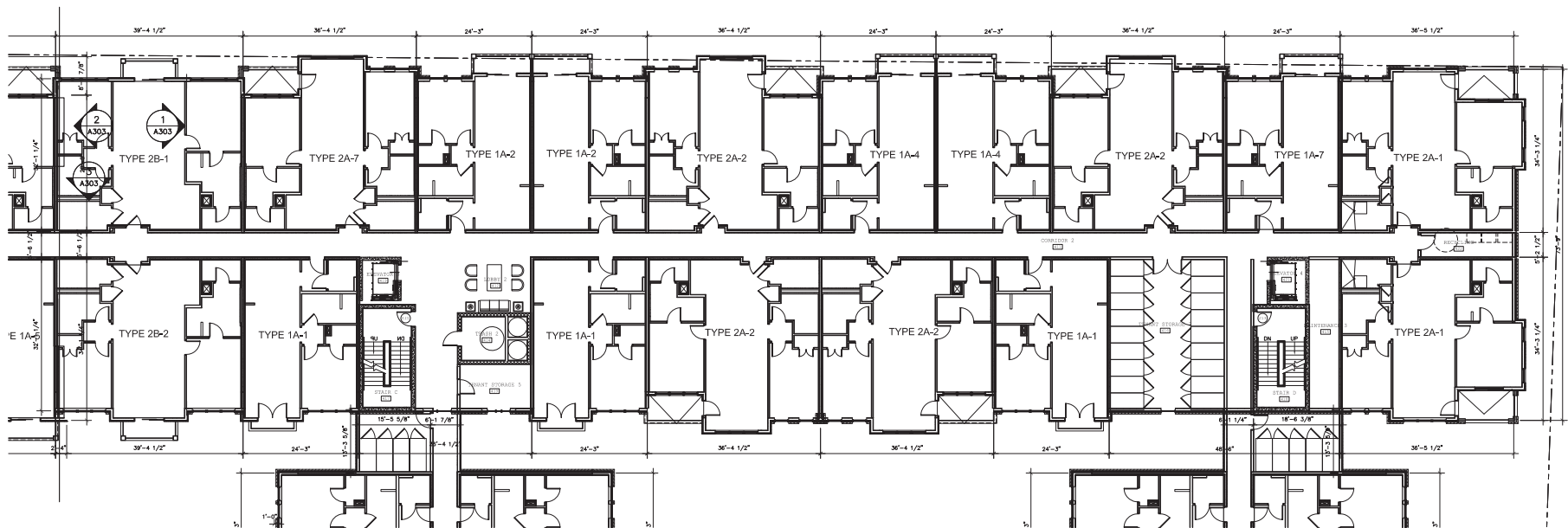
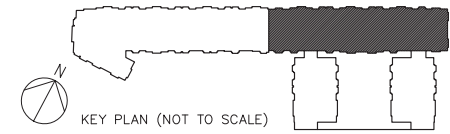
JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A104A
PHASE 1 FOURTH FLOOR
BUILDING PLAN



FOURTH FLOOR PHASE 2
(PARTIAL)

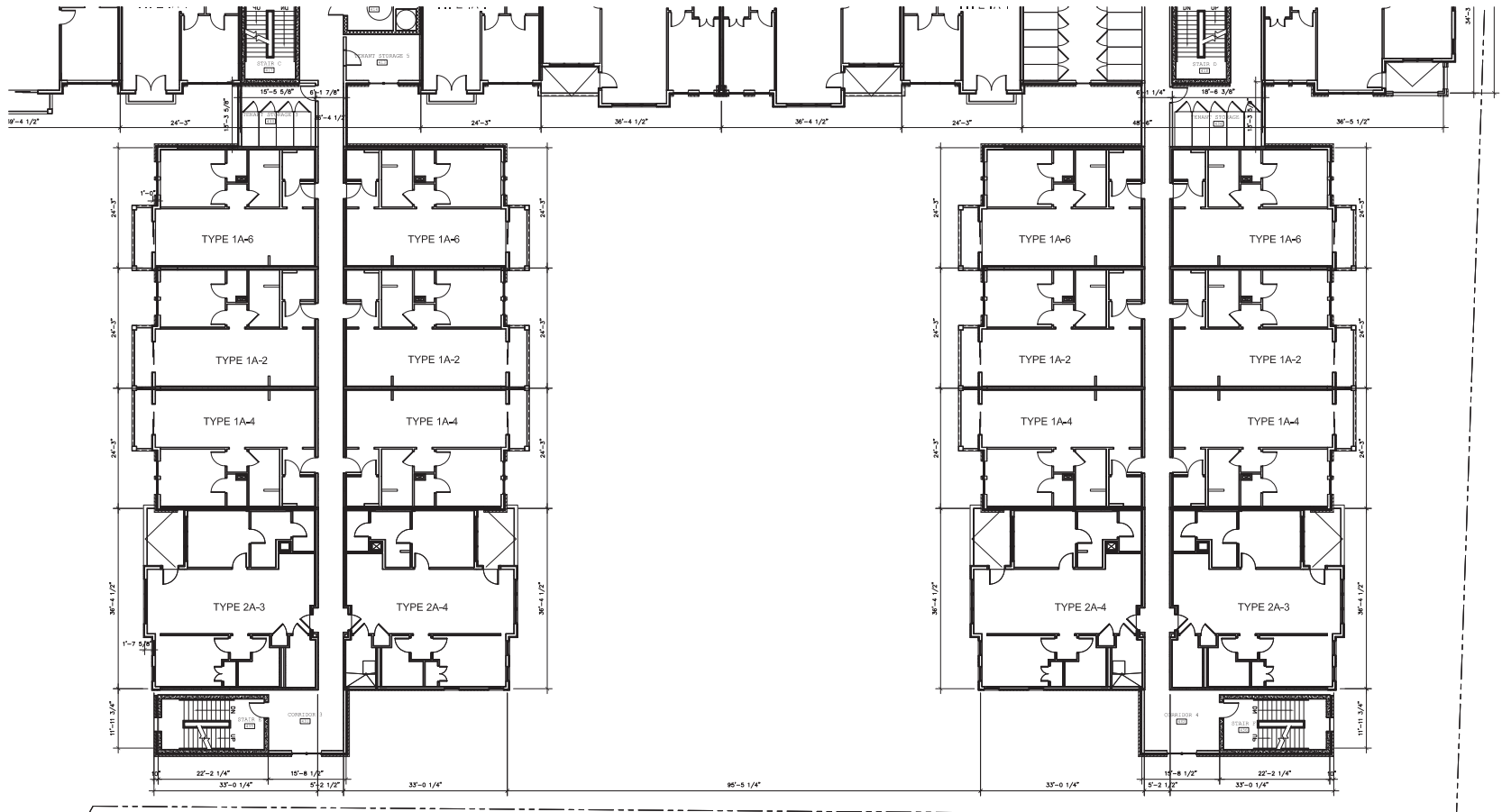
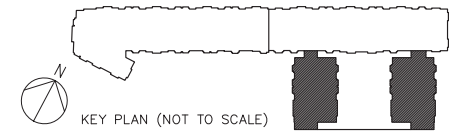


JULY 17, 2018

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



A104B
PHASE 2 FOURTH FLOOR
BUILDING PLAN



FOURTH FLOOR PHASE 2
(PARTIAL)

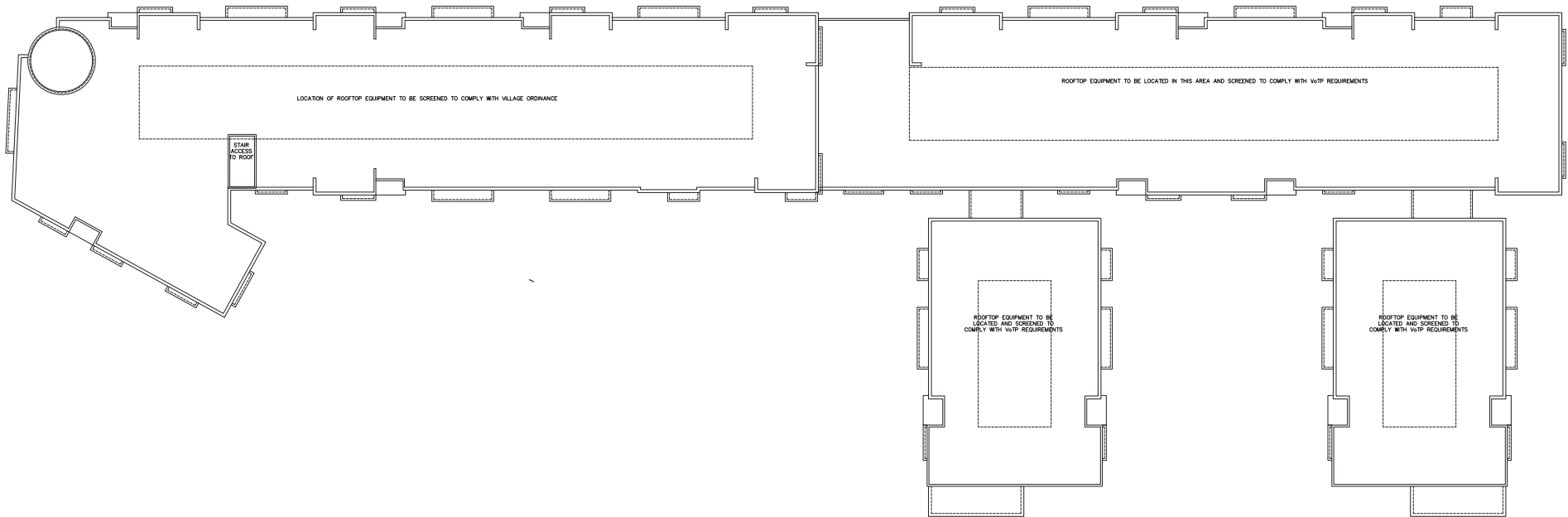
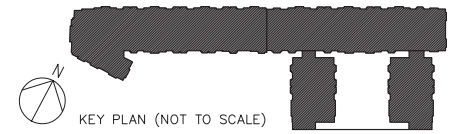


JULY 17, 2018

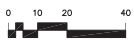
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A104C
PHASE 2 FOURTH FLOOR
BUILDING PLAN



ROOF PLAN OVERALL

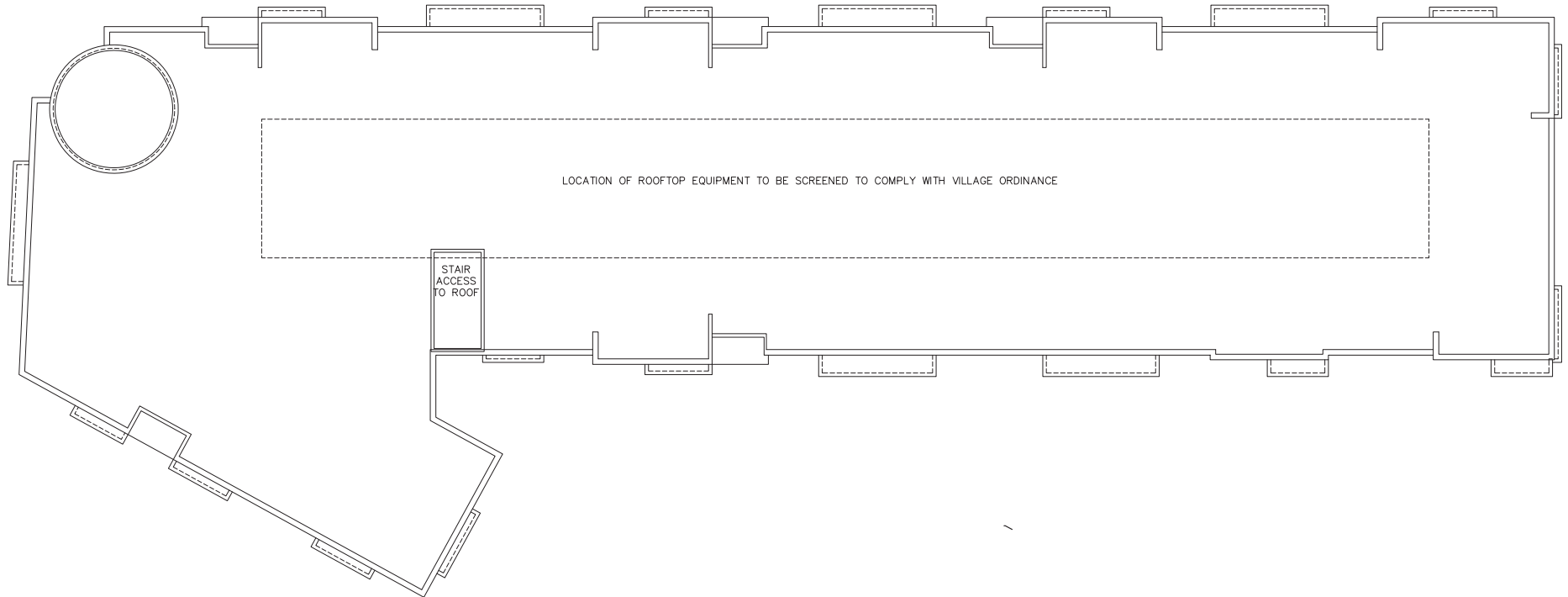
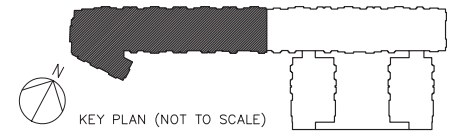


JULY 17, 2018

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



A105
OVERALL ROOF PLAN



ROOF PLAN PHASE 1

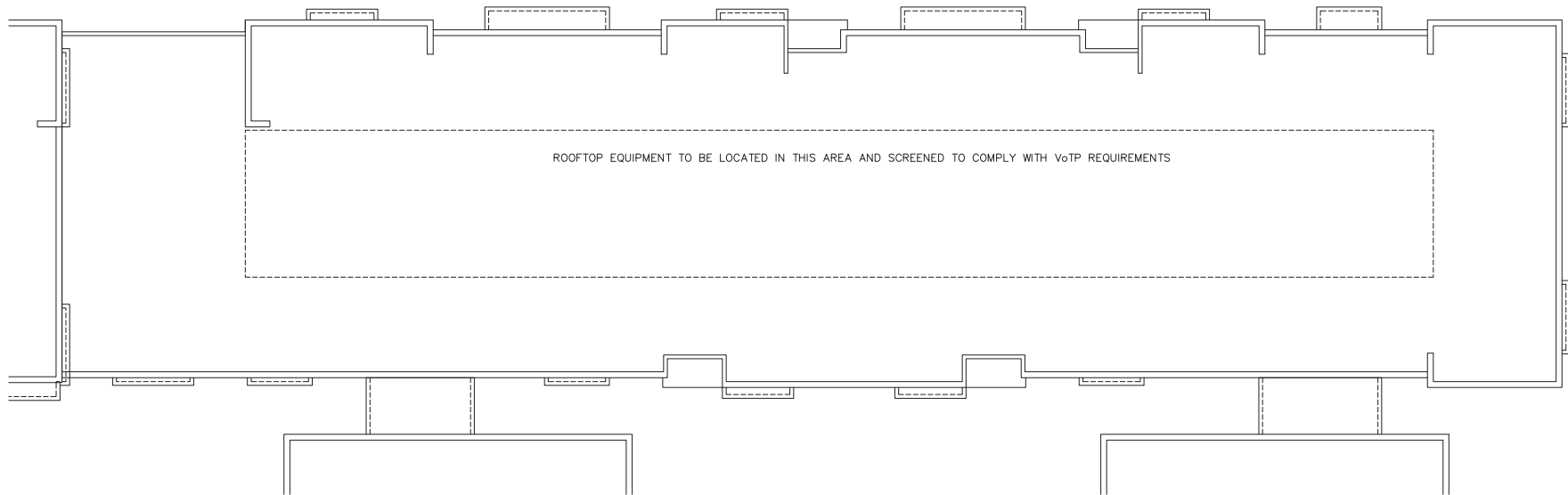
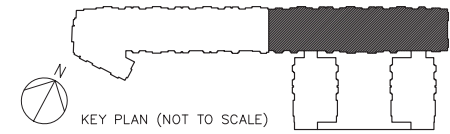


JULY 17, 2018

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



A105A
PHASE 1 ROOF PLAN



ROOF PLAN PHASE 2
(PARTIAL)

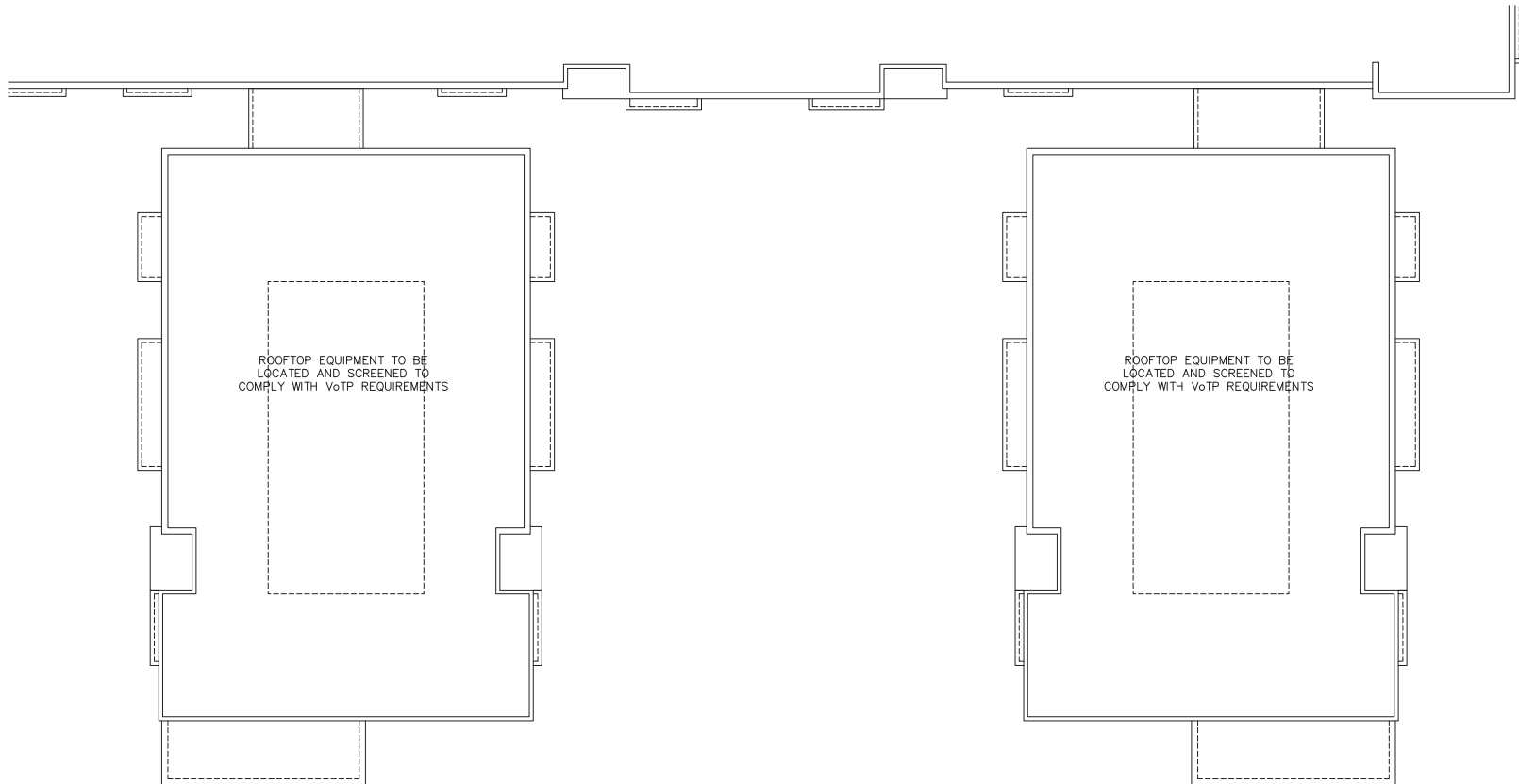
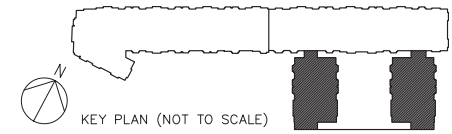


JULY 17, 2018

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



A105B
PHASE 2 ROOF PLAN



ROOF PLAN PHASE 2
(PARTIAL)

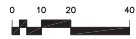


JULY 17, 2018

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

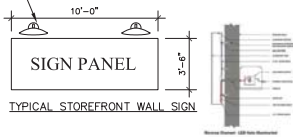


A105C
PHASE 2 ROOF PLAN



OVERALL ELEVATION
SOUTH STREET

OPTIONAL GOOSENECK
FIXTURE



SIGNAGE NOTE:
1. ALL EXTERIOR STOREFRONT SIGNAGE WILL BE REVERSE CHANNEL LETTERS ILLUMINATED BY LED, AND IN COLORS TO BE APPROVED IN ADVANCE BY LANDLORD.
2. TENANT SHALL HAVE THE CHOICE OF HALO ILLUMINATING (FROM BEHIND) THE SOLID REVERSE CHANNEL LETTERS OR VIA WALL MOUNTED FIXTURES (I.E. "GOOSENECK" STYLE) FACE ILLUMINATED.

TENANT SIGNAGE NOTES:
1. MAXIMUM SIGN FACE AREA REGULATIONS FOR WALL SIGNS AT TINLEY PARK ARE BASED ON INDIVIDUAL STORE STREET FRONTAGE WIDTHS. THE STORE WIDTHS AT BOULEVARD VARY BETWEEN 35'-48", WHICH RESULTS IN 35'-48 SQ. FT. OF MAXIMUM SIGNAGE. THE TYPICAL SIGN PANEL SHOWN IS 35 SQ. FT.
2. ALL RETAIL TENANTS WILL BE REQUIRED TO APPLY FOR INDIVIDUAL SIGN PERMITS THAT MEET THE REQUIREMENTS OF TINLEY PARK ORDINANCES.

MONUMENT SIGNS:
BUILDING MONUMENT SIGNS SHALL NOT BE ILLUMINATED THEMSELVES. LIGHTING SHALL BE LIMITED TO BUILDING FACADE LIGHTING DESIGNED TO ILLUMINATE THE SIGN.

BUILDING PROJECTING SIGN AT CORNER (PHASE 1)



BUILDING PROJECTING SIGN AT BREEZEWAY (PHASE 2)

HALO ILLUMINATED SIGN



TYPICAL SIGNAGE AND
STOREFRONT LAYOUTS

GLAZING % AT COMMERCIAL GROUND LEVEL
USED 11' ABOVE FINISHED FLOOR TO CALCULATE

PHASE 1

SOUTH STREET
3952 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%

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

AUGUST 24, 2018

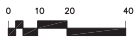


A300

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
67TH CT



PHASE 1 ELEVATION
SOUTH STREET



August 24, 2018

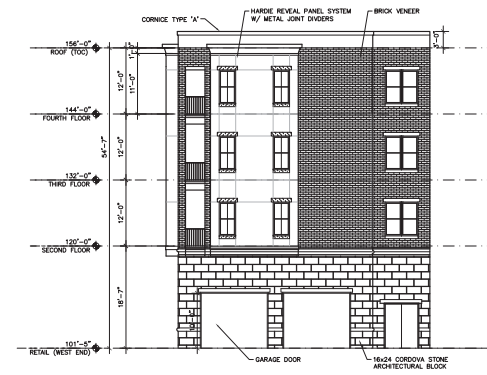
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



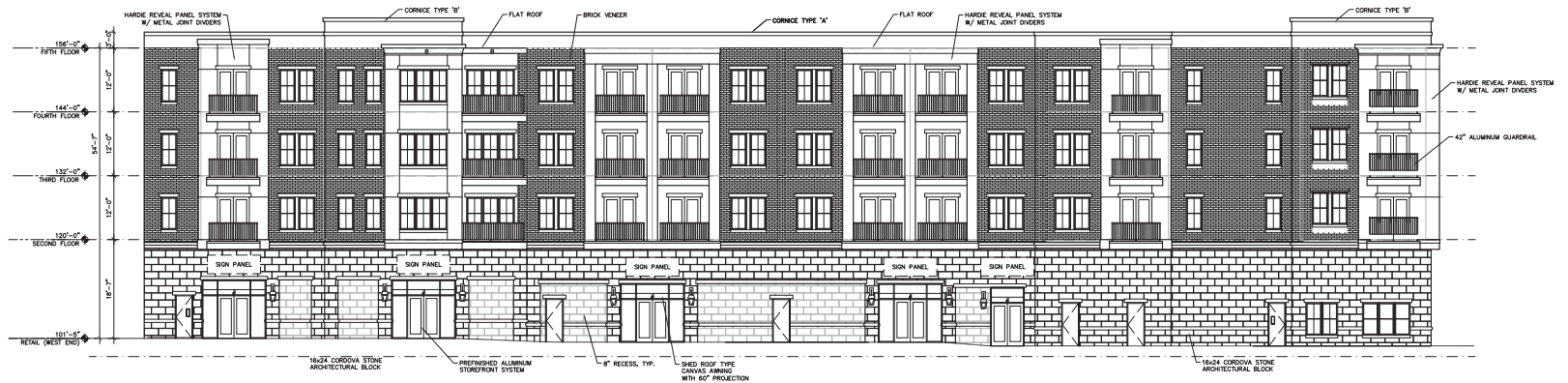
A301-R
PHASE 1 ELEVATIONS
SOUTH, 64TH, BREEZEWAY



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
PHASE 1 ELEVATIONS
174TH, COURTYARD



PHASE 1 ELEVATION
174TH STREET



PHASE 1 ELEVATION
COURTYARD



PHASE 1 ELEVATION
COURTYARD

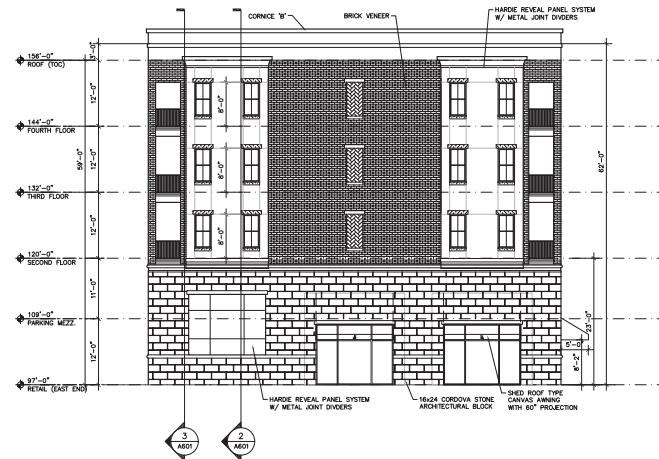


August 24, 2018

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



A301A-R
PHASE 1 ELEVATIONS 174TH, COURTYARD



PHASE 2 ELEVATION
EAST



PHASE 2 ELEVATION
SOUTH STREET



JULY 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A302
PHASE 2 ELEVATIONS
SOUTH, EAST



PHASE 2 ELEVATION
SOUTH STREET

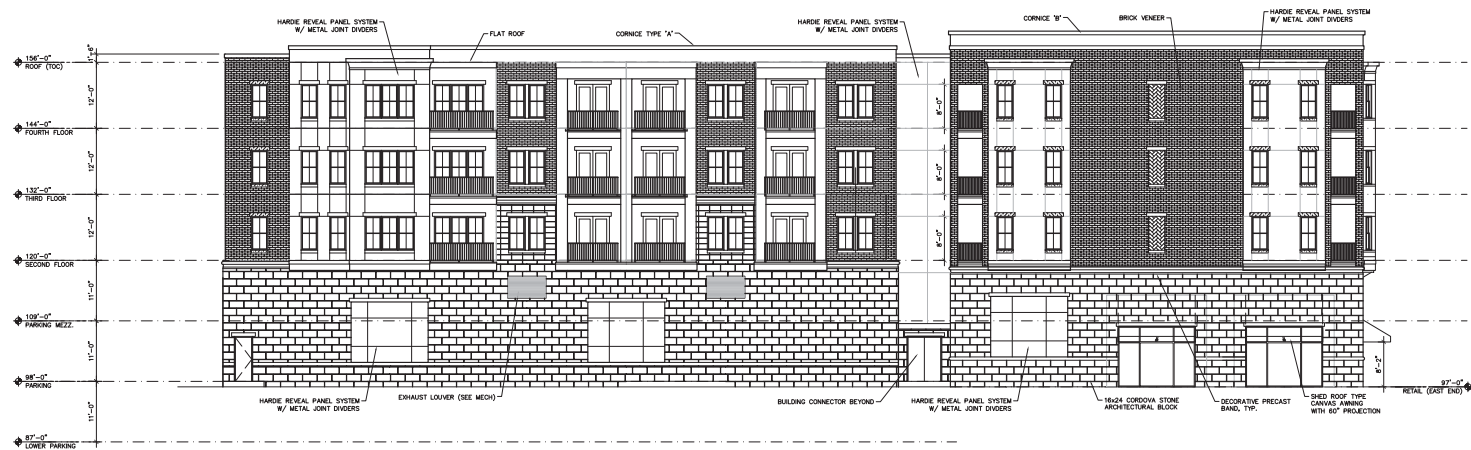


August 24, 2018

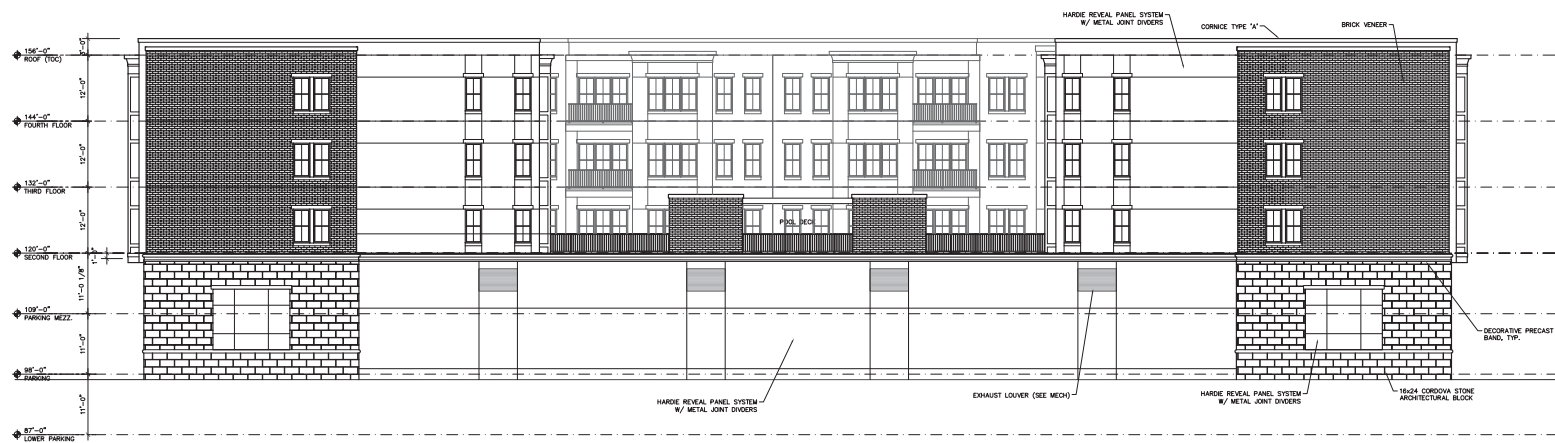
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



<p>A302-R PHASE 2 ELEVATIONS SOUTH</p>



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



August 24, 2018

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



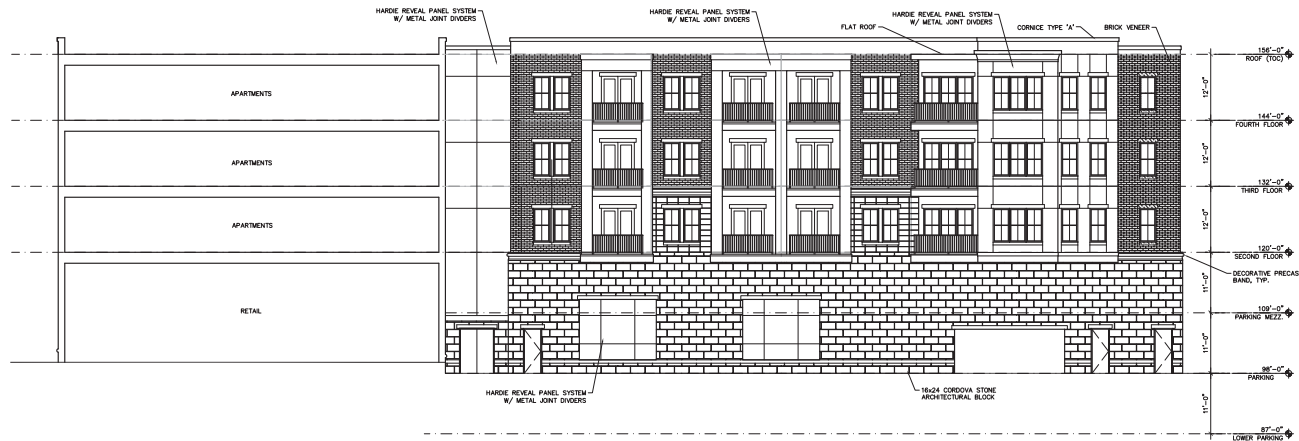
A302A-R
PHASE 2 ELEVATIONS
SOUTH, EAST



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.

August 24, 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.

August 24, 2018



A311-R

3D COLORED RENDERINGS



RENDERING 3 - PHASE 1



RENDERING 3 - PHASE 2

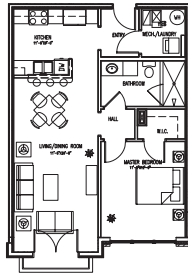
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.

August 24, 2018

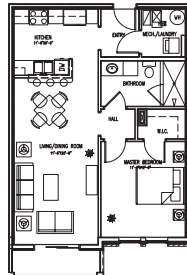


A312-R

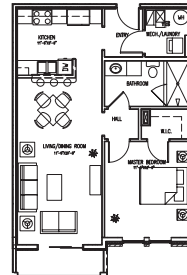
3D COLORED RENDERINGS



UNIT TYPE 1A-1

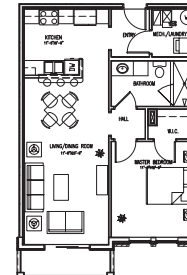


UNIT TYPE 1A-2



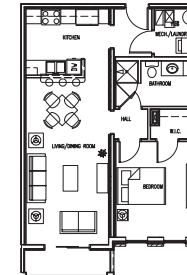
UNIT TYPE 1A-4

SIMILAR TO:
UNIT TYPE 1A-3

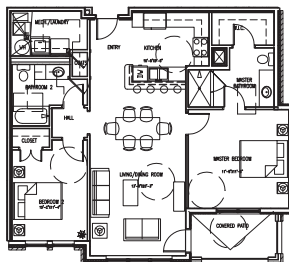


UNIT TYPE 1A-6

SIMILAR TO:
UNIT TYPE 1A-5
UNIT TYPE 1A-7

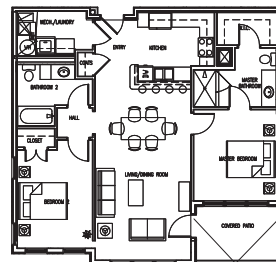


UNIT TYPE 1B



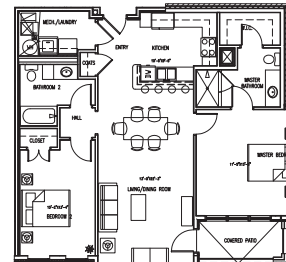
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SIMILAR TO:
UNIT TYPE 2A-2

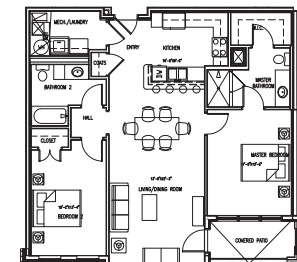


UNIT TYPE 2A-4

SIMILAR TO:
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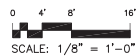


UNIT TYPE 2A-5



UNIT TYPE 2A-6

SIMILAR TO:
UNIT TYPE 2A-7



AUGUST 24, 2018

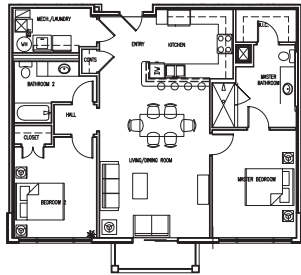
THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

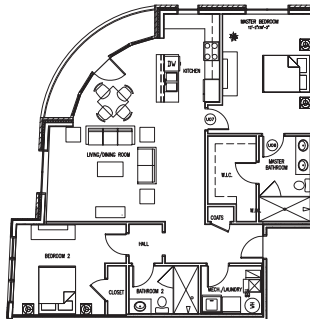
SOUTH STREET, LLC.



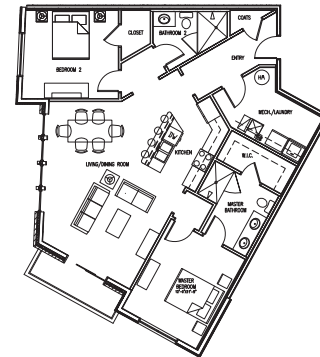
A401
UNITS FLOOR PLANS



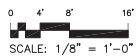
UNIT TYPE 2B-1
SIMILAR TO 2B & 2B-2



UNIT TYPE 2C
SIMILAR TO 2C-1



UNIT TYPE 2D



AUGUST 24, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.



A402
UNITS FLOOR PLANS



STREETSCAPE



BENCH AND WASTE BIN



AWNING & STREETSCAPE



FLUSH PLANTER



AWNINGS & STREETSCAPE



BIOSWALE PLANTER



METAL AWNINGS



BUILDING WALL SCONCE LIGHT



AWNINGS & STREETSCAPE



STREET LIGHT

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018



A900

EXTERIOR FINISHES

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.

July 17, 2018



A902

AMENITIES MOOD IMAGES



SIDING PANEL SYSTEM



ALUMINUM HANDRAIL

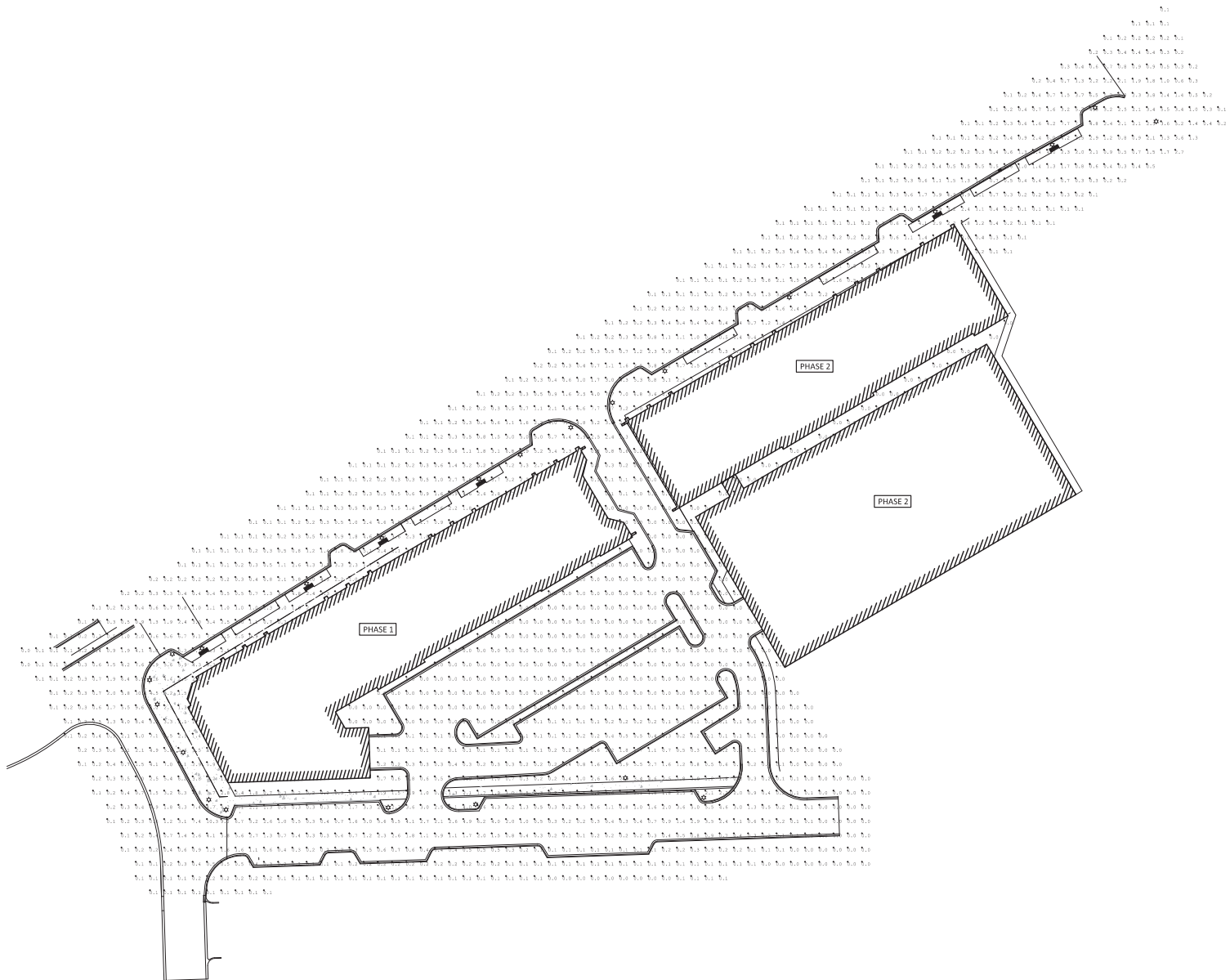
THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.

July 17, 2018



A910

PRODUCTS SAMPLES

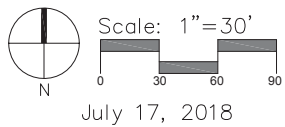
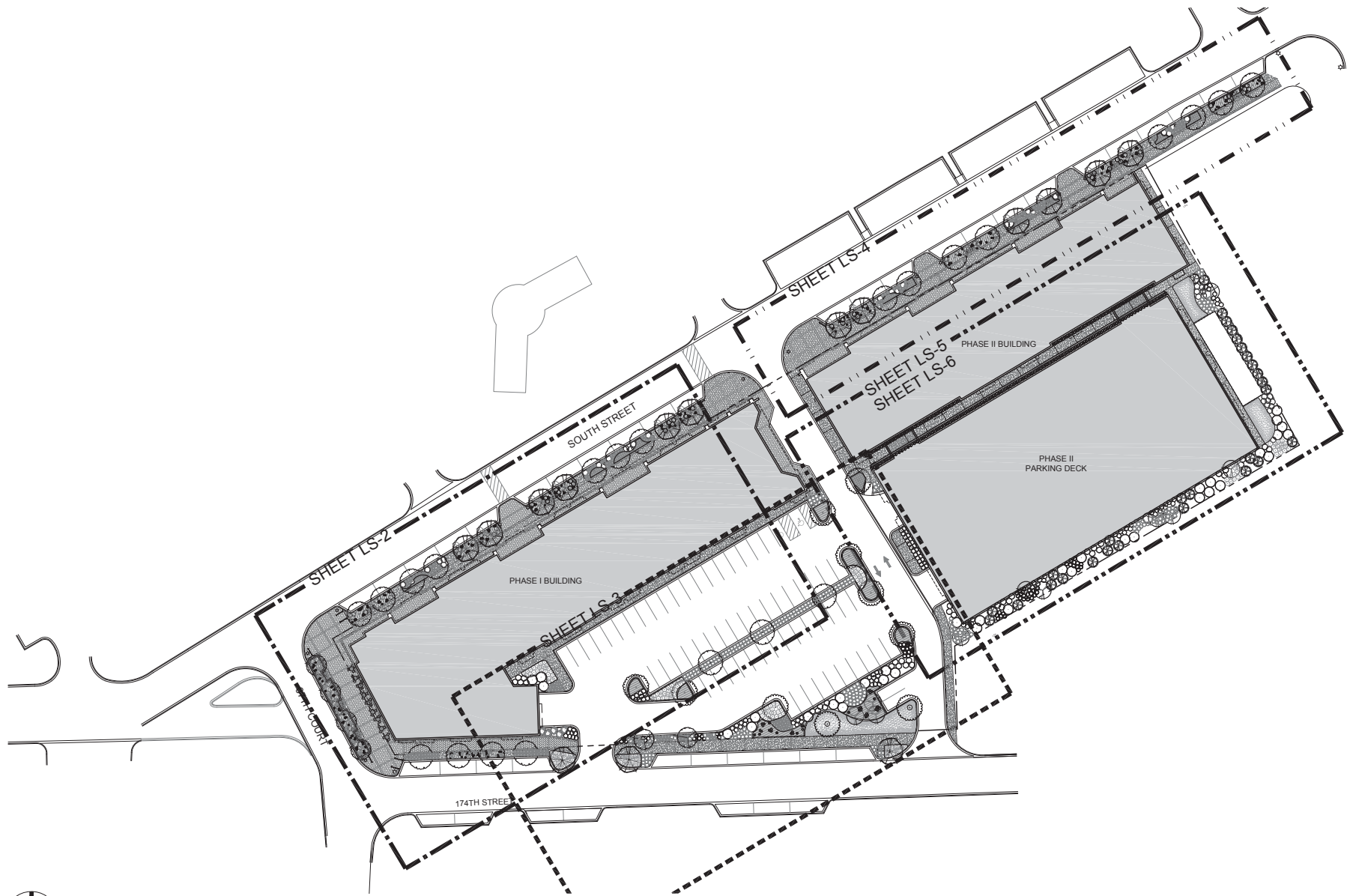


THE BOULEVARD AT CENTRAL STATION
 TINLEY PARK, ILLINOIS
 SOUTH STREET, LLC.

JULY 17, 2018



LT100
SITE LIGHTING CALC.



July 17, 2018

THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.



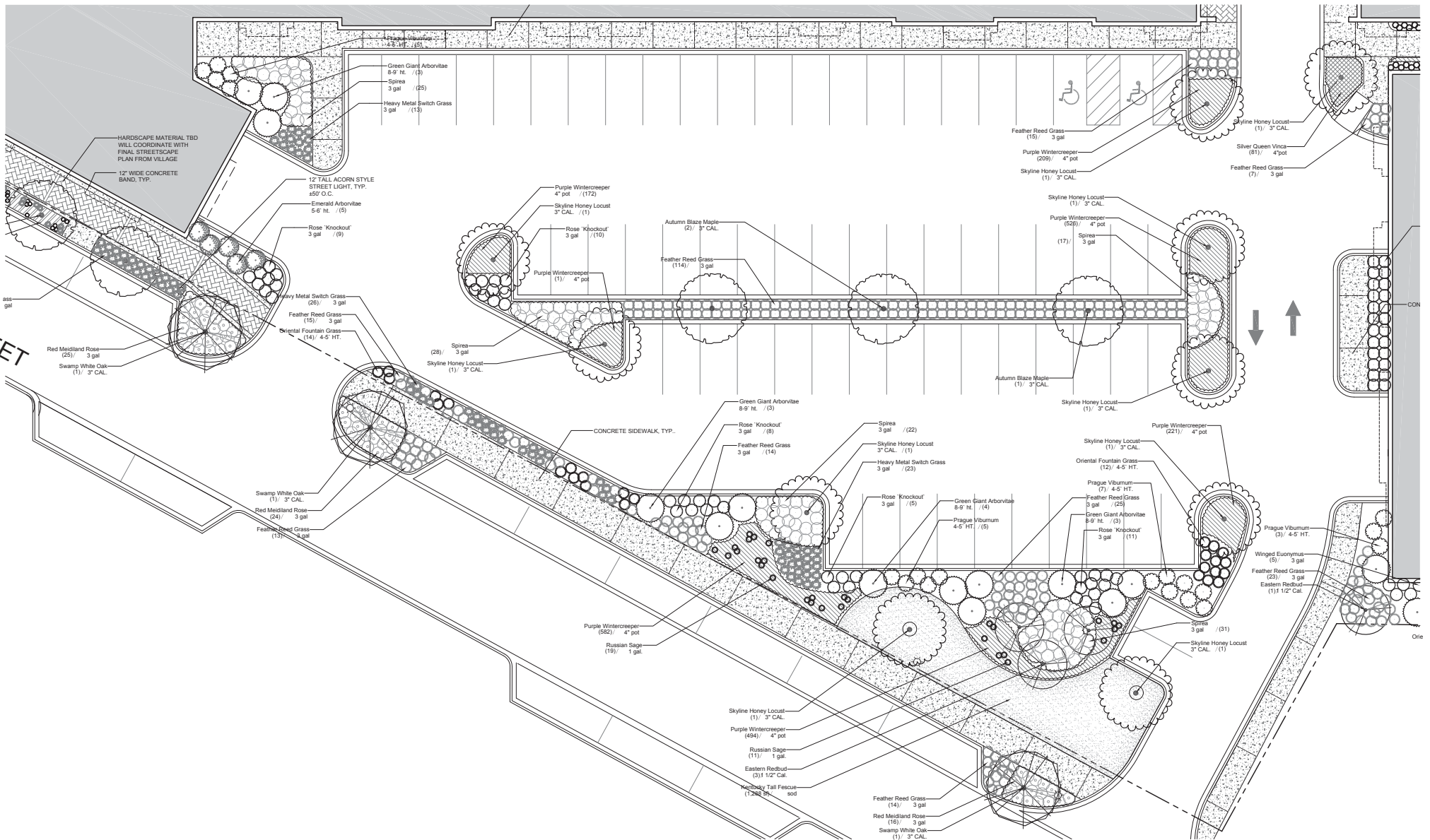
LS-1

OVERALL KEY PLAN

[illegible]

LS-2

LANDSCAPE PLAN



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

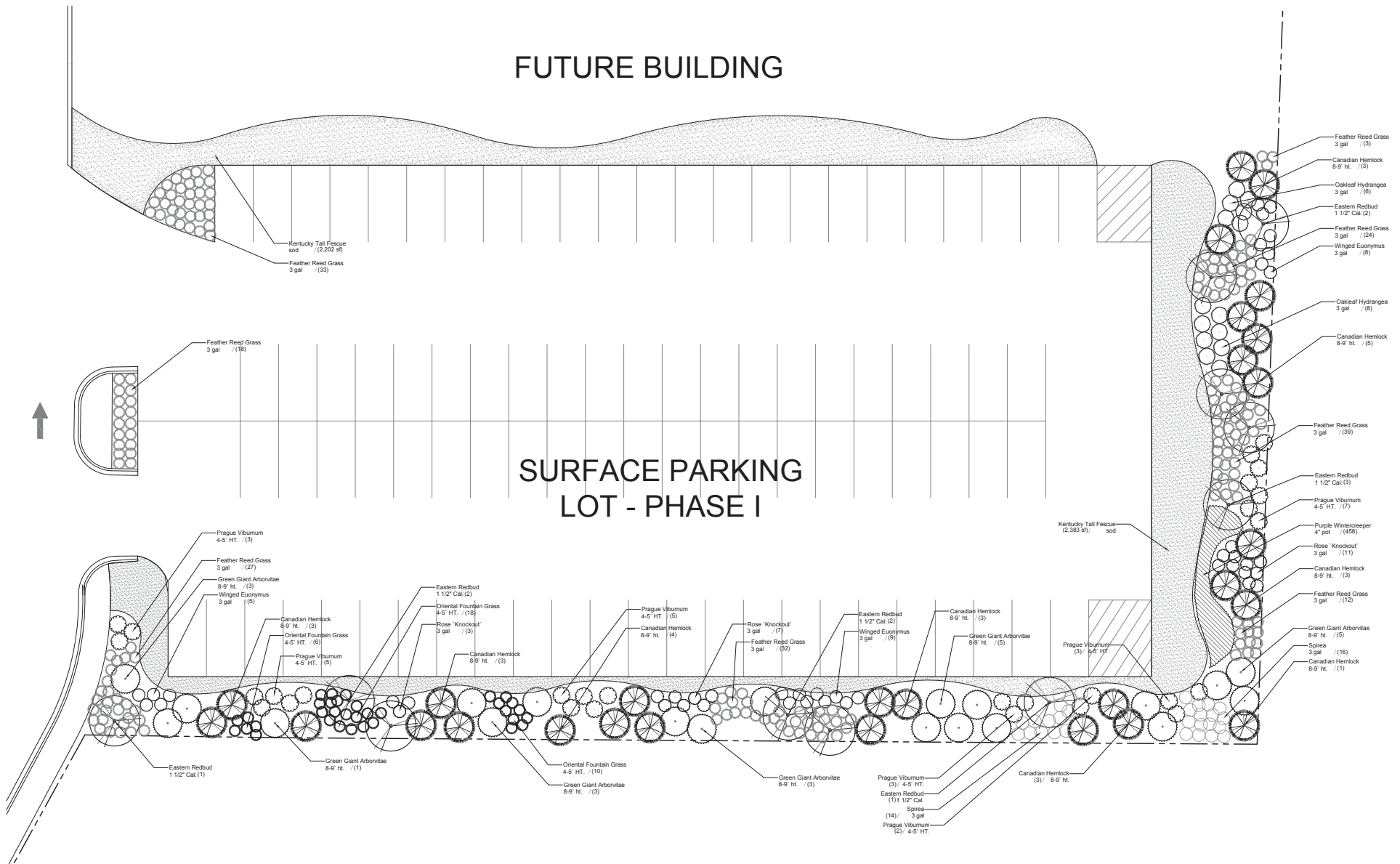
July 17, 2018



LS-3

LANDSCAPE PLAN





THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

July 17, 2018



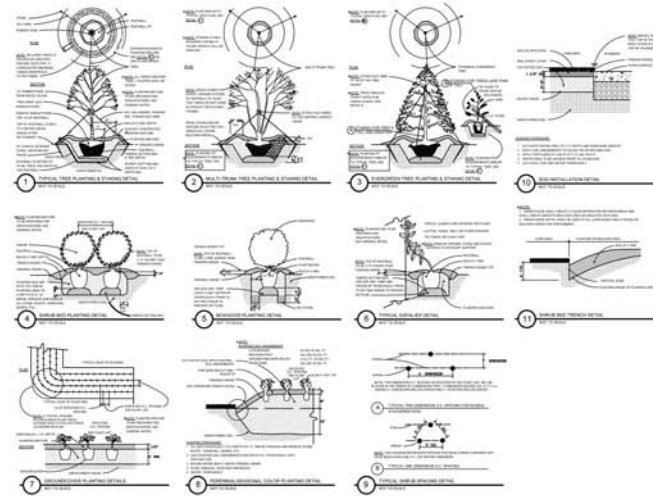
LS-6

LANDSCAPE PLAN

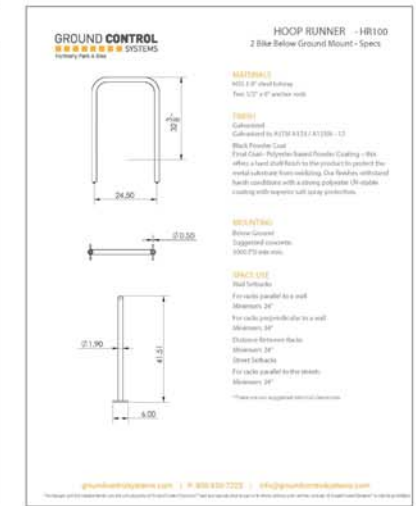
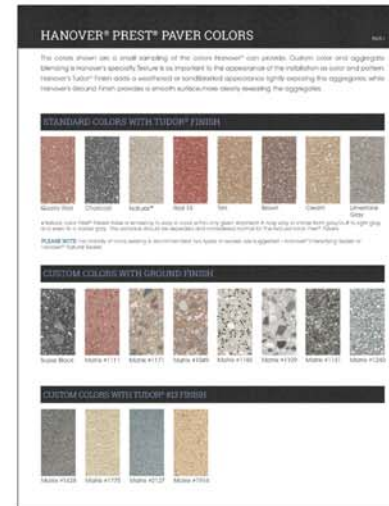
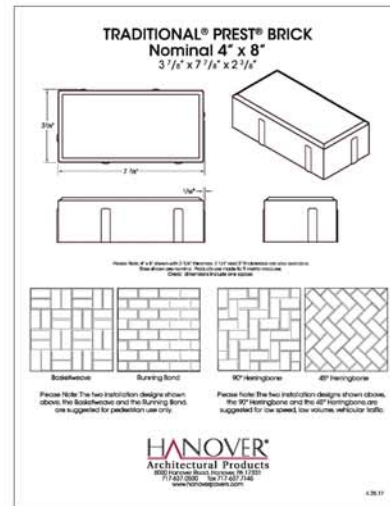
PLANT SCHEDULE FINAL PLAN				
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Acer freemanii / Autumn Blaze / Autumn Blaze Maple	2" CAL	22	
	Corylus heterophylla / Columbian / Columbian European Hornbeam	2" CAL	4	
	Cornus canadensis / Eastern Redbud	1 1/2" Cal	14	
	Ostrya virginica / Skyline / Skyline Honey Locust	2" CAL	10	
	Quercus bicolor / Swamp White Oak	2" CAL	15	
	Thuja occidentalis / Emerald / Emerald Arborvitae	5/8" IN	5	
	Thuja standishii x glauca / Green Giant / Green Giant Arborvitae	5/8" IN	33	
	Taxus canadensis / Canadian Hemlock	5/8" IN	28	
SHRUBS				
BOTANICAL NAME / COMMON NAME	CONT	QTY		
Aspidistra elatior / Variegated / Variegated Cast Iron Plant	3 gal	338		
Buxus microphylla japonica / Wintergreen / Korean Boxwood	3 gal	178		
Calamagrostis x acutiflora / Kari Forester / Feather Reed Grass	3 gal	350		
Dryopteris erythrosperma / Autumn Fern	1 gal	85		
Eurythraea elatior / Winged Eurythraea	3 gal	23		
Hydrangea macrophylla / Endless Summer / TM / Hydrangea / Endless Summer	3 gal	15		
Hydrangea quercifolia / Tree Vine / Oakleaf Hydrangea	3 gal	40		
Panicum virgatum / Heavy Metal / Heavy Metal Switch Grass	3 gal	218		
Pennisetum alopecuroides / Mowry / Oriental Fountain Grass	4.5 HT	81		
Perovskia x Little Spire / Russian Sage	1 gal	30		
Rosa x Knockout / TM / Rose / Knockout	3 gal	153		
Rubus coccineus / Red / Red-eyed Susan	1 gal	271		
Sorbus japonica / Autumn Rainier / Spirea	3 gal	153		
Viburnum x pragnum / Prague Viburnum	4.5 HT	45		
GROUND COVERS				
BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
Eurythraea elatior / Purple Wintercreeper	4" gal	2' x 6"	5,953	
Festuca arundinacea / Kentucky Tall Fescue	4" gal	2' x 6"	5,953	
Hemerocallis x Stella de Oro / Stella de Oro Daylily	1 gal	12" x 6"	185	
Ophrysopogon japonicus / Mondo Grass	4" gal	12" x 6"	243	
Trachypogon japonicus / Asiatic / Asiatic Jasmine	4" gal	12" x 6"	4,813	
Vincetoxicum / Variegated / Silver Queen Vinca	4" gal	12" x 6"	81	

NOTE: PLANT MATERIAL WILL BE UPDATED WHEN VILLAGE STREETSCAPE PLAN IS FINALIZED

PLANT SCHEDULE SURFACE PARKING LOT				
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Cornus canadensis / Eastern Redbud	1 1/2" Cal	14	
	Thuja standishii x glauca / Green Giant / Green Giant Arborvitae	5/8" IN	25	
	Thuja canadensis / Canadian Hemlock	5/8" IN	28	
SHRUBS				
BOTANICAL NAME / COMMON NAME	CONT	QTY		
Calamagrostis x acutiflora / Kari Forester / Feather Reed Grass	3 gal	350		
Eurythraea elatior / Winged Eurythraea	3 gal	23		
Hydrangea quercifolia / Tree Vine / Oakleaf Hydrangea	3 gal	40		
Pennisetum alopecuroides / Mowry / Oriental Fountain Grass	4.5 HT	81		
Rosa x Knockout / TM / Rose / Knockout	3 gal	153		
Spirea japonica / Autumn Rainier / Spirea	3 gal	153		
Viburnum x pragnum / Prague Viburnum	4.5 HT	45		
GROUND COVERS				
BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY	
Eurythraea elatior / Purple Wintercreeper	4" gal	2' x 6"	5,953	
Festuca arundinacea / Kentucky Tall Fescue	4" gal	2' x 6"	5,953	



HARDSCAPE WITHIN THE ROW WILL BE UPDATED TO COORDINATE WITH FINAL VILLAGE STREETSCAPE PLAN



THE BOULEVARD AT CENTRAL STATION

TINLEY PARK, ILLINOIS

SOUTH STREET, LLC.

July 17, 2018



LS-7

LANDSCAPE DETAILS

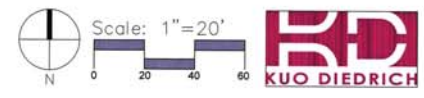
PHASE I – SITE PLAN



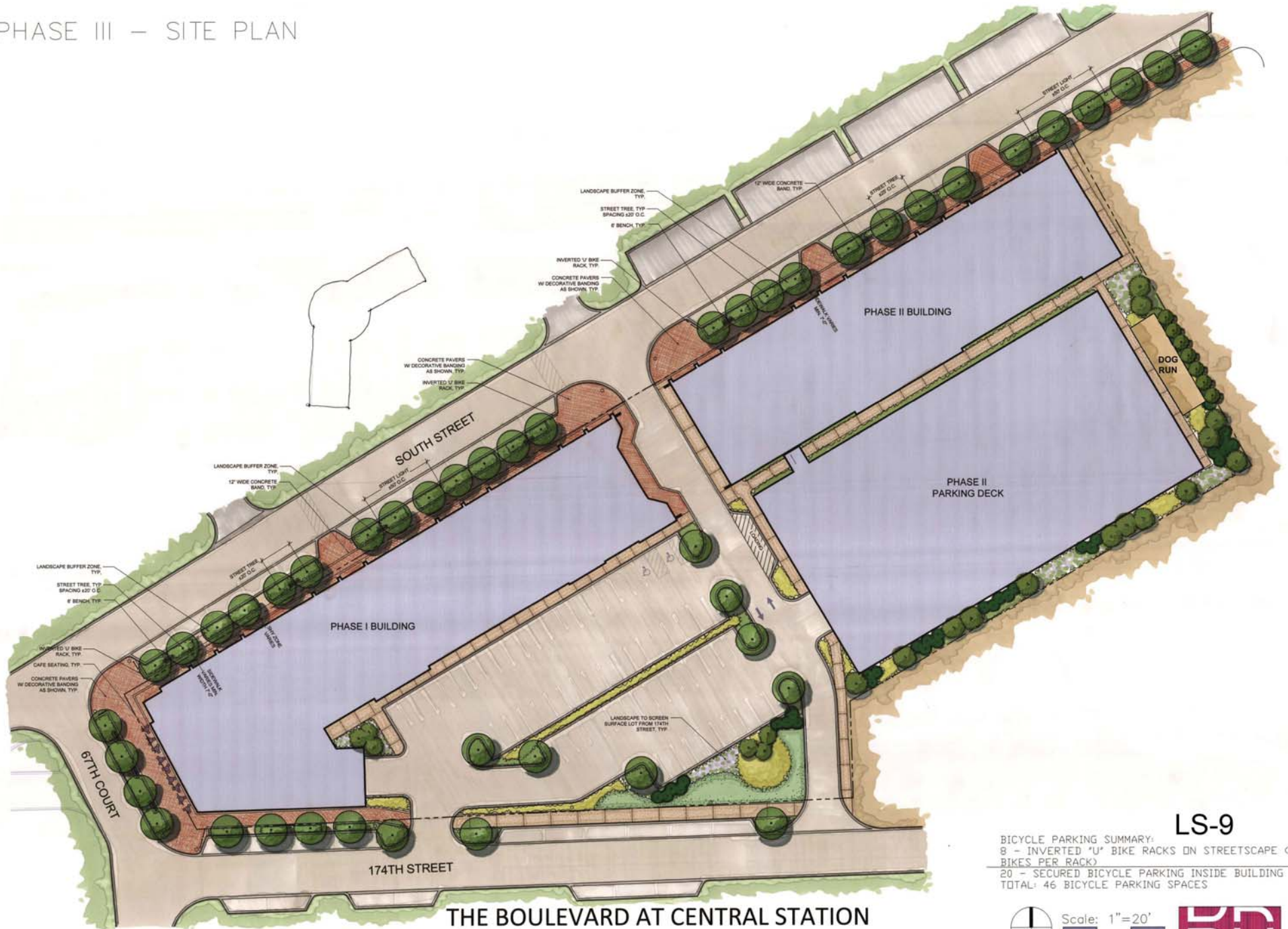
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS
SOUTH STREET, LLC.

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



PHASE III – SITE PLAN



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

LS-9

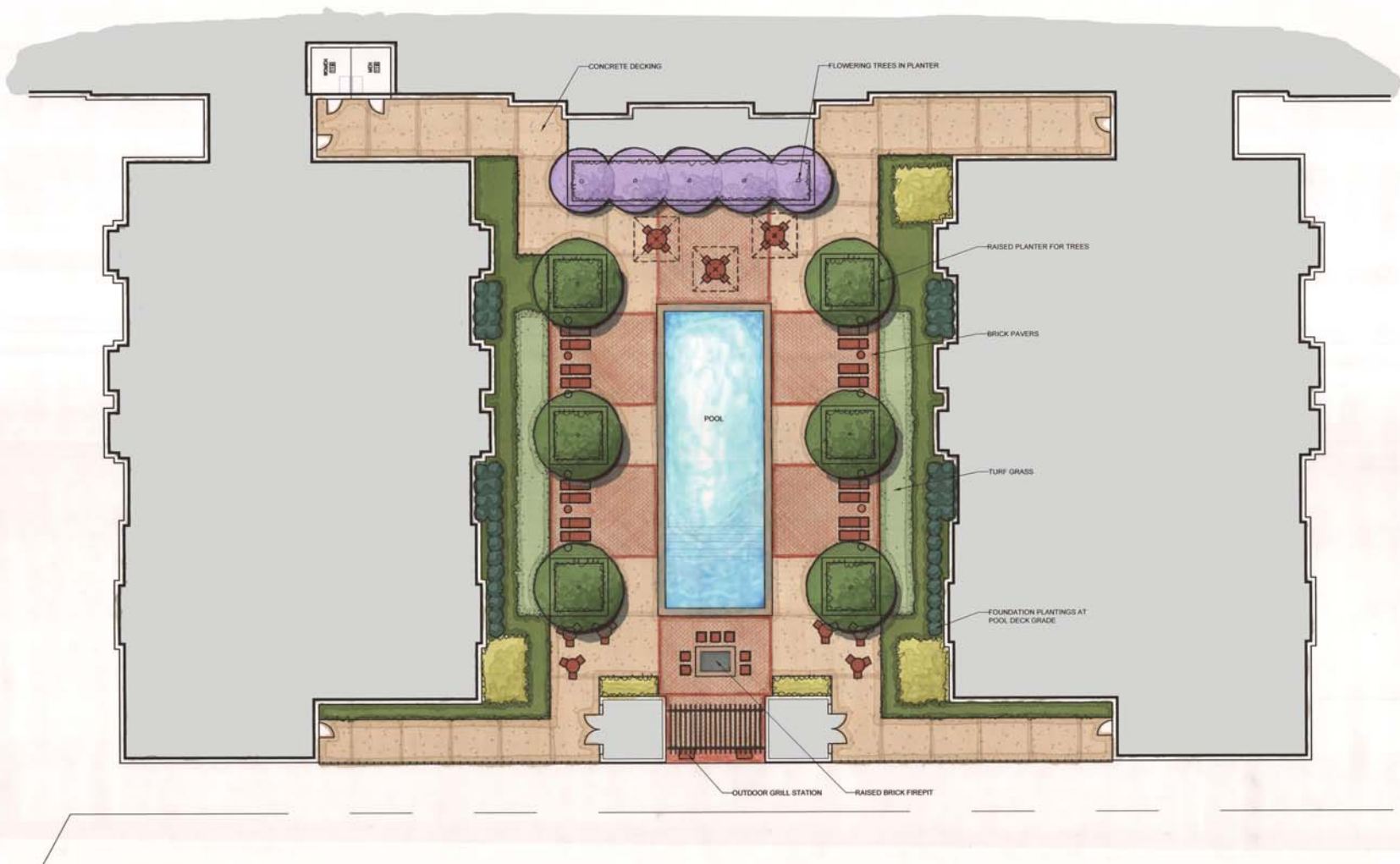
BICYCLE PARKING SUMMARY:
8 - INVERTED 'U' BIKE RACKS ON STREETScape (< 2 BIKES PER RACK)
20 - SECURED BICYCLE PARKING INSIDE BUILDING
TOTAL: 46 BICYCLE PARKING SPACES



Scale: 1" = 20'

0 20 40 60





JULY 17, 2018

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



LS-10
 CONCEPTUAL ROOFTOP
 POOL PLAN



RESPONSE TO OPEN ITEMS *(From Design Team 8/27/18)*

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

1. *Developer is to submit a construction schedule for the development.*
2 years phase 1 and phase 2 to start within 2 years of phase 1 completion (From DS)

2. *Final Streetscape plans for this area are in the process of being designed.*
Pending Village Streetscape guidelines

3. *Staff has raised parking concerns with the loss of the existing gravel lot where 90-100 Metro commuters will be displaced.*

A response will come from DS/BH regarding overall parking outlook.

Design team has been able to increase the parking deck count to 181 cars, including required handicap spaces (see revised deck plans). This raised the parking count on site to 245 cars, which is a ratio of 1.48 to the apartments. In addition, the developer has agreed to include EV charging stations and is considering shared vehicle parking spaces (i.e. Zipcar). Design team also recommends that the Village consider using some of the space designated for parallel parking on South Street as short term loading zones for ride share programs like Uber and Lyft.

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.*

This revision was made and resubmitted on sheet C1. Landscape plan will be updated to reflect that.

5. *Correct sheet A002 to reflect the correct bike parking counts.*

This is a typo. It has been updated and re-issued

6. *Additional Variations on building material may need to be requested.*

It is understood that architectural precast block is not considered a primary building material and will therefore require a variation. If not approved, the change would be to use brick instead of the architectural precast. A variation is required either to reduce the required minimum "primary materials" to 65% or to allow architectural precast as a primary material. If allowed as a primary material, the facades are nearly 100% primary.

7. *Staff questions the use of red awning as a color choice.*

As we have discussed before, we feel the need to have some color variation and the developer has agreed to maintain the canopies and replace when needed. Metal canopies are black.

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

Client disagrees. A roofscape has been designed that creates a landscape buffer. See LS-10. Mark D. will have additional slides to illustrate the look and feel at the hearing.

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.*

Owner/D.Sosin will respond to this

10. *The architect should look at consolidating the recycling rooms into the main trash area.*

Drawings 103B has been updated to illustrate how recycling and trash can be consolidated and the recycling room at the end of the hall was eliminated.

11. *The bricked in window in the recycling windows should be converted into glass windows.*

This window has been added. Note that final design will be the result of further development of the unit plans if approved to proceed.

12. *The site needs to provide a designated outdoor area for dogs.*

A dog run has been added to the east end of the property.

13. *Staff questions the need for the internal service corridor proposed in Phase 2.*

Staff previously recommended it. We have expanded the end commercial unit so that all units have access to the corridor. We have investigated integrating the parking deck and commercial units instead of spacing them. It will require further development of the design to determine if it is the best solution since that space currently houses a large meter bank that will be difficult to relocate to another back of house area. Further study of fire rated enclosures will also be required in order to make it happen.

14. Provide for a unified sign plan.

Signage plan on A300 has been updated. The unified sign plan will be provided by the developer.

15. Staff recommends that the main identification signs for the building are not illuminated.

We propose that they are only illuminated by building façade lighting and will not be self-illuminated. This has been clarified on A300 and illustrated on the night rendering of the corner.

16. A final photometric plan will need to be provided with final engineering.

Agreed. A final photometric plan will be provided prior to issuance of permit. Design team will need information on the streetscape guidelines for light poles in along the street and in the parking lot that will be owned by the Village.

17. Address the landscaping comments per the Village's landscape review.

Pending completion of the Village Streetscape Guidelines

18. Site Plan needs to include a zoning analysis table per the Site Plan requirements.

This has been provided on A100

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

We have identified a location on the second floor that may be used if demand for commercial space at the street level proves to be high. The project would lose 2 units if the developer determines that market demand warrants the change..

20. Further discuss with the engineer regarding the required right of way along 67'h Court should be 11' vs 13'

McBride is in discussion with the Village.

Additional notes from team meeting on 8/22:

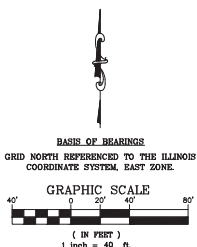
- 1. Typical unit plans have been provided in Sheets A401 & A402 at 1/8" scale*
- 2. The parking matrix on A100 has been updated to provide more information on handicap parking and a refined parking count that provides some additional spaces.*

Ken Shaw Comments:

- 1. West Corner/Façade design: The design team has revised and refined the corner*

design to make several enhancements to contribute to a more timeless design, including:

- a. Making the face of balconies deeper*
- b. Adding vertical trim elements*
- c. Enhancing the cornice design*
- d. Adding more masonry detail, such as a medallion*
- e. Adding trim at the curved balcony walls*
- f. Adding light fixtures*
- g. Refining the sign design and providing a better illustration of what it will look like.*
- h. We have also provided both a daytime and evening rendering.*
- 2. Phased Development: DS and BH will respond to the need for phasing (primarily financial)*
- 3. Traffic: The design team agrees that this development will and should bring additional traffic. A plan should be developed that includes provisions on the streetscape for temporary loading zones for Uber and Lift, alternative means of transportation such as electric bikes and scooters, and space to accommodate bicycles and parking.*
- 4. Awnings: Sounds like he is OK with red*
- 5. Charging Stations: These have been added to the parking deck. We will work with the Village to add them to the surface lot that will be Village owned*
- 6. Solar and LEED: This building will be more energy efficient and conserve more resources than any before it due to building code requirements that have developed in recent years. The developer will investigate the financial case for solar panels.*
- 7. Condo conversion: BH/DS to address this comment.*



LEGEND & ABBREVIATIONS

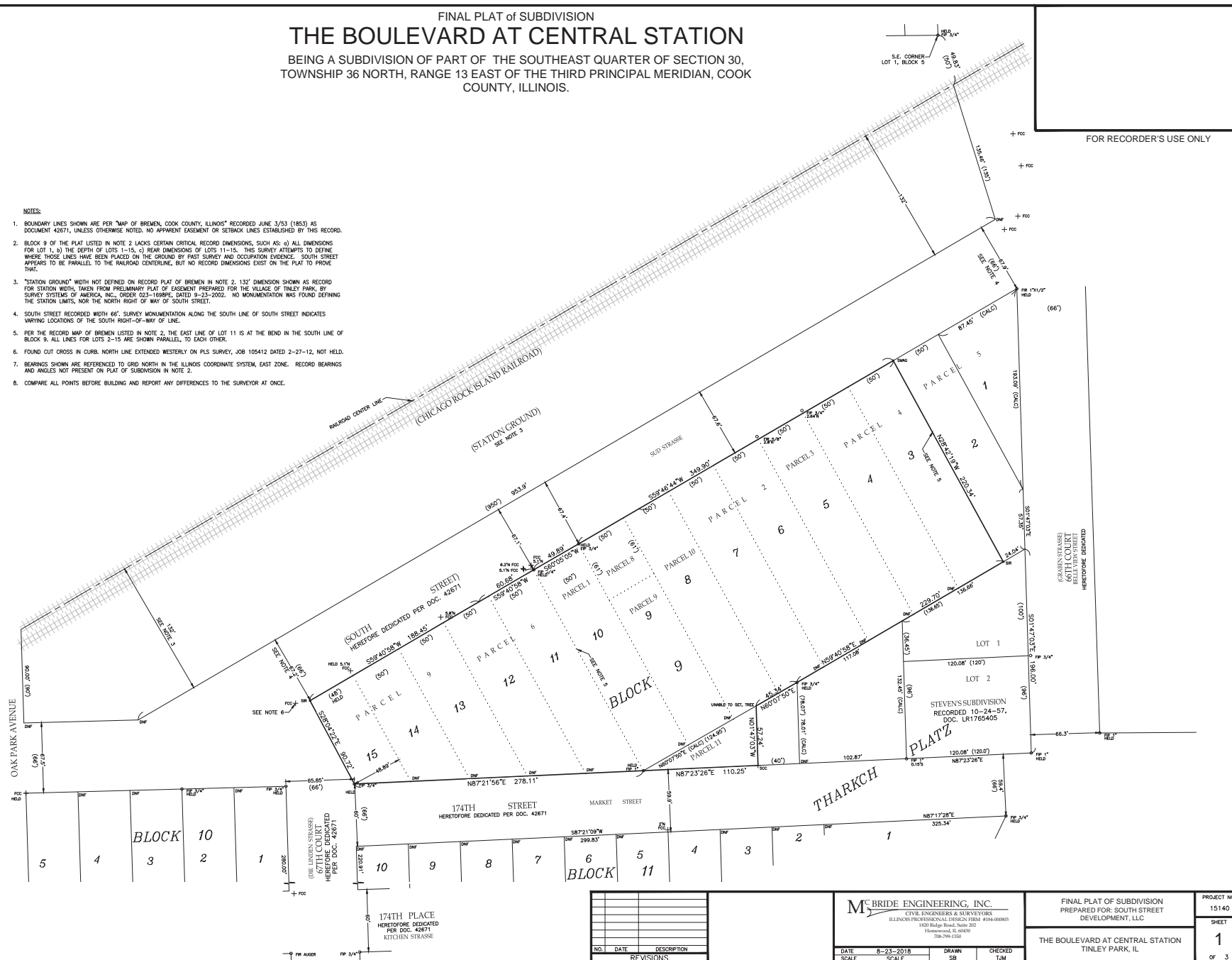
- _____ BOUNDARY LINE
 _____ ADJACENT PROPERTY LINE
 - - - - - SECTION LINE
 EXISTING INTERIOR LOT LINE
 _____ EXISTING EASEMENT LINE
 - - - - - CENTER LINE
 - - - - - PROPOSED EASEMENT LINE

- | | |
|---------------|---------------------------|
| ■ | CONCRETE SURVEY MONUMENT |
| □ | SURVEY MONUMENT |
| + | CUT CROSS |
| DNF | DID NOT FIND |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| PCC | FOUND CUT CROSS |
| PMK | FOUND PK NAIL |
| SR | 5/8" SMOOTH ROD |
| SP | SET MAG NAIL |
| FMAg | FOUND MAG NAIL |
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| R | RADIUS |
| L | ARC LENGTH |
| DOC | DOCUMENT |
| N# | NUMBER |
| (100') | MEASURED DISTANCE |
| 100' | MEASURED DISTANCE |
| (N61°36'42"E) | RECORD BEARING |
| N61°36'42"E | MEASURED BEARING |
| NA63S | NORTH AMERICAN DATUM 1963 |
| SC | SQUARE FEET |
| AC | ACRES |

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

FINAL 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:
1. BOUNDARY LINES SHOWN ARE PER "MAP OF BREMEN, CO. COUNTY, ILLINOIS" RECORDED JUNE 3/53 (1853) AS DOCUMENT 42671, UNLESS OTHERWISE NOTED. NO APPARENT EASEMENT OR SETBACK LINES ESTABLISHED BY THIS RECORD.
 2. BLOCK 9 OF THE PLAT LISTED IN LOT 2 LACKS CERTAIN CRITICAL RECORD DIMENSIONS, SUCH AS: a) ALL DIMENSIONS FOR LOT 1, b) THE DEPTHS OF LOTS 1-15, c) REAR DIMENSIONS OF LOTS 11-15. THIS SURVEY ATTEMPTS TO DEFINE THE BOUNDARY LINES BASED ON THE RECORDS OF THE 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 THE PARALLELISM.
 3. "STATION GROUND" WOULD NOT DEFINED ON RECORD PLAT OF BREMEN IN LOT 2, 132' DIMENSION SHOWN AS RECORD FOR STATION WIDTH, TAKEN FROM PRELIMINARY PLAT OF EASEMENT PREPARED FOR THE VILLAGE OF TILNEY PARK, BY SURVEY SYSTEMS OF AMERICA, INC., ORDIN 023-16686, DATED 9-23-2002. NO MONUMENTATION WAS FOUND DEFINING THE STATION GROUND.
 4. SOUTH STREET CORRELATED WITH 66' SURVEY ALIGNED ALONG THE SOUTH LINE OF SOUTH STREET INDICATES VARYING LOCATIONS OF THE SOUTH RIGHT-OF-WAY OF LINE.
 5. PER THE RECORD MAP OF BREMEN LISTED IN LOT 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.
 6. FOUND OUT CROSS IN CURB, NORTH LINE EXTENDED WESTERLY ON PLS SURVEY, JOB 105412 DATED 2-27-12, NOT HELD.
 7. BEARINGS SHOWN ARE REFERENCED TO GRID NORTH IN THE ILLINOIS COORDINATE SYSTEM, EAST ZONE. RECORD BEARINGS ARE SHOWN ON PLAT OF BREMEN IN LOT 2.
 8. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES TO THE SURVEYOR AT ONCE.



NO.	DATE	DESCRIPTION
REVISIONS		

M^C BRIDE ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-00080
1820 Ridge Road, Suite 202
Homewood, IL 60430
708-799-1350

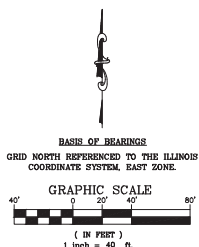
FINAL PLAT OF SUBDIVISION
PREPARED FOR: SOUTH STREET
DEVELOPMENT, LLC

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, IL

PROJECT NO.	15140
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SHEET

1
OF 3

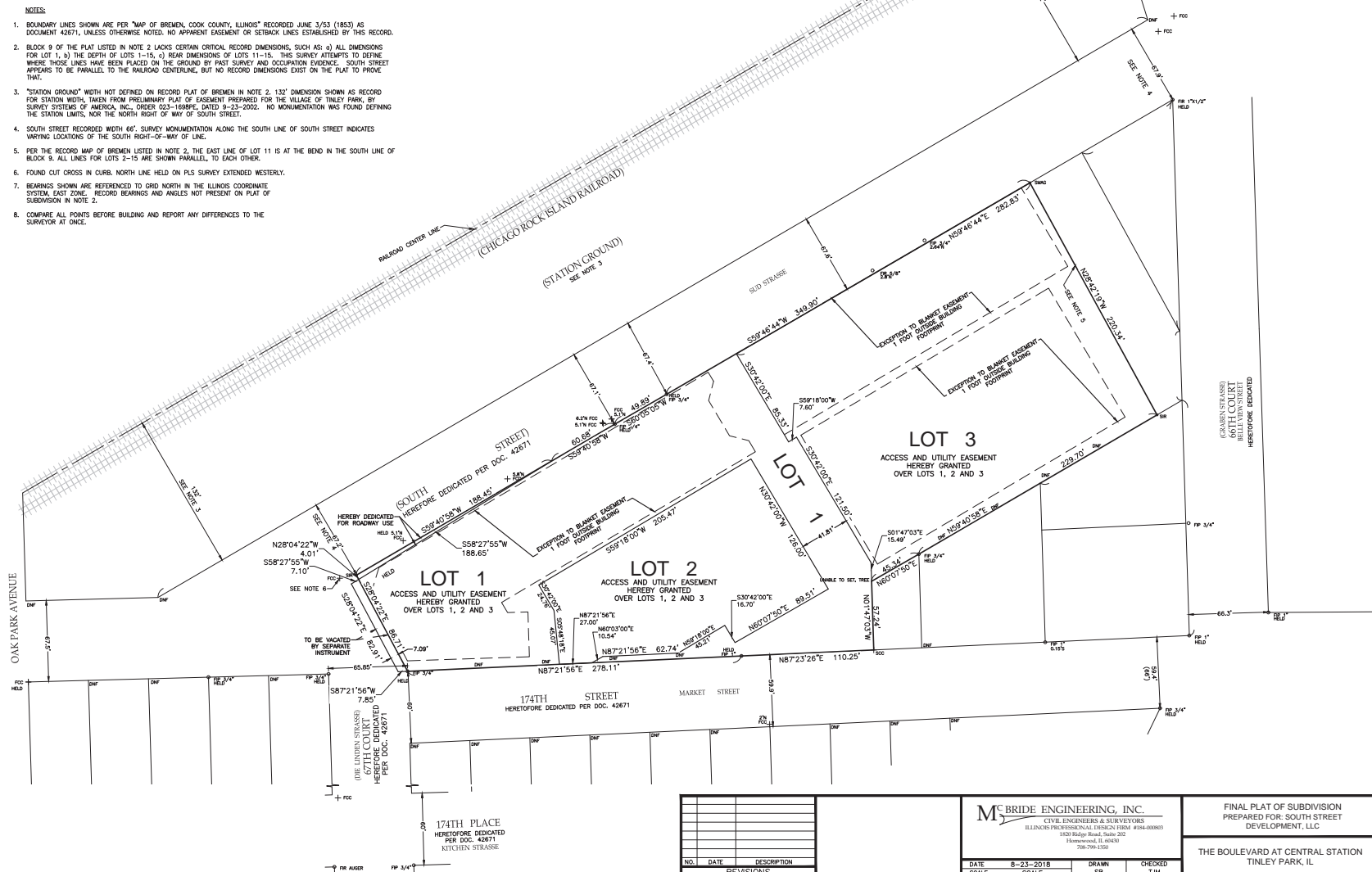


LEGEND & ABBREVIATIONS

- _____ BOUNDARY LINE
 _____ ADJACENT PROPERTY LINE
 _____ SECTION LINE
 EXISTING INTERIOR LOT LINE
 _____ EXISTING EASEMENT LINE
 _____ CENTER LINE
 - - - - - PROPOSED EASEMENT LINE
- CONCRETE SURVEY MONUMENT
 o SURVEY MONUMENT
 D/C DITCH
 DNP DID NOT FIND
 FND FOUND IRON PIPE
 FND FOUND IRON ROD
 FND FOUND CUT DIRT
 FND FND NAIL
 FND SET 6"X8" SMOOTH ROD
 FND 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
 (M156160.47E) RECORD BEARING
 N156160.47E 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

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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
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REVISIONS		

M^CBRIDE ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
ILLINOIS PROFESSIONAL DESIGN FIRM #184-000807
1820 Ridgely Road, Suite 202
Homewood, IL 60430
708-799-1350

DATE	8-23-2018	DRAWN	CHECKED
		JAC	TJA

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

THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, IL

PROJECT NO.	15140
-------------	-------

SHEET

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UNIFIED SIGN PLAN
PROPOSED COMMERCIAL RETAIL DEVELOPMENT
THE BOULEVARD AT CENTRAL STATION
TINLEY PARK, ILLINOIS

I. GENERAL

- 1.1 This document shall govern the design, construction and installation of all signs to be installed by Tenants at any time in conjunction with the provisions of each Tenant's Lease. All signage must conform to the criteria set forth in this document, which shall govern all signs within this commercial development. All final and controlling determinations concerning any questions of interpretation of this document shall, except as otherwise expressly provided in this document, be made by Landlord, and, except as otherwise expressly provided in this document, "Landlord" shall refer to the owner of the property upon which a particular sign is to be located. All signage must be pre- approved by Landlord prior to any application or submittal to the municipality.
- 1.2 It is intended that the signs shall be designed and executed in a manner to result in an attractive and coordinated total effect. Lettering shall be well proportioned and its design, spacing and legibility shall be a major criterion for approval.
- 1.3 Tenant shall supply and install a uniform identification sign on each Tenant's service door at Tenant's expense. Tenants shall not post any additional signs in the service area.
- 1.4 The content of Tenant identification signs shall include the store name. Logos and symbols shall be permitted as hereinafter described.
- 1.5 Sign panel must adhere to Signage Note and Tenant Signage Note requirements in Exhibit A. Sign height shall be ten feet and zero inches wide by three feet and six inches high. Tenant signs may include of a maximum of two lines of lettering. Sign Height shall be the total height of two lines of lettering combined (dimension top of line one letters to bottom of line two letters).
- 1.6 All lettering shall be upper case or lower case letters or combinations thereof.
- 1.7 Moving, rotating, flashing, action, electronic message, noise-making or odor-producing signs shall not be allowed on any fascia or in any window.
- 1.8 The names, stamps or decals of manufacturers or installers shall not be visible except for technical data (if any) required by governing authorities.
- 1.9 All Retail Tenants will be required to apply for individual sign permits that meet the requirements of the Village of Tinley Park ordinance requirements regarding size and materials. No sign shall be erected unless a proper permit has been secured through the Municipality and a copy of said permit has been furnished to Landlord.
- 1.10 Tenant shall provide Landlord with detailed shop drawings specifying location, sign construction, material composition, electrical specifications, and method of attachment to fascia, entire color scheme, and UL verification. A minimum of three (3) sets of prints must be submitted. No sign will be erected by any Tenant except in accordance with approved drawings returned by Landlord.
- 1.11 No sign shall be erected onto the building fascia without 48-hour minimum notification to

Landlord.

- 1.12 Temporary Signs - A temporary sign permit must be obtained for all temporary signs in accordance with Village Ordinance.
- 1.13 Address numbers must comply with Landlord covenants and Village of Tinley Park ordinance requirements. Numbers may not be illuminated or larger than 6" in height nor less than 3" in height.
- 1.14 The allowable area of a sign shall be determined by the surface area of individual letters or graphics (exclusive of airspace voids in and between the individual letters).
- 1.15 It is recognized that, upon occasion, it may be necessary for changes to be made in terms of specific modifications to a Tenant's sign. Therefore, if a Tenant desires special consideration, formal presentation must be made to Landlord and the Municipality for approval for any variation to this sign criteria. A waiver may be granted if the submittal is suitable to both Landlord and the Municipality.
- 1.16 Tenant shall be responsible for all aspects of constructing, mounting and installing of any signage, and will install in a manner that will not damage the masonry or structure. Tenant shall seal all thru-wall penetrations.

II. CRITERIA FOR BUILDING WALL SIGNS

- 2.0 Section I is a part of this section.
- 2.1 All exterior storefront signage will be reverse channel letters illuminated by LED, and in colors to be approved in advance by Landlord. Tenant shall have the choice of halo illuminating lighting (from behind) the solid reverse channel letters or via wall mounted fixtures (i.e. "gooseneck" style) face illuminated lighting. Specifics in terms of sign construction are described in Exhibit A hereof.
- 2.2 Material composition to be aluminum, .040" thickness or greater returns with sealed .080" or greater backs. All seams shall be caulked from inside letter to prevent water seepage and light leakage. Illumination shall be 13mm to 15mm neon with 30MA, 60MA transformers, or LED equivalent. Transformers may be self-contained or mounted remotely in UL approved boxes. For letters possessing remote transformers, a P.K. type electrode housing (or approved equal) must be utilized with all interconnecting and final electrical connections in strict accordance with UL and N.E.C.A. standards. Letter faces shall be a minimum thickness of .125" and be held in place by a 1" plastic/metallic trim cap and screwed to letter return as required by either stainless or galvanized fasteners. Weep holes must be placed in each letter as required. Installation to masonry shall use metal raceways, to limit damage to facade, painted to match masonry color. Installation to non-masonry shall be flush mount by means of either stainless or galvanized fasteners directly to backing with spacers to provide water drainage between signage and wall. A qualified, registered, and licensed electrician shall make all final connections. Signs must be operated by an Intermatic type IOI or I 03 (or similar) time clock furnished by sign contractor to operate between the hours of 4:00 p.m. and midnight (or match hours of operation of Tenant).
- 2.3 The maximum sign face area regulations for wall signs in Tinley Park are based on individual store street frontage widths. The store widths at The Boulevard at Central Station vary between 35' – 48', which results in 35-48 square feet of maximum signage. Glazing percentage at commercial ground level (used eleven (11) feet above finished floor to calculate) as follows:

Phase I: Max. Total Area South Street	3,952 sq. ft. of total wall area 3,084 sq. ft. of glazing area = 78%
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67 th Street	914 sq. ft. of total wall area 688 sq. ft. of glazing area = 75%
174 th Street	1,191 sq. ft. of total wall area 504 sq. ft. of glazing area = 42%
Phase 2: Max. Total Area South Street	3,313 sq. ft. of total wall area 2,448 sq. ft. of glazing area = 74%
Total Project Glazing	9,320 sq. ft. of total wall area 6,724 sq. ft. of glazing area

(a) Secondary wall sign area may not exceed primary wall sign area.

(b) Wall signs must face a street and/or parking area.

2.4 Signage that is directional or wayfinding in nature shall be excluded from area calculations.

2.5 Multiple tenant sign letters should be aligned on a common centerline, located and established by Landlord for each building.

2.6 Letters shall be of minimum practical depth. Maximum depth of letter sides and returns shall be 12" or otherwise comply with Village ordinance and Landlord covenants.

III. SECTION NOT USED

IV. CRITERIA FOR STOREFRONT WINDOW/DOOR SIGNS

4.1 Section I is a part of this section.

4.2 Tenant may install not more than a total of two identification signs on the doors, windows or sidewall returns of the storefront. Signs shall be non-illuminated and shall not exceed 2" in height and letters shall be either painted or cut from self-adhering vinyl fabric or 1/4" thick wood, metal, or plastic.

4.3 Tenants shall be allowed to install professionally prepared signs and appliques in store windows per Municipal sign ordinance.

V. APPROVAL OF LOCAL GOVERNMENT AUTHORITY

5.1 Section I is a part of this section.

5.2 Tenant shall be responsible for complying with the regulations and ordinances governing the installation and maintenance of signs of the Municipality. Application for necessary permits and the payment of fees shall be directed to the appropriate Department. The original copy of the sign permit must be available on-site prior to start of installation.

VI. FREESTANDING SIGNS

6.1 Section I is a part of this section.

6.2 Tenant Sign is to be constructed per attached Exhibit "A".

6.3 Monument Signs shall be constructed of similar materials, finishes, and colors of its respective

lot and building. Monument Signs shall not be illuminated themselves. Lighting shall be limited to building façade lighting designed to illuminate the sign.

6.4 Monument Sign Electronic Reader Boards, if allowed and approved by the Village, must conform with the following requirements:

- (a) Electronic message centers shall be located on a monument sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure.
- (b) Monument signs containing electronic message centers shall conform to all other regulations applicable to monument signs as regulated by the zoning district of the subject property.
- (c) The electronic message center portion of a monument sign shall comprise no more than 20% of the total single elevation area of the monument sign.
- (d) Electronic message centers shall not display any type of animation, flashing text or symbols, and other attention getting display styles.
- (e) The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
- (f) Properties with monument signs containing electronic message centers shall not be permitted to have any other type of temporary signage, including but not limited to "For Sale", "For Rent", or "For Lease" signs.

VII. TEMPORARY SIGN

7.1 Section I is a part of this section.

7.2 Temporary signs shall be used for the purpose of special promotions, grand openings, "coming soon" announcements, special sales events, etc.

7.3 A temporary sign permit must be obtained for all temporary signs in accordance with Municipal Ordinance.

EXHIBIT "A"

**The Boulevard at Central Station
Commercial Tenant
Rules & Regulations**

1. Landlord reserves the right, at Landlord's sole cost and expense, to install signs and to change from time to time the format of the signs or lettering on the signs, and to require replacement of any signs previously approved pursuant to Section 15 to conform to Landlord's new standard sign criteria established pursuant to any remodeling of the Building.
2. Tenant shall not, without the prior written consent of Landlord (i) paint, decorate or make any changes to the front of the Premises; (ii) install any exterior lighting, awning or protrusions, signs, advertising matter, decoration or painting visible from the exterior of the Premises or any coverings on exterior windows and doors, excepting only dignified displays of customary type; or (iii) install any signs or other displays on exterior windows or within six (6) inches of any exterior window line. If Landlord objects in writing to any of the foregoing, Tenant shall immediately discontinue such use.
3. Tenant shall not (i) conduct or permit any fire, bankruptcy or auction sale (whether real or fictitious) unless directed by order of a court of competent jurisdiction, or conduct or permit any legitimate or fictitious "Going Out of Business" sale nor represent or advertise that it regularly or customarily sells merchandise at "manufacturer's," "distributor's," "wholesale," "off price," or "warehouse", or similar prices or other than at "retail prices"; (ii) use, or permit to be used, the sidewalks adjacent to such Premises, or any other area outside the Premises for solicitation or for the sale or display of any merchandise or for any other business, occupation or undertaking, or for outdoor public meetings, circus or other entertainment (except for promotion activities in cooperation with the management of the Building); (iii) use or permit to be used any sound broadcasting or amplifying device which can be heard outside of the Premises or any flickering or spot lights; or (iv) use or permit to be used any portion of the Premises for any unlawful purpose or use or permit the use of any portion of the Premises as regular living quarters, sleeping apartments or lodging rooms or for the conduct of any manufacturing business.
4. Tenant shall at all times keep the Premises at a temperature sufficiently high to prevent freezing of water pipes and fixtures. Tenant shall not, nor shall Tenant at any time permit any occupant of the Premises to: (i) use, operate or maintain the Premises in such manner that any rates for any insurance carried by Landlord, or the occupant of any premises within the Building, shall thereby be increased; or (ii) commit waste, perform any acts or carry on any practices which may injure the Building or be a nuisance or menace to other tenants in the Building.
5. Tenant shall not obstruct any sidewalks, parking areas, driveways, passages, exits, entrances, truck ways, loading docks, package pick-up stations, pedestrian sidewalk and ramps, first aid and comfort stations, Common Areas or stairways of the Building. No Tenant and no employee or invitee of any Tenant shall go upon the roof of the Building unless authorized by Landlord.
6. Tenant, upon the termination of its tenancy, shall deliver to Landlord the keys of all doors to the Premises.
7. If Tenant requires telegraphic, telephonic, burglar alarm or similar service, it shall first obtain and thereafter comply with Landlord's instructions in their installation.
8. Tenant shall not place a load upon any floor which exceeds the designated load per square foot or the load permitted by law. Landlord shall have the right to prescribe the weight, size and position of all equipment brought into the Premises. Heavy objects shall stand on such platforms as determined by

Landlord to be necessary to properly distribute the weight. Business machines and mechanical equipment belonging to Tenant which cause noise or vibration that may be transmitted to the structure or outside of Tenant's store or to any other space to such a degree as to be objectionable to Landlord or to any tenants, shall be placed and maintained by Tenant, at Tenant's expense, on vibration eliminators or other similar devices. Landlord will not be responsible for loss of, or damage to, any equipment or other property from any cause, and all damage done to the Building by maintaining or moving such equipment or other property shall be repaired at the expense of Tenant.

9. The toilet rooms, toilets, urinals, wash bowls or other apparatus shall not be used for any purpose other than that for which they were constructed, no foreign substance of any kind whatsoever shall be thrown therein, and the expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the Tenant who, or whose employees or invitees, shall have caused it. Rodding out of the toilets as needed shall be Tenant's responsibility.
10. Tenant shall not install any radio or television antenna, loudspeaker or other device on the roof or exterior walls of Tenant's store. Tenant shall not interfere with radio or television broadcasting or reception from or in the Building or elsewhere.
11. Tenant shall not install, maintain or operate upon the Premises or in any Common Areas under the exclusive control of Tenant any vending machine or video game without Landlord's prior written consent.
12. Tenant shall store all its trash and garbage in containers as designated by Landlord. Tenant shall not place in any trash box or receptacle any material which cannot be disposed of in the ordinary and customary manner of trash and garbage disposal. All garbage and refuse disposal shall be made in accordance with directions issued from time to time by Landlord. Tenant shall pay for and be responsible for daily trash and garbage disposal.
13. No cooking shall be done or permitted by Tenant on the Premises without Landlord's prior written consent, except for brewing coffee and similar beverages, and use of a single microwave oven by employees only, and in any event, Tenant will not permit odors to emanate from the Premises and ensure that such use is in accordance with all applicable federal, state and city laws, codes, ordinances, rules and regulations.
14. Tenant shall not use in any space, any hand trucks except those equipped with rubber tires and side guard, or such other material-handling equipment as Landlord may approve. Tenant shall not bring any other vehicles of any kind into the Building.
15. Employees of Landlord shall not perform work or do anything outside of their regular duties unless under special instructions from Landlord.
16. The delivery or shipping of merchandise, supplies, fixtures and equipment to and from the Premises shall be subject to such rules and regulations as in the judgment of Landlord are necessary for the proper operation of the Building.
17. Landlord may waive any one or more of these Rules and Regulations for the benefit of any particular tenant or tenants, but no such waiver by Landlord shall be construed as a waiver of such Rules and Regulations in favor of any other tenant or tenants, nor prevent Landlord from thereafter enforcing any such Rules and Regulations against any or all of the tenants of the Building.

18. In the event the Premises are served by a sprinkler system, all metal shelving located in and about the Premises shall be of a type having open grating, and all wooden shelving located in and about the Premises shall be of an open type, and in any event, all shelving located in and about the Premises shall be of a kind and nature in conformance with all applicable municipal and governmental laws, ordinances, codes and regulations.
19. Tenant will at all times during the term of this Lease keep and maintain, at its own cost and expense, in good order, condition and repair, any and all fire safety and prevention devices and equipment as prescribed and required by Landlord, its insurers, and any applicable municipal or governmental law, ordinance or regulation.
20. These Rules and Regulations are in addition to, and shall not be construed to in any way modify or amend, in whole or in part, the terms, covenants, agreements and conditions of the Lease.
21. Tenant shall be responsible for the observance of all of the foregoing rules by Tenant's employees, agents, clients, customers, invitees and guests.
22. Tenant and its employees shall park vehicles in designated parking locations.

The Boulevard at Central Station Residential Tenant Rules & Regulations

Every tenant has the responsibility to maintain The Boulevard at Central Station as a safe, clean and physically attractive place to live. It is expected that all tenants will abide by the applicable rules, ordinances, and laws that govern The Boulevard at Central Station, the Village of Tinley Park, the State of Illinois, and the United States of America. Tenants must assume the responsibility for the actions of their guests, minors, pets, employees and/or other occupants. It is therefore understood and expected that all physical properties whether privately owned or owned by The Boulevard is to be respected, protected and safeguarded.

The Rules and Regulations are as follows:

I. Maintenance of Apartments

1. The Boulevard at Central Station is not responsible or liable for any damages or losses to apartments' contents due to fire, flood, theft or other unforeseen causes, such as, mold, bacteria, etc.
2. Tenants are therefore responsible for all expenses incurred as a result of fire, flood, other ruinous events caused by tenant's negligence.
3. Tenants must allow access to the apartment for the purposes of maintaining health, welfare and safety of the building population. Therefore, a key must be maintained by management for access in the event of emergencies. (See Section XVII(2) for Emergency Access details.)
4. Liquid or semi-liquid furniture (e.g. waterbeds, hot tubs, aquariums, etc.) may not be used in any apartment
5. While extermination of pests within individual apartments becomes the tenant's responsibility, under no circumstances can poisons, baits, pellets, sprays, fumigation, etc., be used without prior written consent of management. (Please call the manager with concerns about pests.) If management finds the pest problem to be present in a significant number of apartments (>50%) and/or the common areas, that would be sufficient cause for a systematic and building-wide extermination program. It is important to note that poisons pose a significant health and safety risk to humans (adults and infants) and domestic animals. For this reason, the utmost care and precaution is to be exercised whether applied by a professional or using pesticides purchased over-the-counter.
6. Tenants are not allowed to use noxious chemicals or materials without prior notification to the management and to other residents within their tier of the building due to ventilation.
7. **Tenants with balconies are not allowed to hang, post or attach items to the exterior of their balconies. This includes equipment, flower pots and other materials that could fall onto the driveway, parking lot or pedestrians. Tenants are required to hang, post or attach items to the interior of their balcony.**

II. Use of Occupancy Restrictions

1. Sale of furniture, personal belongings, rummage or the like in the apartment or, in common areas, or on premises by auction or private sale to which the public is invited is prohibited.

III. Laundry Facilities

1. All apartments are equipped with washer and dryer units.
2. Tenants shall operate and maintain all washer and dryer units in accordance with manufacturer instructions
3. Absolutely no dye products shall be used in any washing machine.

IV. Maintenance of Storage Lockers

1. There is one storage locker assigned to each apartment.
2. The Boulevard is not responsible for locker contents damaged by flood, fire, or loss due to theft.
3. Storage of flammable, volatile or hazardous materials is prohibited.
4. **Storage lockers may not be leased separate from apartment to any other tenant of The Boulevard, nor to any outside party. Storage locker may not be used for storage or any other purpose by any outside party.**
5. Tenants must store all materials inside own storage locker. Storage of any property in the common storage area is prohibited. Property may not be temporarily stored in the hallway of the storage room. Property stored in common areas will be removed at the management's discretion within two weeks. A notice will be posted on the building's bulletin

board in the lobby prior to removal. Management is not required to conduct an investigation regarding ownership of property.

V. Smoking

1. **Smoking is strictly prohibited in all apartments and public areas.**
2. **Smoking shall only be permitted in designated areas and in accordance with all State and Village laws and ordinances.**

VI. Refuse Disposal

1. The chute may be used only for securely wrapped, (in a strong, commercial trash bag) soft garbage. No loose garbage, kitty litter or boxes may be disposed of using the chute. No large items shall be placed in garbage shuts so as to cause a blockage.
2. **Items for recycling must be washed thoroughly (to prevent pests and odor) and placed in the appropriate containers in the garage.**
3. Large cardboard containers and boxes should be broken down into manageable sizes and placed in the recycling receptacles to facilitate removal by the recycling waste haulers. Failure to comply with this may result in the waste management company's refusal to pick-up garbage. In the event that this occurs, the responsible tenant will incur all costs.

VII. Elevator

1. Tenants, who wish to occupy the elevator for moving large, heavy items will need to notify management 5 days before use of the elevator to install wall and floor padding. **Failure to notify the management will result in a \$25.00 fine.**
2. Any damage incurred while moving any items will be repaired at the tenant's expense.

VIII. Parking Lot

1. **Parking is allowed in designated, numbered space only.**
2. Double parking or parking outside of your assigned space is prohibited. **Violators will be ticketed and towed at owner's expense.**
3. It is the responsibility of all tenants to move their vehicle when notified. Management will arrange for temporary parking when necessary. If a tenant fails to move their vehicle after several notifications, the vehicle may be towed.
4. During winter months, be prepared to move vehicle(s) to allow the snow removal crew to clear parking lot in outdoor area.
5. Parking spaces are intended for working vehicles (i.e., cars, motorcycles). Any other use must be approved by management.
6. All tenants and those renting spaces, should display a towing/parking sticker. Cars should display sticker in the rear window on the lower left hand side. Stickers can be obtained from management.

IX. Towing

1. The towing service is available to all tenants and any tenant may call the towing service at any time. The intent of this service is to provide tenants with a safe and secure parking environment.
2. If a tenant fails to move their vehicle after several notifications, the vehicle may be towed. Tenant is responsible for any incurred charges resulting from the vehicle being towed.
3. If a tenant has an unknown vehicle in their parking space, the tenant should call the towing service.
4. If a tenant notices an unfamiliar vehicle in another parking space, that individual is asked to contact the appropriate tenant for verification.
5. If a tenant notices an unfamiliar car in the parking lot, that individual is asked to contact management to confirm that the vehicle does not belong to a service provider.
6. **Violation of this will be handled by management.**

X. Pets

1. The only pets permitted for tenants are one dog (under ____ lbs.), one cat, or a bird. Absolutely no other pets or animals are permitted except as permitted by law for handicapped tenants, or tenants with ____ dogs.
2. Tenants keeping pets have the responsibility to prevent odors and excessive, continuous noise from pets.
3. Tenant(s) must abide by Tinley Park ordinance and pick up all solid waste produced by pet when walking pet on premises. Solid waste must be disposed of in a suitable container not located on the property or wrapped securely in a sealed refuse bag and then placed in the dumpster.

XI. Noise

1. "Quietness" is a reasonable expectation of tenants and their guests.
2. Reasonable noise levels include radio and television volume, hallway conversation, parties/guests, pets, children, etc. and should be observed. Discretion is deserved and expected.
3. Hours for the building are as follows: Monday through Thursday and Sunday – 9:00 PM to 8:00 AM; Friday and Saturday – Midnight to 9:00 AM.

XII. Holiday and General Decorations

1. Common areas will be decorated by the management only or those approved by the management. All purchased building decorations must be approved in advance.
2. Plants (trees, wreaths, garlands, etc.) must be securely wrapped in plastic bags when carrying into or out of the building. Tenant(s) is/are responsible for thorough cleaning of all common areas littered by any decoration.
3. Tenants must investigate Village pick-up dates for holiday décor and place items to be picked up in the area designated by the Village. Wreaths and garland should be disposed of in the building's common dumpsters.
4. Disposal of trees in the common dumpsters is prohibited.

XIII. Move-in & Move-out Policy

It is the policy to recognize the expense associated with tenant transfers and moves. Unintended damages to the building's common areas, i.e. lobby doors, elevator, hallways, and wiring systems are a frequent occurrence. Unfortunately, these damages cause inconveniences and create an eyesore for the entire building population. Therefore, the cost of repairs must be borne by the moving parties. A move-in/move-out packet will be provided to the tenant. Tenant must follow-up move-in/move-out procedures as outlined in the packet.

1. In advance of at least ten (10) business days, management must be notified in writing so that it may prepare for the move.
2. Five (5) days prior to the move, a twenty-five dollar (\$25.00) non-refundable maintenance fee is required. The payment and deposit are required prior to vacating the premises.
3. The common areas will be inspected during and after the move and its condition noted. The security deposit of each tenant shall be withheld for any damage to the elevators or common areas caused by a move out.
4. If there are no damages observed, the deposit will be returned to the appropriate tenant within five (5) business days.
5. In the event of damages, the deposit will be applied to cover the costs of repair. For damages under three hundred and fifty dollars (\$350.00), the remaining amount will be returned to the tenant. If the damages are severe and exceeding the deposit amount, management will require the difference from the particular tenant.
6. Use of the building's side door is mandatory when move takes place.
7. Moving companies must park on the street to load and may not park in the driveway.
8. A notice will be posted at least five (5) days in advance in the lobby thereby allowing residents to appropriately plan their car use and personal activities.
9. **Failure to comply with the above rules will result in a minimum fine of \$50.00 that will be withdrawn from the security deposit.**

XIV. Deliveries

1. Delivery of large items (i.e. appliances, furniture, building materials, etc.) requires written notification be given to the management five (5) days prior to delivery. This will require wall and floor padding to be installed in the elevator to protect against damages. **Any cost associated with damages to the elevator or building will be incurred by the tenant.**

XV. Use of Common Areas and Damaged Common and Limited Common Areas

1. Access must be provided to all tenants.
2. Tenants must report all damage and/or malfunctions to a management member.
3. Damage to common and limited common areas caused by a tenant will be their financial responsibility for repairs and replacement.

XVI. General Operations

1. Role of Management
 - Management will make certain, to the best of its ability that the building is operated in a business-like manner for the common good of tenants.

2. Grievance Procedures, Warnings, and Fines
 - The first course of action should be to discuss the problem with the tenant(s) with whom there is a problem. If this is unsuccessful or not unreasonable, a grievance may be filed.
 - Grievances must be filed in writing with management using appropriate form and in a timely manner. (See attached, Appendix A for Grievance Form).
 - Management decisions regarding grievances are final and binding.
 - Any individual(s) against whom a grievance has been issued will be given notice of grievance.
 - Individual(s) will be given 14 calendar days after signed receipt of notice to change grievance. Response must be submitted in writing to the manager.
3. Warning and Fines
 - Management will take the following actions against any individual or group found in violation of The Boulevard's Rules: A formal, written warning stating the nature of the infraction will be issued. A minimum fine will be issued for the second infraction. Subsequent infractions will result in an increased fine.
 - The Fine will be added to the tenant(s)' monthly assessment. The fine will compound at a rate of \$10.00 monthly until paid.

XVII. Rules of Safety

1. Fire

- Should a fire **occur in your apartment**:
 - Leave apartment closing the door behind you, but do not lock.
 - Immediately call the Tinley Park Emergency Number (911). Provide street address, floor, and apartment number to emergency personnel.
 - Alert other tenants. Contact a member of the management's office immediately.
 - Use stairwells only to exit the building. DO NOT USE ELEVATOR.
- Should you see fire or smoke **near your apartment**:
 - ASSUME THAT NO ONE ELSE HAS CALLED.
 - Immediately call the Tinley Park Emergency Number (911).
 - Provide street address, floor, and apartment number to emergency personnel.
 - Contact a member of the management's office immediately.
 - Assess whether to attempt to exit your apartment, or wait for assistance from emergency personnel.

2. Emergency Situations

- Should an emergency situation **occur in your apartment (i.e., gas leak, water break, etc.)**:
 - Leave apartment closing door behind you, but do not lock.
 - Immediately call the Tinley Park Emergency Number (911). Provide street address, floor, and apartment number to emergency personnel.
 - Alert other tenants. Contact a member of the management's office immediately.
 - Use stairwells only to exit the building. DO NOT USE ELEVATOR.
- Should you see or smell an emergency situation **near your apartment or in the building (i.e., gas leak, water break, etc.)**:
 - ASSUME THAT NO ONE HAS CALLED.
 - Immediately call the Tinley Park Emergency Number (911).
 - Provide street address, floor, and apartment number to emergency personnel.
 - Contact a member of the management's office immediately.
 - Assess whether to attempt to exit your apartment, or wait for assistance from emergency personnel.

3. Emergency Access to Apartments

- Management will have a set of keys for emergency access to all apartments.
- Keys will be kept in the management office.
- Management and authorized staff are the only individuals with emergency access.
- Keys are intended for emergency use only.
- Keys will be used by management or by authorized personnel (i.e., gas company, fire persons, etc.) to gain access to the apartment for the following emergency situations:

- If emergency situation is determined to originate from that apartment or has been affected.
- Tenant is home but unresponsive.
- Keys are not intended for non-emergency purposes. Lockouts from one's apartment or using this set of keys as a second set are not considered emergency situations. However, if a lockout does occur and you are able to reach management, your keys will be provided to you. If a management cannot be reached, tenant will need to contact a locksmith. Any tenant concerned about locking themselves out of their apartment is requested to provide keys to a neighbor or family member for this purpose.
- It is expected that consideration will be used in non-emergency situations in regards to time of day and availability.

XVIII. Suspicious Persons and/or Activity

1. Tenants who witness suspicious persons and/or activity should immediately notify other occupants and, if necessary, call the Tinley Park Emergency Number (911) to report persons and/or activity. It is a resident's responsibility to report suspicious activity.

XIX. Entrances and Exits

1. Use intercom to verify identity of people entering the building. Once "buzzed" into the building via the intercom tenant assumes responsibility for the actions of those granted access.
2. Keep entrances and exits free from debris at all times.
3. Keep additional copies of building entry keys to minimum.
4. Make sure that when entering or leaving the building, the door is locked.
5. Only attended doors may be propped open.
6. If exiting through the garage, close the pedestrian exit as well as the electric garage door.

XX. Hallways, Lobbies, and Stairwells

1. Keep hallways, lobbies, and stairwells free from debris at all times (e.g. shake rugs, mops, and dust cloths outdoors).
2. Storage of any materials in hallways, lobbies, and stairwells is prohibited.

APPENDIX A - GRIEVANCE FORM

Please complete this form and return to Manager. You may want to retain a copy for your records. Thank you.

Date:

Your Name:

Your Apartment
Number:

Your Phone
Number:

Grievance against Apartment Number and Names of All Individuals:

- 1.
- 2.
- 3.

Nature of Grievance:

Dates on which Incident(s)

Occurred: Any Action Taken to

Resolve Issue:

Your Signature: _____

Date: _____

For Management use only:

Manager's signature

Date received

Date notice received by individual in violation (Please attach photocopy of signed notice).