



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**December 6, 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 October 18, 2018 Regular Meeting

Item #1 PUBLIC HEARING: **TO BE CONTINUED TO THE DECEMBER 20, 2018 PLAN COMMISSION MEETING - BREMEN STATION – 6775 SOUTH STREET, VIN PROPERTIES LLC SITE PLAN APPROVAL, SPECIAL USE, VARIATIONS AND PRELIMINARY/FINAL PLAT APPROVAL**

Consider granting Site Plan approval and a Special Use Permit to the Petitioner, Vince Tessitore, on behalf of VIN Properties LLC to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct a 60,311 square foot 5-story mixed-use development consisting of 39 residential apartments and 4,579 square feet of retail space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

Item #2 WORKSHOP: **JIMMY JOHNS - 7228 W. 191ST STREET, BLAKE PURNELL ON BEHALF OF C82 COMMERCIAL LLC, A SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE BROOKSIDE MARKETPLACE PLANNED UNIT DEVELOPMENT**

Consider recommending that the Village Board grant the Petitioner, Blake Purnell on behalf of C82 Commercial LLC, a Special Use Permit for a Substantial Deviation from the Brookside Marketplace Planned Unit Development to allow for a 940 square foot building addition, façade changes and to permit a third drive-thru restaurant at 7228 W 191st Street within the B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development) Zoning District. The proposed Substantial Deviation would allow a previous bank building to be converted to be a multi-tenant commercial building with a drive-thru restaurant (Jimmy Johns).

Good of the Order

Receive Comments from the Public

Adjourn Meeting

PLAN COMMISSION STAFF REPORT

December 6, 2018

Petitioner

Blake Purnell, on behalf
of C82 Commercial LLC

Property Location

7228 W. 191st Street

PIN

19-09-01-401-017-0000

Zoning

B3 PD (General Business
& Commercial, Brookside
Marketplace PUD)

Urban Design Overlay
District

Approvals Sought

Special Use Permit for a
Substantial Deviation

Site Plan Approval

Project Planner

Daniel Ritter, AICP
Senior Planner

Jimmy John's Commercial Building (Previously Bank of America)

7228 W. 191st Street



EXECUTIVE SUMMARY

The petitioner, Blake Purnell on behalf of C82 Commercial LLC, is seeking a Substantial Deviation from the Brookside Marketplace Planned Unit Development (PUD) and Site Plan approval to allow a 940 square foot building addition, façade changes and to permit a third drive-thru restaurant at 7228 W 191st Street in the B3 PD (General Business and Commercial, Brookside Marketplace PUD) Zoning District. The proposed Substantial Deviation and Site Plan changes would allow the previous Bank of America building to be expanded and converted to be a multi-tenant commercial building that includes a drive-thru Jimmy John's restaurant.

The addition of a third drive-thru restaurant in Brookside Marketplace is not expected to decrease the overall quality of the restaurant and retail properties or businesses. The adaptive reuse of an existing vacant bank building is likely to create a more economically productive site than another bank would. The petitioner and Kimley-Horn's traffic analysis explain and show that Jimmy John's is not a typical fast food restaurant in regards to drive-thru demand and have smaller menu that makes ordering and preparation quicker. The proposed site changes create successful site circulation and drive-thru operations. The landscaping and the exterior appearance of the site are also expected to improve with the redevelopment.

EXISTING SITE & HISTORY

The subject property is located in the Brookside Marketplace shopping center. Brookside Marketplace has a large number of national commercial retail stores (Target, Best Buy, Dick's Sporting Goods and Kohl's among others). Additionally, there are a number of retail out lot type buildings throughout the center which house a mix of smaller retail and service uses. The majority of the shopping center was constructed between 2004 and 2010. The most recent buildings, Panera Bread restaurant and the Pier 1 Imports multi-tenant building, were completed in 2015. The subject property was originally designed for Bank of America, who occupied the building from 2006 until 2015 and has been vacant since that time. The bank site was designed to be easily converted to a restaurant or another commercial use, including requiring increased parking numbers and completion of a larger trash enclosure.



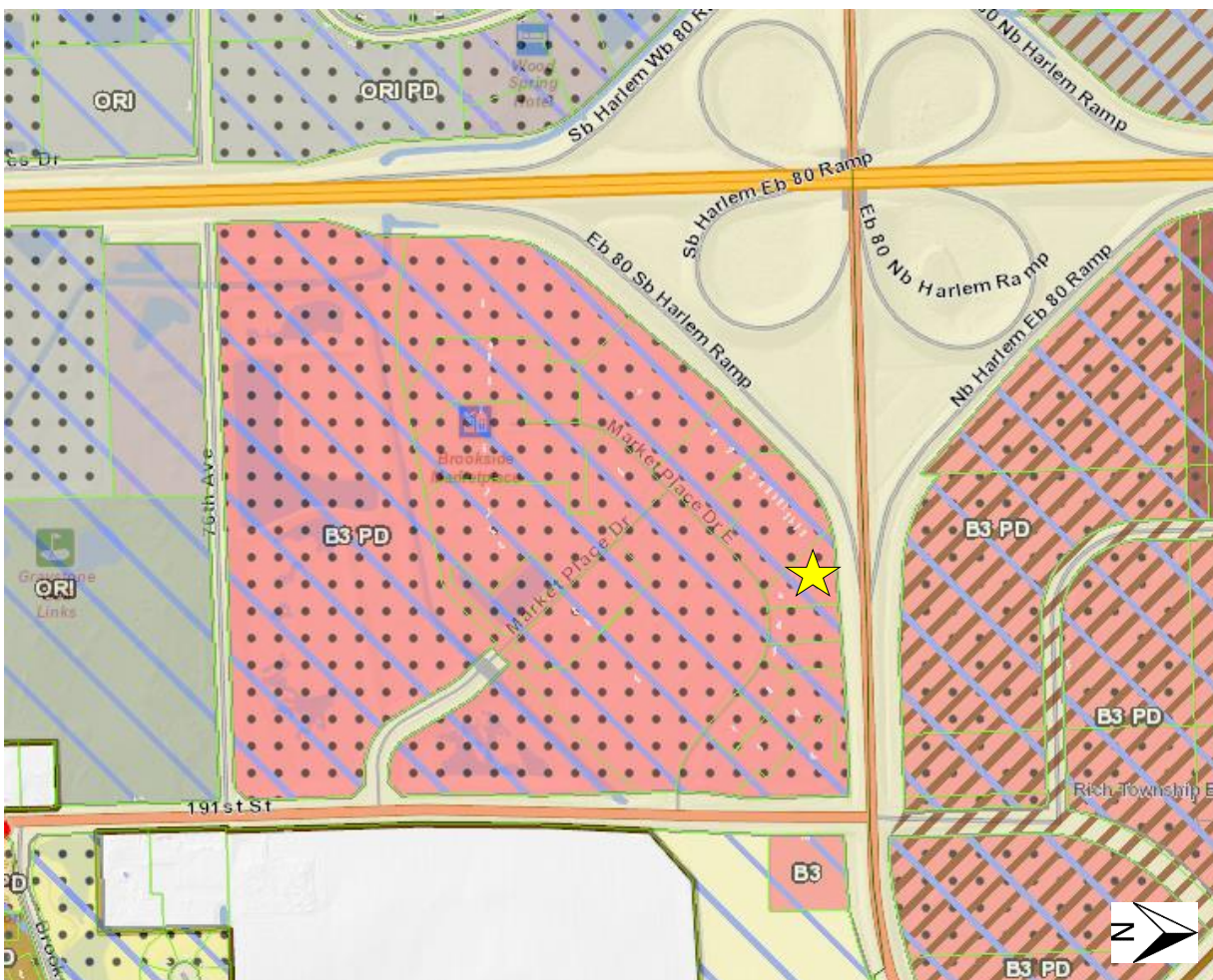
ZONING & NEARBY LAND USES

The subject property (see the yellow star on the graphic below) is zoned B-3 PD (General Business and Commercial, Brookside Marketplace Planned Unit Development). The Brookside Marketplace shopping center includes many notable businesses such as: Target, Best Buy, Kohl's, Dick's Sporting Goods, Michaels, TGI Fridays, Panera Bread, Taco Bell and Arby's. The property is also located in the Urban Design Overlay District which promotes, among other things, appropriately designed and scaled developments that are friendly to different types of transportation including walking and biking.

The land surrounding Brookside Marketplace is primarily undeveloped land. To the east it is zoned B3 (General Business and Commercial), to the west (former Graystone Golf Course) is zoned ORI (Office and Restricted Industrial) and to the south is a mix of unincorporated farm land, R1 (Single-Family Residential) and B3 (General Business and Commercial) zoning. The area is expected to develop with commercial and entertainment-type uses.

Brookside Marketplace shopping center and PUD has had new buildings, additions and façade changes since its original conception. However, changes have continued to stay true to keep the original vision of high-quality design and uniform building architecture with a heavy use of masonry and natural color tones. The original vision of the shopping center included a heavy reliance on quality retail and for standalone sit-down restaurants with limited fast food and drive-thru restaurants. The original PUD limited the overall center to two drive-thru restaurants and only allowed additional drive-thru restaurants if the number of standalone sit-down restaurants exceeded a total of three. Currently there are:

- Two fast food/drive-thru restaurants: Arby's and Taco Bell
- Three standalone sit-down dining restaurants: TGI Fridays, Hot n' Juicy Crab (previously Boston's) and Panera (standalone restaurants are permitted to have an "ancillary drive-thru").



ABOUT THE SPECIAL APPROVALS NEEDED (SPECIAL USE FOR A SUBSTANTIAL DEVIATION)

A Substantial Deviation (any significant changes to the approved Planned Unit Development) is required based upon the proposed building addition, façade changes, and the addition of a third drive-thru restaurant. The proposed 940 square foot addition will be added to the existing 4,600 square foot building for a total building size of approximately 5,540 square feet. The addition's façade will match the existing building facade in color and materials. Awnings are proposed on the front facade to differentiate the tenant spaces and give the building a more commercial presence.

Due to the restrictions of the PUD in regards to fast food and drive-thru restaurants, a substantial deviation is required to permit a third drive-thru restaurant to the two existing (Arby's and Taco Bell). It is not expected that this change will alter the character of the overall development since it is a small tenant space and the drive-thru use of a sandwich shop is expected to be fairly minimal compared to typical fast food drive-thru restaurants.

Open Item #1: Discuss the request for a substantial deviation for a proposed building addition, façade changes and the allowance of a third drive-thru restaurant in Brookside Marketplace.

PROPOSED USE

The proposed building is expected to include a Jimmy John's sandwich shop with a drive-thru that would use approximately 1,600 square feet of floor space. Jimmy John's has a limited menu of sandwiches and focuses on fast service. They have a high reliance on delivery and carryout business but still offer some dine-in seating. The proposed drive-thru concept is relatively new for Jimmy John's but has been successful in other locations due to the added convenience for customers. The remaining 3,900 square feet of the building is expected to be a single tenant space. There is not a contract on that tenant space but it is currently envisioned as a personal fitness studio. However, a number of different commercial tenants permitted in the B3 zoning district could occupy the space in the future.

The owner submitted a letter stating outdoor dining is not proposed on the site. However, because restaurants often add outdoor seating after their initial opening, staff recommends a condition of approval clarifying the requirements that any outdoor dining must receive a permit and approval prior to installation to ensure ADA and other code requirements are met.

Open Item #2: Include a condition of approval that any future outdoor dining must receive a permit and approval prior to installation.

SITE PLAN

With the goal of providing successful traffic flow through the site and avoiding traffic conflicts due to vehicle stacking in the drive-thru lane, two entrances/exits at the west of the site are proposed to be converted to one-way entrances. The drive aisle lane on the south side of the site is also proposed to be converted to one-way.

Staff recommends that only the entrance from the ring road be converted to one-way entrance and that the entrance/exit on the northwest corner of the site remain two-way access. This would allow vehicles to back up from the three parking spaces (likely to be used for delivery vehicles) and exit the site immediately instead of looping all the way around the site or exiting the wrong way at a one-way entrance. It would also allow someone who turned into the site from the ring road to park in those three parking spaces or easily exit the site without driving around the entire building. The use of this two-way entrance/exit is expected to be minimal due to the south drive around the building remaining one-way.

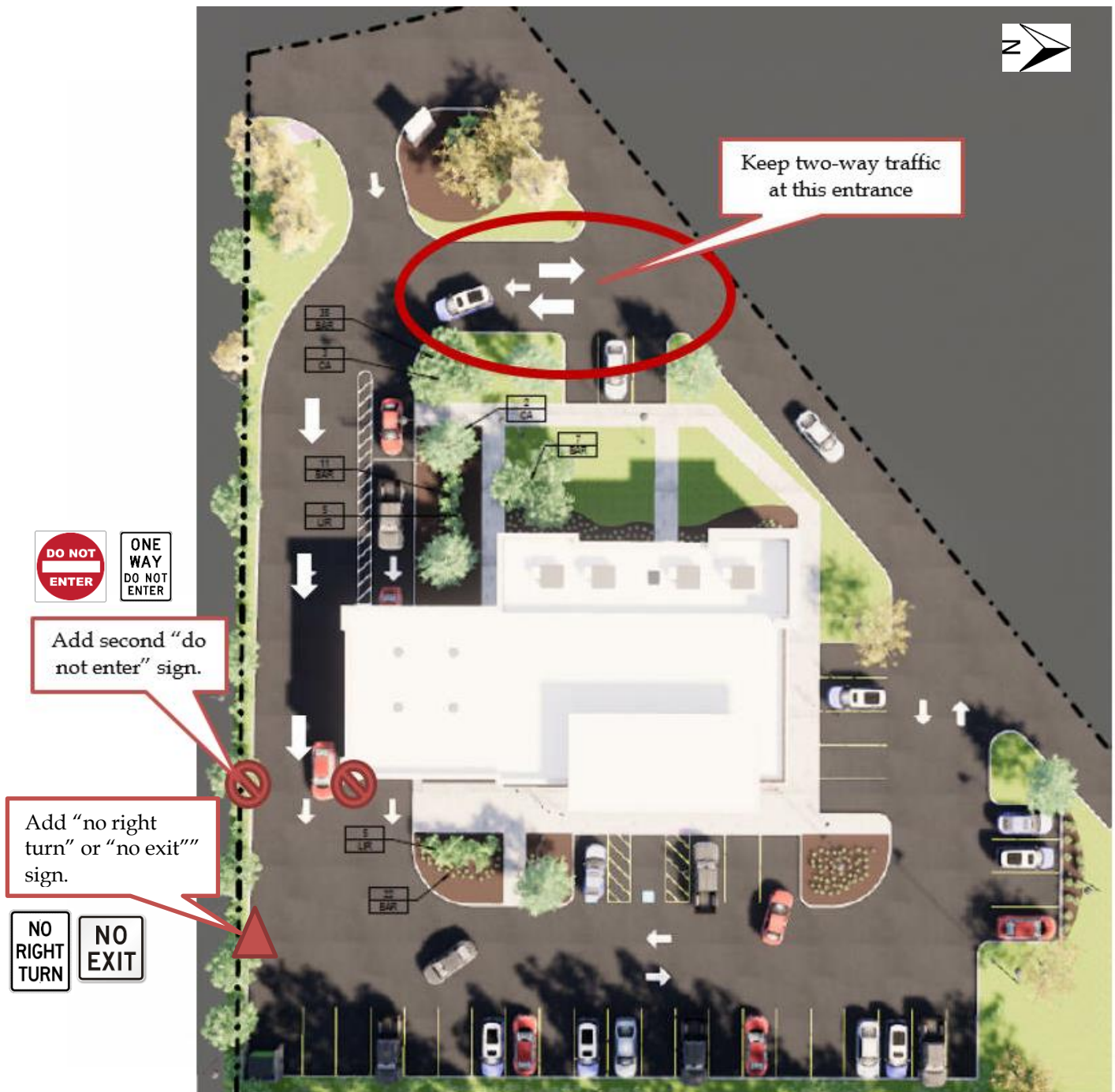
However, the width of the aisle is indicated at 26' 8.75" and is wide enough for two-way traffic. While it will be striped as one-way, it is still likely vehicles may go the wrong way down the aisle due to the extra width. A "do not enter" sign is proposed on the building by the exit to the drive-thru. A second "do not enter" sign should be placed

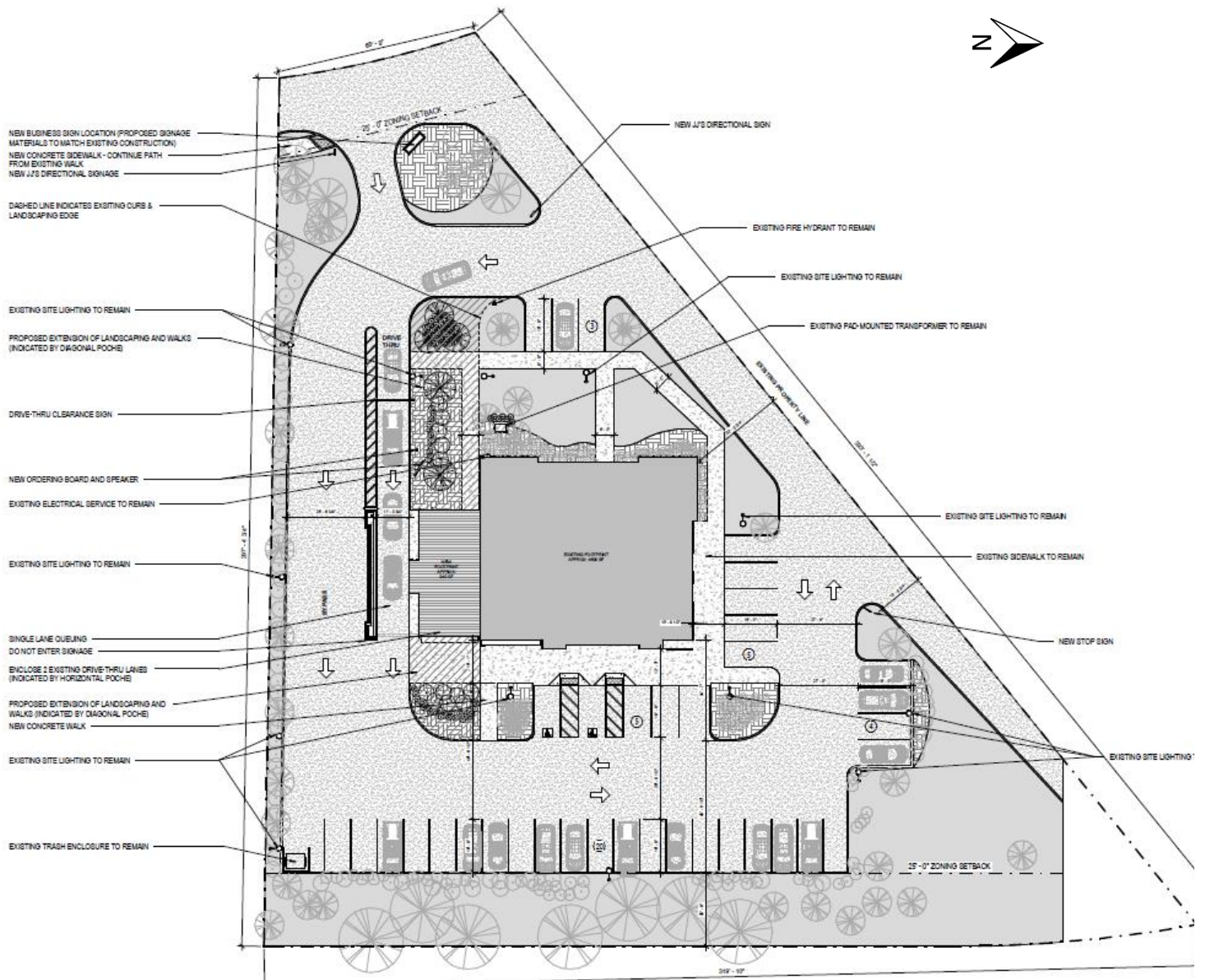
to the south of the drive aisle to further reinforce that traffic should not exit the site that direction. A “no right turn” or no exit sign should be placed at the end of the parking lane for warning as well. Additional consideration to reducing this drive-aisle width to between 15–18 feet should be considered. Dimensions of the entrances are not listed on the plans and will need to be indicated on the revised plans.

Open Item #3: Indicate drive-aisle dimensions on the site plan. One-way aisles should be between 15-18 feet in width and two-way drive aisles should be a minimum of 26 feet in width.

Open Item #4: Keep the northwest entrance open to two-way traffic to allow for proper site circulation.

Open Item #5: Add a second “do not enter” sign on the south side of the one-way drive aisle due to the width. Add a “no right turn” or “no exit” sign at the end of the parking lot drive aisle. Consider reducing the width of the one-way drive aisle to between 15-18 feet to further avoid confusion.





One concern with the current proposal is that the drive-thru lane may cease being utilized in the future due to this not being a typical drive-thru restaurant building. This could happen if Jimmy John's ceases drive-thru operations or if another tenant occupies the space and does not utilize a drive-thru. The result of this unused covered drive-thru space could potentially create an unappealing site that would detract from the Brookside Marketplace development and potentially create traffic conflicts. Staff recommends a condition that would require complete removal of the covered drive-thru lane if the use of it ceases. This would likely require the installation of landscaping and repair of the building. This drive-thru lane removal would require site plan approval prior to completion of the work.

Open Item #6: Include a condition of approval requiring removal of the covered drive-thru lane, associated equipment and signage if it becomes unused in the future prior to occupancy of the space by a different tenant. The lane shall be converted to landscaping and the building repaired to look like-new and as if a drive-thru canopy never existed. The removal plans shall require site plan approval.

PARKING & DRIVE-THRU STACKING

Parking

The petitioner has completed a parking and drive-thru analysis from Kimley-Horn. Kimley-Horn is a professional engineering company with experience in parking and transportation analysis. The analysis utilizes three nearby Jimmy John's locations that are similar in size, located in a multi-tenant property and have a drive-thru lane (Wheaton, Bolingbrook, and Plainfield). The parking and drive-thru numbers were collected during mid-day lunch (11 am – 1 pm) weekday hours, when Jimmy John's has the highest percentage of sales. The average peak parking demand for these locations was twelve spaces with a maximum of thirteen spaces. These parking counts include both customers and employee (including delivery) vehicles associated with Jimmy John's. The remaining retail space in this development was viewed under the generic parking requirements for "retail store and personal service establishments" which would fit the majority of possible tenants of that space, including personal fitness classes. The Kimley-Horn analysis concludes there is expected to be enough parking for expected demand and complies with the Village's Zoning Code minimum parking requirements.

Typically there might be some concerns that the existing parking supply is tight compared to demand and does not allow for much flexibility. However, due to the ability for different uses and parking demands to change over time in the shopping center and the desire to not overbuild parking for every site, there is an existing cross-parking and cross-access easement placed over the majority of the shopping center. This is further promoted by the Urban Design Overlay District's standards for large scale developments like Brookside Marketplace which promotes cross-parking agreements whenever possible to avoid excess asphalt and parking areas. If there is an occasional increase in parking demand, it is expected that the overall shopping center parking field would more than accommodate the increase. Additionally, Jimmy John's is expected to have an opposite peak demand time as many personal and retail services that would utilize the other tenant space, allowing for additional parking flexibility on-site.

Drive-Thru Lane

Drive-thru vehicle staking is expected to accommodate up to eight average-sized vehicles with reasonable spacing. Based on counts at nearby comparable locations, a maximum of six vehicles are expected to be present at peak times (weekday lunch hours). While this is a lower number than is typical of drive-thru restaurants, staff believes the analysis and estimates presented by Kimley-Horn are reasonable due to the differences in Jimmy John's model and overall demand compared to many other drive-thru restaurants.

Staff does have some concerns that a future tenant of this space may have a higher demand or a different service model that does not work and that could cause parking or traffic concerns on the site (for example McDonalds or Starbucks may have higher wait times and stacking demand that could backup onto the internal ring road during peak times). To alleviate these concerns about future uses of the drive-thru, staff recommends adding a condition to the approval that clarifies that the drive-thru is only approved based on the current business proposal and proposed traffic demand. Any future increase in traffic demand or reuse of the drive-thru by a different tenant would require a new parking and drive-thru analysis and prior Village approval to ensure the site can successfully accommodate any changes.

Open Item #8: Include a condition of approval that the drive-thru approval is based on the current proposal and drive-thru analysis. Any changes in demand or future tenants would require prior approval and a new traffic/drive-thru analysis.

LANDSCAPE, WALKWAYS AND LIGHTING

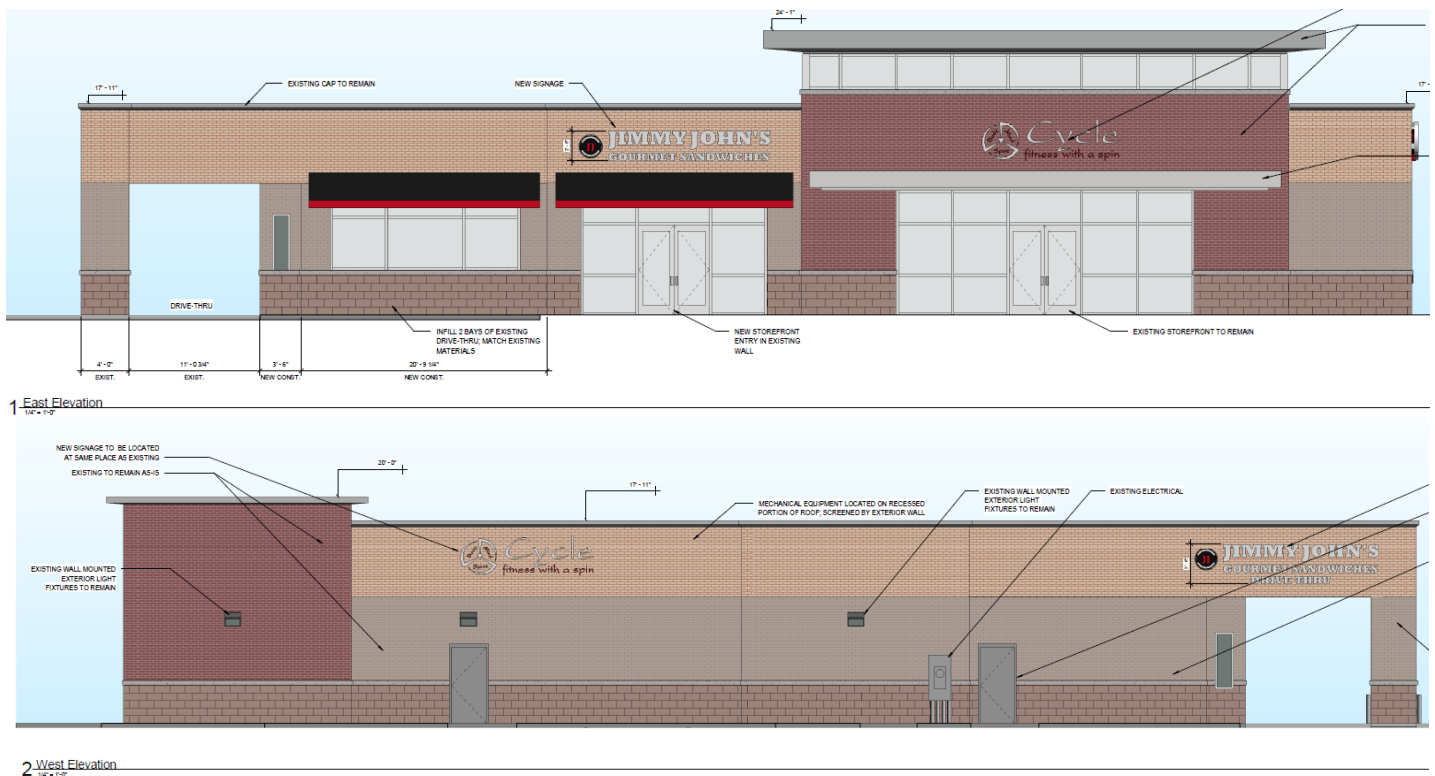
Landscaping will be maintained per the original 2006 landscape approval for Bank of America and any dead or missing landscaping from that plan will be replaced. Additional landscaping is being added where the landscape islands are being expanded and to better screen the "back of house" area that faces the interior ring road. The proposed landscaping will utilize the same species types that currently exist on the site and used elsewhere in the

shopping center. The additional landscaping and curbing will help direct traffic through the site and create a more inviting site.

The ring road sidewalk will be completed to the drive aisle (currently ends at Taco Bell lot line). While this sidewalk does not connect to another interior sidewalk it will connect to the drive aisle and avoid the trip hazard created by the unfinished sidewalk. The sidewalk will allow a connection into the rest of the shopping center. Site lighting meets current lighting standards and will remain unchanged.

ARCHITECTURE

The building addition will match the existing materials and colors. These are similar masonry materials and natural tone colors that are carried throughout the Brookside Marketplace shopping center. Unlike other buildings in the shopping center, the building is oriented towards Harlem Avenue and not the interior shopping center ring road. This was done by Bank of America to provide more visibility along Harlem Avenue but does provide a challenge for a commercial building and commercial tenants. Due to this orientation towards Harlem Avenue, the back of the building (west façade) is actually the most visible to customers already in the shopping center. The petitioner has proposed signage and increased landscaping on the back (west) façade to create a more appealing and inviting site. Directional signage is proposed at decision points to further avoid confusion on the site due to the building orientation. Black and red awnings are proposed over the front (east) façade Jimmy John's space to differentiate the two tenant spaces and give the building a more traditional commercial look.



SIGNAGE

The proposed wall signage locations comply with the Brookside marketplace PUD standards. However, the full dimensions of the wall signs are not indicated on the plans. The proposed ground sign, directional and menu board details and dimensions have also not been provided to ensure they comply with the PUD standards. These should be provided for review with this approval. Without signage details provided, the approval can proceed, but all signage will need to be in compliance with the existing PUD regulations.

Open Item #7: Provide updated details and dimensions of all proposed wall, ground, directional and menu board signs for Jimmy John's.

SUMMARY OF OPEN ITEMS

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

- 1. Item #1: Discuss the request for a substantial deviation for a proposed building addition, façade changes and the allowance of a third drive-thru restaurant in Brookside Marketplace.**
- 2. Item #2: Include a condition of approval that any future outdoor dining must receive a permit and approval prior to installation.**
- 3. Item #3: Indicate drive-aisle dimensions on the site plan. One-way aisles should be between 15-18 feet in width and two-way drive aisles should be a minimum of 26 feet in width.**
- 4. Item #4: Keep the northwest entrance open to two-way traffic to allow for proper site circulation.**
- 5. Item #5: Add a second “do not enter” sign on the south side of the one-way drive aisle due to the width.**
- 6. Item #6: Include a condition of approval requiring removal of the drive-thru lane, equipment and signage if it becomes unused in the future within 30 days of notice from the village or prior to occupancy of the space by a different tenant. The lane shall be converted to landscaping and the building repaired to look like-new and as if a drive-thru canopy never existed. The new plan shall require site plan approval from the Plan Commission.**
- 7. Item #7: Provide updated details and dimensions of all proposed wall, ground, directional and menu board signs for Jimmy John's.**
- 8. Item #8: Include a condition of approval that the drive-thru approval is based on the current proposal and drive-thru analysis. Any changes in demand or future tenants would require prior approval and a new traffic/drive-thru analysis.**

STANDARDS FOR A SPECIAL USE

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

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

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

STANDARDS FOR SITE PLAN APPROVAL

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

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

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the December 20, 2018 Plan Commission meeting.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Proposed Site Plan	Oculus	11/15/18
	Landscape Site Plan	Oculus	11/15/18
	Proposed Floor Plan	Oculus	11/15/18
	Proposed Elevations (East & South)	Oculus	11/15/18
	Proposed Elevation (West & North)	Oculus	11/15/18
	Rendering - From Northeast Corner	Oculus	11/15/18
	Rendering - From Southeast Corner	Oculus	11/15/18
	Rendering - From West Edge	Oculus	11/15/18
	Bank of America 2006 Landscape Plan Approval	Oculus	2006
	Bank of America 2006 Lighting/Photometric Plan Approval	Oculus	2006
	Parking Summary for Bank of America Redevelopment	KH	10/8/18

Oculus = Oculus Inc. (Architect)

KH = Kimley-Horn and Associates, Inc. (Engineers and Traffic Analysis)



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

October 18, 2018

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 18, 2018 at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Plan Commissioners: Ken Shaw, Chairman
Tim Stanton
Eduardo Mani
Garrett Gray
Angela Gatto
Stephen Vick

Absent Plan Commissioner(s): Chuck Augustyniak
Lucas Engel
MaryAnn Aitchison

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

Guest(s): J.C. Chi, Dave Mitchell, Bob Gomalski, Vince Tessitore

CALL TO ORDER

PLAN COMMISSION CHAIRMAN SHAW called to order the Regular Meeting of the Plan Commission for October 18, 2018 at 7:00 p.m.

COMMUNICATIONS

None at this time

APPROVAL OF MINUTES

Minutes of the October 4, 2018 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER MANI, to approve the Minutes as presented. The Motion was approved by voice call. CHAIRMAN SHAW declared the Motion approved as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE OCTOBER 18, 2018 REGULAR MEETING

Item #1 WORKSHOP: BREMEN STATION – 6775 SOUTH STREET, VIN PROPERTIES LLC SITE PLAN APPROVAL, SPECIAL USE, VARIATIONS AND PRELIMINARY/FINAL PLAT APPROVAL

Consider granting Site Plan approval and a Special Use Permit to the Petitioner, Vince Tessitore, on behalf of VIN Properties LLC to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct a 60,311 square foot 5-story mixed-use development consisting of 39 residential apartments and 4,579 square feet of retail space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

Present were the following:

Plan Commissioners: Ken Shaw, Chairman
 Tim Stanton
 Eduardo Mani
 Garrett Gray
 Angela Gatto
 Stephen Vick

Absent Plan Commissioner(s): Chuck Augustyniak
 Lucas Engel
 MaryAnn Aitchison

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

Guest(s): J.C. Chi, Dave Mitchell, Bob Gomalski, Vince Tessitore

Dan Ritter, Senior Planner gave a presentation and displayed photos as noted in the Staff Report to consider granting Site Plan Approval and recommending that the Village Board grant the petitioner, Vince Tessitore on behalf of VIN Properties LLC, Final Plat approval, a Special Use Permit to allow Accessory Residential Uses where street-level commercial is required and Variations from the Zoning Code to construct a 60,311 square foot five (5) story mixed-use development called Bremen Station consisting of 39 residential apartments (20 one-bedroom, 19 two bedroom) and 4,579 square feet of retail space on the first floor for the property located at 6775 South Street in the DC (Downtown Core) Zoning District.

The subject site is located on the southwest corner of 67th Ct. and South Street just west of the Boulevard project and east of Citi Bank, north of the Vogt Visual Arts Building which is run by the Tinley Park, Park District and south of the Metra commuter lot. This is currently a vacant site that is 15,000 square feet with a vacated public right-of-way portion that is 2,157 square feet that will be deeded to the developer and consolidated as a single lot for this development. Combined this site is just over 17,000 square feet. The site was previously the Bremen Cash Store which was built in 1887. The building was demolished in 2008 without the Village's approval. The current owner of this property has owned it since 2012 and began to develop plans. From the Bremen Cash Store, the Village has kept some of the original oak columns that were used

with the hope that something could be repurposed from that building. At this time the columns are not expected to be reused on the exterior but indicated the hope would try to use them either by the tenant or themselves on the interior. Staff has recommended using them on the entryway to the apartments and restaurant.

The Zoning is DC (Downtown Core) within the Legacy District. The petitioner will construct a 60,311 square foot mixed-use building. The building will be five (5) stories and 61 feet in height with 4,579 square feet of retail space on the first floor and 39 residential apartments units. All one-bedroom units will be 800 square feet and the two-bedroom units will range in size from 945 square feet to 1270 square feet. There will be a single two-bedroom unit of 945 square feet that will require a variation as the minimum size for a two-bedroom unit is 1,000 square feet.

There will be a full basement and one-half of the first floor parking garage for residents only. There will be an underground enclosed parking garage with 28 parking spaces in the basement (22 standard and 6 compact). There will also be bike storage, restaurant storage, building storage and mechanical equipment, stairwells and elevators. There will be a second floor rooftop terrace that will be shared by the residents. On the fifth (5th) floor there will be an exercise room and lounge for the residents. The first floor will be a restaurant with 13 parking spaces (11 standard and 2 ADA). The first floor will also include a trash area and garbage chute. The apartment entrance will be along South Street and a seven (7) foot wide outdoor dining space all on private property. There will be the rooftop terrace and eleven (11) apartments on the second floor and the third and fourth floor will have eleven apartments on each of the two floors. The fifth floor will have the amenities and 6 apartments. The proposed dining alcove will extend the entire width of the South Street frontage and would require a setback Variation to be a maximum of 7.8 feet to extend the entire building frontage. A Variation will also be required for public frontage buffer width of seven feet along 67th Court where no landscape buffer area is proposed between the sidewalk and roadway. A Variation for on-street parking spaces on South Street will be required. Staff has also recommended working with the Park District to repair and stripe five (5) parallel parking spaces on their property.

Mr. Ritter showed an image of the floor plans. All units will be high-end luxury units, each with an in-unit washer and dryer. All units will have a balcony, some recessed and some projecting. Two (2) of the second floor apartments will have privately fenced patio space next to the shared resident roof terrace. A Variation will be requested to permit balconies on the rear of the building that encroaches five feet (5') into the rear yard setback where balconies are not permitted to encroach. A variation will be requested to allow floors 2-5 to be setback 44' instead of the permitted maximum of five feet (5'). The Petitioner is proposing to locate their common apartment entrance vestibule, lobby, and leasing office of approximately 138 square feet on the first floor along South Street. The Legacy Code indicates that the South Street frontage requires street level commercial and apartment amenities are only permitted with the Special Use Permit approval. In the leasing office, a bathroom would be required. It would not be acceptable to share a bathroom with the restaurant. Staff recommends deleting the leasing office and using the lobby for that purpose.

The parking garage will be accessed on the southeast corner along 67th Court by a private overhead door entrance. Staff has safety concerns with vehicles exiting the development and potential conflict with pedestrians due to decreased visibility. The Petitioner stated they would add mirrors, signage or audible warnings to this exit.

The restaurant will have a receiving door along 67th Court. Staff is looking for clarification of the loading and receiving operations and truck locations for the restaurant and residents.

The trash collection will be funneled to an enclosed room on the first floor of the parking garage. Staff has requested clarification of the on-site garbage pickup operations. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and the ability that a garbage truck can maneuver the space as proposed.

Mr. Ritter displayed images of the elevations. Staff has concerns regarding the large expanse of brick on the first floor on the west, south and east elevations. On the north elevation there are a lot of windows, but on the other sides there is a lack of detail. The other concern is the window locations, sizes and the appearance of the windows. There is no flow in the current design. The overall architecture has a harsh look.

A Variation to permit the building to be five (5) stories instead of the maximum of four (4) stories. The five (5) stories are required to fit all the amenities. The fifth floor is set back to allow for the roof terraces on the second floor. The Boulevard is adjacent to this building and there is only four feet (4') difference between the two buildings.

There is limited landscaping due to the buildout of the building. Streetscape plan details for the downtown are currently being designed by a Village consultant. Staff recommends dressing up the southwest corner and the rooftop to soften the architecture and buffer the private balconies.

The Petitioner will present a Unified Sign Plan to ensure signage styles and design is kept consistent with the development.

The Code requirements for parking is one (1) covered stall for each resident. There is no requirement for street-level commercial. The total proposed is 41 covered parking spaces for the 39 units located within the building. There are 33 standard size spaces, six compact spaces and two (2) additional spaces designed for ADA parking. A Variation is needed to grant reduced size for parking stalls in the garage allowing for compact parking stalls in order to maximize the stalls. Staff has also recommended that some of the spaces be available to be converted to charging spaces for electric vehicles. If there are other parking concerns, a parking study is recommended.

There is one (1) bike parking space for each unit located in the basement parking garage. There will also be a bike rack planned on the streetscape. The location will be finalized when the streetscape plan is completed.

A final photometric plan will be provided.

The project includes the vacation of a 2,157 square foot triangle shaped portion of the right of way and consolidation of that land with the existing private lot. A Plat of Vacation and Plat of Subdivision/Consolidation will be presented after attorney review.

Mr. Ritter submitted a summary of the open items.

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

- 1. Open Item #1: Discuss the reuse and incorporation of turned oak columns from the original Bremen Cash Store building.*
- 2. Open Item #2: Discuss a Variation to permit a two-bedroom apartment to be 945 square feet instead of the 1,000 square foot minimum required by code*
- 3. Open Item #3: Discuss a Variation to permit the front yard building setback to be a maximum 7.8 feet to allow an outdoor dining to be placed the entire length of the South Street frontage instead of a maximum of 50% of the frontage.*
- 4. Open Item #4: Discuss a Variation from the required public frontage buffer width of seven feet (7') for approximately 60 feet (60') in length along 67th Court, where no buffer area is proposed between the sidewalk and roadway.*
- 5. Open Item #5: Discuss a Variation for required on-street parking spaces along South Street as required in Corridor Type D.*
- 6. Open Item #6: Final streetscape plans are being designed and shall be incorporated into the proposed plans prior to permitting. Staff recommends this be a condition of approval.*
- 7. Open Item #7: Formal correspondence and approval from the Tinley Park – Park District has not been submitted indicating they understand the proposal and agree with the proposed five (5) parallel spaces to be replaced on the Vogt Visual Arts property by the Petitioner.*

8. *Open Item #8: A curb or grade difference is required between the sidewalk and parallel parking spaces for the safety of pedestrians and vehicles. Staff recommends a condition be placed on the approval requiring a minimum six inch (6") grade difference.*
9. *Open Item #9: Discuss Variation to permit balconies to encroach five feet (5') into the rear yard setback where balconies are not permitted to encroach.*
10. *Open Item #10: Discuss Variation to allow floors 2-5 to be setback 44' instead of the permitted maximum of five feet (5').*
11. *Open Item #11: Consider the proposed location of the apartment entrance vestibule, lobby, and leasing office. Consider alternative location off of the 67th Court frontage.*
12. *Open Item #12: Consider if an on-site leasing office is necessary for the proposed development. If the on-site office is maintained, a restroom will need to be added.*
13. *Open Item #13: Clarify and submit information on how conflicts between vehicles exiting from the garage and pedestrians using the sidewalk will be limited.*
14. *Open Item #14: Clarification of the loading and receiving operations and truck locations for the restaurant and residents. Indicate truck locations and adequate right-of-way widths being maintained. If off-site truck parking is proposed, agreements should be supplied.*
15. *Open Item #15: Clarification of the on-site garbage pickup operations. Include residential and commercial spaces, expected pickup frequency, location and truck location/operation and clarification that a garbage truck can maneuver the space as proposed.*
16. *Open Item #16: Revise plans so that the metal canopy along 67th Court only encroaches a maximum of five feet (5') into the right-of-way.*
17. *Open Item #17: Discuss concerns with the large expanses of brick along the first-floor west, south and east elevations.*
18. *Open Item #18: Discuss window locations, sizes and appearance.*
19. *Open Item #19: Discuss any improvements to the overall architectural design of the building that could be made to make it more architecturally appealing. Staff suggests the architect look at different ways of creating a softer and more inviting design that ties into the downtown.*
20. *Open Item #20: Discuss the Variation to permit the building to be five (5) stories instead of the maximum of four (4) stories.*
21. *Open Item #21: Discuss plantings on west façade and maintenance concerns. Increased diversity of species and visual appearance is encouraged.*
22. *Open Item #22: Discuss the need to provide a Unified Sign Plan and ensure signage styles and design is kept consistent within the development.*

23. *Open Item #23: 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' x 16' allowing the project to maximize the parking garage space with compact vehicle spaces.*
24. *Open Item #24: Discuss spaces to be easily converted to electrical vehicle charging locations.*
25. *Open Item #25: If any parking concerns remain, the Developer should provide a parking study to support parking needs.*
26. *Open Item #26: Staff recommends Site Plan approval be conditioned upon the final number of streetscape bike racks and locations be finalized once the final streetscape plan is completed*
27. *Open Item #27: Supply all light fixture cut sheets and a final photometric plan needs to be provided.*
28. *Open Item #28: Discuss Plat of Vacation and Plat of Consolidation.*

CHAIRMAN SHAW asked the Petitioner to speak.

J.C. Chi, Architect displayed a presentation and noted he is familiar with all the open items and is continuing to work on them. He would like to come up with a design that Tinley Park will be happy with.

Regarding the Vogt Visual Arts Center, he had a conversation with them and they are working on the proposed five (5) parallel spaces. He plans an approval in writing as requested sometime early next week.

On the main level, the resident trash room is located under the residential trash chute. He has spoken to NuWay Trash and they have agreed they will not bring their trucks in. The maintenance crew or the trash driver will go into the trash room and roll out the trash bins to the trucks. The trash for the restaurant will be bagged and also carted out to the disposal service. This will be clarified at the Public Hearing.

Regarding the setback Variation of the one story terrace above the restaurant. He wanted to keep the footprint of the apartments as rectangular as possible. He also wanted the round rotunda of the Boulevard to be able to be seen from Oak Park Avenue. Staff recommends using the triangular roof terrace above the restaurant as an amenity for the residents.

Regarding the Special Use for the resident entrance of 18'. Locating the resident entrance alongside the windows of the restaurant was done to vitalize South Street to create energy. To consider an entrance on 67th Ct. it would interrupt the apartment's floor plan in that area.

Regarding the architecture, large brick walls are not attractive and more windows have been added on the 2nd, 3rd & 4th floors on an updated plan. Windows could also be added in the stairwell. He understands the aesthetic need to dress up the façade. On the updated plan a change in color on the first floor has been added to create visual interest. He will work with staff to update the architecture prior to the Public Hearing. He intends to have a lounge area, indoor recreation area, fitness center, bike storage, and a roof lounge.

Vince Tessitore, Petitioner noted he spoke to John Evenhouse from NuWay. Mr. Evenhouse would be willing to pull up the truck and his drivers will wheel out the bins from the Residential and Commercial trash areas to the truck. The truck would never enter the buildings.

CHAIRMAN SHAW asked for questions or comments from the Commissioners.

COMMISSIONER STANTON asked Mr. Tessitore if NuWay does this for any other locations. Mr. Tessitor replied he did not ask that question but has other locations where the trash company does this.

COMMISSIONER GRAY inquired where the trash vehicle would be parked. He also inquired how many times the trash would be picked up. Mr. Tessitore replied they have not seen the plans and does not know. He noted they would share specifics with the trash company and would then share it with staff as more information is gathered for the Public Hearing.

CHAIRMAN SHAW inquired how practical it is for a restaurant to carry trash through a double door. Mr. Chi replied there would be 3' x 6' bins in the receiving area of the restaurant. The restaurant will bag all the packaging products and any other garbage would go through the disposal.

COMMISSIONER MANI noted he would like to see the change in the building architecture on the east side to break up the expanse. He also noted he would like hall and doorway on the second floor to be ADA accessible. Mr. Chi and Mr. Tessitore agreed.

COMMISSIONER GATTO inquired about the parking. There are 39 units with 41 spaces. The majority of people in Tinley Park have two cars. There is no guest parking and no street parking after a certain time at night. Mr. Chi replied the goal was to meet the zoning minimum requirement. We also understand we have to answer to the operation side. Different jurisdictions have different requirements. He is hoping for encouraging different types of transportation, such as trains and walking. We are hoping there is enough shared parking. The restaurant is not required to have parking. Mr. Ritter replied the two ADA spaces can be converted to standard spaces until they are requested to be ADA. They would be required to put the ADA spaces in upon request. If they need more parking they can lease it from the Village.

COMMISSIONER GRAY concurs with COMMISSIONER GATTO and recommends a parking study. Is it realistic for every family having one car with no guests?

CHAIRMAN SHAW noted the developer is taking a gamble by having transit-oriented development. They are limiting their own development with only one space per unit. If they want to expand their market they could add additional parking. The new trend and market is going towards transit-oriented development. There should be some professional feedback on this issue. Mr. Chi noted he was able to get 2 extra spaces by making some of the spaces compact size. He convert 3 or 4 more standard spaces into compact spaces in order to get more total spaces. Mr. Ritter noted the spots for residents will be assigned spots and they will know what size the space is. He also noted by the code all the spaces would have to be standard size and that at some point all the spaces could not be compact size. CHAIRMAN SHAW he would be comfortable with more spaces and asked for thoughts from the Commissioners on the size of the spaces. Kimberly Clarke, Planning Manager noted the spaces could be changed as needed in the future as well.

COMMISSIONER GATTO inquired what the reasoning is for rental units rather than Condo units. Mr. Tessitore replied the market is gearing more towards the millennial or the empty nester that would like to not make a commitment. There is no condo market in Tinley Park at the moment that would allow for financing of a condo building. These units could be converted to condos at a later date, but there is no market for that now. Mr. Chi noted that this project and most of the buildings being designed by his firm are for rental rather than condo but are still designed to be high-quality so that they can be converted to condos as necessary. CHAIRMAN SHAW noted that the smaller size of this development made that condo conversion more likely because there is only 39 units.

COMMISSIONER VICK noted for safety sake the exit from the garage needs to have something visible like a flashing light as cars are exiting the building to warn other cars or pedestrians. There needs to be something more than mirrors although any audible sounds are not a good option near residences. Mr. Chi noted a window on either side of the garage door could be added for visibility and might also help the first floor appeal on that facade. They would look into a potential light to warn pedestrians. COMMISSIONER VICK noted he was pleased with the lighter colors being added on the lower section of the building. He also noted a trellis or landscaping should be added on the terrace area. Mr. Chi replied a vertical element and covered area could be added for more interest. COMMISSION VICK noted the special use to have the entrance to the apartments on South Street is okay and it is not necessary to move it to 67th Court in his opinion.

COMMISSIONER GRAY inquired about the signage and the location of the trucks for trash and unloading. Mr. Chi replied the signage would be for the apartment entrance and similar in style to the commercial space. He also noted the truck loading would be addressed at a later date with staff and presented prior to the public hearing. Mr. Ritter replied there would be a staging area for both garbage and loading determined.

COMMISSIONER STANTON inquired about security cameras. Mr. Chi replied it is part of the design for all his residential units.

CHAIRMAN SHAW inquired about the signs and if there is potential to use blade signs and would any of the signs be eligible for the Oak Park Avenue playbook funding. Ms. Clarke noted there is an incentive being worked on and is not finalized at this time. CHAIRMAN SHAW asked about the vacated lot as part of the incentive. Mr. Ritter replied this would be considered as part of the incentive. CHAIRMAN SHAW inquired about a vacated alley on the plat. Mr. Ritter replied this is an old alley and was part of the original Village of Bremen that went back to the 1800's. The Village did not have use for it and vacated it long ago and was given back to the two adjacent lots. It does not have any effect on the current project and no alley dedication is required. CHAIRMAN SHAW is comfortable with the 1 story (4 foot) height. On the east side the balconies are flush and asked if there was any potential for some or all being changed. Mr. Chi noted those are right up against the property line and abut the public sidewalk which is why they kept them flush. Functionally the apartments are large enough to be able to keep them flush. CHAIRMAN SHAW inquired if there was any way they could use the columns from the original Bremen Cash Store. Using some of the elements of the original design would be good. Adding windows or faux windows or doorways would also be good. Mr. Chi noted that has been used on the main floor around the garage. Using limestone on the building would also be good. The later renderings are far improved from the original ones. On the Citi Bank side of the building, the lighting needs to be addressed for a public safety concern. The dividing wall between the two resident patios on the terrace could possibly made higher for personal privacy. He inquired about adding an outdoor restaurant on the terrace. Mr. Chi noted that is not possible as there are concerns about food safety issues, ADA issues and an elevator would have to be installed to that area for ingress and egress. That area will be used for resident gatherings, events and parties. It is expected to be a draw and space that is used heavily during downtown events.

CHAIRMAN SHAW inquired if any Commissioners had concerns about the concrete bumpers remaining.

No concerns at this time.

CHAIRMAN SHAW asked for comments from the public.

Mr. Bernard Brady spoke and noted he is a resident of Tinley Park and owns the business to the east for 25 years. His business is right across 67th Court.

He has concerns about:

- How many customers the restaurant will have and where parking for restaurant customers would occur. Restaurant customers might use his property.
- Concerns about the loading/receiving areas and that the issues they could cause if stopped on the street.
- Site Plan showing where the restaurant trash area and delivery door would line up with 174th Street and create a dangerous area if trucks are stopped there.
- The staging for the construction for a 5-story building and the possibility of streets being shut down again on 67th Court or South Street. This could become a major issue with the amount of work proposed on South Street as well. This limits access to his property and causes customers' confusion and to walk far.
- Location of the access to the parking garage, his parking lot is directly across the street and could traffic conflicts.
- He understands there would be inconvenience, but does not want to have to shut down the roads completely like they are right now because it hurts his business.

CHAIRMAN SHAW inquired about the planned staging process.

Ms. Clarke noted she would consider having a workshop for the neighbors when both projects of The Boulevard and Bremen Station are close to starting. This could clarify concerns and coordination phasing.

GOOD OF THE ORDER:

1. Fair Housing Training being done – last class on 10/25 and everyone should have attended one by then.
2. The Boulevard going to 11/6/2018 Village Board for the adoption of the variances and incentive.
3. The Vet Clinic was approved this week.
4. The Residences of Brookside Glen have been doing site work and grading. Permits applied for.

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 STANTON, seconded by PLAN COMMISSIONER GRAY to adjourn the Regular Meeting of the Plan Commission of October 18, 2018 at 9:26 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN SHAW declared the meeting adjourned.

VILLAGE OF TINLEY PARK

APPLICATION FOR SITE PLAN APPROVAL

PROJECT NAME: Former Bank of America (Renov. Retail)

LOCATION: 7228 W. 191st Street, Tinley Park, IL

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

APPLICANT INFORMATION

Name: Blake Purnell
Company: C82 Commercial LLC
Mailing Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone (Office): [REDACTED]
Phone (Cell): [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

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

PROPERTY INFORMATION

Property Address: 7228 W. 191st Street, Tinley Park, IL
PIN(s): 19-09-01-401-017-0000
Existing Land Use: Former Retail Bank (Bank of America)
Zoning District: B3 PD (General Business and Commercial Planned Development)
Lot Dimensions: 297.48' x 236.38' x 393.08' x 68.79'
Property Owner(s): C82 Commercial LLC
Mailing Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205

APPLICATION INFORMATION

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

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

☒ No ☐ Yes: _____

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

Signature [REDACTED]

Date 10-8-18

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL CONTACT INFORMATION

PROJECT NAME: Former Bank of America (Renov. Retail)

LOCATION: 7228 W. 191st Street, Tinley Park, IL

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

CURRENT PROPERTY OWNER OF RECORD

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

PROJECT ARCHITECT

Name: Emily Bleler
Company: Oculus Inc
Address: One South Memorial Drive, Suite 1500
Phone: [REDACTED]
Fax: [REDACTED]
Email: emilyb@oculusinc.com

PROJECT ENGINEER

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

PROJECT LANDSCAPE ARCHITECT

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

ATTORNEY

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

END USER

Name: _____
Company: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

VILLAGE OF TINLEY PARK

SITE PLAN APPROVAL RESPONSIBLE PARTIES

PROJECT NAME: Former Bank of America (Renov. Retail)

LOCATION: 7228 W. 191st Street, Tinley Park, IL

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

GENERAL BILLING

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR PLAN REVIEW FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR BUILDING PERMIT FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR ATTORNEY FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR ENGINEERING/ CONSTRUCTION OVERSIGHT FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

RESPONSIBLE FOR LANDSCAPE REVIEW FEES

Name: Blake Purnell
Company: C82 Commercial LLC
Address: 7015 Snider Plaza, Suite 203, Dallas, TX 75205
Phone: [REDACTED]
Fax: [REDACTED]
Email: bpurnell@c82commercial.com

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

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

A. Petitioner Information:

Name: Blake Purnell (C82 Commercial LLC)
Mailing Address: 7015 Snider Plaza, Suite 203
City, State, Zip: Dallas, TX 75205
Phone Numbers: [REDACTED] (Day) Fax Number: [REDACTED]
[REDACTED] (Evening)
[REDACTED] (Cell)
Email Address: bpurnell@c82commercial.com

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

B. Property Information:

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

Property Owner(s): C82 Commercial LLC
Mailing Address: 7015 Snider Plaza, Suite 203
City, State, Zip: Dallas, TX 75205

Property Address: 7228 W. 181st Street, Tinley Park, IL
Permanent Index No. (PINs) 19-09-01-401-017-0000
Existing land use: Former Retail Bank (Bank of America)
Lot dimensions and area: 297.46' x 236.38' x 393.09' x 68.79'

C. Petition Information:

Present Zoning District: B3 PD (General Business and Commercial Planned Development)
Requested Zoning District: B3 PD (General Business and Commercial Planned Development)

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

Yes ☒ No ☐

If yes, identify the proposed use Deviation and change from the original Planned Development,
we propose retail bank use to change to retail use

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

Yes ☐ No ☒

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

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

Signature of Applicant

10-8-18
Date

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

APPLICATION REQUIREMENTS

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

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

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

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

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

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

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

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

The proposed use is changing to a retail/fast food restaurant use. Prospective tenants are Jimmy John's and an unknown retail tenant. The proposed use should not endanger the public health/safety/morals/comfort or general welfare.

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

The proposed use is changing to a retail/fast food restaurant use. Prospective tenants are Jimmy John's and an unknown retail tenant. The proposed use should not be injurious to other property in the immediate vicinity.

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

The proposed use is changing to a retail/fast food restaurant use. Prospective tenants are Jimmy John's and an unknown retail tenant. The proposed use should not impeded on the Planned Development.

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

The former bank and parking lot was previously approved. The proposed modifications are minor including adding to the building footprint and adding greenspace area.

- 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.**

We have hired a consultant to provide a traffic analysis of nearby Jimmy John's to help provide evidence that this new use will not impede on nearby traffic circulation.

- 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.**

Understood and believe that we comply.

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

The proposed retail/restaurant spaces will be taxable income to the Landlord/Tenants and Village.

In reference to

Project: C82 Commercial
Jimmy John's Retail Building
(Former Bank of America)

Project Number: 56518-IL01
Date: 11/16/2018
Subject: Staff Review-Response

7228 W 191st Street, Brookside Marketplace

Overall Comments

1. A written project summary and narrative is required. This summary should detail the transition from a bank to a retail center with a drive-thru. Any known businesses or uses should be described.
 - Our project regards a previously approved "Bank of America" retail banking building. Our Client has purchased the old abandoned building and plans to renovate for a new tenants. Proposing Jimmy John's restaurant to be one tenant and other tenant is undetermined (possibly an exercise/lifestyle retail tenant). Applicant proposes taking the formerly approved three (3) drive thru lanes and extending the existing building footprint to take two (2) drive thru lanes away. One drive-thru lane to remain for the new Jimmy John's tenant. The additional SF will help accommodate this 2nd tenant space. The new exterior building finishes are to match existing approved building finishes. Applicant will increase greenspace as the two drive-thru lanes being removed have pavement beyond. This is just one positive benefit to the proposed modification to existing building and site as a whole.
2. The PUD permits a maximum of two drive-thru restaurants and can only be increased when freestanding sit-down restaurant totals exceed four. There are currently two properties approved for drive-thrus: Arby's and Taco Bell (the Panera drive-thru is permitted because it is ancillary to a sit-down restaurant that meets the 3,500 square feet minimum and is a freestanding building). As part of the substantial deviation for the building and site changes, the request for a third drive-thru will need to part of the approval and addressed in the project narrative.
 - We hope that the Village will look at the Jimmy John's space as not similar to an Arby's &/or Taco Bell. Jimmy John's provides delivery service like Panera and is a different type of restaurant than McDonald's, Arby's and such.
3. Exterior material percentages shall be listed on the plans. Per the PUD requirements, face brick or natural stone is required for a minimum of 60% of the exterior of the building, glass is permitted at a maximum of 30%, CMU/stucco/EIFS or other ornamental materials permitted at a maximum of 30%.
 - Proposed elevations list the materials and percentages. We are within the required amounts.
4. The originally proposed landscape plan is attached to this letter. Please complete a site analysis and make any adjustments based on the following

In reference to

Project: C82 Commercial
Jimmy John's Retail Building
(Former Bank of America)

Project Number: 56518-IL01
Date: 11/16/2018
Subject: Staff Review-Response

7228 W 191st Street, Brookside Marketplace

comments to the plan. Any new landscaping should indicate the number and species type on the landscape plan.

- [We added the Landscape plan to our submittal. Sheet contains required information including previously approved plantings, quantity existing and quantity new.](#)

Planning Comments

The Community Development Department reviewed the plans and offers the following comments:

1. The exterior brick shall not be painted. The painting of brick causes regular maintenance concerns and cannot be undone as tenants change. No brick is painted throughout the rest of the shopping center and black is not a color utilized elsewhere on facades. The Jimmy John's space should be more consistent with current building's architecture and the existing shopping center designs. The proposed black and red awnings are acceptable though and will help to give the space the identity of a Jimmy John's.
 - [We revised as required. The new building finish materials are match the existing "approved" finish materials on exterior. Please see plan submittal.](#)
2. The proposed signage does not comply with the Brookside Marketplace PUD sign regulations and shall be adjusted as such:
 - a. Signage is prohibited on awnings or canopies. Please remove the Jimmy John's logo from the canopy.
 - [We revised as required. Please see plan submittal.](#)
 - b. One wall sign consisting of individual channel letters and/or logos is permitted per elevation. Currently, the front elevation indicates four wall signs and will need to be reduced. 36" height limit. 1sf of signage per 1sf of linear frontage.
 - [We revised as required. Please see plan submittal.](#)
 - c. A drive-thru directional sign may be placed on the wall (similar to the nearby Panera) but may not contain logos or advertising. The maximum size of a wall directional sign is 6 square feet.
 - [We revised as required. Please see plan submittal.](#)
 - d. The drive-thru directional sign is likely to cause confusion because it should be directing people to the entrance of the drive-thru but is proposed to be placed on the wrong side of the building to enter. If a

In reference to

Project: C82 Commercial
Jimmy John's Retail Building
(Former Bank of America)

Project Number: 56518-IL01
Date: 11/16/2018
Subject: Staff Review-Response

7228 W 191st Street, Brookside Marketplace

drive-thru wall sign is proposed, it shall be placed on the west elevation where the entrance to the drive-thru lane is located.

- We revised as required. Please see plan submittal.
 - e. The ground sign location is indicated as “existing” and to be “updated with new tenant sign”. However, there is only a concrete sign foundation existing. A formal ground sign proposal is required with dimensions for review. The proposed ground sign shall cover signage for all tenants (as many as 3 tenants). Ground sign requirements are as follows: masonry base matching building, 10 foot height max, 13.75 square foot tenant panel per side for each tenant.
 - We revised as required. Please see plan submittal.
 - f. Only one ground sign location exists along the ring road, please remove the second “existing ground sign” location that is shown. A Jimmy John’s directional sign may be useful at that entrance.
 - We revised as required. Please see plan submittal.
 - g. Please include proposed menu board signage information including dimensions. 45sf size and 7ft high maximum.
 - We revised as required. Please see plan submittal.
 - h. A vehicle height clearance sign will be required for the drive-thru. This could be placed at the start of the drive-thru lane and function as a drive-thru directional sign on the site as well.
 - We revised as required. Please see plan submittal.
 - i. All signs shall have landscaping indicated at the base of the signs.
 - We revised as required. Please see plan submittal.
- 3. The location of existing and proposed all utility boxes and mechanical equipment shall be indicated on the elevation drawings and site plan. Please indicate if the building will require additional mechanical units shall be adequately screened from view on the ground or roof.
 - We revised as required. Please see Site Plan and Landscape Plan submittal.
- 4. The rear (west façade) of the building fronts the shopping center ring road and may require additional screening for utilities and “back of house” equipment. This could be completed by a screen wall or additional landscaping.
 - We revised as required. Please see Site Plan and Landscape Plan submittal.

In reference to

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5. Indicate any proposed outdoor dining areas and showing an approximate walkway width (5ft) is maintained. If no outdoor dining is proposed, please submit a letter from the Jimmy John's Owner stating that.
 - [We revised as required. Please see Plan submittal](#)

Engineering Comments

The Village Engineer, Public Works Department, and Planning Department reviewed the plans and offer the following comments. A sketch has been attached to help explain some of these comments.

1. Sidewalk shall be extended along Market Place Drive to allow pedestrians access to the site from the south and prevent a trip hazard with the sidewalk ending abruptly. The walkway shall meet ADA requirements and include ADA ramps.
 - [We revised as required. Please see Site Plan and Landscape Plan submittal.](#)
2. The walkway in front (east side) of the building and the landscape area should be extended to the front of the new building addition for Jimmy John's.
 - [We revised as required. Please see Site Plan and Landscape Plan submittal.](#)
3. The walkway on the back (west side) of the building should be extended to run to the drive aisle. This will ensure if trash is being brought out of the back of the building that there is a sufficient paved path to get to the trash enclosure.
 - [We revised as required. Please see Site Plan and Landscape Plan submittal.](#)
4. Alter one or both of the entrances on the west side of the site to be one-way traffic. This would avoid traffic conflicts with two entrances entering the same drive-thru lane and exiting traffic needing to cross through the drive-thru stacking lane to exit on the correct side of the aisle. The entrances should be narrowed and designed as one-way with appropriate signage (do not enter signs) and striping.
 - [We revised as required. Please see Site Plan and Landscape Plan submittal.](#)
5. Adjust the curb line of the landscape island along the internal ring road for the consistent curb along that road.
 - [We revised as required. Please see Site Plan and Landscape Plan submittal.](#)



November 14, 2018

Emily Ann Bleier, Project Manager
Oculus Inc.
1 South Memorial Dr. Ste 1500
St. Louis, MO 63102
emilyb@oculusinc.com

Re: Staff Review for The Village of Tinley Park – Jimmy John's Retail Building (Previously Bank of America) – 7228 W. 191st Street, Brookside Marketplace.

Dear Emily,

On behalf of the owner, C82 Tinley Park LLC, I wanted to address "Item #5 under Planning" in the Staff Review letter to you from the Village.

There is **not** a proposed outdoor dining area in the re-designed building. We are in lease negotiations with Jimmy John's for the endcap space, but do not have a signed lease. Their plans do not include an outdoor dining area.

Please let me know any questions for the ownership or the proposed tenant (Jimmy Johns) and I will get a response.

Sincerely,

Blake M. Purnell
C82 Commercial

MEMORANDUM

To: Blake Purnell – C82 Commercial

From: Emma Albers, P.E., PTOE – Kimley-Horn
Peter Lemmon, P.E., PTOE – Kimley-Horn

Date: October 8, 2018

RE: Parking Summary for Bank of America Redevelopment
191st Street / Harlem Avenue
Tinley Park, Illinois

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by C82 Commercial to perform a parking analysis for the proposed redevelopment of a vacant Bank of America building located on the northwest quadrant of 191st Street and Harlem Avenue in Tinley Park, Illinois. The redevelopment would include an approximately 1,600 square-foot fast-food establishment and a 3,900 square-foot fitness studio. A total of 37 parking spaces would be shared between the two uses. The following analysis was completed in order to evaluate future parking and drive-through window vehicle stacking conditions with redevelopment of the existing building.

Executive Summary

Located within Brookside Marketplace, the vacant Bank of America building currently provides a total of 37 parking spaces. With the proposed redevelopment, no site plan changes are planned; the existing parking supply would remain. Based on a review of the Village of Tinley Park Zoning Ordinance (Section VIII: Off-Street Parking and Loading), the existing parking supply complies with requirements for a 1,600 square-foot fast-food restaurant and a 3,900 square-foot fitness studio. As the proposed food establishment (Jimmy John's) is not a typical fast-food restaurant, an analysis of empirical parking demand was completed in order to verify the Village-required parking meets anticipated demand. Furthermore, a review of drive-through window operations at three existing Jimmy John's locations was completed in order to verify the vehicle stacking proposed for the drive-through window would support anticipated demand.

Based on the planned redevelopment, the overall parking supply is expected to accommodate the proposed multi-tenant uses. The analysis suggests that up to 12 spaces (32 percent) would be used by Jimmy John's employees and customers during the peak midday period when Jimmy John's experiences its highest levels of parking demand (i.e., lunch hours). The Village of Tinley Park requires a total of 25 spaces for the proposed fitness studio. Therefore, the 37-space parking supply is expected to accommodate the fitness studio's parking requirement (25) and the peak demand for Jimmy John's (12) at the same time. Lastly, the proposed drive-through lane would accommodate stacking for up to seven vehicles. Observations of drive-through operations at three existing Jimmy John's indicate an average queue of two vehicles in the drive-through lane with a maximum observed queue of six vehicles. Therefore, the drive-through configuration shown on the site plan is anticipated to accommodate projected drive-through activity.



Existing and Proposed Site Development

The existing site includes a 4,648-square foot building that previously operated as a Bank of America. A total of 37 parking spaces are provided on the site. An aerial of the site location is provided in **Exhibit 1**.

C82 Commercial proposes to redevelop the now vacant Bank of America building as an approximately 1,600 square-foot (gross floor area) Jimmy John's with a drive-through window and a 3,900 square-foot (gross floor area) fitness studio. The proposed site plan is provided as **Attachment 1**.

Table 1 summarizes the parking required for the proposed uses per Village of Tinley Park Zoning Ordinance (Section VIII: Off-Street Parking and Loading). As shown in the table, a total of 12 spaces are required for Jimmy John's and 25 spaces are required for the proposed fitness studio (Cycle Fitness). Per Village ordinance, two or more buildings may collectively provide the required off-street parking, but the number of parking spaces shall not be less than the sum of the requirements for the various individual uses computed separately. Therefore, a total of 37 parking spaces is required for the overall site.

Table 1. Village of Tinley Park Required Parking

Land Use	Size (Gross Floor Area, GFA)	Parking Class	Parking Ratio	Required Spaces
Jimmy John's	1,600 GFA	Fast Food, Carry-Out	Minimum 5 plus 1 per employee ¹	12
Cycle Fitness	3,900 GFA	Personal Service Establishment	6.5 / 1,000 GFA	25
Future Code-Required Parking				37

¹ Jimmy John's is assumed to have a total of seven (7) employees (including delivery drivers) per the range of employees (4 to 7) observed at three existing Jimmy John's locations; therefore, seven employees is a conservative assumption.

A total of 37 spaces would be provided; thus, the proposed development meets the minimum parking requirements established by the Village of Tinley Park Zoning Ordinance.

Future Parking Demand

In order to address potential concerns that the proposed Jimmy John's restaurant may generate parking demand at different rates than a typical Fast Food/Carry-Out restaurant, parking counts were conducted during a typical weekday from 11:00AM to 1:00PM at the following Jimmy John's locations:

- 500 S County Farm Road, Wheaton, IL
- 1077 Weber Road, Bolingbrook, IL
- 15420 Route 59, Plainfield, IL

Each of the existing Jimmy John's listed was selected based on the following considerations:

- Existing drive-through window
- Located within a multi-tenant site
- Similar building size (Wheaton: 1,650 square feet; Bolingbrook: 2,000 square feet; Plainfield: 2,000 square feet)

A summary of the observed parking occupancy, collected in 15-minute increments throughout the study period, for each Jimmy John's location is provided in **Table 2**. The occupancy count reflects customer and employee vehicles (including delivery drivers). As shown in the table, the peak occurred at 11:30AM at the Wheaton location and at 12:45PM at the Bolingbrook and Plainfield locations. Based on the peak occupancy observed for each site, the average peak parking occupancy for the existing Jimmy John's locations is 12 spaces.

Table 2. Observed Parking Occupancy – Existing Jimmy John's Locations

Time of Day	Wheaton			Bolingbrook			Plainfield		
	Customers	Employees	Total	Customers	Employees	Total	Customers	Employees	Total
11:00AM	--	4	4	--	7	7	2	4	6
11:15AM	3	6	9	4	7	11	2	4	6
11:30AM	4	6	10	2	6	8	2	5	7
11:45AM	2	4	6	1	4	5	4	6	10
12:00PM	3	5	8	2	5	7	3	6	9
12:15PM	--	4	4	1	4	5	3	5	8
12:30PM	2	4	6	2	6	8	5	6	11
12:45PM	3	5	8	5	7	12	6	7	13
Average	2	5	7	2	6	8	4	5	9
Average Peak Demand	12 spaces								

The Bolingbrook and Plainfield locations include approximately 2,000 square feet of gross floor area and the Wheaton location includes approximately 1,650 square feet of gross floor area. The proposed Tinley Park Jimmy John's would be similar, with a total of approximately 1,600 square feet of gross floor area; and therefore, the average peak demand observed at the three locations was assumed for the proposed Tinley Park location. Based on the observed average peak parking demand, the proposed parking supply (37 spaces) is expected to meet the average peak parking demand for Jimmy John's (12 spaces) while providing the Village-required parking for the fitness center (25 spaces).

Drive-Through Observations

Observations of drive-through operations were performed at each Jimmy John's location concurrent with the parking counts. A summary of the drive-through observations is provided in **Table 3**.

Table 3. Drive-Through Observations – Existing Jimmy John’s Locations

Observed Number of Vehicles in Drive-Through Lane	Wheaton	Bolingbrook	Plainfield
Average	2	2	1
Maximum	6	4	4

As shown above, an average queue of one to two vehicles was observed at each location. Generally, there was not more than a combination of one vehicle at the drive-through window and one vehicle at the order board at a given time. During the observation period, a maximum of six vehicles was observed at the Wheaton location; the other two locations experienced a maximum queue of four vehicles. As shown in the site plan, the proposed drive-through at the Tinley Park Jimmy John’s would accommodate up to seven vehicles between the drive-through window and the nearest drive aisle. Therefore, the proposed drive-through configuration is reasonably expected to accommodate the anticipated drive-through activity without queues extending off site.

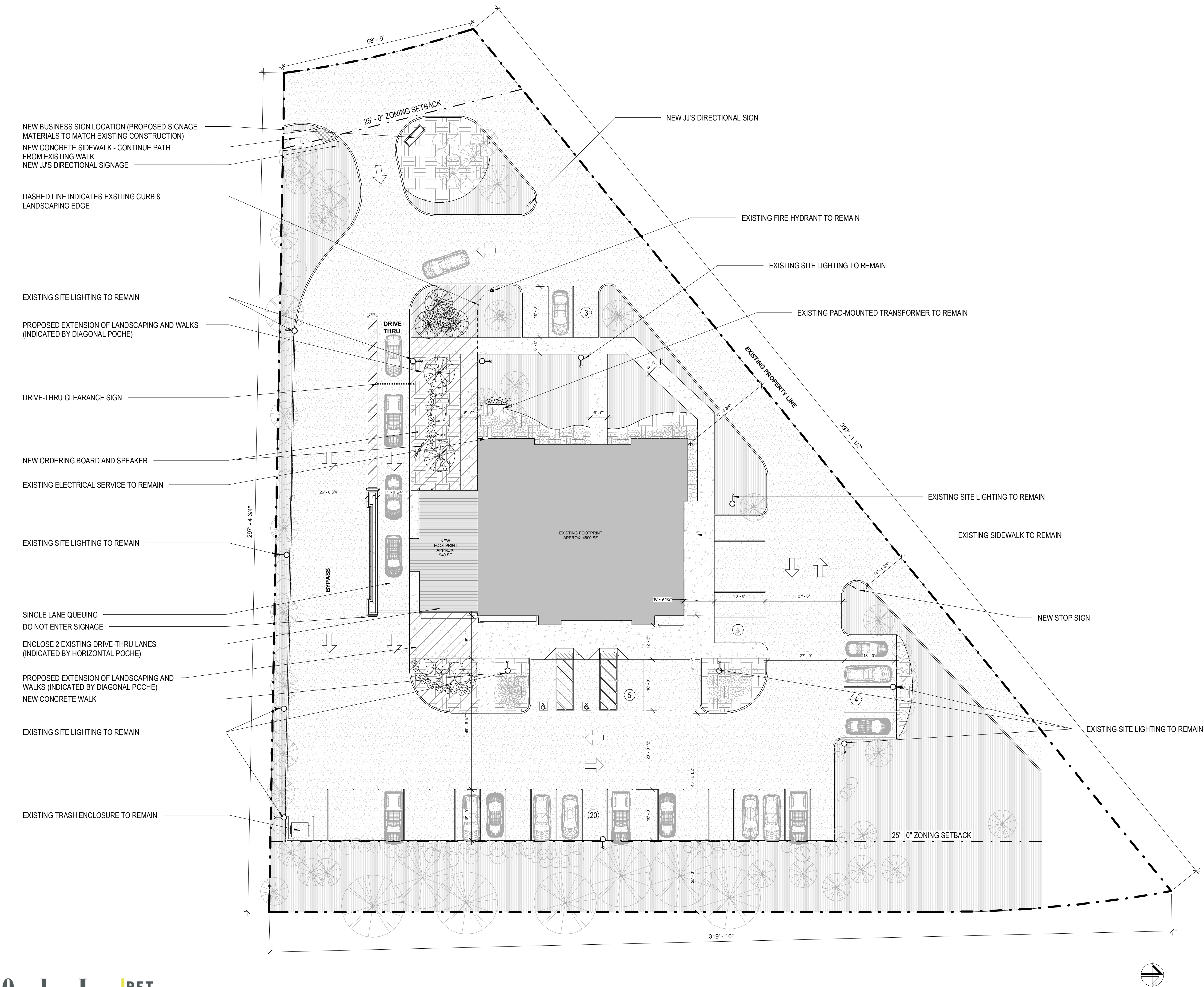
Conclusion

The existing site currently provides 37 parking spaces which would remain with the proposed redevelopment. This parking supply satisfies the Village of Tinley Park’s off-street parking requirements for the proposed Jimmy John’s and fitness studio.

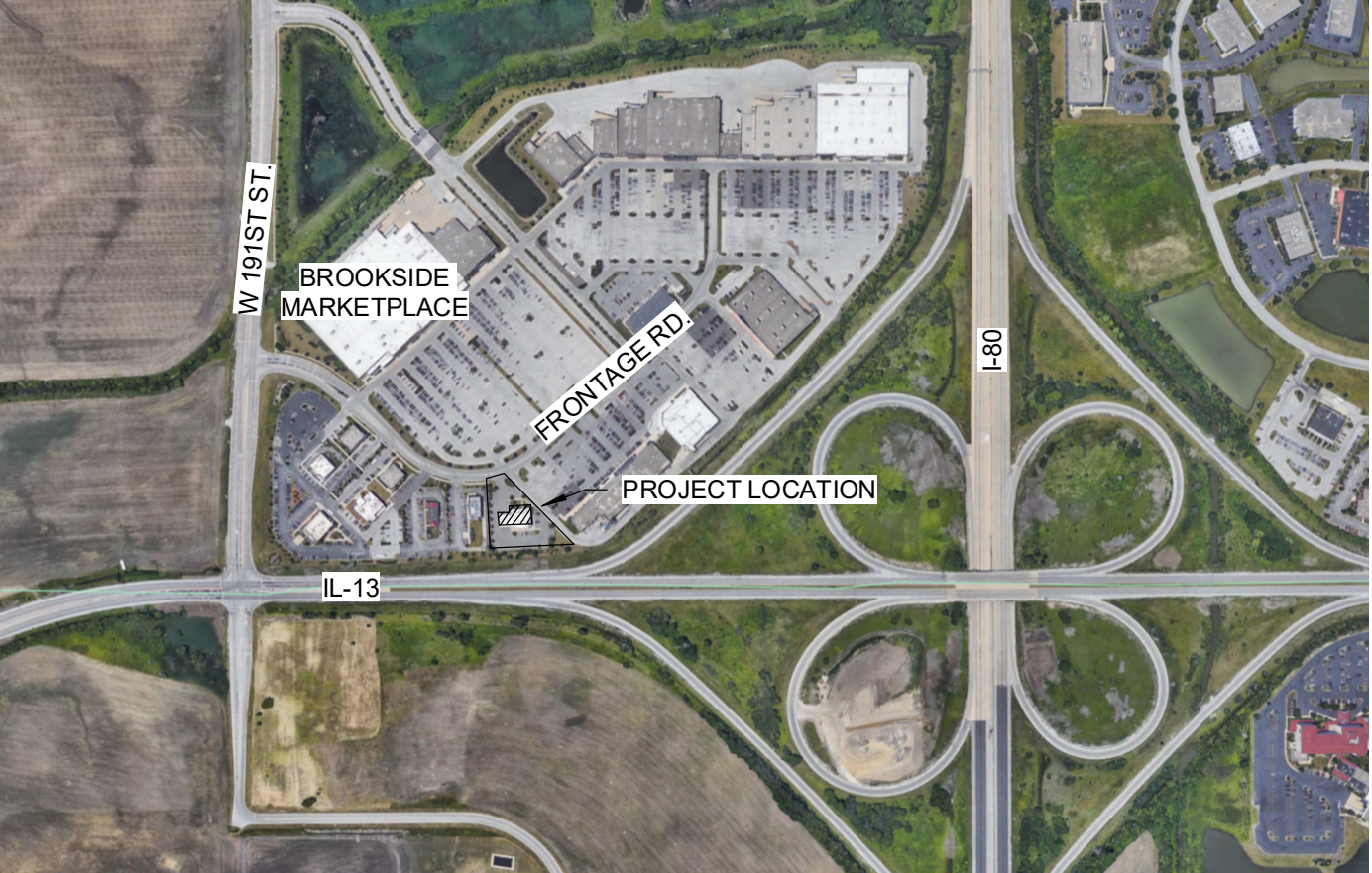
Based on the observed peak parking demand for three comparable Jimmy John’s locations, the proposed parking supply is also expected to adequately serve the peak parking needs the proposed Jimmy John’s while providing the Village-required parking for the fitness center.

Additionally, the maximum drive-through queues observed at the three comparable locations, ranging between four and six vehicles, are expected to be accommodated within the proposed drive-through configuration shown on the proposed site plan without extending off site.

Please do not hesitate to contact us with any questions related to the information in this memorandum.



VICINITY MAP - NOT TO SCALE



ZONING ANALYSIS TABLE

NEW BUILDING AREA: APPROXIMATELY 5,500 SQUARE FEET
LAND AREA: 60,590 SQUARE FEET
EXISTING GREEN SPACE: 16,094 SQUARE FEET
PROPOSED NEW GREEN SPACE: 2,530 SQUARE FEET
OVERALL BUILDING HEIGHT: 24' - 1"
PARKING TOTALS: 35 STANDARD SPACES, 2 ADA SPACES (37 TOTAL SPACES)



PLANT LEGEND

QUANTITY
PLANT TYPE

SYMBOL	PLANT TYPE	QTY. EX/NEW	TOTAL
TREES			
CA	FLOWERING CRABAPPLE	15/5	20
LL	LITTLELEAF LINDEN	4/0	4
RM	RED MAPLE 'SUNSET'	14/0	14
HL	'SKYLINE' HONEY LOCUST	14/0	14

SHRUBS/GROUNDCOVER

BAR	CRIMSON PIGMY BARBERRY	120/75	195
CGH	CHINA GIRL HOLLY	49/0	49
DY	DENSIFORMIS YEW	39/0	39
GFS	GOLD FLAME SPIRAEA	77/0	77
LIR	LIRIOPE 'BIG BLUE'	250/10	260
MIS	MISCANTHUS	143/0	143
WC	WINTERCREEPER	280/0	280

NOTE: SIZES TO MATCH EXISTING PLANT MATERIALS

NOTE: NEW PLANTING TO MATCH EXISTING APPROVED PLANTING

NOTE: EXISTING APPROVED PLANTINGS TO REMAIN, APPLICANT TO REPLACE DEAD VEGETATION WITH NEW PER FORMER APPROVED PLAN

LANDSCAPE NOTES

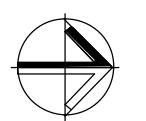
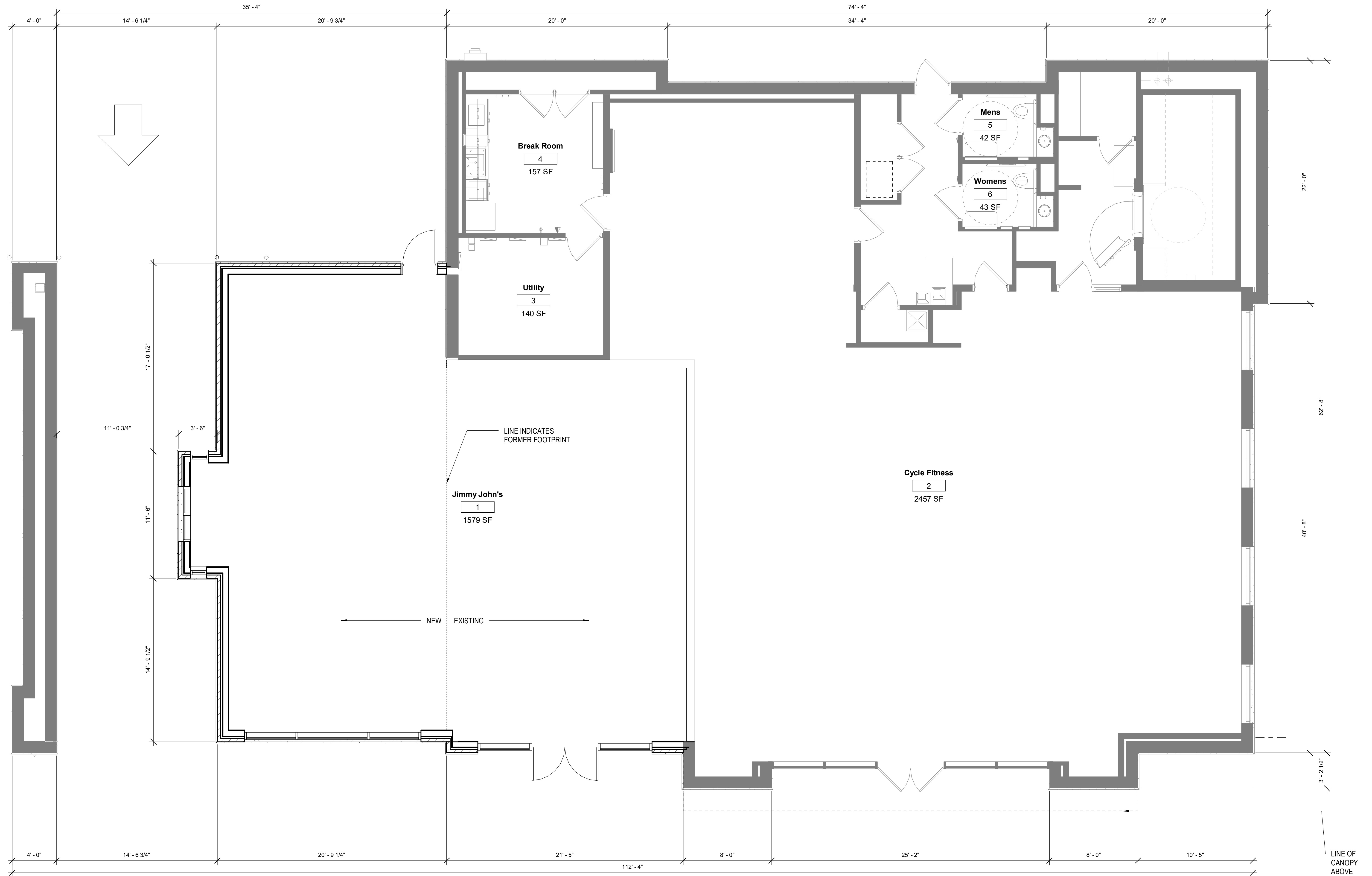
1. ALL EXISTING SITE CONDITIONS TO BE VERIFIED. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.
2. ALL UNDERGROUND UTILITIES SHALL BE LOCATED. ARCHITECT TO BE NOTIFIED OF ANY CONFLICTS OF THE DESIGN.
3. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. MINIMUM SLOPE OF 2% AT PERIMETER OF ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED USING AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD FESCUE UNLESS NOTED OTHERWISE.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING AND WEEDING.
3. ALL LANDSCAPE SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS NOT INDICATED ON THIS PLAN.
4. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH A PLANT MATERIAL OF EQUAL OR BETTER VALUE.

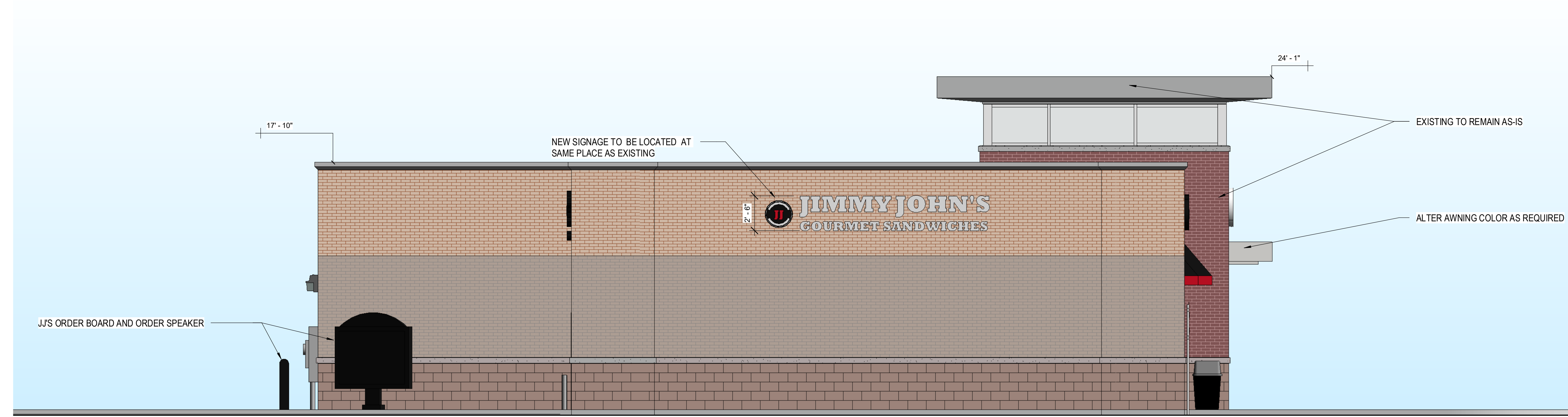
GENERAL LAWN NOTES

1. CONTOURS SHALL ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDING. UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS SHALL BE PROVIDED. ADJUST CONTOURS TO PREVENT STANDING WATER.
2. 2 INCHES OF TOPSOIL SHALL BE PROVIDED AT AREAS TO RECEIVE LAWN.
3. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE OF LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, AND CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
4. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILTS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.



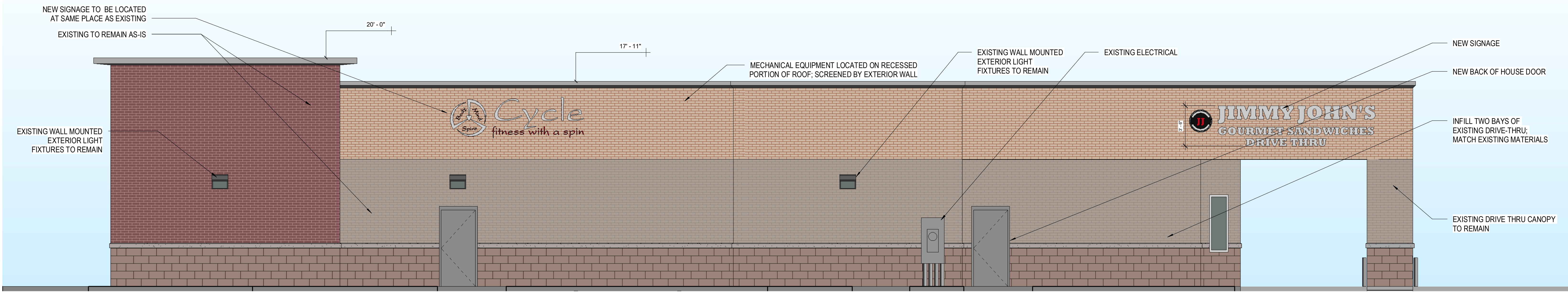


1 East Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

EXTERIOR MATERIALS		
MATERIAL	AREA	PERCENTAGE
SPLIT FACED CMU	961 S.F.	14.8
BRICK VENEER	4403 S.F.	67.9
GLAZING	1004 S.F.	16.5
CAST STONE	115 S.F.	0.8



2 West Elevation
1/4" = 1'-0"



1 North Elevation
1/4" = 1'-0"

NOTE: EXISTING PREVIOUSLY APPROVED EXTERIOR MATERIALS TO REMAIN UNCHANGED; NEW MATERIALS TO MATCH EXISTING

EXTERIOR MATERIALS		
MATERIAL	AREA	PERCENTAGE
SPLIT FACED CMU	961 S.F.	14.8
BRICK VENEER	4403 S.F.	67.9
GLAZING	1004 S.F.	16.5
CAST STONE	115 S.F.	0.8







Brookside Market Place
Tunley Park, WY10 3AA










Brookside Market Place:
Trolley Park, 100
Serial Number:
NSRP Version:
Bulletin:
Architect:

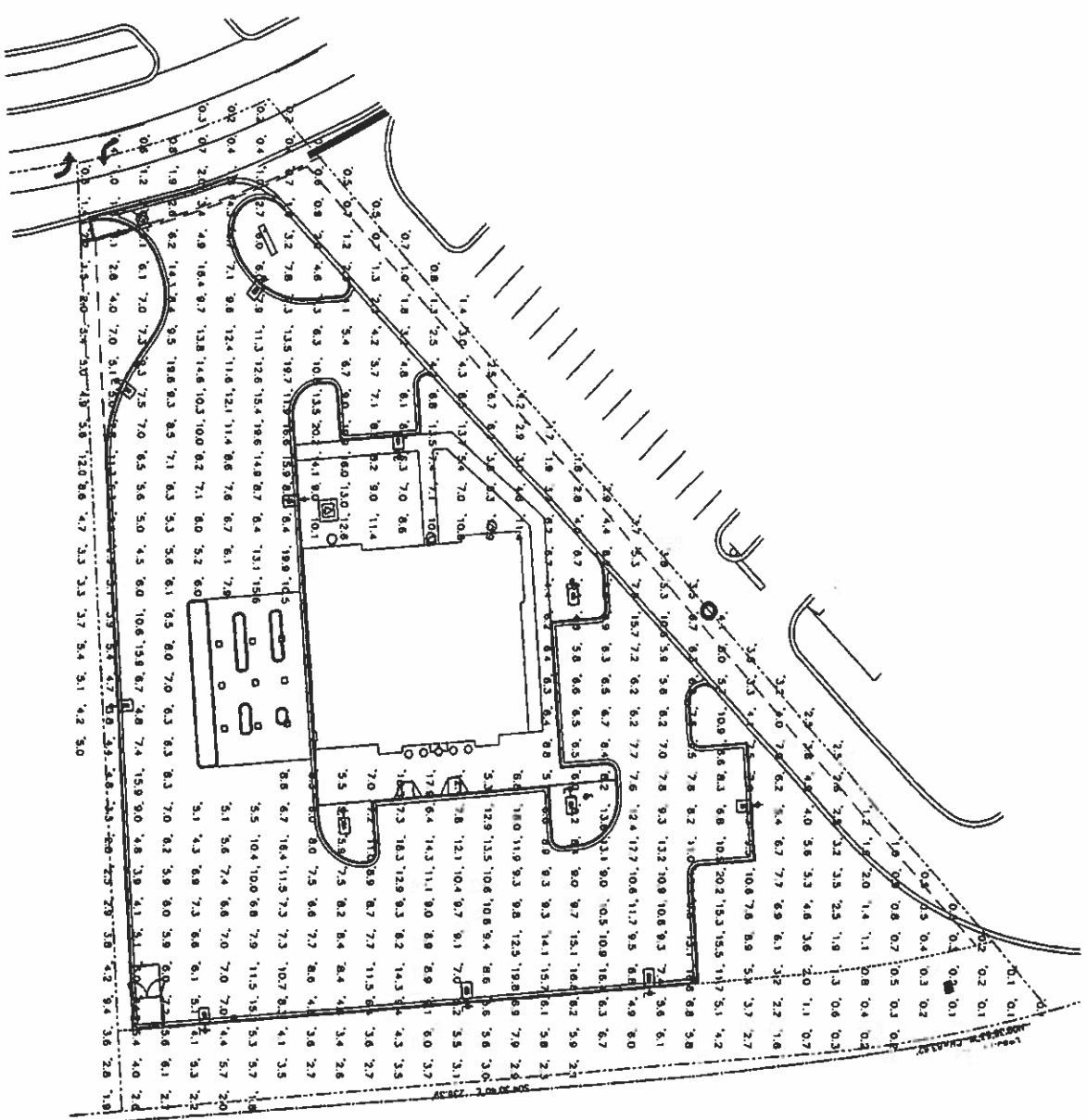
Medicine

Cases

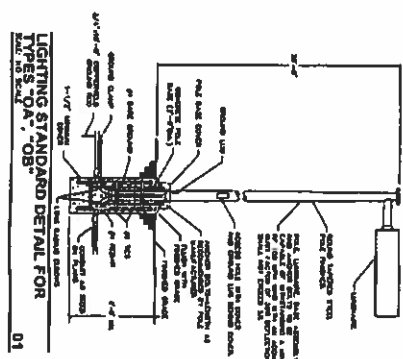
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Product name:
TALLET 7000
COULTE INC, 601 E 100th ST
Lawrence, KS 66044
800-541-5555
www.coulte.com

Symbol	Units	Chemical formula	Formula weight	Water	Boiling point	Freezing point	Specific gravity
	lit.	C_6H_6	78.10	Boiling point 176.6°C Freezing point 5.5°C Density 0.879	176.6°C	5.5°C	0.879
	lit.	C_6H_5Cl	112.56	Boiling point 131.7°C Freezing point -10.7°C Density 1.103	131.7°C	-10.7°C	1.103
	lit.	$C_6H_4Cl_2$	147.03	Boiling point 179.5°C Freezing point 20.5°C Density 1.295	179.5°C	20.5°C	1.295
	lit.	$C_6H_3Cl_3$	181.50	Boiling point 228.5°C Freezing point 27.5°C Density 1.485	228.5°C	27.5°C	1.485
	lit.	$C_6H_2Cl_4$	216.00	Boiling point 273.5°C Freezing point 32.5°C Density 1.675	273.5°C	32.5°C	1.675
	lit.	C_6HCl_5	250.47	Boiling point 318.5°C Freezing point 37.5°C Density 1.865	318.5°C	37.5°C	1.865
	lit.	C_6Cl_6	284.94	Boiling point 363.5°C Freezing point 42.5°C Density 1.955	363.5°C	42.5°C	1.955
	lit.	C_6H_5Br	157.02	Boiling point 156.2°C Freezing point -89.8°C Density 1.495	156.2°C	-89.8°C	1.495
	lit.	$C_6H_4Br_2$	234.03	Boiling point 216.5°C Freezing point -23.5°C Density 1.685	216.5°C	-23.5°C	1.685



ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN



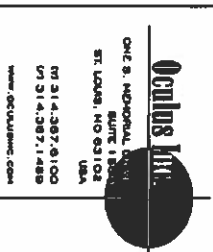
Landscapes

**Bank of America
Project Location**

Harlem Ave. and 191st Street
Tinley Park, IL

SERIAL NUMBER: MW-C-0119
MRSP VERSION: 2.13M
BULLETIN: 13

ARCHITECT:

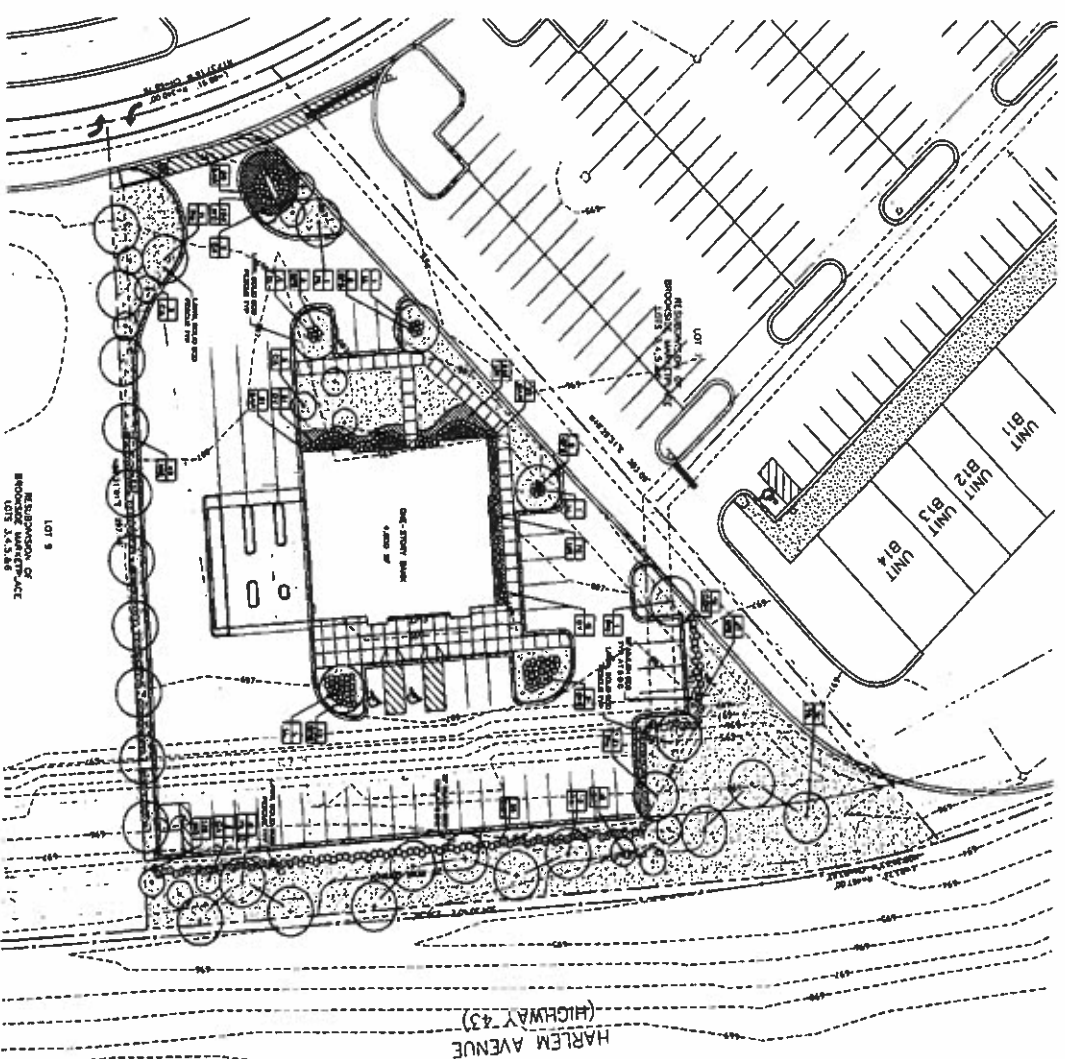


SMT
Developers and Users
of the SMT
System

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Product Name	BASE OF MARIJUANA
Importing Country	USA
HS Code	2836.99.00
Unit of Measure	KG
Quantity	1
Value	1000000

L1.01



1. **SOLD FOR PARTS**
The car was sold for parts and the parts were sold separately. The car was not sold as a whole.
2. **REPAIRED FOR PARTS**
The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
3. **REPAIRED FOR PARTS**
The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
4. **REPAIRED FOR PARTS**
The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
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The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
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The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
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The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
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The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
9. **REPAIRED FOR PARTS**
The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.
10. **REPAIRED FOR PARTS**
The car was repaired for parts and the parts were sold separately. The car was not sold as a whole.

[illegible][illegible]

Landscape Transformations	
1. Landcover: natural	
2. Landcover: urban	
3. Landcover: forest	
4. Landcover: water	
5. Landcover: agriculture	
6. Landcover: other	
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1. Characterize each of the following as either a *strong* or *weak* form of evidence for the claim that the world is made of atoms. Explain why or why not.
2. Describe each of the following as either a *strong* or *weak* evidence for the claim that the world is made of atoms. Explain why or why not.
3. Describe each of the following as either a *strong* or *weak* evidence for the claim that the world is made of atoms. Explain why or why not.
4. Characterize the following as either a *strong* or *weak* evidence for the claim that the world is made of atoms. Explain why or why not.
5. Characterize the following as either a *strong* or *weak* evidence for the claim that the world is made of atoms. Explain why or why not.
6. Characterize the following as either a *strong* or *weak* evidence for the claim that the world is made of atoms. Explain why or why not.
7. Characterize the following as either a *strong* or *weak* evidence for the claim that the world is made of atoms. Explain why or why not.

1. **Accountability for the implementation of the business plan.**
2. **At least one person should be assigned a 4- and one 3- and 2- and 1- person.** This last person should manage the project, while the others should be responsible for the implementation of the business plan.
3. **At least one person should be assigned a 4- and one 3- and 2- and 1- person.** This last person should manage the project, while the others should be responsible for the implementation of the business plan.
4. **At least one person should be assigned a 4- and one 3- and 2- and 1- person.** This last person should manage the project, while the others should be responsible for the implementation of the business plan.
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10. **At least one person should be assigned a 4- and one 3- and 2- and 1- person.** This last person should manage the project, while the others should be responsible for the implementation of the business plan.

1. **Identify the main point.** The main point of the passage is that the author is arguing that the current system of government is flawed and needs to be reformed.
2. **Identify the supporting points.** The author provides several supporting points to argue that the current system is flawed, including the fact that the system is too slow, too expensive, and too corrupt.
3. **Identify the author's tone.** The author's tone is critical and persuasive, as they are trying to convince the reader that the current system is flawed and needs to be reformed.
4. **Identify the author's purpose.** The author's purpose is to persuade the reader that the current system of government is flawed and needs to be reformed, and to provide a clear vision of what the author believes the system should be.
5. **Identify the author's audience.** The author's audience is likely to be a general audience of people who are interested in government and politics, as the passage discusses broad issues of governance.