

NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for
December 3, 2020 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the Commission members may be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 25 people or 25% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on December 3, 2020. Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**December 3, 2020 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the November 19, 2020 Regular Meeting

ITEM #1 Public Hearing – Crana Homes – 19100 80th Avenue - Special Use Permits – Substantial Deviation

Consider recommending that the Village Board grant Frank Bradley of Crana Homes, Concept Site Plan approval for property located at the southwest corner of 80th Avenue and 191st Street (8001 191st St.), in the Brookside Glen Planned Unit Development. The request, if granted, will allow the Petitioner to develop final plans in accordance with the approved Concept Site Plan which includes the construction of fifty duplex homes comprising 24.5 acres and commercial uses comprising 6.6 acres.

ITEM #2 Workshop/Public Hearing – South Street Development - 6701-6755 South Street – Amendment to Variation- Projection Sign

Consider recommending that the Village Board grant David Sosin, Attorney on behalf of South Street Development, LLC approval of an amendment to Ordinance 2018-O-066 to allow the projection sign to be back-lit.

ITEM #3 Workshop/Public Hearing – Text Amendment – Medical Office Use MU-1 District

Consider a proposed text amendment to the Tinley Park Zoning Ordinance amending Section V.B. Schedule I (Schedule of Permitted Uses-By Use Type) allowing “Business and professional offices, including medical” as a Special Use in the MU-1 (Duvan Drive Mixed Use Overlay) and amending Section V.C.11 (Temporary Uses) to permit temporary use approvals related to local, state, and federal emergency or public health declarations. The proposed text amendments would allow for medical offices (including COVID-19 testing) in the MU-1 zoning district as a Special Use and would also amend the Temporary Use section to give the Village Board greater flexibility to permit COVID-19 testing or other temporary uses that may be necessary in an emergency situation.

ITEM #4 Workshop/Public Hearing – NAS Covid Testing Center – 746 Duvan Drive – Special Use

Consider recommending that the Village Board grant Amer Sweis, on behalf of NAS Testing Center (tenant) a Special Use Permit, upon amendment of the Zoning Ordinance, to allow a Medical Business and Professional Office at 7460 Duvan Drive in the MU-1 (Duvan Drive Mixed-Use Overlay) zoning district. Upon amendment of the Zoning Ordinance to allow a special use permit to be requested, this request would permit a drive-thru medical testing facility at this location previously designed as a drive-thru emissions facility with conditions.

ITEM #5 Workshop/Public Hearing – MedPro Health Providers, LLC – 16820 Oak Park Avenue – Site Plan, Final Plat Approval, Special Use and Variations

Consider recommending that the Village Board grant MedPro Health Providers, LLC (Contract Purchaser) a Special Use Permit to allow a mixed-use structure and Variations from the Zoning Code (Heritage Site maximum investment threshold, minimum dwelling size, covered residential parking) to allow for the redevelopment of the property located at 16820 Oak Park Avenue in the NG (Neighborhood General) zoning district. The request includes Site Plan and Final Plat approval to allow for redevelopment of a detached single-family residential dwelling to a mixed-use building. The first floor and basement will be occupied by the Petitioner's office-based business, and an apartment will be located on the second floor with a connected first floor kitchen.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



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

November 19, 2020

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on November 19, 2020.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Plan Commission will be participating in the meeting through teleconference.

A live stream of the electronic meeting was broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines with no more than 25 people or 25% of the maximum capacity was allowed in the Council Chambers at any one time, so long as attendees complied with social distancing guidelines. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners: Eduardo Mani
Lucas Engel

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for November 19, 2020 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the October 1, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER VICK to approve the minutes as presented.

AYE: COMMISSIONERS GATTO, VICK, GASKILL, AITCHISON, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 19, 2020 REGULAR MEETING

ITEM #1 Workshop/Public Hearing – ELFI – 17201 Ridgeland – Special Use Permits, Plat of Consolidation, Site Plan Approval

Consider recommending that the Village Board grant IBD Corp., (Contract Purchaser of property owned by Hendricks Commercial Properties), a Special Use Permit to allow Level 2 open storage on property located at 17201 Ridgeland Avenue. The request will permit ELFI wall systems to store overflow product and finished product that is ready to be shipped in an area measuring 200' x 25' on the south side of the building. The area will be enclosed by a fence. Site Plan and Final Plat approval was also considered at the meeting.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners: Eduardo Mani
Lucas Engel

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)
Barbara Bennett, Commission Secretary

Guests: George Modrovic – Owner (Participated electronically)
Monica Shamass – Attorney (Participated electronically)
Mark Rogers – Attorney (Participated electronically)

Paula Wallrich, Planning Manager, presented the Staff Report. She noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked the Applicant to comment.

Monica Shamass, Attorney noted she wanted to clarify the outdoor storage. Anything being put in this outdoor storage is simply for delivery. Upon manufacturing of the product, it would be put in the storage area for the span of time it would take for the delivery truck to arrive. Mr. Modrovic has made it clear that he is willing to work with the Village on the codes and abide by all of them. If there is an issue regarding how high the product would be stacked, he is amenable to stacking it lower. This product is panels and it could be stacked at a height no greater than 6' or 8' without a problem.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER GATTO noted everything in the Staff Report is agreeable. She welcomes seeing someone take over

this property since it has been vacant for so long.

COMMISSIONER VICK noted there are good conditions in the Staff Report. We need to stick to the striping in the parking lot and the turning radius for the fire and delivery trucks. He is glad to see they will be replacing the fence and removing the barb wire right away. There should be conditions on the stacking height. A 6' stacking height is a little low and a little higher would not be any different than a lot of other storage areas. There should be a maximum stacking height, especially since this product will only be there temporarily. If they are willing to put in a 6' fence then the maximum stacking height could be 8'. Other than that, he is happy with everything else.

COMMISSIONER WEST noted she echoes that she is very glad that they are going into this property as it has been empty for a while. There was a reference in the Staff Report that the adjacent Panduit area has a long term goal to be residential. The developer has done a good job making sure this will be shielded and with the forest preserve property on the other side, it will fit in nicely and will be a nice addition to the area.

COMMISSIONER GASKILL had no comment.

COMMISSIONER AITCHISON noted staff did an excellent job and that is her only comment.

CHAIRMAN GRAY noted he concurs with the comments on the fence. If there is enough space, he liked the idea of limiting the stacking to 6' with just a little over if necessary. One of his concerns with the stacking and the fence on the south portion of the property is that it is actually on the Panduit property. When this is developed for residential the petitioner will not have control of taking down that portion of the fence on the Panduit property. His concern is if and when this becomes residential he feels it would be good to put up a fence so they would have control. If they are abutting a residential area and all there is between a residential area and this property, kids will definitely come over and climb on the panels. This would be a safety concern to make sure their lot and property are secure from damage or liability due to trespassing on the property. It would be prudent to put up a fence now and rework some of the southern landscaping. This may not be an issue now, he feels they should revise some of the plans. He questions why they are doing this in stages. Is there any way they can take care of the fence as well as the barb wire? He does understand if this is economically based.

Monica Shamass replied they agree that once the fence comes down on the south portion, it would be a liability especially for children. This is why according to the agreement, whatever comes first, then they would replace the fence on their property. For the time being, the reason why they are not replacing everything right away along with the east side if they don't have to is for financial reasons. They don't want to front load so many costs prior to occupying the building. It is more prudent to do everything that is a requirement and make sure everything works. When they have more cash flow, they will be able to make more changes. They will try to make it better for the Village regarding appearance. They are not only putting up a gate on the west side and adding landscaping, they are also repainting the building and removing the exterior duct work. The fencing is costlier and they will have to do that in stages to keep everything in budget.

Ms. Wallrich noted there may be some confusion regarding the fence. On the south side they cannot touch that fence since it is owned by Panduit. If there has not been development to the south and it is December 2025, ELFI will have to put up a new fence on their property. If Panduit decides to tomorrow to take the fence down, then the Petitioner will be required to put up a new fence on their property. Any time there is open storage it has to be completely enclosed.

CHAIRMAN GRAY replied that he did understand that. His thought was that before it became an issue, he wanted to cut it off at the pass. He understands the aversion to economically front load something. It does make sense to wait until they need to put up the fence and do the staging. He is glad to get a new tenant in that building. He is also in agreement with the Plat of Consolidation approved by engineering. He agrees with all the recommendations.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER WEST to open the Public Hearing for ELFI – 17201 Ridgeland

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing being published in the local newspaper as required by state law. He stated anyone wishing to speak on this matter will be sworn in after staff's presentation.

Ms. Wallrich noted she had nothing more to add except she wanted to make clear that according to the code, the stacking cannot extend over the fence. She does not know whether they will be submitting plans for a 6' or an 8' fence. We did not advertise for a variation to do exceed that. She noted that Ms. Shamass stated that Mr. Modrovic was willing to keep the storage below the fence.

CHAIRMAN GRAY asked the Applicant for comments.

Mr. Modrovic was sworn in and he noted that they will be good neighbors and wants to work with the Village. They have an exciting new technology with quite a bit of appeal especially overseas in developing countries. He is glad to move into this larger area where they can bring in new computerized machinery, that has already been purchased. He will start training employees in mid-January. He will be very happy in this location. It is a quiet corner, close to transportation with high ceilings. If we can work out the real estate taxes that are very high, it will help us to bring in business at a higher level.

CHAIRMAN GRAY asked for comments from the public.

There was none.

COMMISSIONER VICK noted he did not realize the wording in the code and he does know now that they need to keep the storage below the fence height.

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER AITCHISON to close the Public Hearing for ELFI – 17201 Ridgeland.

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Ms. Wallrich presented the Standards for Special Use as noted in the Staff Report.

MOTION 1 (Site Plan)

A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER VICK to grant the Petitioner George Modrovic on behalf of IBD Corporation, (Contract Purchaser), Site Plan Approval for property located at 17201 Ridgeland Avenue in accordance with Plans submitted and listed in the November 19, 2020 Staff Report and subject to the following conditions:

1. Approval of parking spaces, provision of parking blocks and restriping of parking spaces prior to issuance of an occupancy permit;

2. Verification of adequate turning radii for fire and delivery trucks;
3. Removal of the south access drive;
4. Replace non-compliant fence on west side of property with a 6'- 8' solid PVC fence by December 1, 2021; replace east and south non-compliant fence with a 6'- 8' solid PVC fence once development occurs on the adjacent property or December 1, 2025, whichever comes first; and
5. Installation of approved landscape plan by June 15, 2021.

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 2 (Special Use Ordinance for Open Storage (Level 2):

A motion was made by COMMISSIONER WEST, seconded by COMMISSIONER GASKILL to recommend that the Village Board grant a Special Use Permit to the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), for Open Storage (Level 2) for property located 17201 Ridgeland Avenue in accordance with Plans submitted and listed in the November 19, 2020 Staff Report and subject to the following conditions:

1. Replace non-compliant fence on west side of property by December 1, 2021 with a 6'- 8' solid PVC fence; replace east and south non-compliant fence with a 6'- 8' solid PVC fence once development occurs on the adjacent property or December 1, 2025, whichever comes first; and
2. Installation of approved landscape plan by June 15, 2021."

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

Motion 3 (Plat of Consolidation):

A motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER GATTO to recommend that the Village Board grant approval to the Petitioner, George Modrovic on behalf of IBD Corporation, (Contract Purchaser), for a Plat of Consolidation of three parcels located at 17201 Ridgeland Avenue in accordance with the Plat of Consolidation submitted and listed herein, subject to the following condition:

1. Final Engineering approval by the Village Engineer."

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by roll call.

The staff report was presented at the meeting and is hereby entered into the record.

This item will be heard at the Village Board on Tuesday, December 1, 2020

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 19, 2020 REGULAR MEETING

ITEM #2 Workshop– Crana Homes – 19100 80th Avenue - Special Use Permits – Substantial Deviation

Consider recommending that the Village Board grant Frank Bradley of Crana Homes, Concept Site Plan approval for property located at the southwest corner of 80th Avenue and 191st Street (8001 191st St.), in the Brookside Glen Planned Unit Development. The request, if granted, will allow the Petitioner to develop final plans in accordance with the approved Concept Site Plan which includes the construction of fifty duplex homes comprising 24.5 acres and commercial uses comprising 6.6 acres.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
James Gaskill

Absent Plan Commissioners: Eduardo Mani
Lucas Engel

Village Officials and Staff: Paula Wallrich, Planning Manager (Participated electronically)
Barbara Bennett, Commission Secretary

Guests: Frank Bradley – Petitioner (Participated electronically)
Mark Kurensky – Architect (Participated electronically)

Paula Wallrich, Planning Manager, presented the Staff Report. She noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked the Applicant to comment.

Mark Kurensky noted he has been working with staff and he feels this plan works well with today's market. He will be glad to answer any questions the Commission may have.

CHAIRMAN GRAY asked for comments from the Commissioners

COMMISSIONER AITCHISON had no comment.

COMMISSIONER WEST had no comment.

COMMISSIONER GATTO noted that she thought this is a great concept. She has been looking for ranch style townhomes for her parents and there are none in the Village and these are very difficult to find. She also inquired if the developer has heard of Cottage Homes. These are individual homes with no shared walls and they are another great concept. She would like to see this area developed for seniors, with no stairs to climb and no maintenance. This is a good choice for the Village.

COMMISSIONER VICK noted this is a great concept. This type of home would work great in this area, with close shopping. He is looking forward to more information on this concept.

COMMISSIONER GASKILL had no comment

CHAIRMAN GRAY noted he liked the concept plan. It looks clean and fits the area. This is a great use for the property. He agrees with the idea of having the commercial properties along the road with parking lots to the side. He believes there is a market for bedrooms on the first floor of the home. This is a great concept and he looks forward to more information.

The public hearing has been scheduled for December 3, 2020

GOOD OF THE ORDER:

1. We have a new Commissioner who is listening on YouTube. His name is Frank Loscuito and he will be starting at the next Plan Commission Meeting
2. Lenny's has gone through the Village Board. They have a foundation only permit for the Car Wash.
3. Pete's came in this week and will be coming before the Commission in January 2021.
4. Brixmor has construction fences up and the permit will be issued.
5. Tinley Park has stayed strong with good development. It has been sad to see some businesses closed.

COMMENTS FROM THE PUBLIC:

There were none

A Motion was made by COMMISSIONER GASKILL, seconded by COMMISSIONER VICK to adjourn the November 19, 2020 Plan Commission meeting.

AYE: COMMISSIONERS GATTO, AITCHISON, VICK, GASKILL, WEST and CHAIRMAN GRAY.

NAY: NONE

CHAIRMAN GRAY declared the Motion approved by voice call at 8:17 P.M.

PLAN COMMISSION STAFF REPORT

November 19, 2020 – Public Hearing

Crana Homes -Concept Site Plan Approval

8001 191st Street- Southwest corner of 191st Street and 80th Avenue

Petitioner

Frank Bradley
Crana Homes

Property Location

8001 191st Street
SW Corner of 191st Street
and Magnuson Lane

PINs

19-09-11-200-014-0000

Zoning

B-3

Approvals Sought

Concept site plan review
for a Substantial
Deviation from the
Brookside Glen Planned
Unit Development

Project Planner

Paula J. Wallrich, AICP
Planning Manager



EDITS FROM THE WORKSHOP STAFF REPORT ARE NOTED IN RED

EXECUTIVE SUMMARY

The Petitioner, Frank Bradley of Crana Homes, is a local builder and developer that has been involved with the development of Brookside Glen Planned Unit Development (PUD) since its approval in 1990. He has owned the 31± acre parcel located at the southwest corner of 191st Street and 80th Avenue for over 30 years. The property is zoned B-3 (General Business and Commercial District) and has been actively marketed for commercial development since its PUD approval. As of this date there has been no viable commercial interest in the property nor any commercial proposal presented to the Village.

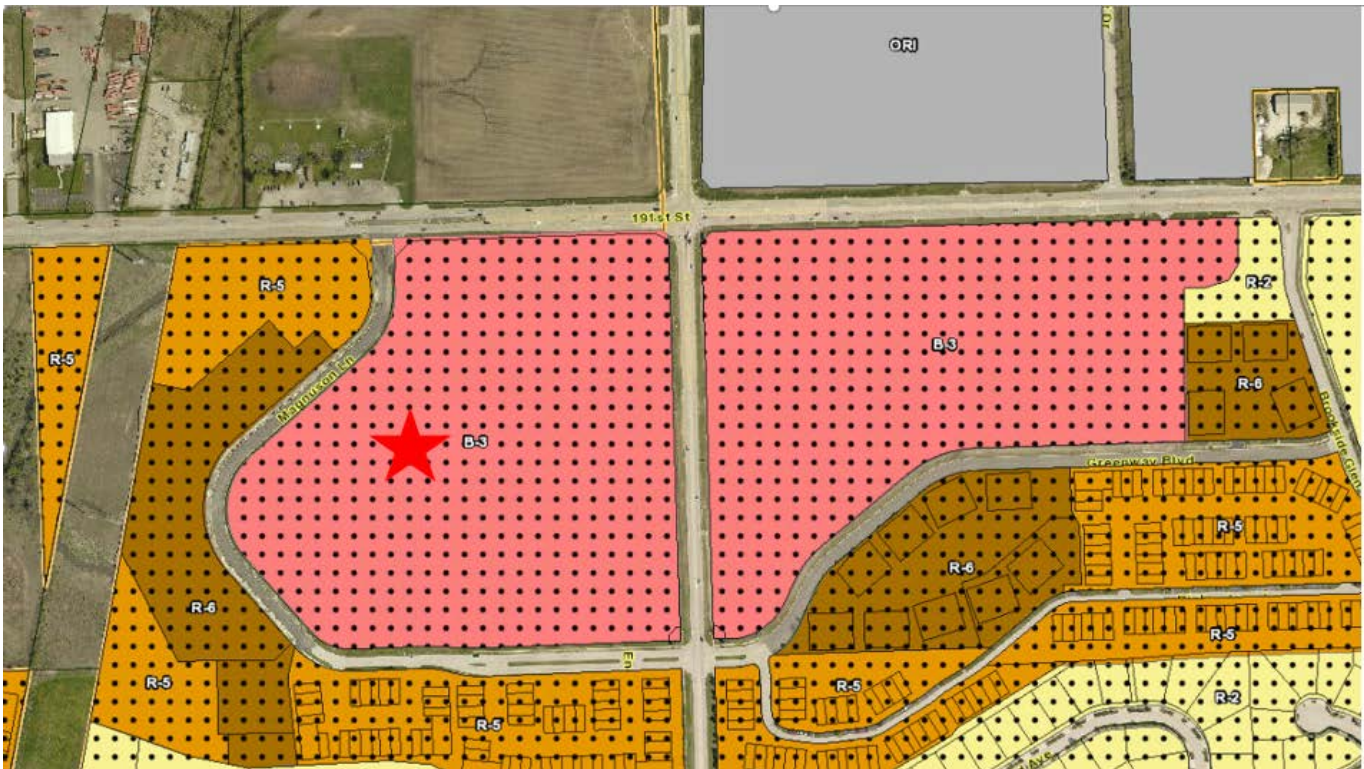
Recently, Mr. Bradley approached the Village about sectioning off a portion of the property for low density two-family (duplex) attached housing (R-5-Low Density Residential District). Mr. Bradley feels there is a strong market for this type of housing that has not been provided in the Village. Due to the controversy surrounding the approval of *the Residences at Magnuson*, staff felt it prudent to have the Plan Commission and Village Board review the proposed conceptual site plan at a public hearing prior to investing more time and money in developing the plans further. The proposed plan provides for 6.6 acres of commercial uses and 24.5 acres of residential uses with the balance of the 31 acres devoted to Right-of-Way and open space.

EXISTING SITE & HISTORY

The subject site is a 31.4 acre parcel within the Brookside Glen Planned Unit Development (PUD). The Brookside Glen PUD was approved as part of an annexation of 828 acres in 1990. Since that time there have been amendments to the Agreement as well as several PUD modifications and rezonings. This is not atypical for a property of this size that has responded to market trends and fluctuating economic conditions over time. The subject property was originally planned and zoned for the Village's most intense commercial district B-3 (General Business and Commercial District) which includes such uses as hotels, indoor recreation, retail membership clubs, theaters and large retail centers. This is the same zoning as the Brookside Marketplace commercial development at Harlem and 191st Street.

In December of 2017, the Village Board approved plans for the *Residences at Magnusan* which includes four multi-family structures with 144 dwelling units as well as a clubhouse and various amenities. The project is currently under construction. The *Residences at Magnusan* is located immediately west of the subject property. A history of amendments to the Brookside Glen PUD is attached as Exhibit A.

ZONING & NEARBY LAND USES



The subject property is zoned B-3 (General Business and Commercial District) and is part of the Brookside Glen PUD. The property to the west is zoned R-6 with a multifamily development under construction. To the south the property is zoned R-5 and is developed with townhomes. To the east, across 80th Avenue, is undeveloped B-3 property with R-6 and R-5 zoning immediately to the south. To the north is an undeveloped parcel in unincorporated Will County zoned C-6, which is intended to accommodate commercial recreation, amusement and entertainment uses. The property to the north east is zoned ORI (Office and Restricted Industrial).

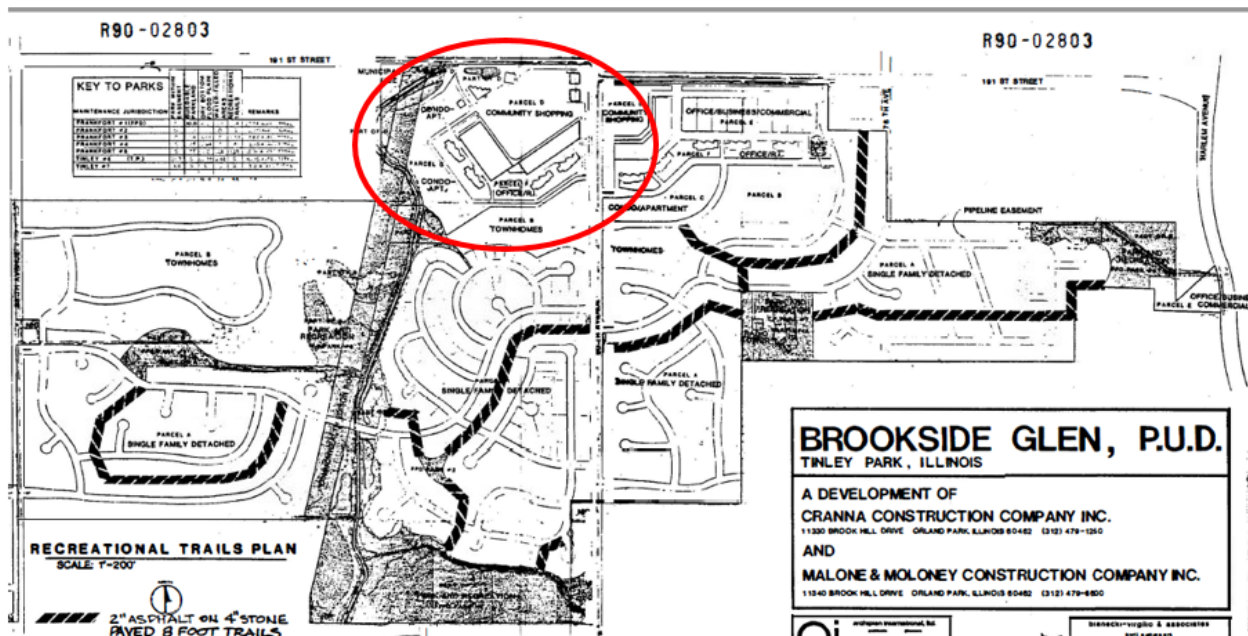
The subject parcel is also located within the Urban Design Overlay District (UD-1) that is intended to regulate non-residential buildings to "accommodate the automobile, but are primarily designed to promote non-motorized and

public transportation movements to, within, and among properties". UD-1 attempts to create a streetscape that is defined by buildings rather than parking lots.

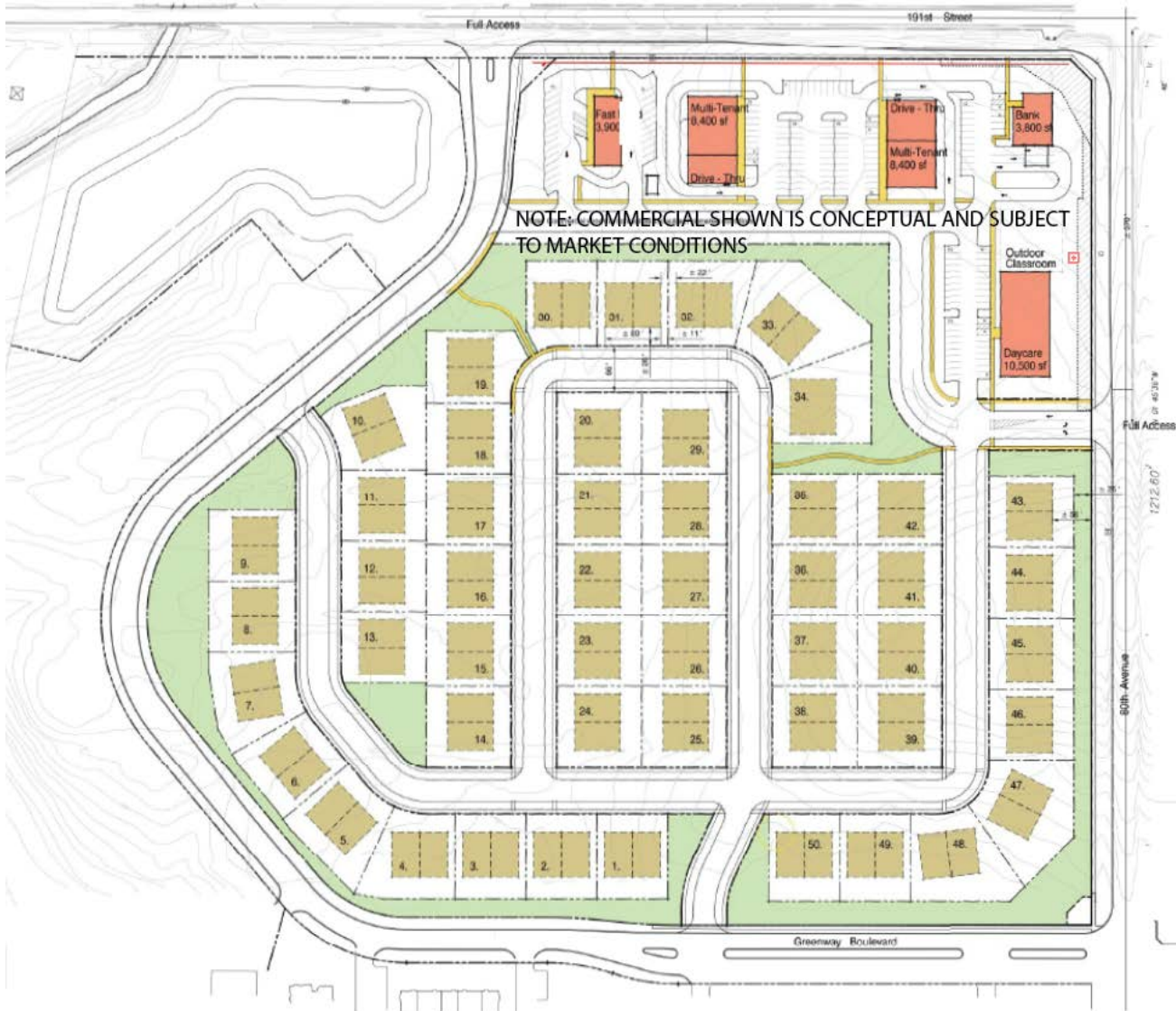
UNDERSTANDING PLANNED UNIT DEVELOPMENTS (PUDs)

In 1990, the annexation of 828 acres for the Brookside Glen PUD was a significant endeavor for the Village of Tinley Park. To plan for a development of this magnitude, the Village utilized a common master planning technique by annexing the parcel as a PUD. It is important to understand that a PUD inherently provides flexibility in its planning and zoning. The PUD approved in 1990 provided a master plan for the 828 acre property as a guide to its future potential. As stated in Section VII of the Zoning Ordinance, the purpose of a PUD is *"to facilitate and encourage the construction of imaginative and coordinated developments and to provide relief from the subdivision and zoning requirements which are designed for conventional developments, but which may inhibit innovation of design and **cause undue hardship with regard to developing a parcel of land to its best possible use.**"* The Applicant is requesting the change in landuse due to his inability to develop the parcel in accordance with the original intent for commercial development. The retail market has changed significantly since 1990 with internet sales taking the lead over on-site purchases. Brick and mortar commercial development is stagnant and parasitic at best with new construction luring tenants from existing centers. The Village is working toward maintaining the current inventory of commercial property and has recently incentivized several commercial properties along Harlem Avenue, however attracting larger commercial development for parcels of this size has been difficult. The subject parcel remains attractive for retail development however it is more likely to be at a smaller scale. In addition, the original intent to use office development as a buffer for the residential uses to the south is also compromised with the declining commercial office market.

The concept plan approved with the Annexation in 1990 is depicted below. Amendments to the original PUD changed the alignment for Greenway Boulevard and provided for the townhomes that currently exist to the south.



CONCEPT SITE PLAN REVIEW



Process. The issue before the Plan Commission is to approve, in concept, the proposed site plan and land use changes to the PUD approved in 1990. Since the proposed plan will change the original concept or intent of the original development, it is considered a Substantial Deviation. The Plan Commission is required to take action in the same manner as required for concept approval. This includes the holding of a Public Hearing and a recommendation will then be forwarded to the Village Board of Trustees for final action. If approved, the applicant will finalize their site plan, apply for a Special Use for a Substantial Deviation, and return to the Plan Commission for a final recommendation. This will also require a rezoning of the property to reflect the proposed land uses.

Proposal. Crana Homes is proposing to construct fifty (50) duplexes to function as a buffer between the commercial area fronting 191st Street and 80th Avenue and the townhomes to the south of Greenway Boulevard. The plan will change the land use mix from 100% commercial to approximately 20% commercial and 80% residential. The commercial area identifies five structures with labels of "fast food, multi-tenant, drive thru, bank and daycare". These uses are for illustrative purposes only. The zoning designation will remain B-3 and therefore any future uses will need to conform with that zoning district. The site plan as proposed respects the intent of the Urban Design Overlay District (UD-1) by limiting the parking fields to the side or rear of the structures. If the concept plan is approved further refinement of the plan will indicate additional landscaping and bicycle parking.

The residential area includes duplex housing that maintains an internal orientation of all units thereby preventing any direct access from a unit to the external road system. This allows for greater screening along the perimeter.

Landscape: A landscape buffer is proposed along the entire perimeter to serve as an additional buffer to adjacent uses (see below). This buffer ranges in depth from 15' at its narrowest to 30' at its widest. This is in addition to the 30 rear yard setback for the duplexes with frontage on Greenway Boulevard. The landscape buffer along the perimeter of the property will be required to meet the Village's landscape ordinance.



Circulation: Access is limited to one point of access on Greenway Boulevard for the residential section and two points of access on Magnusan Lane—one for the residential area and one for the commercial area. Only one point of access is provided for 80th Avenue. Earlier versions of the plan included four points of access on Greenway Blvd. Staff recommended this change to minimize traffic and congestion on Greenway Boulevard.

Full access is provided on 80th Avenue that serves both the commercial and residential areas. Staff encouraged the applicant to increase the commercial area slightly and “wrap” the corner with commercial uses, thereby allowing for full access on 80th Avenue. The landuse designations in the commercial section

are for illustration purposes only. Once a developer is identified for the commercial area, the plans will be finalized with an end user in mind. The plan does however reflect requirements of the Urban Overlay District which attempts to limit parking fields to the side or rear of the building so that the architecture of the buildings will dominate the streetscape rather than parking lots. Approval of the commercial area provides direction to future planning as to the layout and access of this area.

An internal sidewalk system has been provided throughout the commercial and residential areas. Some refinement will be necessary in the commercial area to ensure safe separation between pedestrian and vehicular traffic. Sidewalks along all street frontages (Magnusan, Greenway and 80th Avenue) will be required per the Subdivision Regulations.

Architecture: Per the applicant, the design of this project is focused “on the active adult market. To that end, all homes will have a bedroom on the first floor, and some may have secondary bedrooms on a partial second floor. The maintenance free focus for this lifestyle will include Association maintained landscape for the homes and yards, in addition to the Association common spaces.”

Conceptual architecture has been provided for review purposes only. Staff will continue to work with the applicant on such things as architecture, landscaping and lighting if the conceptual site plan is approved.



CONDITIONS OF SITE PLAN APPROVAL

Section III.U.6. of the Zoning Ordinance provides the following Site Design Standards as a tool to encourage good site design that is cost effective yet contributes in a positive way to the overall quality aesthetic of Tinley Park.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
Parking fields for the commercial area have been designed to the rear or side of the structures
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
There are no loading areas the front public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and not permitted to occupy areas designated for parking, driveways, or walkways.
There are no outdoor storage areas identified at this time.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible, visitor and employee traffic shall be separate from truck or equipment traffic.
Cross access and shared parking opportunities have been provided.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways, a crosswalk shall be provided that is distinguished by a different pavement material or color.
Internal sidewalk system has been provided.

RECOMMENDATION

There was general support for the concept site plan by the Commissioners at the workshop meeting.

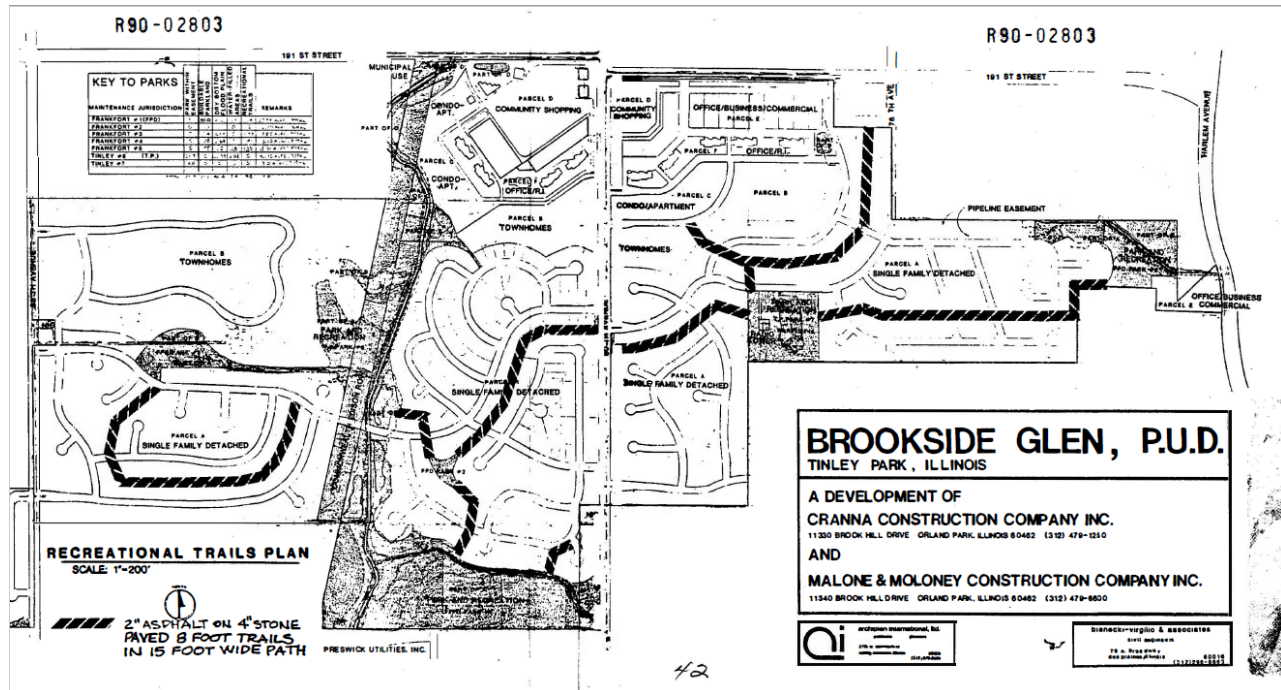
LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Plat of Survey	G & B	12.3.2019
	Concept Plan - Site Data	HKM	10.26.20
	Concept Landscape Plan	HKM	10.26.20
	Elevations	HKM	10.28.20

ROB = ROBINSON ENGINEERING
 HKM = CRANNA HOMES
 G & B = GREMLEY & BIEDERMANN SURVEYORS

EXHIBIT A Brookside Glen PUD Timeline

- **1989:** A Pre-Annexation Agreement was adopted as Ordinance 89-O-052.
- **1990:** The Annexation Agreement (Resolution 90-R-002) was adopted on January 11, 1990. This agreement also accounted for the Special Use Permit for the Brookside Glen Planned Unit Development. Below is Exhibit C from the Annexation Agreement denoted approved landuses.

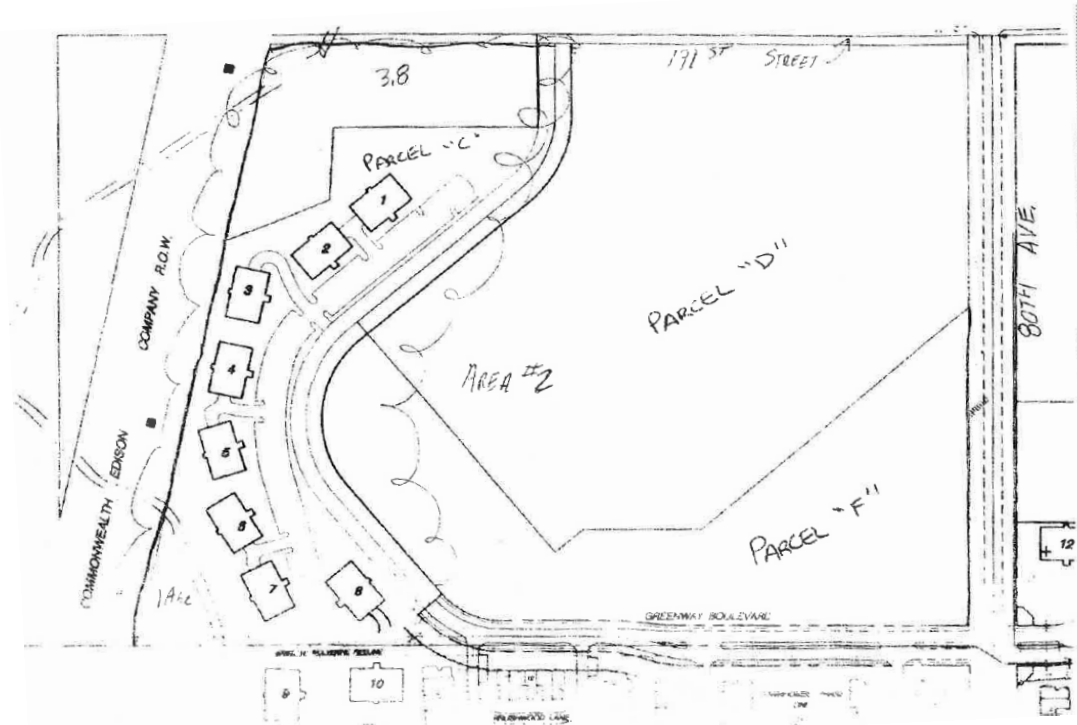


The Brookside Glen property was officially annexed under Ordinance 90-O-004 and Ordinance 90-O-005. The first amendment to the Brookside Glen Annexation Agreement was adopted on February 6, 1990 (90-R-004).

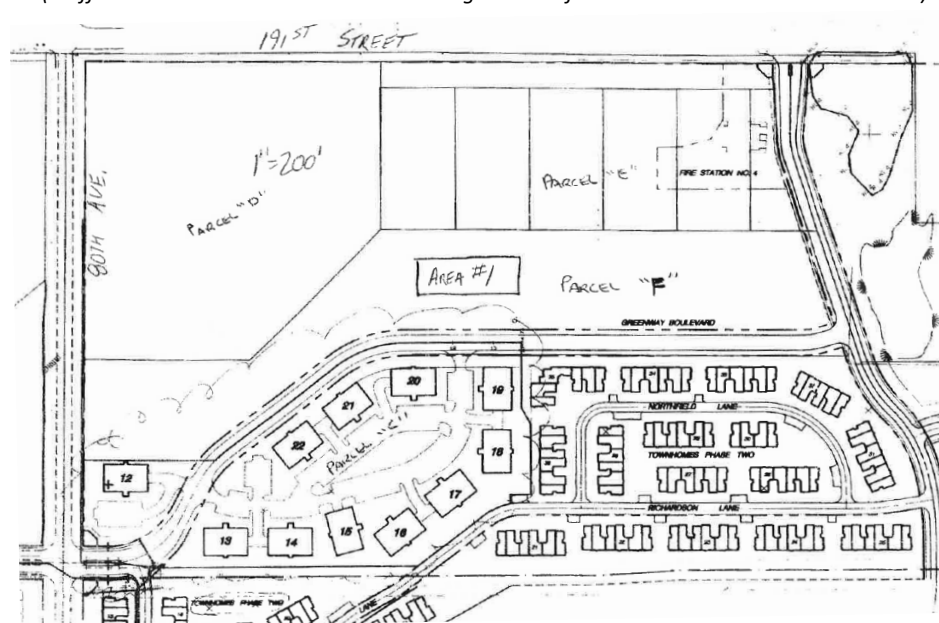
Ordinance 90-O-008 was adopted on February 27, 1990 (although the ordinance itself incorrectly states the adoption year as 1989). This ordinance annexed the Brookside Glen property again due to concerns with proper notice for the annexation. Ordinance 90-O-009 officially rezoned the Brookside Glen property following annexation.

- **1994:** Amendment to the Brookside Glen Annexation Agreement was approved on October 25, 1994 as Resolution 94-R-030 (labeled in error as 94-O-030). This amendment included changes to some of the standards for the single-family residential lots, updated fees, discussed requirements for dedication of public streets and sidewalks, and discussed water mains and sanitary sewers.
- **1998:** A parcel is annexed and added to the Brookside Glen PUD per Ordinance 98-O-018 and Ordinance 98-O-019 on March 17, 1998. A 200' x 209' parcel was annexed and added to the Brookside Glen PUD. The parcel was not available in 1990 when the original PUD was approved. The property that was annexed is located near approximately 19501 88th Avenue (currently this is approximately Brookside Glen Drive and 88th Avenue).
- **1999:** Staff notes that the November 4, 1999 Plan Commission meeting minutes indicate that the New Lenox Pumping Station was considered for a Special Use Permit.

- **2000:** A Substantial Deviation to the original Brookside Glen Planned Unit Development was approved on February 15, 2000 as Ordinance 2000-O-006. This Substantial Deviation amended the acreage and dwelling units for single-family, townhomes, and condominiums. The allowable acreage of condominiums increased from 21.5 acres to 27 acres and the allowable number of dwelling units increased from 258 to 352 dwelling units. The Ordinance also allowed for an increase in the allowable building height for the condominium buildings (from three stories to four stories with underground parking). The Substantial Deviation was considered at the Plan Commission meetings on 4/15/1999, 5/6/1999, 8/5/1999 and 9/16/1999 and the Village Board meetings on 9/7/1999, 9/21/1999, 1/4/2000, 1/18/2000, 2/1/2000, and 2/15/2000. It appears this is when Greenway Boulevard alignment was changed.

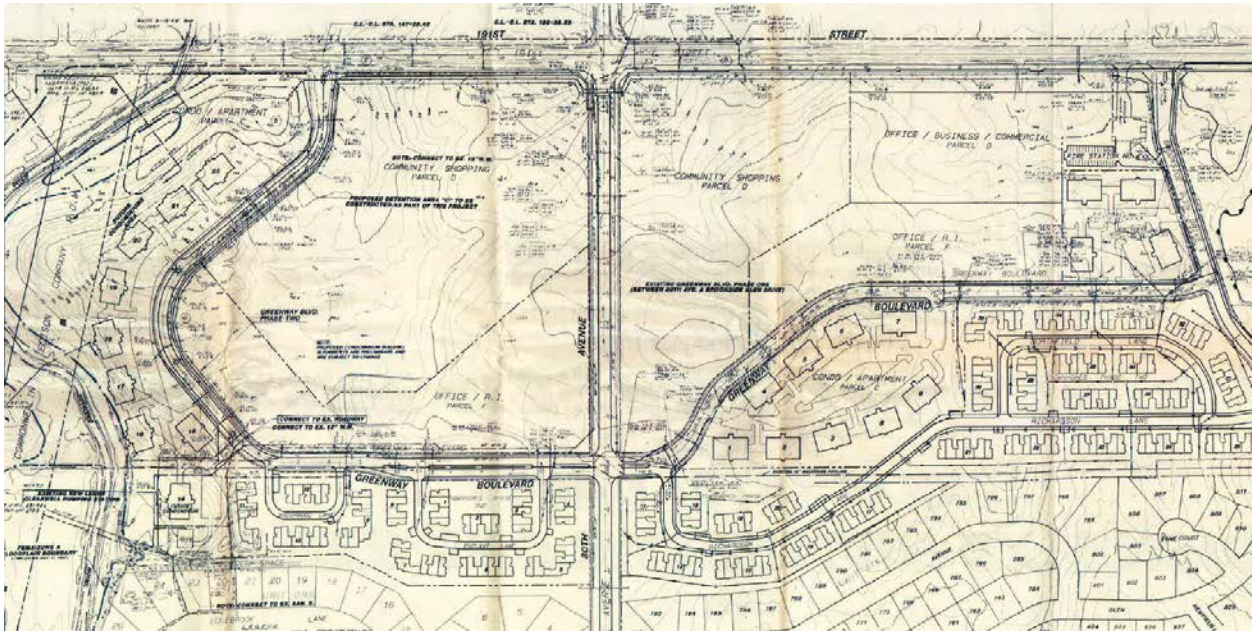


*Excerpt from the Site Plan for the Southwest Corner of 191st Street and 80th Avenue
(Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)*



*Excerpt from the Site Plan for the Southeast Corner of 191st Street and 80th Avenue
(Staff believes this was included with the Legal Notice for the Substantial Deviation in 1999)*

- **2001:** The Plat for Brookside Place Phase I was recorded on January 12, 2001 and included the first seven (7) multi-family buildings (see buildings 1-7 on the image on the following page). The buildings had sixteen (16) units each for a total of one hundred twelve (112) dwelling units. The Plan Commission recommended approval of the Plat on October 5, 2000.
- **2002:** The Plat for Brookside Place Phase II was recorded on June 28, 2002 and included two (2) multi-family buildings (see buildings 8-9 on the image on the following page). The buildings had sixteen (16) units each for a total of thirty-two (32) dwelling units. The Plan Commission recommended approval of the Plat on February 21, 2002.



Excerpt from Engineering Plans for Brookside Place (2002)

- **2004:** The Plat for Brookside Place Phase III was recorded on August 5, 2004 and included four (4) multi-family buildings (see buildings 10-13 on the image below). The buildings had sixteen (16) units each for a total of sixty-four (64) dwelling units. The Plan Commission recommended approval of the Plat on May 20, 2004.



- 2016: Karli Mayher submits an application (“The Residences at Brookside Glen”) on July 5, 2016 for two (2) four-story, one hundred, forty-four (144) unit multi-family apartment buildings, with surface parking and parking in garages at the rear of the site and an accompanying clubhouse building. On July 11, 2017 Village Board concurred with the Plan Commission’s recommendation to deny the project.
- **2017:** Karlie Mayher submits revised plans on October 2, 2017. These plans include four (4) multi-family residential structures with thirty-six (36) dwelling units per building for a total of 144 dwelling units. Village Board approved December 5, 2017.

LEGEND

These standard symbols will be found in the drawing.

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- Water MH
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric Vault
- Electric Hand Hole
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Vault
- Sign Post
- Unclassified Manhole
- Iron Pipe
- Cut Cross

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

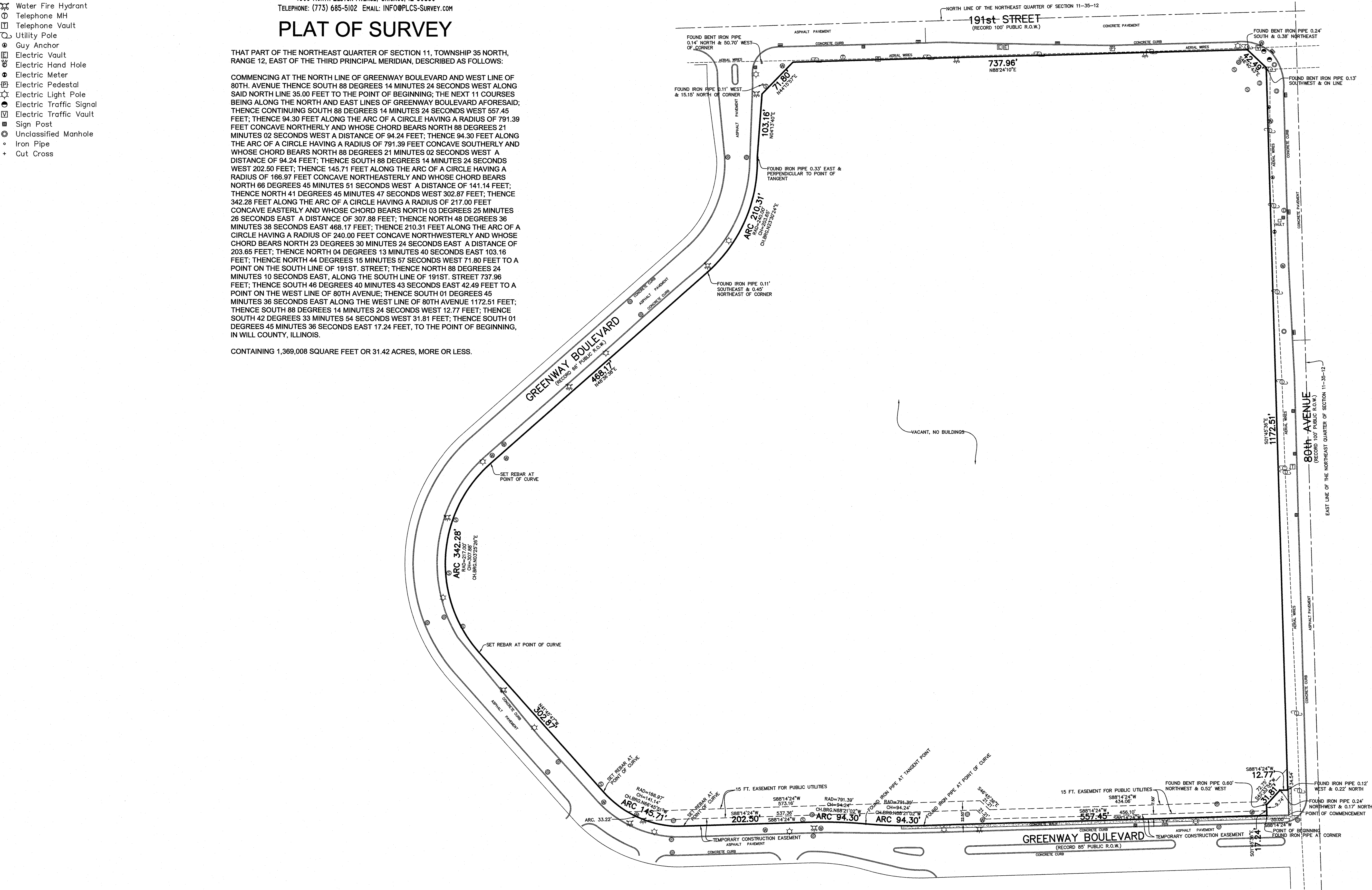
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

PLAT OF SURVEY

THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH LINE OF GREENWAY BOULEVARD AND WEST LINE OF 80TH AVENUE THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST ALONG SAID NORTH LINE 35.00 FEET TO THE POINT OF BEGINNING; THE NEXT 11 COURSES BEING ALONG THE NORTH AND EAST LINES OF GREENWAY BOULEVARD AFORESAID; THENCE CONTINUING SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 557.45 FEET; THENCE 94.30 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 791.39 FEET CONCAVE NORTHERLY AND WHOSE CHORD BEARS NORTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 94.24 FEET; THENCE 94.30 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 791.39 FEET CONCAVE SOUTHERLY AND WHOSE CHORD BEARS NORTH 88 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 94.24 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 202.50 FEET; THENCE 145.71 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 166.97 FEET CONCAVE NORTHEASTERLY AND WHOSE CHORD BEARS NORTH 66 DEGREES 45 MINUTES 51 SECONDS WEST A DISTANCE OF 141.14 FEET; THENCE NORTH 41 DEGREES 45 MINUTES 47 SECONDS WEST 302.87 FEET; THENCE 342.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 217.00 FEET CONCAVE EASTERLY AND WHOSE CHORD BEARS NORTH 03 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 307.88 FEET; THENCE NORTH 48 DEGREES 36 MINUTES 38 SECONDS EAST 468.17 FEET; THENCE 210.31 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 240.00 FEET CONCAVE NORTHWESTERLY AND WHOSE CHORD BEARS NORTH 23 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 203.65 FEET; THENCE NORTH 04 DEGREES 13 MINUTES 40 SECONDS EAST 103.16 FEET; THENCE NORTH 44 DEGREES 15 MINUTES 57 SECONDS WEST 71.80 FEET TO A POINT ON THE SOUTH LINE OF 191ST STREET; THENCE NORTH 88 DEGREES 24 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF 191ST STREET 737.96 FEET; THENCE SOUTH 46 DEGREES 40 MINUTES 43 SECONDS EAST 42.49 FEET TO A POINT ON THE WEST LINE OF 80TH AVENUE; THENCE SOUTH 01 DEGREES 45 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF 80TH AVENUE 1172.51 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 24 SECONDS WEST 12.77 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES 54 SECONDS WEST 31.81 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 36 SECONDS EAST 17.24 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

CONTAINING 1,369,008 SQUARE FEET OR 31.42 ACRES, MORE OR LESS.



EASEMENT ADDED DECEMBER 16, 2019

ORDERED BY: MALONE & HOLONEY	CHECKED BY: A. J. WILSON
ADDRESS: BRIDGESIDE GLEN F.I.D. WEST COMMERCIAL AREA	
GREMLEY & BIEDERMANN	
PLCS CORPORATION	
LICENSE NO. 184-005332	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2019-27400-001	DATE: DECEMBER 3, 2019
SCALE: 1 INCH = 80 FEET	PAGE NO. 1 OF 1

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2020

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

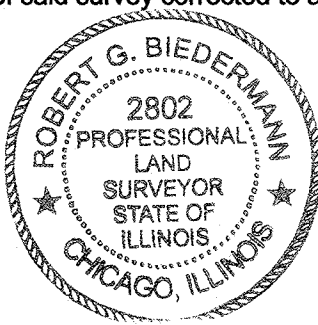
Field measurements completed on DECEMBER 3, 2019.

Signed on December 17, 2019.

By:

Professional Illinois Land Surveyor No. 2802

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





General

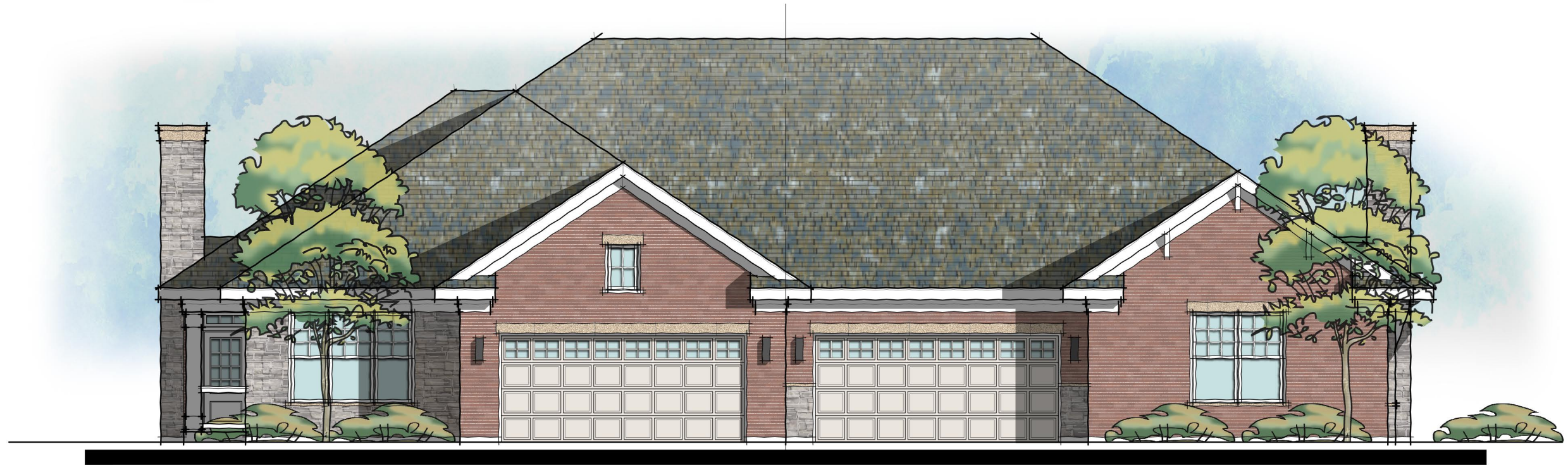
Site Area	± 31.4 ac.
ROW Taking	± 0.3 ac.
Net Site	± 31.1 ac.
Passive Open Space	±3.8 ac.

Commercial

Site Area	± 6.6 ac.
Gross Bldg. SF	± 35,000 sf
Parking	168
- Ratio	4.8

Residential

Site Area	± 24.5 ac.
Density	4.1 units/ac.
R-5 Duplex Lot	50
- Front Yard	25'
- Side Yard	10'
- Rear Yard	30'



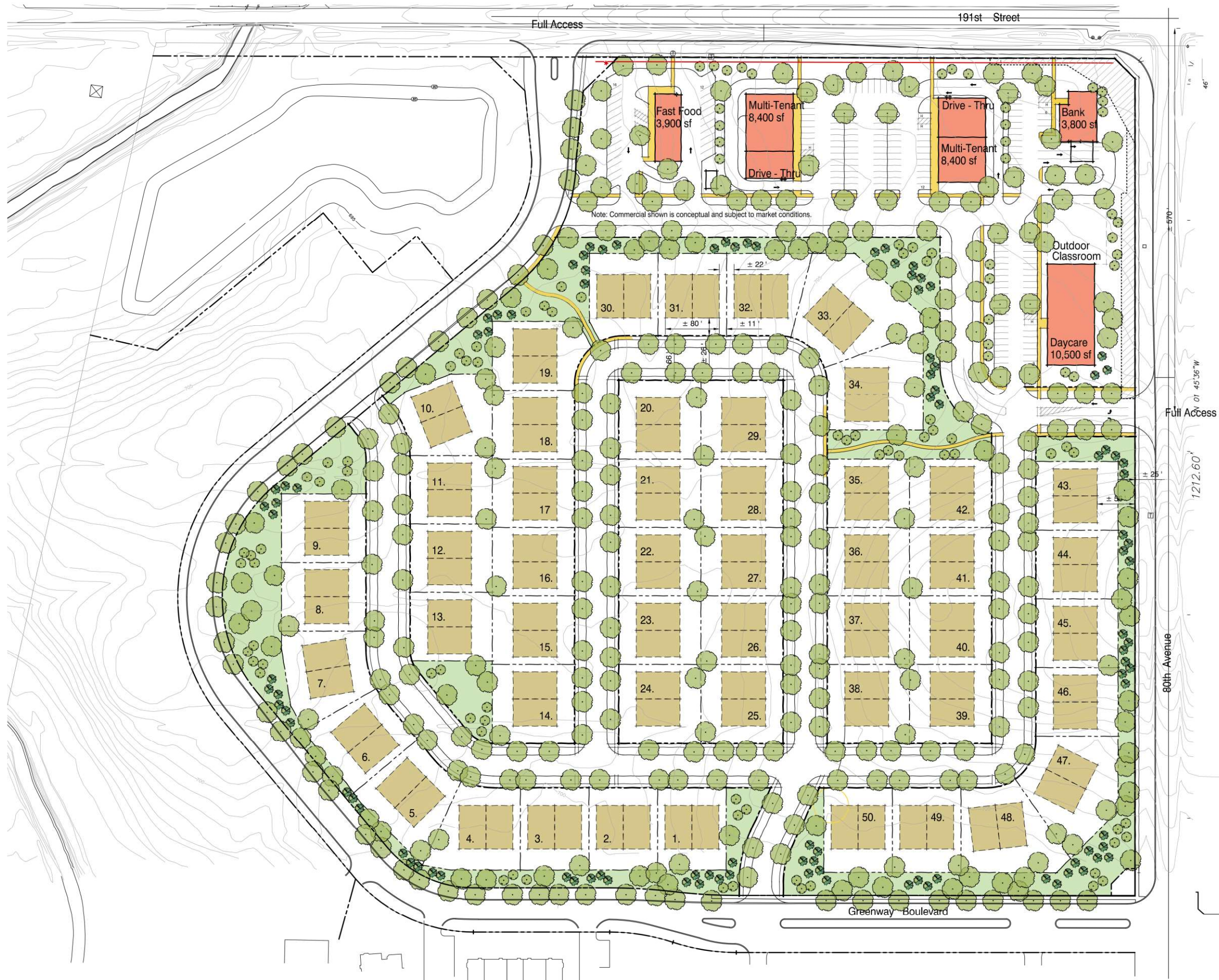
Unit Type 'A'

Unit Type 'B'



Unit Type 'A'

Unit Type 'B' w/ Opt. Upper Floor



PLAN COMMISSION STAFF REPORT

December 03, 2020 Workshop/Public Hearing

THE BOULEVARD AT CENTRAL STATION-SIGN AMENDMENT

6701-6755 South Street

Petitioner

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

Property Location

6701-6755 South Street

PIN

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

Zoning

DC (Downtown Core)

Approvals Sought

Variations

Project Planner

Kimberly Clarke, AICP
Com. Dev. Director



EXECUTIVE SUMMARY

Consider amending Ordinance No. 2018-O-066 entitled, A Special Use Permit and Certain Variations to Allow for the Construction of a Four Story Mixed-Use Development with Certain Residential Accessory Uses to be Located on the First Floor at 6701-6755 South Street. The specific request is to amend the variation approving the original projection sign. The variation was approved with the understanding the sign would not be illuminated and the developer is now requesting for the letters on the sign to be side-lit.

The Legacy Code allow signs to be backlit, or illuminated by spotlights subject to the light source being shielded to ensure that the light source is not visible to the public from the sidewalk, street or adjacent property to prevent glare. Due to the large scale of the sign, and its proximity to the residential unit's windows and balconies, there was a concern about the negative impact the light would have on those specific units. In addition the sign required variations for its height and location which allowed the Plan Commission and Village Board to restrict the type of light used to illuminate the sign. Staff recommended the requested modification to the sign to go back to the Plan Commission and Village Board as it is a deviation from what was originally approved.

EXISTING SITE & HISTORY

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

For a quick history of meetings regarding this property, refer to Exhibit A. Planning for this project began in 2001. The project has been proposed as a mixed-use development since its inception, however, the density and architecture has changed over time. In 2018, the developer and Village were able to come to a final agreement in regards to the incentive agreement and site design. Construction commenced in October of 2019 and the developer anticipates completion in February 2021.



September 2020

PROPOSED AMENDMENT TO SIGNAGE



A large projection sign was approved for the the corner of the building at South Street and 67th Court (see picture above). This is the building's main identification sign and is one of the Variations that was approved in 2018. The sign is 25 feet long by four (4) feet wide and extends past the second floor. Village Code prohibits projection signs to extend past second floor windows. At the time the request was presented, staff raised concerns about the potential glare from the sign due to it's large scale and proximity to the residential balconies and windows. To address those concerns, the architect stated the sign would not be internally illuminated and lighting of the sign will be limited to building façade lights designed to illuminate the sign. It should be noted, the overall center is subject to a uniform sign code that was attached to the developer's incentive agreement.

The developer recently reached out to staff to re-visit the illumination of the projection sign. They feel strongly that the lighting option they want to use will not negatively impact the adjacent residential units and will be an attractive feature of their building. The proposed lighting for the projection sign is a product called GemLite Letters which uses internally lit LED lights. Specifcially the developer wants to use a "side-lit" letter as shown in the picture to the right. Additional examples were provided by the architect showing this type of light used in existing signs.





OPEN ITEM #1- DISCUSS THE ILLUMINATION OF THE PROJECTION SIGN

The overall sign will be a flat face aluminum panel with GemLite letters attached to the face internally lit with LED lights. Only the letters of "BOULEVARD" will be internally lit (See attached Exhibit B). The proposed color is orange for the lit letters. Staff has inquired how the orange lettering will compliment the proposed red awnings that are to be located above the first floor store-fronts.

OPEN ITEM #2-DISCUSS THE COLOR LETTERING OF ORANGE FOR THE ILLUMINATED PROJECTION SIGN

SUMMARY OF OPEN ITEMS

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

Open Item
1. Discuss illumination of projection sign
2. Discuss color of projection sign

ADDITIONAL LEGACY CODE STANDARDS

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

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
The use of illumination on a sign is permitted within the Legacy District. However, the projection sign was granted variations based on the fact the sign would not be illuminated.
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
A projection sign of this size and illumination will be a first in the Downtown.
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
The two (2) buildings provide for a consistent style of architecture. The proposed projection sign for the development is consistent with the look of the building. In addition, the first floor tenants are permitted to have illuminated signs and therefore the projection sign will be consistent.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
The scale, location and illumination of the sign will allow the building to be more visible from Oak Park Avenue. Due to the building being a distance from the main road, they feel it is necessary to have a sign visible enough to draw people to their site.

STANDARDS FOR A VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
The property can yield a reasonable return without the sign variations granted. However, the developer expressed their desire to construct a one of a kind building for downtown Tinley Park and the project sign is one of the features that makes the building unique.
2. The plight of the owner is due to unique circumstances.
The building is setback from Oak Park Avenue and the site does not have space for a ground sign to identify the building. This is not unique to other businesses along South Street, however the developer states it is critical to identify the building for its future retailers occupying the first floor.
3. The Variation, if granted, will not alter the essential character of the locality.
The project as a whole is being presented as one unified development. The developer is bringing forth a modern design that meets the intent of the Legacy Plan. The developer is working on a constrained site and trying to build a product that is comparable in size and price to existing mixed-used developments in the region. The project itself is going to transform the image of the downtown. This will be the first large-scale, mixed-use development that will be the catalyst for redevelopment in the downtown.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or

endanger the public safety, or substantially diminish or impair property values within the neighborhood.

MOTIONS TO CONSIDER

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

Motion 1: "...make a motion to recommend that the Village Board grant an amendment to Ordinance 2018-O-066 to the Petitioner, David Sosin, on behalf of South Street Development, LLC, for property located at 6701-6755 W. South Street allowing for a side-illuminated projection sign in accordance with the plans submitted and listed herein and adopt Findings of Fact submitted by the Applicant and as proposed by Village Staff, and as may be amended by the Plan Commission at this meeting.

[any conditions that the Commissioners would like to add]

Exhibit A

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

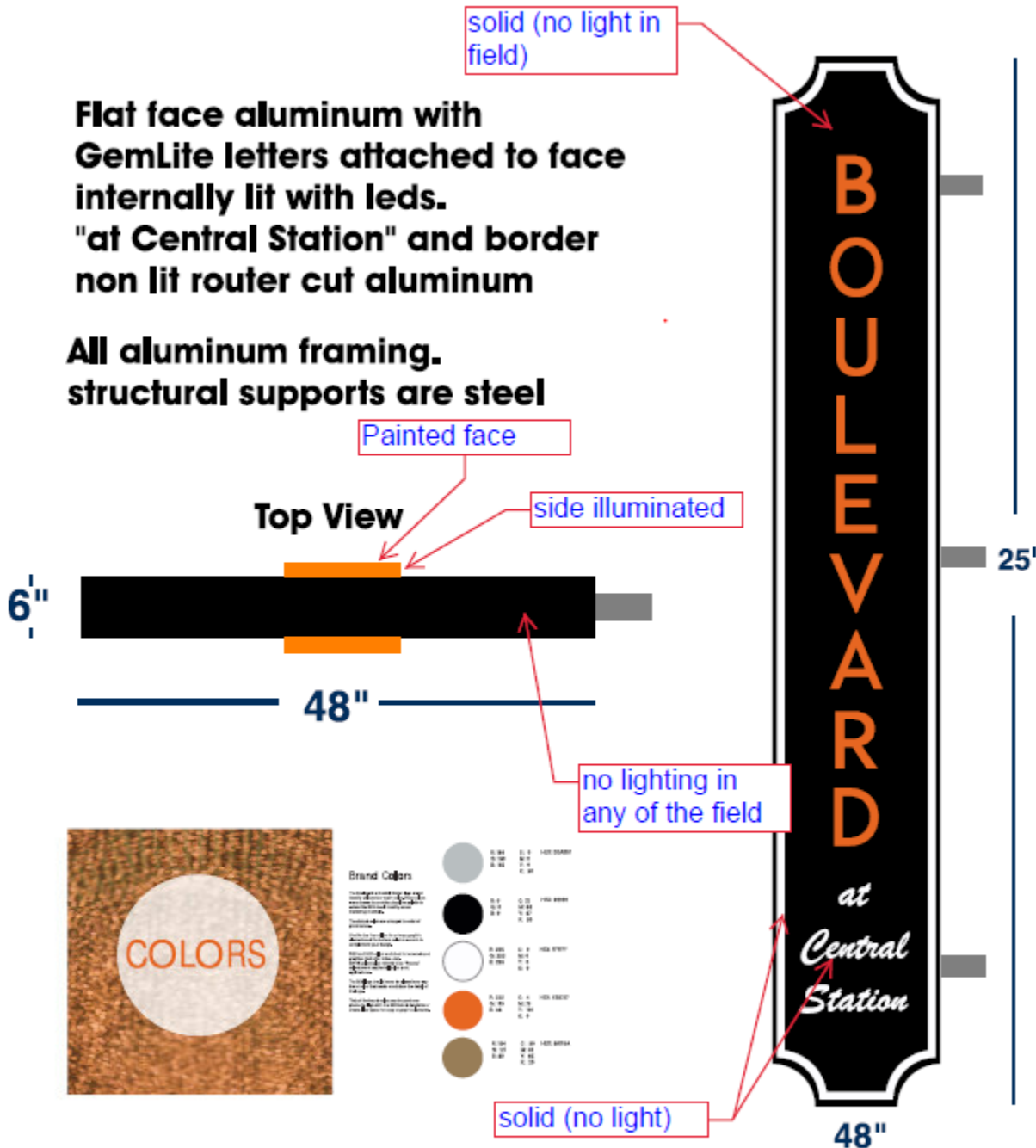
- November 15, 2007- Tinley Park Long Range Plan Commission (LRPC) discussed a Concept Plan for The Promenade Development-South Street.
- November 29, 2007- LRPC considered a project presentation for the Promenade-South Street for the purpose of gathering information prior to considering a recommendation to the Village Board for Concept Plan Approval for a P.U.D.
- January 3, 2008- Work Session was conducted in order to further discuss the details of the project.
- May 15, 2008- LRPC reviewed the Concept Plan for a P.U.D.
- May 27, 2008- Work session with LRPC.
- June 5, 2008- LRPC reviewed the Concept Plan for a P.U.D.
- June 17, 2008- The Village Board approved the Concept Plan at their meeting.
- December 2, 2008- Finance & Economic Development Committee discussed amended incentive request for the Promenade- South Street.
- February 5, 2009- LRPC reviewed Preliminary P.U.D. plans for Promenade Development-South Street.
- March 12, 2009- A work session was held.
- March 19, 2009- LRPC held Public hearing for Preliminary P.U.D. approval.
- April 2, 2009- LRPC held 2nd Public hearing for Preliminary P.U.D. and recommended approval for a development comprised of one 12-unit mixed use building, one 11-unit mixed used building, and two 4-unit multiple family buildings in the H-1 Historic Zoning District.
- May 17, 2012- Plan Commission holds workshop for the Boulevard at Central Station-South Street for site plan approval with variations.
- June 7, 2012- Plan Commission held Public Hearing for Site Plan Approval with Variations.
- July 17, 2012- Village Board adopts Ordinance 2012-O-027 granting variations to the Boulevard at Central Station.
- December 1, 2015- Applicant made several changes necessitating a re-review of the project. Twenty (20) additional units are proposed for a total of 187 units. The Units have decreased in size and the alignment of the access ways on South Street and 174th Street have changed slightly. The amount of retail has also decreased by 5,000 SF.
- April 2017-June 2018- Staff continued to work with developer on the plans.
- August 16, 2018- First Workshop was held to discuss the final plans.
- September 6, 2018- Public Hearing was held on the Special Use, and Variations.
- October 09, 2018- Project was discussed at the Committee of the Whole Meeting.
- October 16, 2018- Village board adopt ordinances approving the project.
- September 5, 2019- Ground breaking ceremony
- October 11, 2019- Foundation only permit issued for Phase 1
- March 6, 2020- Full building permit issued for Phase 1

Exhibit B

Double sided projecting sign

**Flat face aluminum with
GemLite letters attached to face
internally lit with leds.
"at Central Station" and border
non lit router cut aluminum**

**All aluminum framing.
structural supports are steel**



PROOF

Approved By: _____ Date: ____/____/____

PROOF

Economy Signs
546 Conkey Street, Hammond, IN 46324 | 219/932.1233
www.economy-signs.com | economysigns@comcast.net

It is the customer's responsibility to ensure that the proof is correct in all areas. Please be sure to double-check spelling, grammar, layout and design before approving artwork. If a proof containing errors is approved by the customer, customer is responsible for payment of all original costs of printing, including corrections and reprints.

The customer is 100% responsible for approval of Copyright, Trademark and Licensing. Agreements of artwork. All artwork is copyrighted and cannot be reproduced without Economy Signs' permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written permits.

All artwork must be approved by the customer before a job can be entered into production. Customer's approval is contractually binding for payment of all services rendered.

GemLite ILLUMINATED LETTERS AND LOGOS

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- High-quality formed plastic letters and logos, with a range of standard or customizable options
- Produced with a translucent material that is custom designed for LED lighting
- New lower profile provides greater design flexibility
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MADE BY
↓
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GemLite ILLUMINATED LETTERS AND LOGOS

Get into the glow of success. GemLite™ has specially designed LED lighting that provides effective illumination free of hot spots or shadows. Bring your vision to life by offering customers a step up from traditional lit channel letters.

LIGHTING OPTIONS



Face & Side-lit



Halo-lit



Face-Lit, Painted Sides



Border & Side-lit, Painted Face



Face & Side-lit, Painted Lip



Side-lit, Painted Face

LEGENDARY QUALITY



All Gemini products are built to last and guaranteed with a lifetime warranty on letters & logos, and a 4 year manufacturer's warranty on UL-Certified LED lights and power supplies.

For the highest quality in lighted dimensional letters and logos, turn to Gemini.

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LED Orange 1819	LED Light Blue 1848	LED Blue 1860	LED Light Green 1808

LED Colors



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Made True.



LIST OF REVIEWED PLANS







BOULEVARD
at
Central Station



PLAN COMMISSION STAFF REPORT

December 3, 2020 – Workshop/Public Hearing

Zoning Code Text Amendment – Emergency Temporary Use and Medical Offices in MU-1 (COVID-19)

Petitioner

Village Tinley Park

Municipal Code

Zoning Code

Approvals Sought

Text Amendment

Project Planner

Daniel Ritter, AICP
Senior Planner



BACKGROUND

The following proposal includes two separate but related text amendments. Each text amendment addresses an issue in the Zoning Ordinance that has become apparent due to requests for COVID-19 testing locations within the Village. The proposed changes allow for greater flexibility now and in the future beyond the scope of the current pandemic.

Temporary Uses: The Village allows for specific short-term temporary uses under Section V.C.11. of the Zoning Ordinance. These temporary uses cover such operations as offices for the sale/rental of homes, construction material storage, holiday tree sales, seasonal vegetation sales, carnivals, and a warehouse/distribution use recently added in May 2020. Consideration of any other kind of temporary use requires a text amendment to the Zoning Ordinance. As the COVID-19 pandemic has progressed, the Village has remained flexible in allowing existing uses to expand outside their principal structure. However, the code has very little flexibility for businesses that don't have a permanent location on the property. The most relevant use that this applies to is a temporary "pop-up" drive-thru COVID-19 testing facility. Additionally, there may be other short-term uses in the future that require some additional flexibility beyond the use allowances of a particular zoning district. The proposed text amendment facilitates Village Board approval of temporary uses related to disasters or emergencies. The time frame for each approval is assessed with their proposal but will not exceed one year per approval.

Medical Office in MU-1: As inquiries have been received for COVID-19 testing sites, a site in the MU-1 (Mixed Use Duval Drive Overlay) zoning district was identified as a preferred testing location. Upon staff's analysis, multiple sites in the MU-1 overlay district appear to be reasonable locations for medical office and testing uses beyond just a short-term or "temporary" period. The proposed use fits in with the unique mix of uses existing in the area and with the overall intent of the overlay district to help redevelop the area. However, not every site, building, or location in the district may be appropriate for a medical office that is visited by the public; thus, a review of each proposal is warranted to protect the public welfare and neighboring property values. To accommodate potential medical office uses (including but not limited to permanent COVID-19 testing), staff proposes a text amendment that lists medical offices as a Special Use, instead of prohibited, as it is now.

DISCUSSION

Temporary Uses:

The Zoning Ordinance currently only provides temporary use relief for certain listed uses. The COVID-19 pandemic has created unique circumstances for the world and within our community. The most recent example was a request to allow for temporary warehouse/distribution facilities where such use wouldn't normally be permitted at Pete's Fresh Market property (former K-mart). Multiple inquiries have also been received about possible drive-thru testing facilities in the Village. However, many of these uses have timing concerns. So, to avoid the lengthy text amendment public hearing process, staff is recommending that a more flexibly defined use be added to the list of temporary uses. While the immediate thought is to be able to allow temporary or "pop-up" COVID-19 testing facilities with the new temporary use, it will also allow flexibility for other uses in the future that may not yet be known. The more flexible definition avoids the need for each use that arises to go through a separate text amendment.

After review of a Temporary Use Permit by the Community Development Department, the permit is then sent to the Village Board for review and approval. The Village Board may require that certain conditions relating to the public health, safety, or general welfare be complied with before the issuance of a Temporary Use Permit. The Village Board, with the recommendation from Community Development staff, reviews and approves each Temporary Use Permit. The allowance of a temporary use is a privilege, not a right, and all aspects of a temporary use proposal can be reviewed. Certain limits and conditions can be set including, limits on the operational time frame, location, site plan layout, hours of operation, security, and any other aspects related to the operation of the proposed temporary use. For example, a drive-thru medical testing facility may be required to have a reservation-only policy due to concerns about traffic or vehicle stacking. If the temporary use is deemed incompatible or unnecessary (other locations permitted/available or is not an emergency) by the Village Board, the request can also be denied. The temporary use duration is set by the Village Board as part of the approval and can be extended multiple times. However, each approval may not exceed one year from the date of approval. The time limitations ensure the use is truly temporary in-nature and that any extensions have an updated review of the overall use and proposal.

Medical Office Uses in MU-1

Text amendments are necessary to keep the Zoning Ordinance current with new uses, implement new policies, and ensure that the Zoning Ordinance furthers its purpose of promoting the health, safety, and general welfare of the public. While changes may be instigated by a specific inquiry, the Village must be cautious not to amend the code for a single circumstance when analyzing a text amendment. Doing this often leads to disproportionate regulation and potential conflicts in other areas of the code.

While the temporary use allowances addressed above allow for a COVID-19 testing use to operate for a short and defined period, they will eventually need to close. However, after discussion and reviewing the intent of the overall MU-1 district, it was apparent that multiple sites might be appropriate for permeant medical office uses, including, but not limited to, the former Air Team Emissions Testing (7460 Duvan Dr.), former Tinley Fitness Center (17500 Duvan Dr.), and former Mr. G's Furniture (7220 Duvan Dr.).

Medical offices, like other uses that invite the general public to visit the site, are not preferred in manufacturing, industrial, and corporate office zoning districts. These districts might have higher truck volume, limited wayfinding signage, and fewer pedestrian amenities. However, the MU-1 district is a unique area that is an older industrial/office park that has suffered from vacancy and disinvestment. The intent of the MU-1 overlay district is to encourage more commercial and automotive-type uses to be permitted to assist the area in redeveloping. While some light industrial uses continue to exist in this mixed-use district, the general public currently visits the area for some of the current land uses, including automotive repair, recycling services, car wash, truck rentals, sports training, and a restaurant.

While medical uses might be considered compatible on certain properties in the MU-1 zoning district, Staff recommends each proposed medical use receive careful review to ensure it will operate without negative impact on adjacent properties.. All Special Uses must meet the standards in Sec. X.J. (Administration - Special Uses) of the Zoning Ordinance. As part of a Special Use Permit review, each proposal is reviewed for such issues as: site access, pedestrian connectivity, parking allowances, accessibility, dangerous or unsightly conditions, and the effects on existing neighboring uses/ conditions. The required review by Village staff, Plan Commission, and the Village Board ensures that the proposal will fit into the area and any potential negative effects on the public or on neighboring properties are thoroughly considered.

MU-1 Zoning District



STAFF PROPOSAL

Staff proposes the following text amendments (additions in **bold**, zoning text in *italics*):

Temporary Use

(Section V.C.)

11. *Temporary Uses: Upon application to the Community Development Department recommendations by the Zoning Administrator and issuance of a permit in accordance with Section X.L. (Temporary Use Permits), the following uses may be operated as temporary uses:*

- I. Uses resulting from a local, state, or federal disaster or emergency situation. Such emergency situations may or may not be formally declared. The use may be a public, non-profit, or for-profit use that is deemed beneficial to the general public. The approved term of use is at the Village Board's discretion and may be renewed for consecutive terms, but may not extend beyond one year..***

Medical Offices in MU-1

SECTION V.B. SCHEDULE I- SCHEDULE OF PERMITTED USE (BY USE TYPE)

	R-1	R-2	R-3	R-4	R-5	R-6	R-7	B-1	B-2	B-3	B-4	B-5	ORI	M-1	MU-1
HEALTH SERVICES															
<i>Business and professional offices, including medical</i>	x	x	x	x	x	S	S	P	P	P	P	X	X	X	X S

RECOMMENDED MOTIONS

Motion 1 – Temporary Uses

“...make a motion to recommend that the Village Board approve the proposed Text Amendment to Section V.C.11. (Temporary Uses) of the Village of Tinley Park Zoning Ordinance, as indicated in the Staff Report dated December 3, 2020. The proposed Text Amendment will provide for emergency or disaster-related temporary uses in the Village with conditions.”

Motion 2 – Medical Office in MU-1

“...make a motion to recommend that the Village Board approve the proposed Text Amendment to Section V.B. Schedule I (Schedule of Permitted Uses) of the Village of Tinley Park Zoning Ordinance as indicated in the Staff Report dated December 3, 2020. The proposed Text Amendment amends portions of Section V.B. Schedule I to allow “Business and professional offices, including medical” as a Special Use in the MU-1 (Mixed Use Duval Drive Overlay) Zoning District.

PLAN COMMISSION STAFF REPORT

December 3, 2020 – Workshop/Public Hearing

Medical Office/COVID-19 Testing Facility Special Use

7460 Duvan Drive

Petitioner

Amer Sweis, on behalf of
NAS Testing Center
(tenant)

Property Location

7460 Duvan Drive

PIN

27-36-205-033-0000

Zoning

ORI, Office & Restricted
Industrial

MU-1, Mixed Use Duvan
Drive Overlay

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

Amer Sweis, on behalf of NAS Testing Center, has applied for a Special Use Permit to permit a “business and professional office, including medical” to operate a drive-thru medical testing facility at 7460 Duvan Drive in the MU-1, Mixed Use Duvan Drive Overlay, zoning district. The proposed business will operate as a drive-thru COVID-19 testing facility. This Special Use request is being made simultaneously with a text amendment that allows medical office uses in the zoning district with Special Use approval.

The initial lease is expected to be one-year at this location to allow quick occupancy of the building and begin testing. However, a longer lease or purchase of the property is being considered. The Petitioner has experience operating a medical testing facility at their existing testing location in Oak Lawn (SMS Medical). The continued rising demand for COVID-19 testing in the southwest suburbs has led them to look for expansion opportunities. The new location will include similar scheduling requirements and traffic as their existing location.

The Mixed Use Duvan Drive Overlay District, was created to add additional use allowances to the underlying ORI, Office and Restricted Industrial, zoning district. The intent of the overlay district is to assist the aging office and industrial park area in increasing occupancy and redeveloping existing sites. The subject property was formerly an emissions testing center that opened in 2009, closed in 2016, and has been vacant since that time. The site is uniquely designed for a drive-thru use that includes sufficient room for vehicle stacking and waiting. The drive-thru building design will allow medical technicians to efficiently, effectively, and safely test patients without leaving their vehicles.

HISTORY, ZONING, AND PROPOSED USE

The subject parcel is located in the MU-1, Mixed Use Duvan Drive Overlay District, which has an underlying zoning district of Office & Restricted Industrial (ORI). The industrial park has existed since the early 1980s, with the nearby multi-family condominiums constructed after the initiation of the industrial park's construction. The overlay district was established in 2006 and provided for a mix of permitted ORI uses and other certain commercial uses. The overlay district provided additional use allowances to assist the aging industrial park that was suffering from high vacancy and disinvestment. The ORI district typically limits uses that invite the public to visit the area due to heavier truck traffic, lack of wayfinding signage/design, lack of pedestrian amenities, and other design characteristics; they are designed more for business development and not public comfort. However, the MU-1 overlay allowed more flexibility to permit certain services that serve as a destination and do not require visibility from the public right-of-way. However the presence of the general public in this area has not been problematic because it is a relatively small industrial park with one roadway running through it. Pedestrian amenities, such as public and private sidewalks, are lacking in the area, but improving those conditions has been discussed as a potential future project for the TIF district finding.

The subject property was one of the first full-site redevelopment projects on Duvan Drive after the overlay district was created. The site was developed with a vehicle emissions testing building approved in 2008 and opened in 2009. The Illinois Secretary of State closed the facility in 2016. The property sold since that time but has remained vacant. The facility was designed as a “pass-through” building with three drive-thru lanes that access the building from the north side and exit to the south. Employee and visitor parking exist on the west side of the building.

The subject parcel is 59,866 sq. ft. in size with a 2,693 sq. ft. building. The underlying zoning district is Office and Restricted Industrial (ORI) and it is located in the MU-1 (Mixed Use Duvan Drive) overlay district. All surrounding uses are located in the same zoning district and vary in their use, including professional offices, printing/binding services, sports training, construction



contractors, and truck/equipment storage. The Duvan Drive area also has other service uses open to the public, such as vehicle repair, recycling services, a restaurant, and a car wash. A vacant two-story former fitness center (17500 Duvan Drive) is another property staff identified that might support similar medical office uses.

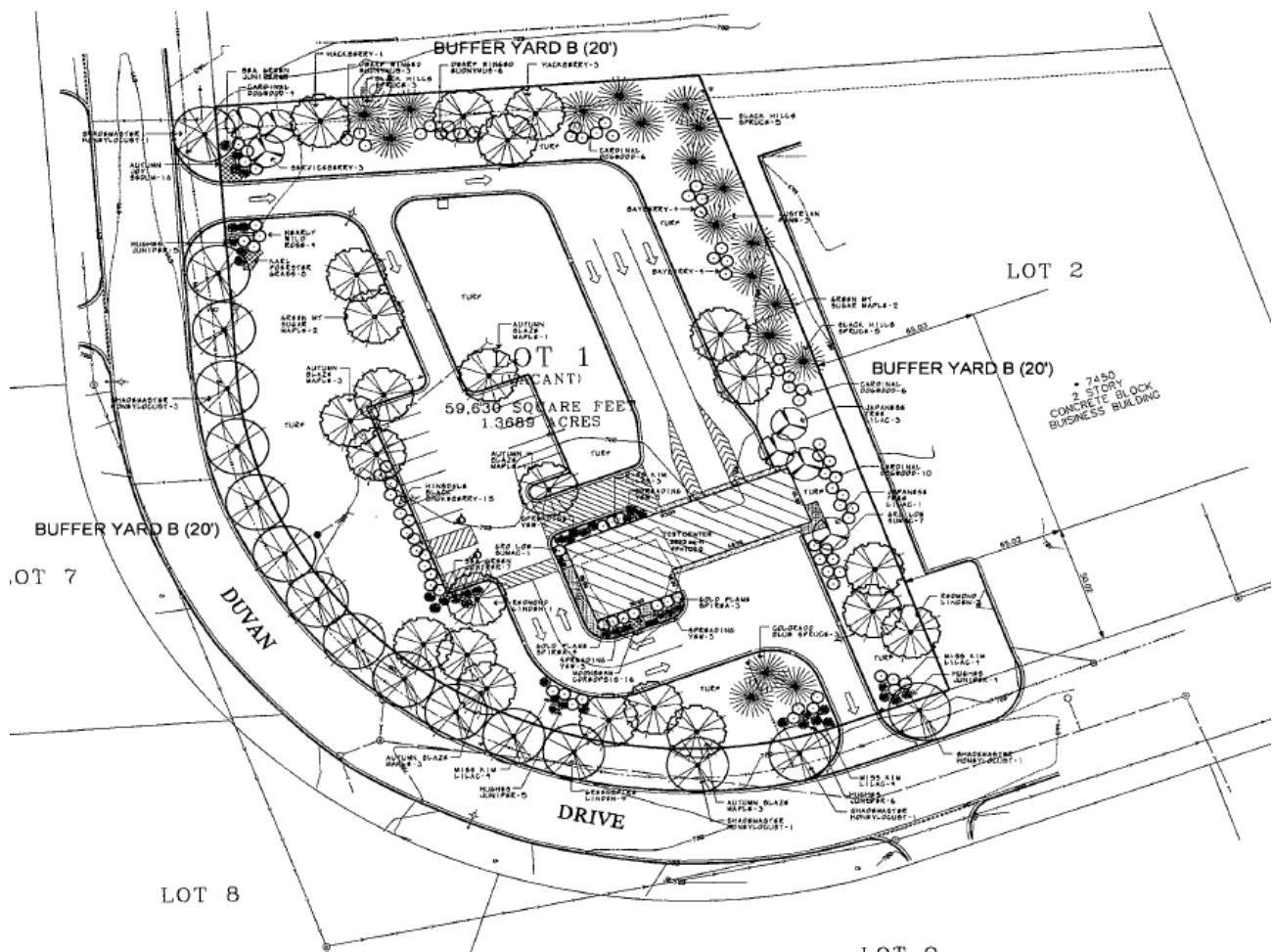
SPECIAL USE

The proposed NAS Testing Center will be the Petitioner's second COVID-19 testing location. Their first location is SMS Medical at 5533 W. 109th St in Oak Lawn. The existing location is by appointment only and utilized parking stalls for patients to park, and then a technician comes out to help the patient self-administer a nasal swab test. The proposed facility will be similar but is expected to be able to handle more tests at a quicker pace because of the site layout and space designed for vehicle staking/waiting. The proposed facility will also have a similar no walk-in policy as the existing location and only administers tests to those who have scheduled an appointment beforehand. They are expected to have a maximum of eight on-site employees at any one time. The Petitioner is initially expected to operate at this location for one year, but is interested in longer-term options, including a potential purchase.

“Business and Professional Office, including medical” is currently prohibited in the MU-1 zoning district. Staff is proposing a corresponding text amendment to the Zoning Ordinance that allows the use to be permitted through the Special Use Permit review process. The Petitioner has applied for their Special Use Permit at the same time as the text amendment moves forward due to the increase in positive cases and the immediate need for COVID-19 testing to be started. The proposed drive-through aspect is permitted with a medical office, but is subject to site plan review and compliance with the originally approved traffic/stacking analysis. The traffic generation was an initial staff concern with this use. However, to address those concerns, the Petitioner has proposed that the facility be an appointment-only facility that does not accept “walk-in” patients. This will give them control on how many vehicles are coming to the site and the spacing of appointments. They are confident they can manage the appointments from the beginning to avoid issues, as they have done at their existing facility. Staff has recommended that the appointment-only aspect of the business be placed as a condition for clarity purposes.

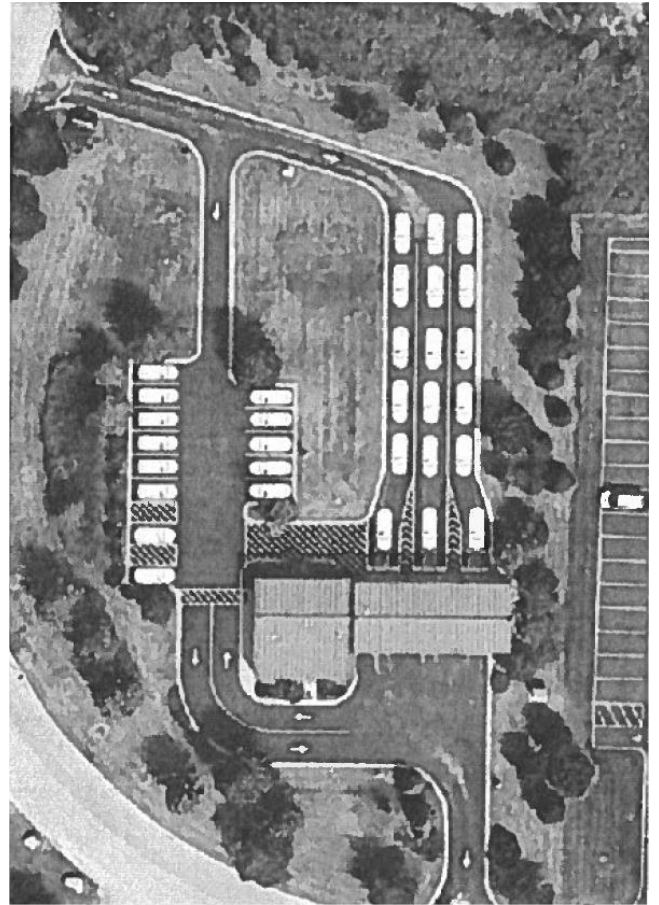
Special Uses, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and uses. There are standards for Special Uses that must be recommended by the Plan Commission (outlined below). In review of these standards, Staff provides the following information:

Site Plan: The subject site was designed for an emissions testing center and thus is uniquely designed for an auto-oriented business that included significant vehicle stacking. While there is a strong demand for COVID-19 testing, any large influx in customers is handled through their appointment only system. The site was well designed to be attractive to visiting customers. However, due to the lack of maintenance recently, there is a number of deficiencies in landscaping, including dead/missing trees and shrubs. Staff has recommended that any landscaping missing from the 2009 approved Landscape Plan be addressed in spring when the weather improves. A condition has been recommended allowing any landscaping deficiencies to be addressed in spring, April 30, 2021 at the latest.



Parking: There are 13 total (two ADA complaint) parking stalls on the site. These are expected to handle the employees, which will be the only persons expected inside of the building regularly. The parking will accommodate all eight employees, including any shift changes or occasional private visitors that might be at the facility. All patients will be directed to wait in the existing stacking lanes on the site. The test will be administered with the patient remaining in the vehicle. Staff has no concerns based upon the current proposal. As a unique use not specifically mentioned in the zoning ordinance, the Plan Commission has the power to address the parking with any Special Use or Site Plan approvals.

Hours of operation: The Petitioner's existing location operates from 8am to 8pm, 7 days a week. Similar hours are expected at this location but may change as demand for testing changes. Hours of operation are typically only a concern if there are adjacent residential uses and the use that causes increased noise, odors, or has an unattractive appearance (i.e. exterior storage). There are no residential uses bordering the subject parcel and there are not expected to be noticeable external negative effects based on the proposed use.



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. Draft findings have been provided for review below.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed use is similar to other service-type uses in the established area.*
- 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 area is developed with heavier industrial users, but many uses also already invite the general public into the area. Parking and hours of operation do not pose a negative impact on surrounding uses.*
- 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 immediate area is already developed with a diverse mix of uses that includes industrial and commercial services uses.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *This is a developed site with existing utilities, access roads and drainage. The proposed use does not alter the current conditions of the property.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site was designed for a use with a similar type of traffic generation and circulation anticipated for the proposed medical office/testing use.*
- 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.
 - *There are no Variations or other requests associated with the proposed use or site.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
 - *The proposed use eliminates a vacancy in the building with a use that is important to have in the current pandemic.*

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

RECOMMENDED MOTION

If the Plan Commission wishes to act on the Petitioner's requests, the appropriate wording of the motion is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

"...make a motion to recommend that the Village Board grant a Special Use Permit to the Petitioner, Amer Sweis on behalf of NAS Testing Center, for a Special Use for a Medical Office with a drive-thru testing facility to be located at 7460 Duvan Drive and adopt Findings of Fact as proposed by Village Staff in the December 3, 2020 Staff Report, subject to the following conditions:

- 1. All medical testing shall be conducted by appointment only. All stacking shall occur in the designated vehicle staking area. Patient appointments and traffic shall be actively managed to avoid any off-site parking.*
- 2. Site landscaping shall be maintained and replaced per the approved Landscape Plan by April 30, 2021.*
- 3. Any building, fire, or code enforcement items shall be addressed prior to occupancy."*



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ **Special Use for:** TESTING CENTER
- ☐ **Planned Unit Development (PUD)** ☐ **Concept** ☐ **Preliminary** ☐ **Final** ☐ **Deviation**
- ☐ **Variation** ☐ **Residential** ☐ **Commercial** for _____
- ☐ **Annexation**
- ☐ **Rezoning (Map Amendment) From** _____ **to** _____
- ☐ **Plat (Subdivision, Consolidation, Public Easement)** ☐ **Preliminary** ☐ **Final**
- ☐ **Site Plan**
- ☐ **Landscape Change Approval**
- ☐ **Other:** _____

PROJECT & PROPERTY INFORMATION

Project Name: NAS TESTING CENTER

Project Description: COVID AND OTHER TESTING SITE

Project Address: 7460 DUVAN DR **Property Index No. (PIN):** 27-36-405-033-0000

Zoning District: _____ **Lot Dimensions & Area:** 1.37 ACRES

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Applus Technologies **Company:** REP: CELIA FORSYTHE

Street Address: 120 S. LaSalle, Suite 1450 **City, State & Zip:** CHICAGO, IL 60603

E-Mail Address: _____ **Phone Number:** _____

APPLICANT INFORMATION

☐ **Same as Owner of Record**

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: AMER SWEIS **Company:** NAS TESTING CENTER

Relation To Project: _____

Street Address: 9003 S 79TH AVE **City, State & Zip:** HICKORY HILLS IL 60457

E-Mail Address: AMERPCG@GMAIL.COM **Phone Number:** _____



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

AMER SWEIS

11/06/2020



Village of Tinley Park
Community
Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).

☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.

☐ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.

☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated.

☐ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.

☐ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).

☐ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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, will be discussed in detail during the public 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. If additional space is required, you may provide the responses on a separate document or page.

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.

Special use permit will not affect anything in the above statement. This special use will benefit the village directly by providing covid-19 testing and mitigating the risk of the ongoing spread of the virus.

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.

This will not negatively affect nor diminish property values within the neighborhood and or nearby vicinity due to the nature of the business. It was built and designed to serve in function of the surrounding area. By utilizing the drive thru design it will allow an easy flow of traffic with no issue to the area. It is an existing site, there will be no change done to it. Because of the layout of the property makes it ideal for drive thru covid testing.

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

The special use will not affect any development in the area. It was built and designed to serve a similar function as the emissions business in the past. It is an existing site, there will be no change done to it. Because of the layout of the property makes it ideal for drive thru covid testing.

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

The way the building was built and intended for is a perfect fit for the covid testing to take place without any change or impact to the facility. The testing center placed in the building will be a compatible fit for the special use.

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

The control of traffic will be in action by only allowing patients to schedule their testing appointments. This will allow us to ensure no one walks in for a test and keep the flow moving without any

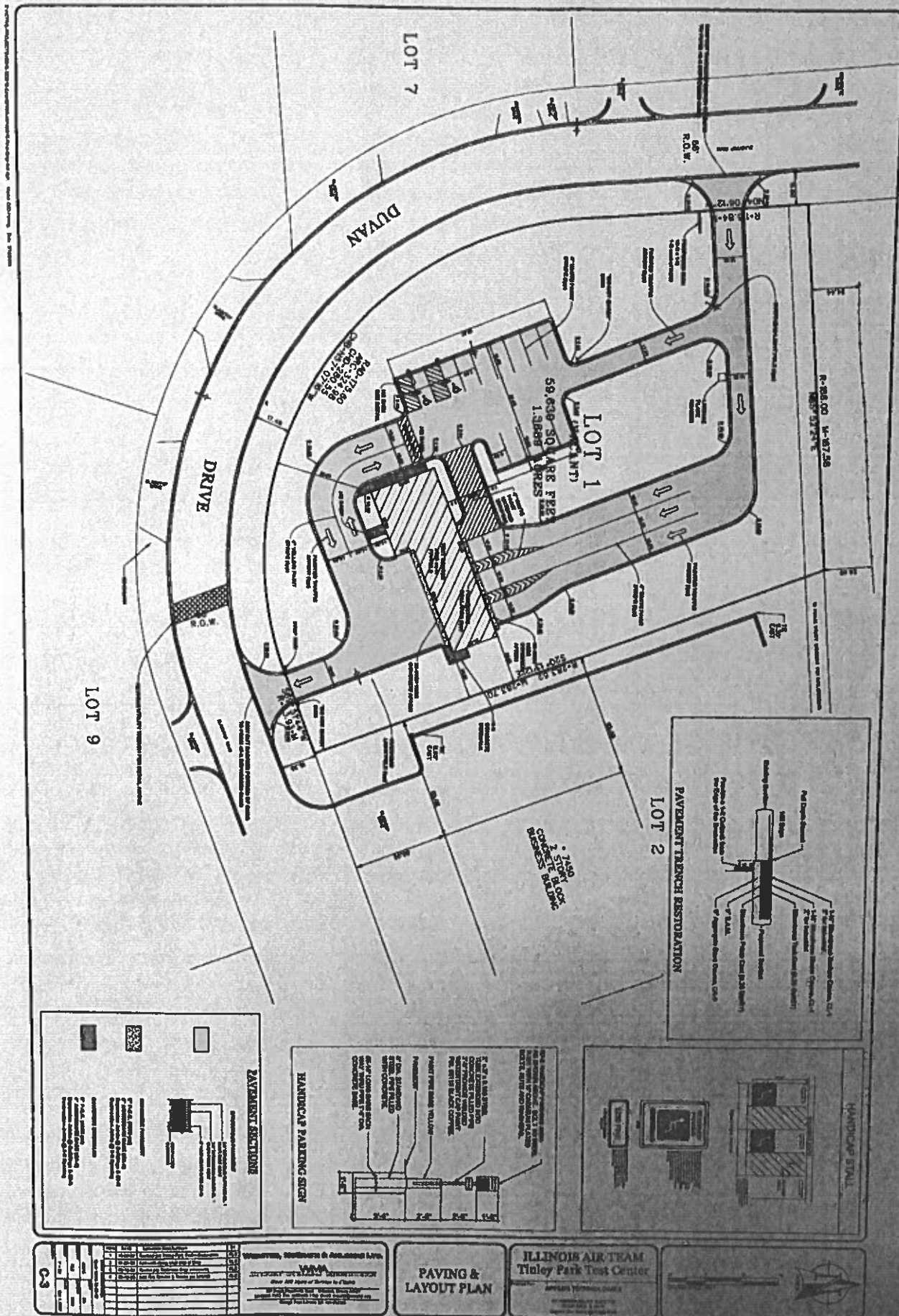
detriment to the street or nearby business’.

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.

It will not interfere with the current zoning laws or regulations in place. The key component is the strict scheduling of the patients. This will stop any issue from arising.

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

The special use permit will allow us to perform covid testing for the community and the surrounding areas. Which will benefit not only our community but help fight the spread of the pandemic.



Project Narrative: COVID-19 Testing Center Project for the Tinley Park Community

Applicant Information:

- *NAS Testing Center*
- 7460 Duvan Dr.
- 630-670-8184
- *Amer Sweis*
- Amerpcg@gmail.com

NAS Testing Center is seeking to help the Tinley Park Community and surrounding area by servicing COVID-19 Testing for residents.

NAS Testing Center is prepared to service the community with COVID-19 tests with minimal impact to traffic flow, creating employment for the community, while utilizing an unused edifice in Tinley Park and ensuring the health and safety of the residents of Tinley Park.

NAS Testing Center aims to conduct 100+ tests per day for residents of Tinley Park and it's vicinity communities. We plan to be mindful of traffic flow by doing approx. three test every 6 minutes. We plan on limiting the testing to appointments only to ensure that there are no long lines waiting for testing. As shown in exhibit A. There is capacity to hold up to 21 vehicles waiting for testing while releasing 3 vehicle every 6 minutes. We have a strict no walk in policy to insure we never have any traffic build up. This will allow us never to have any long lines or people tired of waiting long periods to get tested.

NAS Testing Center plans to hire 8 on-site employees and 3 remote employees which will consist of trained lab technicians to collect samples from the patients, as well as customer service representatives to notify the patients of CDC guidelines in terms of health safety regarding COVID-19.

Employee count will be less than the number of parking spots available at the facility, and the facility will need no property changes.

This request is to only operate for a duration of 12 months to help reduce the spread of the Coronavirus.

Hours of operation are planned for 12 hours per day, 7 days a week to accommodate the schedules of all the residents.

Interior Site Plan

Vehicles will enter 3 separate bays. The bay at the far left will be for vehicles that have 3 or more people in them, while the remaining two bays will be for two or less people. Each bay will have a booth and a supply table for the technician to collect samples from the patients. The process starts with an intake process where using an iPad/tablet, the technician will collect patient demographic information and insurance information as well as qualifying the patient for a COVID-19 PCR Nasal Swab test. Next the test will be conducted, and the patient will be instructed to exit the facility. Medical gloves will need to be changed in between each patient. PPE equipment such as gowns will be replaced daily for the employees and staff.

It is understood that the site is currently zoned MU-1(Mixed Use Duval Drive Overlay District) and while the zone permits office uses, it does not permit "medical" offices.

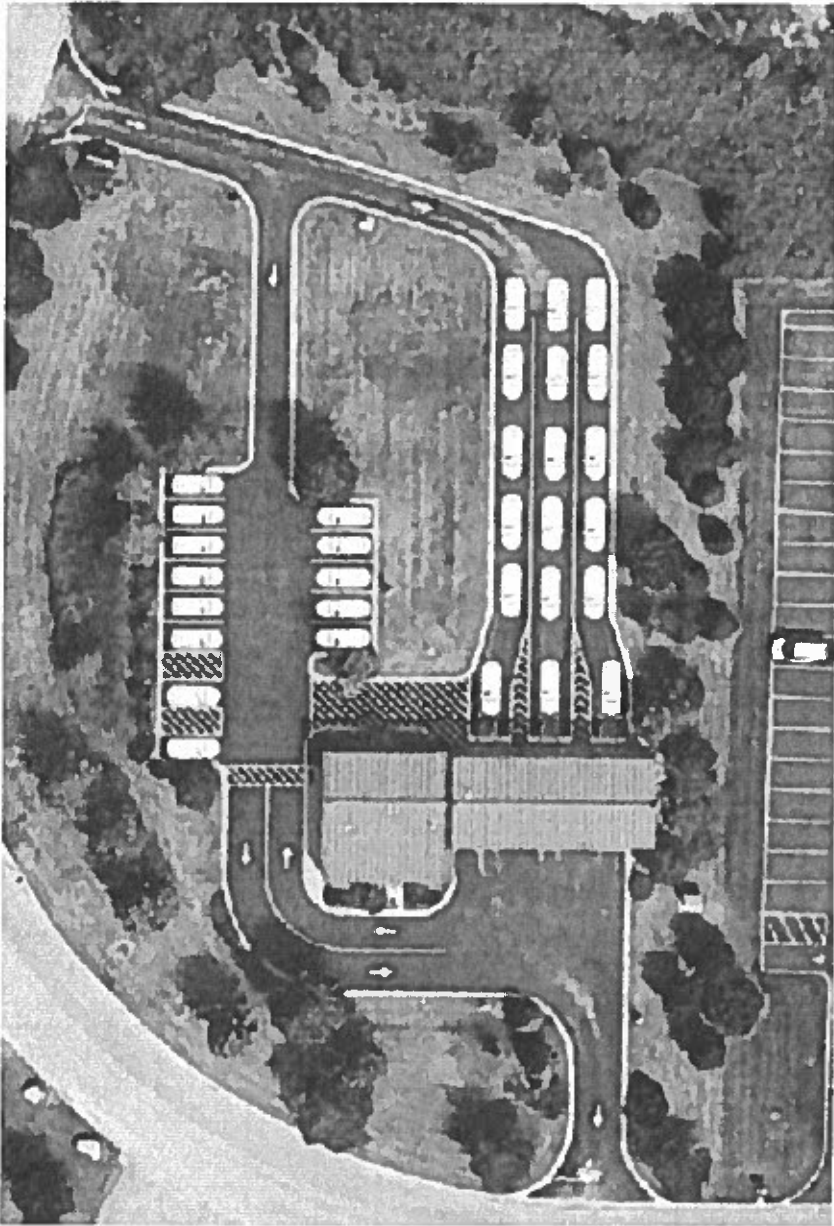
However, as you know COVID has created exceptional circumstances unlike anything before. Due to the viruses highly contagious nature and the winter weather, my group and I believe utilizing this location for "drive through testing" creates ideal conditions to maintain social distancing between people and shelter from harsh winter weather elements.

Rest a sure if we are permitted to temporarily utilize this location, every person desiring a COVID test will be required to schedule their visit in advance with a strict "no walk-in policy".

Should you have any concerns about traffic, please feel free to visit our other location at 5533 W 109th st, ste 101, Oak Lawn, IL 60453, to see for yourself how efficiently we manage test scheduling and the flow of traffic. We welcome and encourage you to stop by unannounced at anytime, between the hours of 8am and 7 pm seven days a week.

Providing this safe and convenient COVID testing location will be an asset to the community. With the winter before us, the next wave of the virus is expected to be severe. My group and I are intending to secure a location right away to be up and running as quickly as possible. Please advise at your earliest convenience if we may utilize this location for a temporary 12 month only period until a vaccine is made available.

Exhibit A



1. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
2. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
3. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
4. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
5. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
6. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
7. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
8. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
9. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.
10. *United Nations* is not a part of the public sector, the Government of India is not a member of the United Nations and the Government of India is not a member of the United Nations.

- [illegible]

[illegible]

2. In addition, the signatories shall carry the necessary public liability and workers' compensation insurance for the duration of the project. The Village of Tully Park, the Village Engineer, and the Department of Public Works shall be notified of the insurance coverage. The Village of Tully Park, the Village Engineer, the Department of Public Works and the Department of Planning and Development shall be notified of the insurance coverage. The Village of Tully Park, the Village Engineer, the Department of Public Works and the Department of Planning and Development shall be notified of the insurance coverage.

[illegible]

- [illegible]

A CONTRACTOR shall be solely responsible for obtaining, maintaining and supervising all safety programs in accordance with the Work CONTRACT shall state all necessary precautions for the safe and proper use of the equipment. It shall provide the necessary precautions to prevent damage, injury or death to

- [illegible]

FINAL APPROVED PLAN
Project Name: AIR TEAM 7
Location: 7460 DUVAN
Date: 2-14-08 Initials: AK/K
Village of Tinley Park

NW 1/4 Section 36, Township 36N, Range 12E


LEGAL DESCRIPTION
LOT 1 IN A 2700 RESUBDIVISION OF LOT 31 IN TWENTY INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, DESCRIBING THEREON THE WEST 13 1/4 FEET OF THE EAST 70 FEET OF THE NORTH 40 FEET OF THE NORTH 40 1/2 FEET, ACCORDING TO THE PLAT OF SAID 2700 RESUBDIVISION RECORDED JULY 1, 1944 AS DOCUMENT NUMBER 161879N, IN COCK COUNTY, ILLINOIS

Sheet #	Plan Name
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	PAVING & LAYOUT PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	EROSION CONTROL PLAN
C-7	STORMWATER PPP-1
C-8	STORMWATER PPP-2
C-9	DETAILS
C-10	DRAINAGE EXHIBIT
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

A vicinity map of the study area. The map shows a grid of streets. Major roads include 18th St, 17th St, 16th St, 15th St, 14th St, 13th St, 12th St, 11th St, 10th St, 9th St, 8th St, 7th St, 6th St, 5th St, 4th St, 3rd St, 2nd St, and 1st St. The map also shows the location of the study area, which is bounded by 18th St to the north, 1st St to the south, 17th St to the east, and 16th St to the west. The map is oriented with North at the top. The word "VICINITY MAP" is written vertically on the left side of the map. The text "(NOT TO SCALE)" is written below the title.

**TINLEY PARK BENCHMARK #523:
FLANGE BOLT OF HYDRANT IN FRONT OF 7455 DUVAN DRIVE
ELEVATION = 704.56**

Call **48 hours before you dig!**
(Excluding Sat., Sun. & Holidays)



**Joint
Tulley
Loosing
Information for
E excavators**

INCLUDE FOLLOWING INFORMATION

Crews: Day
Start & % Area on Number
CR

Crews: Turnpiling
Start & % Area on Number
Crews: Paving and Rims
Start: Address

Call to Request
Please Submit
Start Time in Reg.
Location of Dig
Type and Extent of Work
Fencing Time and Date


DATE	STEPHEN MARK RICHARDS
LICENSURE EXPIRES 11/06/09	

ILLINOIS AIR TEAM
Tinley Park Test Center

Prepared For: **APPLUS TECHNOLOGIES**

261 HANSEN COURT, SUITE 112
WOOD DALE, IL 8018
Contact: Dan Walker (314) 818-8048

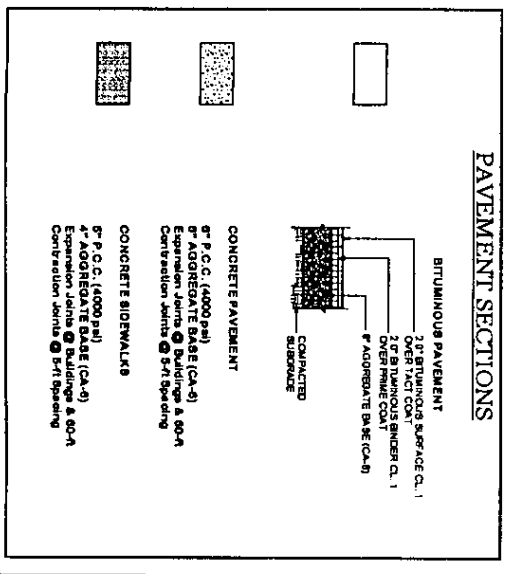
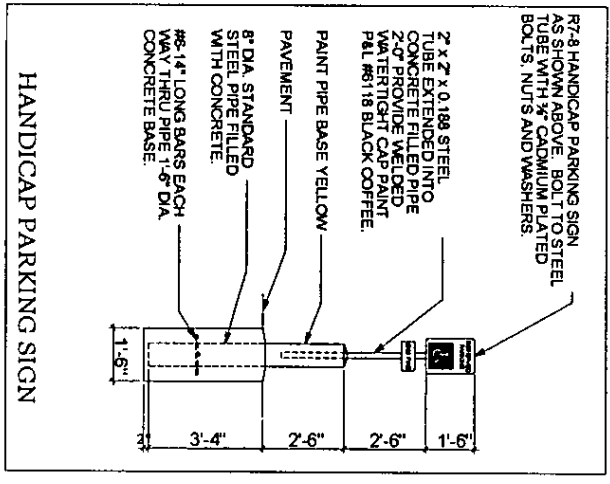
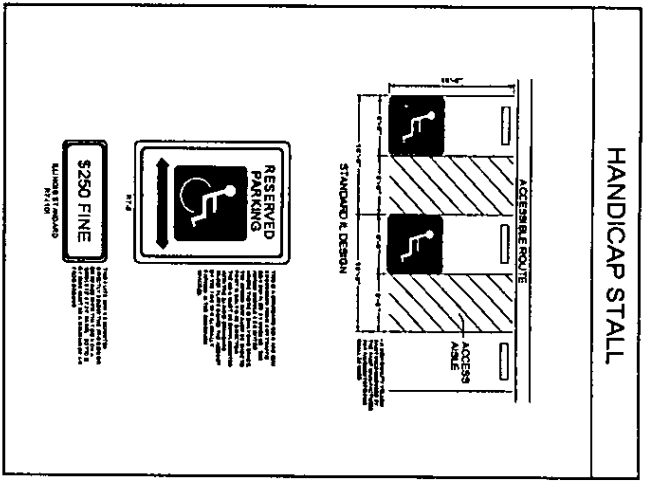
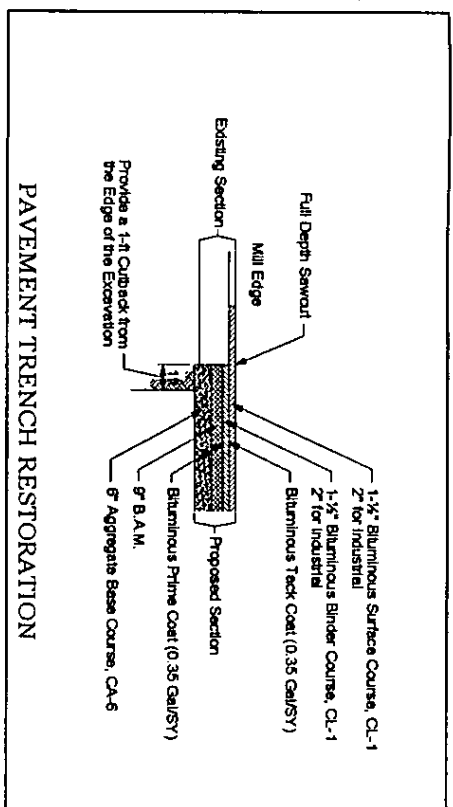
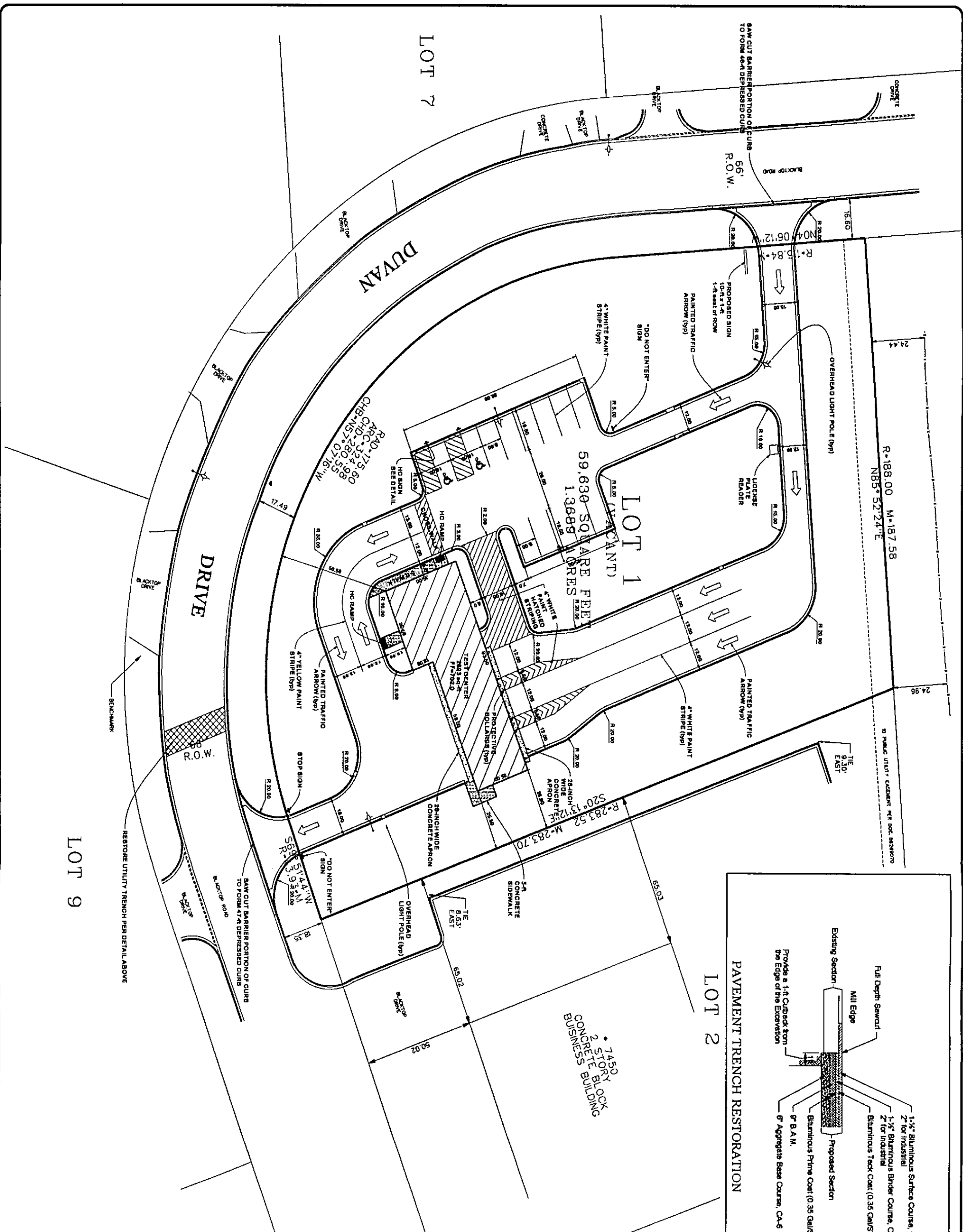
COVER
SHEET

SHEET # C-1	DATE Oct 1, 2007	REVISION 1 10-28-07 2 11-24-08	DATE 10-28-07 11-24-08	REVISION DESCRIPTION Revised per Trinity Park Prelim Comments Add walk along west side of Bldg	BY RLS RLS	WEBSTER, MCGRATH & AHLBERG LTD.  LARG SURVIVORS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS <i>Over 100 Years of Service in Illinois</i> 107 South Maryland Road • Wheaton, Illinois 60187 (630)648-7603 Fax (630)642-7440 Email webster@wma-il.com Chicago Post License No. 184-003101
		DRAWING NO. 4-9715	PROJECT NO. 05			
		SCALE RLS	MATERIALS SHAW			
		PROJECT 11-27-07	DRAWING 01			

LEGAL DESCRIPTION
LOT 11 OF 8 STOS RESEED DIVISION OF LOT 11 IS TRACT 11 INDUSTRIAL, PARS, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF
SECTION 10, TOWNSHIP 4 NORTH, RANGE 12, EAST OF THE THIRD RANGED ALABAMA, LYING NORTH OF THE NORTH LINE OF CHICKASAW ROCK SLAM
AND PACIFIC RAILROAD, EXTENDING THENCE TO THE WEST 1846 FEET OF THE EAST 3601 FEET OF THE NORTH 4515 FEET, ACCORDING TO THE
PLAN OF SAID 8 STOS RESEED DIVISION RECORDED JULY 1, 1904 AS DOCUMENT 17 IN BOOK 100077, ALABAMA



1 of 1

[illegible]

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WMA

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287 South Myer's Road Whetstone, Illinois 60187
(630)648-7893 Fax (630)632-1760 Email wmawebster@aol.com

Design Firm License No. 184-003101

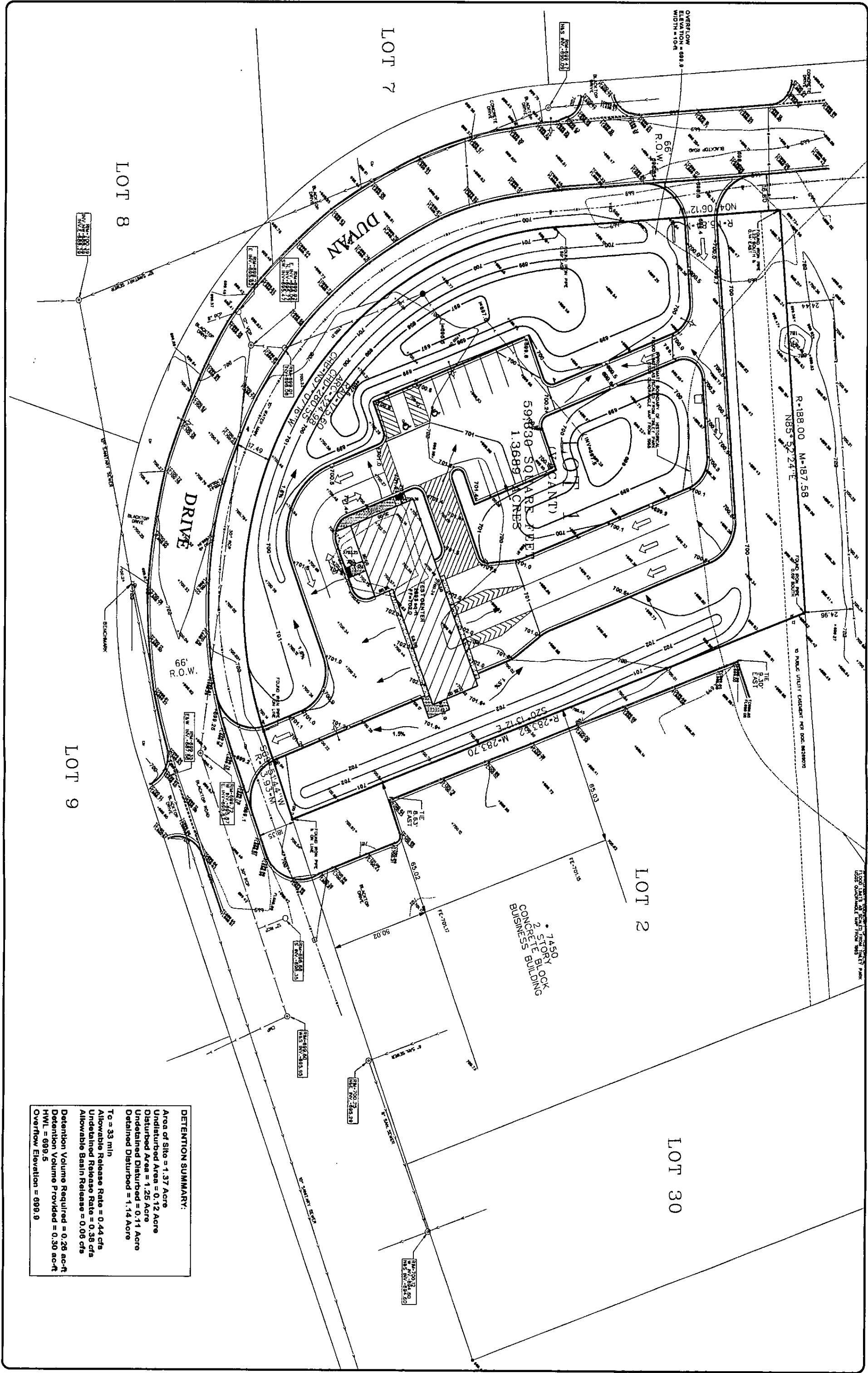
PAVING & LAYOUT PLAN

ILLINOIS AIR TEAM
Tinley Park Test Center

Prepared For: **APPLUS TECHNOLOGIES**

201 HANSEN COURT, SUITE 112
WOOD DALE, IL 60518
Contact: Dan Walker (847) 618-8048

E:\ACTH\PROJECTS\2015\201511\CONCRETE\APR2015\Grading Set.dwg, Model: C4-Grading, Date: 10/24/2015



DETENTION SUMMARY:	
Area of Site = 1.37 Acre	
Undisturbed Area = 0.12 Acre	
Disturbed Area = 1.25 Acre	
Undisturbed Disturbed = 0.11 Acre	
Detained Disturbed = 1.14 Acre	
T ₀ = 33 min	
Allowable Release Rate = 0.44 cfs	
Undisturbed Release Rate = 0.38 cfs	
Allowable Basin Release = 0.06 cfs	
Detention Volume Required = 0.26 ac-ft	
Detention Volume Provided = 0.30 ac-ft	
HWL = 699.5	
Overflow Elevation = 699.9	

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(312) 444-7883 Fax: (312) 444-7884 Email: wma@wma.com

Design Firm License No. 154-003181

GRADING PLAN

ILLINOIS AIR TEAM

Tinley Park Test Center

Prepared For: APPLUS TECHNOLOGIES

701 HANSEN COURT, SUITE 112

WOOD DALE, IL 60519

Contract: Oak View (067) 815-8048

REV#	DATE	REVISION DESCRIPTION	BY
1	10-29-07	Revised per Tinley Park Prelim Comments	RLS
2	01-24-08	Add walk along west side of Bldg	RLS

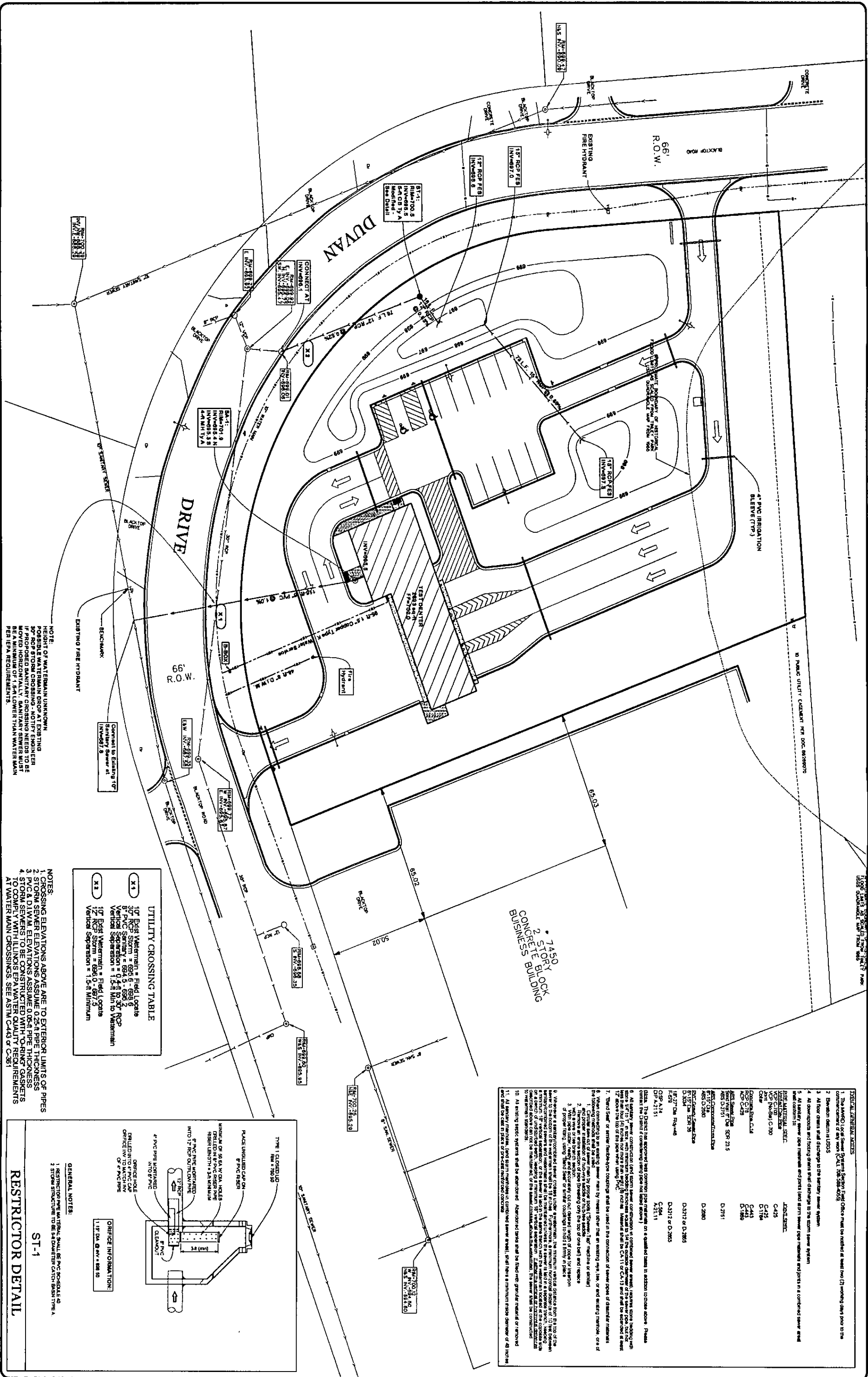
DESIGNER: J. J. J.

CHECKED: J. J. J.

DATE: 10/24/2015

SCALE: 1" = 20'

SHEET: C-4



REF#	DATE	SERVICE DESCRIPTION	BY
1	10-20-07	Revised per Triley Park Problem Comments	RLS
2	01-24-08	Add walk along west side of Elroy	RLS

C-5

DATE: 01-1-2007

TIME: 1:00 PM

LOCATION: 4301 S. 10TH AVE

PROJECT: 10-20-07

BY: RL

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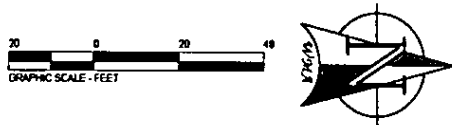
297 South Mapleville Road Windsor, Ontario N6B1K7
(519) 668-7443 Fax (519) 612-1700 Email wma@wmaofcanada.com

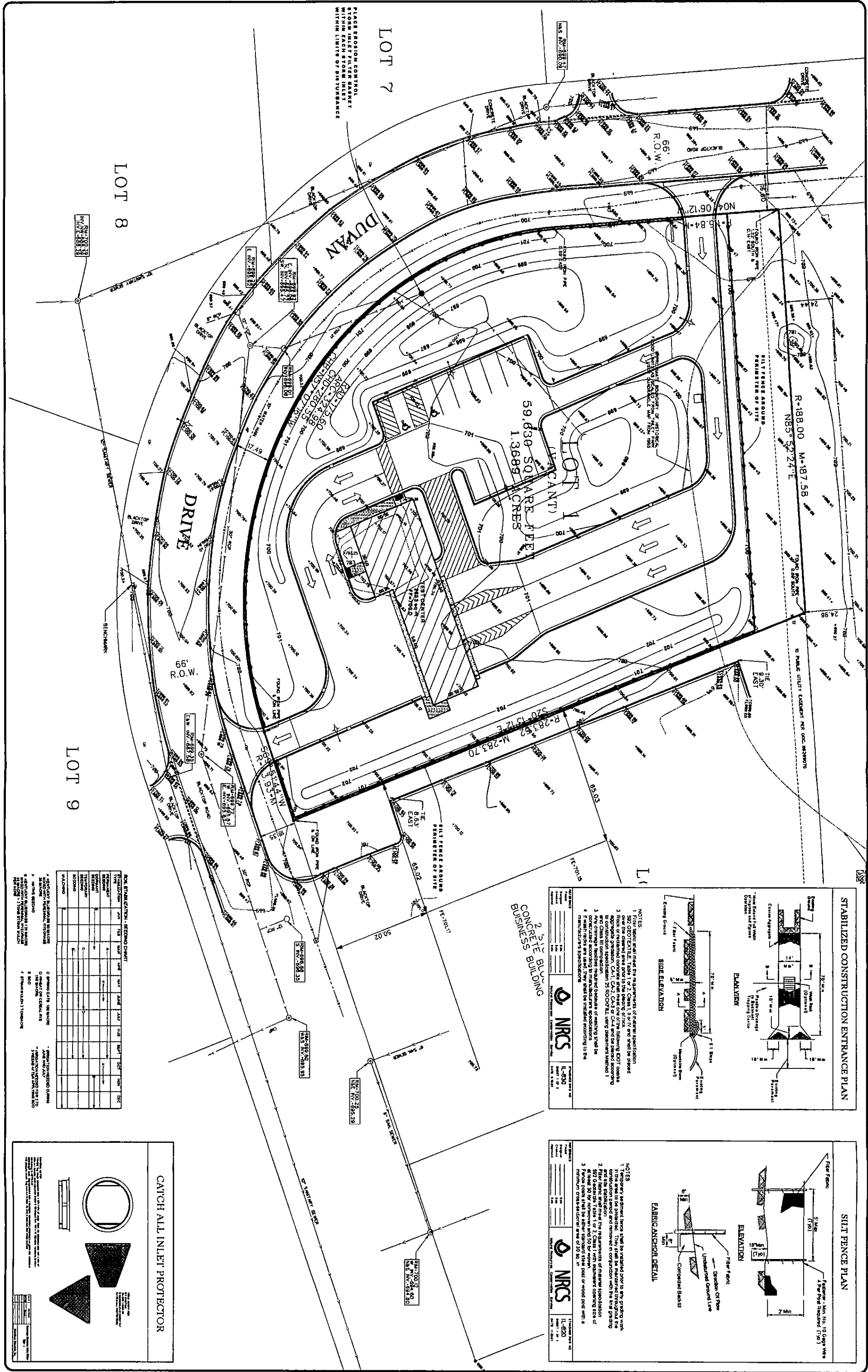
Design Firm License No. 154-003101

UTILITY PLAN

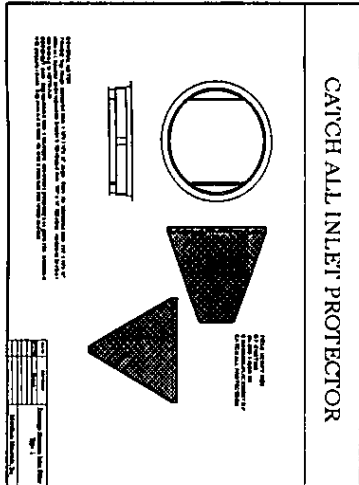
ILLINOIS AIR TEAM
Tinley Park Test Center

Prepared For **APPLUS TECHNOLOGIES**
201 HANSEN COURT, SUITE 112
WOOD DALE, IL 60181
Contact: Dan Walter (847) 616-5048





REVISIONS - REVISIONS									
NO.	DATE	BY	REVISION	DATE	BY	REVISION	DATE	BY	REVISION
1	10-28-07	RLS	Revised per Tinley Park Project Comments						
2	01-24-08	RLS	Add work along west side of Bldg						



NO.	DATE	BY	REVISION
1	10-28-07	RLS	Revised per Tinley Park Project Comments
2	01-24-08	RLS	Add work along west side of Bldg

WEBSTER, McGRATH & AHLBERG LTD.

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LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
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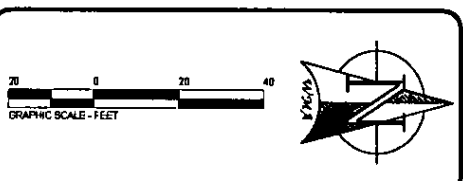
287 South Naperville Road, Wheaton, Illinois 60187
(630) 468-7483 Fax: (630) 468-7169 Email: wma@wma-ill.com
Design Firm License No. 104-003181

EROSION CONTROL PLAN

ILLINOIS AIR TEAM
Tinley Park Test Center

Project For: **APPLUS TECHNOLOGIES**

201 HAWSEN COURT, SUITE 112
WOOD DALE, IL 60181
Contact: Dan Walter (847) 818-8048



REVENTION PLAN

AND INCORPORATED INTO THE PROJECT TO DIRECT THE TEMPORARY EROSION CONTROL MEASURES TO PROVIDE PROTECTION FOR DOWNSTREAM UNDERWATER.

THIS SHALL BE INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EROSION CONTROL SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.

SITE DESCRIPTION

A. DESCRIPTION OF CONSTRUCTION ACTIVITIES:

1. THE PROJECT CONSISTS OF A SINGLE COMMERCIAL BUILDING FOR TESTING OF UTILITY LINES. THE PROJECT SITE IS A 1.25 ACRES OF LAND, OF WHICH 1.25 ACRES WILL BE DISTURBED BY EXCAVATION, GRADING AND OTHER ACTIVITIES.
2. CONSTRUCTION ACTIVITIES INCLUDE:
 - EARTH EXCAVATION AND BACKFILL FOR DETENTION AND SITE GRADING
 - TRENCHING FOR UTILITY AND STORM SEWER INSTALLATION.
 - VARIOUS PAVEMENT ITEMS, INCLUDING SIDEWALKS, STREETS AND DRIVEWAYS.
 - BUILDING FOUNDATIONS AND SUPERSTRUCTURES.
 - LANDSCAPING.
 - OTHER MISCELLANEOUS ITEMS OF CONSTRUCTION.

B. DESCRIPTION OF ANTICIPATED EROSION CONTROL MEASURES WHICH WILL DISTURB EROSION CONTROL OF THE CONSTRUCTION SITE.

1. CLEAN VEGETATION.
2. MASS GRADING.
3. TRENCHING FOR UTILITIES.
4. FINE GRADING FOR ROAD IMPROVEMENTS.
5. FINAL LOT GRADING.

C. AREA OF THE CONSTRUCTION SITE.

THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 1.25 ACRES, OF WHICH 1.25 ACRES WILL BE DISTURBED BY EXCAVATION, GRADING AND OTHER ACTIVITIES.

D. OTHER REPORTS, STUDIES AND PLANS WHICH ARE IN THE DEVELOPMENT OF THE STORM WATER POLLUTION PREVENTION PLAN AS REFERENCED DOCUMENTS:

1. THE ESTIMATED RUNOFF COEFFICIENTS OF THE VARIOUS AREAS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED ARE CONTAINED IN THE PROJECT DRAINAGE STUDY WHICH IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAN.
2. INFORMATION OF THE SOILS AND TERRAIN WITHIN THE SITE WAS OBTAINED FROM TOPOGRAPHIC SURVEY DATA THAT WERE UTILIZED FOR THE DEVELOPMENT OF THE PROPOSED TEMPORARY EROSION CONTROL SYSTEMS.
3. PROJECT PLAN DOCUMENTS, SPECIFICATIONS AND SPECIAL PROVISIONS, AND PLAN DRAWINGS INDICATING DRAINAGE PATTERNS AND APPROXIMATE SPEEDS ANTICIPATED AT VARIOUS LOCATIONS WERE UTILIZED FOR THE PROPOSED PLACEMENT OF THE TEMPORARY EROSION CONTROL SYSTEMS.

E. DRAINAGE TRIBUTARIES AND SENSITIVE AREAS RECEIVING RUNOFF FROM CONSTRUCTION SITE:

1. THIS LOT WILL RELEASE FROM THE ON-SITE DETENTION BASIN AT A CONTROLLED RATE INTO AN EXISTING STORM SEWER WHICH IS TRIBUTARY TO MIDLOTHIAN CREEK.

CONTROLS: EROSION AND SEDIMENT CONTROLS

DESCRIPTION OF STABILIZATION PRACTICES AT THE BEGINNING OF CONSTRUCTION:

1. THE DRAINAGE SPECIFICATIONS AND SPECIAL PROVISIONS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE AVAILABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, OTHER APPROPRIATE MULCHING, PROTECTION OF THE ENGINEER. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED. TEMPORARILY OR PERMANENTLY CEASED, BUT NOT NECESSARILY TEMPORARILY OR PERMANENTLY CEASED. CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- (A) AREAS OF EXISTING VEGETATION (TWO AND GRASS) AND/OR OUTSIDE THE PROPOSED CONSTRUCTION SITE SHALL BE IDENTIFIED BY THE ENGINEER FOR PRESERVING AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
- (B) OPEN, DISTURBED, OR UNSUITABLE VEGETATION WITHIN THE SITE SHALL BE REMOVED AS DIRECTED BY THE ENGINEER, ALONG WITH REQUIRED TREE REMOVAL.
- (C) AS SOON AS REASONABLE ACCESS IS AVAILABLE TO ALL LOCATIONS WHERE WATER DRAINS AWAY FROM THE CONSTRUCTION SITE, THE ENGINEER SHALL REQUIRE THE INSTALLATION OF PERMANENT EROSION BARRIERS BE INSTALLED AS CALLED OUT IN THIS PLAN AND DIRECTED BY THE ENGINEER.
- (D) BARE AND SPARSELY VEGETATED GROUND IN HIGH ERODABLE AREAS AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDING AT THE BEGINNING OF CONSTRUCTION WHERE NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN 7 DAYS.
- (E) IMMEDIATELY AFTER TREE REMOVAL IS COMPLETED, AREAS WHICH ARE HIGHLY ERODABLE AS DETERMINED BY THE ENGINEER SHALL BE TEMPORARILY SEEDING WHEN NO CONSTRUCTION ACTIVITIES ARE EXPECTED WITHIN 7 DAYS.
- (F) AT LOCATIONS WHERE A SIGNIFICANT AMOUNT OF WATER DRAINS INTO THE CONSTRUCTION ZONE FROM OUTSIDE AREAS (ADJACENT LANDOWNERS), TEMPORARY DITCH CHECKS WILL BE LOCATED INSIDE THE PROPERTY LINE. LOCALLY DIVERTE WATER, REDUCE FLOW RATES, AND COLLECT OUTSIDE SITUATION INSIDE THE PROPERTY LINE.
2. ESTABLISHMENT OF THESE TEMPORARY EROSION CONTROL MEASURES WILL HAVE ADDITIONAL BENEFITS TO THE CONSTRUCTION SITE UNTIL PERMANENT SEEDING/GRASSING AND OVERSEEDING CAN BE COMPLETED.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

1. DURING CONSTRUCTION, AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING (EXCEPT AS DESCRIBED ON THIS PLAN) AND DIRECTED BY THE ENGINEER, PARKING OF VEHICLES OR CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS, OR OTHER CONSTRUCTION RELATED ACTIVITIES.
 2. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SEDIMENT FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SEDIMENT FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SEDIMENT FROM THE CONSTRUCTION SITE.
 3. THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING. THE COST OF THIS REMOVAL SHALL BE INCLUDED IN THE UNIT BID PRICE FOR VARIOUS TEMPORARY EROSION CONTROL PLAN ITEMS.
 4. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON SITE.
 5. SURFACES OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION. STRIPPED AREAS SHALL BE PROTECTED FROM SOIL EROSION. STRIPPED AREAS SHALL BE PROTECTED FROM SOIL EROSION. STRIPPED AREAS SHALL BE PROTECTED FROM SOIL EROSION. STRIPPED AREAS SHALL BE PROTECTED FROM SOIL EROSION.
 6. IF AN EARTH STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROVIDED FOR SOIL STOCKPILE.
 7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
 8. ANY SOIL, MUD, OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREETS SHALL BE REMOVED IMMEDIATELY.
- DESCRIPTION OF STRUCTURAL PRACTICES DURING CONSTRUCTION:
1. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
 2. SLOTTED ACCESS SHALL BE ESTABLISHED AT THE LIMITS OF CONSTRUCTION TO PROTECT AGAINST DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE.
 3. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL STABILIZED CONSTRUCTION ENTRANCE DRIVE.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

1. TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED AND ALL PROPOSED TUFF AREAS SEEDING AND ESTABLISHED.
2. ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TUFF RESEDED.

CONTROLS: STORM WATER MANAGEMENT CONTROLS

DESCRIPTION OF MEASURES TO BE INSTALLED TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED:

1. A PERMANENT STORM WATER DETENTION STRUCTURE WILL BE CONSTRUCTED FOR ATTENUATION OF SURFACE FLOWS.
2. IN-RAP VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS.

MAINTENANCE AFTER CONSTRUCTION:

1. CONSTRUCTION IS COMPLETE AFTER FINAL INSPECTION AND ACCEPTANCE BY THE VILLAGE OF TWIN PARK. MAINTENANCE UP TO THIS DATE WILL BE BY THE CONTRACTOR.

MISCELLANEOUS:

1. TEMPORARY DITCH CHECKS SHALL BE LOCATED AT EVERY 16 FT. FALL/RISE IN DITCH GRADE.
2. TEMPORARY EROSION CONTROL SEEDING SHALL BE APPLIED AT THE RATE OF 100 LBS/ACRE.
3. STRAW BALES HAVE BALE PERIMETER EROSION BARRIERS AND SALT FENCES WILL NOT BE PERMITTED. STRAW BALES ROLLED EXCELSION, URETHANE FOAM/GEOTEXTILE (SLIT/WEDED), AND FOR ANY OTHER MATERIAL APPROVED BY THE EROSION AND SEDIMENT CONTROL COORDINATOR.
4. ALL EROSION CONTROL PRODUCTS FURNISHED SHALL BE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN.



GRAPHIC SCALE - FEET

ILLINOIS AIR TEAM
Twin Park Test Center

Prepared For: APPLUS TECHNOLOGIES

281 HANSEN COURT, SUITE 112
Creston, Okla. 73616-6048

STORMWATER
POLLUTION
PREVENTION
PLAN - 1

WEBSTER, McGRATH & AHLBERG LTD.

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Design Team License No. 184-001811

REV	DATE	REVISION DESCRIPTION	BY
1	10-28-07	Revised per Twin Park Prelim Comments	RLS
2	01-24-08	Add walk along west side of Bldg	RLS
3	03-28-07	Client Review, Approved	
4	03-28-07	Client Review, Approved	
5	03-28-07	Client Review, Approved	
6	03-28-07	Client Review, Approved	
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100	03-28-07	Client Review, Approved	

OWNER INFORMATION

[illegible]

THE FOLLOWING FORMS ARE REQUIRED

NOTES:

1. FOUND ON IDOT WEBSITE
<http://www.dot.state.il.us/contracts/perform.html>
2. FOUND ON IEPA WEBSITE
<http://www.epa.state.il.us/water/iforma.html>
3. FOUND ON IDOT WEBSITE
<http://www.dot.state.il.us/contracts/perform.htm>

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTENTION: PERMIT SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 18226
SPRINGFIELD, ILLINOIS 62794-9226

PROJECT	DATE	AREA CODE *
CITY	ST	ZON
CONSTRUCTION SITE NAME		
COUNTY	SECTION	TOWNSHIP
RANGE	UNITED STATES	SEC.

CAUSE OF NON-COMPLIANCE
ACTION TAKEN TO REMEDY ANY FURTHER NON-COMPLIANCE
ENVIRONMENTAL IMPACT RESULTING FROM THE NON-COMPLIANCE
ACTION TAKEN TO REDUCE THE ENVIRONMENTAL IMPACT RESULTING FROM THE NON-COMPLIANCE

Please use the tab or arrow keys

[illegible]

I certainly understand why you think that discolored soils at the job offered "evidence" that acid stream water discharges associated with logging activity from the riparianized facility that are authorized by an NPDES general permit, have somehow been eliminated and restored by the riparian forest. I am not going to attempt to encourage you to encourage your clients to sue the State or sue the State for the riparian permit, but the discharging pollutants in stream water associated with logging activity in Western of the State is regulated under the Environmental Protection Act and the Clean Water Act where the discharge is authorized by an NPDES permit.

OWNER SIGNATURE _____	DATE _____
FOR OFFICE USE ONLY	
MAIL COMPLETED FORM TO FEDERAL BUREAU OF INVESTIGATION DO NOT SIGN! ADDITIONAL DOCUMENTATION (IF LESS REQUESTED)	LUNDS, BERNARDT, PROTECTRON AGENCY 10000 13TH AVE. S. PORT OFFICE RM 1078 SPRINGFIELD, LUNDS 57144-2118
LOO _____	
PERIOD NO. LUN 18 _____	
DATE _____	

(FOR CONSTRUCTION ACTIVITIES WITH LAND DISTURBANCE OF ONE ACRE OR GREATER)

1. THE OPERATOR OF THE CONSTRUCTION SITE (OWNER OR CONTRACTOR) SHALL SUBMIT A THIRTY (30) DAYS BEFORE THE COMMENCEMENT OF ANY WORK ON THE SITE. CONSTRUCTION GENERAL PERMIT (LRO)
2. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE DEVELOPED BY THE ENGINEER BEFORE THE SUBMISSION OF THE NOI. IT IS RECOMMENDED THAT THE SWPPP BE INCLUDED IN THE CONSTRUCTION PLANS. THE SWPPP IS NOT SUBMITTED TO THE IEPA.
3. THE SWPPP MUST BE MADE AVAILABLE FOR VIEWING DURING BUSINESS HOURS AT THE PROJECT SITE.
4. THE SWPPP MUST INCLUDE A SITE MAP. THE PERMIT REQUIRES THE FOLLOWING TO BE SHOWN ON A SITE MAP (EROSION CONTROL PLANS):
 - a. DRAINAGE PATTERNS AND APPROPRIATE SLOPES BEFORE AND AFTER MAJOR GRADING.
 - b. AREAS OF SOIL DISTURBANCE.
 - c. AREAS OF SOIL STABILIZATION AND CONTROLS FOR THOSE AREAS.
 - d. LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS.
 - e. AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR.
 - f. LOCATIONS OF STORM WATER DISCHARGES.
5. THE OPERATOR MUST SUBMIT AN INCIDENT OF NON-COMPLIANCE (IONC) TO THE IEPA AT ANY TIME AN EROSION OR SEDIMENT CONTROL DEVICE FAILS. THE IONC SHALL BE SUBMITTED WITHIN FIVE (5) DAYS AFTER THE DATE OF OCCURRENCE.
6. WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% PERCENT ESTABLISHMENT RATE OF VEGETATION, THE LOCAL AGENCY WILL SUBMIT THE NOTICE OF TERMINATION.

ILLINOIS AIR TEAM
Tinley Park Test Center

Prepared For:
APPLUS TECHNOLOGIES

201 HANSEN COURT, SUITE 112
WOOD DALE, IL 60181
Contact: Dan Webster (847) 814-8048

**STORMWATER
POLLUTION
PREVENTION
PLAN - 2**

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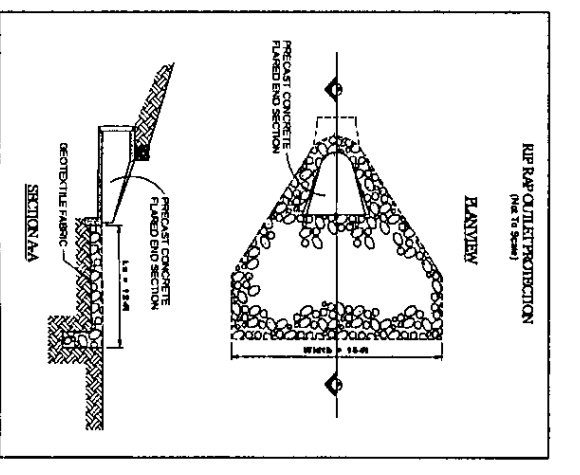
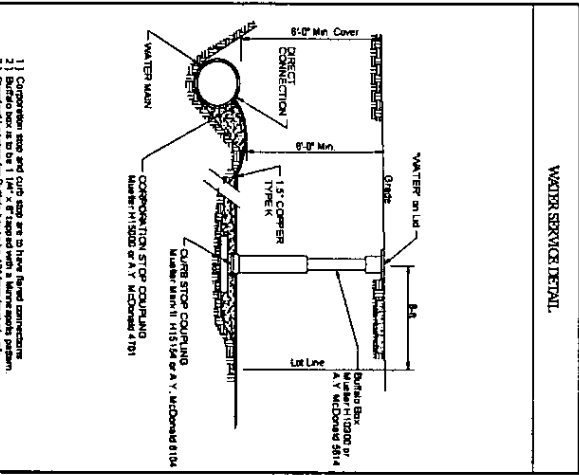
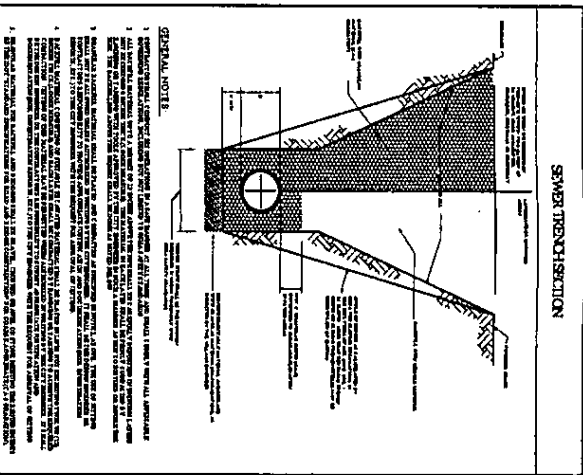
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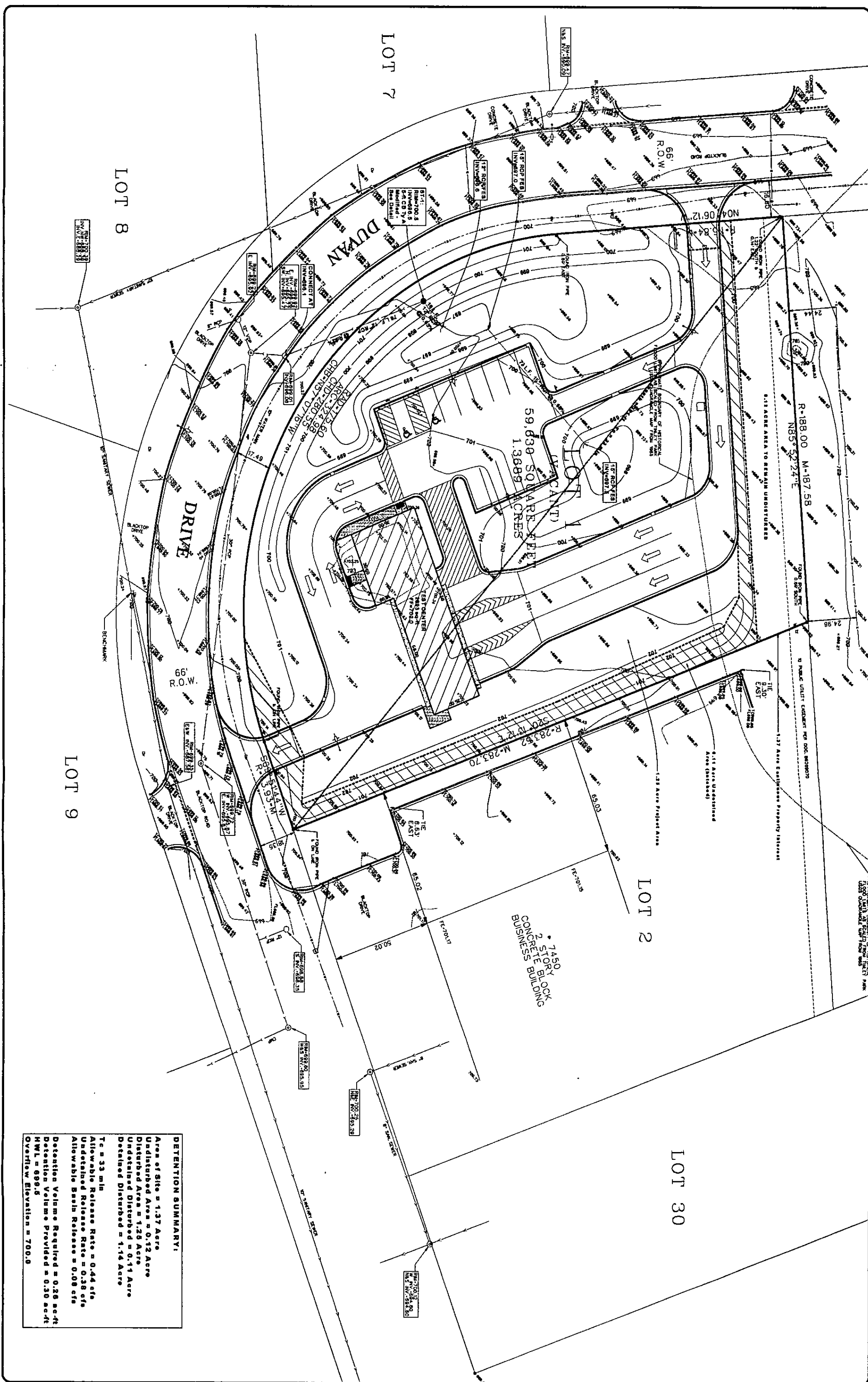
267 South Main Street, Box 1000, Wheaton, Illinois 60187
(630) 644-7683 Fax (630) 642-1768 Email webm@wmaof.com

Donna Pate Lutzman No. 184-03181

REF#	DATE	REVISION DESCRIPTION	BY
1	10-20-07	Revised per Tierney Plan System Comments	RLS
2	01-24-08	Add walk along west side of Blvd	RLS



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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REF#	DATE	REVISION DESCRIPTION	BY
1	10-26-01	Revised per Tinsley Park Prelim Comments	RLS
2	01-24-02	Add work along west side of 180g	RLS

DATE	TIME	BY	DO
10/15	12:00 PM	REVIEW	
11/20	1:30 PM	DO	

SCALE: 1" = 20' Oct 1, 2007
C-10

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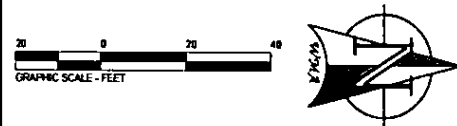
287 South Mapleville Road Whittome, Kansas 66157
(620)364-7643 Fax: (620)362-1748 E-mail: webm@wmaintl.com

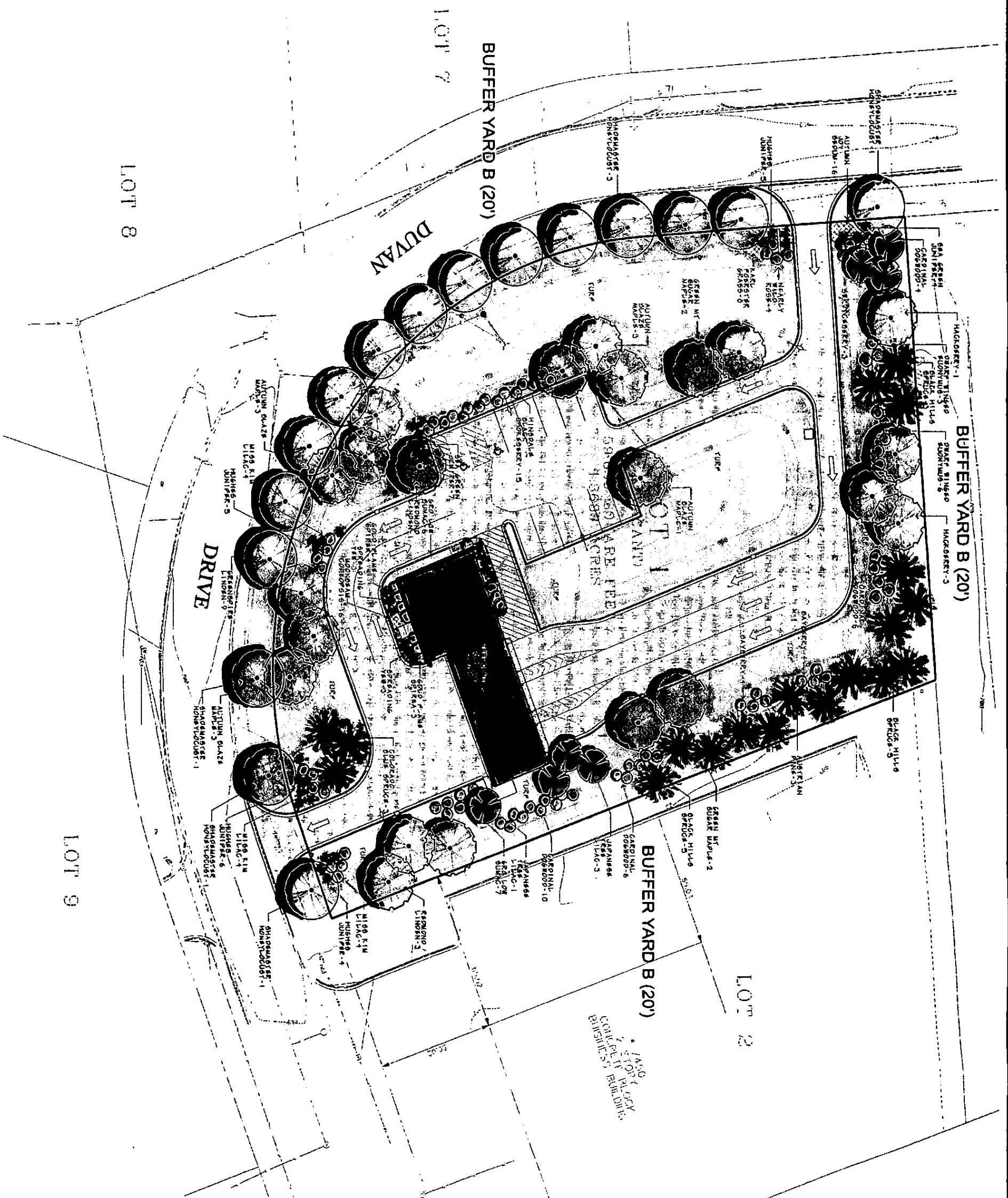
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DRAINAGE EXHIBIT

ILLINOIS AIR TEAM
Tinley Park Test Center

Prepared For: **APPLUS TECHNOLOGIES**
201 HANSEN COURT, SUITE 112
WOOD DALE, IL 60191
Contact: Dan Webster (616) 611-8249



[illegible][illegible]

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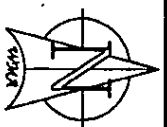
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LANDSCAPE PLAN

ILLINOIS AIR TEAM
Tinley Park Test Center

Prepared For: **APPLUS TECHNOLOGIES**

281 HANSEN COURT, SUITE 112
WOOD DALE, IL 60791
Contact: Dan Walker (847) 614-8049





PLAN COMMISSION STAFF REPORT

December 3, 2020 – Workshop/Public Hearing

MedPro Health Providers, Mixed-Use Building

16820 Oak Park Avenue

Petitioner

Riz Villasenor, on behalf of MedPro Health Providers, LLC (contract purchaser)

Property Location

16820 Oak Park Avenue

PIN

28-30-107-026-0000

Zoning

NG, Neighborhood General

Approvals Sought

Site Plan Approval
Special Use Permit
Variations
Final Plat

Project Planner

Daniel Ritter, AICP
Senior Planner



EXECUTIVE SUMMARY

The Petitioner, Riz Villasenor, on behalf of MedPro Health Providers, LLC (contract purchaser) is seeking Site Plan Approval, a Special Use Permit, and Variations needed to convert a single-family residential home to a mixed-use building with a first-floor office and second-floor apartment at 16820 Oak Park Avenue in the NG, Neighborhood General, zoning district.

The Petitioner is proposing to renovate the first floor of the building for an office to operate their business, MedPro Health Providers. The company is a home-based healthcare business that is currently leasing a location in Tinley Park. This location will be an administrative office for the company, with no patients visiting the site. The building's second floor will be renovated into an apartment so that the building is mixed-use. Conversion of a Heritage Site to a mixed-use is permitted in the NG zoning district with a Special Use Permit approval. Additionally, three Variations are being requested.

The property will remain a Heritage Site that does not comply with the Legacy Code's redevelopment requirements. However, it will come closer to the intent of code while keeping with the scale of the existing 90-year-old structure. The proposal mirrors similar mixed-use buildings in the area and along Oak Park Avenue. The mixed-use allows businesses to operate while also retaining the Legacy Plan's goal of keeping residential density that supports the commercial uses in the Downtown Core. The redevelopment proposal benefits the Village by redeveloping a vacant and deteriorating building, while also keeping an existing healthcare business in town.

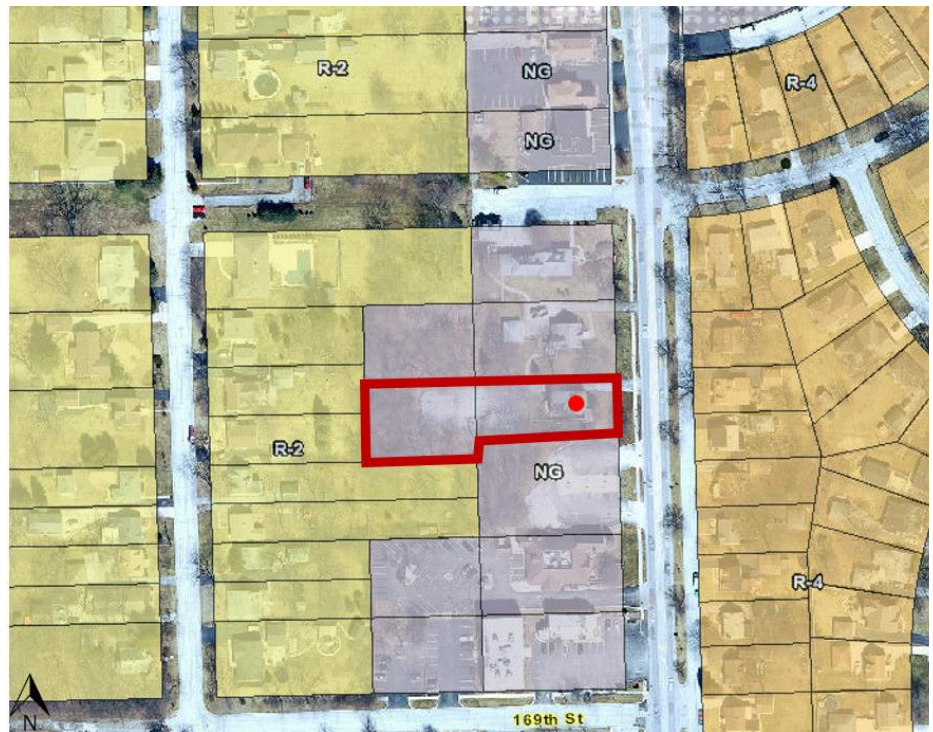
EXISTING SITE, HISTORY & ZONING

The subject property was originally constructed as a residential home in a bungalow style around the 1930s. The structure is not identified as a culturally and historically significant property according to the Legacy Plan. However, the house was home to Tinley Park's first and only female mayor, Rose Brown, who served from 1949 to 1952. The house also offers a unique brick design for the entire first floor. The property was renovated in the late 90s to serve as a commercial office. However, after a few years of vacancy was permanently converted back to a single-family residential house in 2010.

The property consists of two lots that are approximately 27,725 sq. ft. in total size and includes a two-story single-family home structure, an ADA ramp, and an asphalt driveway and parking lot that has begun to deteriorate. The rear of the lot is heavily wooded.

This subject property is located in the NG, Neighborhood General, zoning district. It is classified as a "Heritage Site" because the site was developed lawfully before the adoption of the Legacy Code. Sites remain classified as a Heritage Site as long as any voluntary and private-owner initiated modifications to the property do not exceed 50% of the property's market value. The Legacy Code does permit a Heritage Site in the NG district (whether residential or commercial) to be converted to a mixed-use building with Special Use Permit approval.

To the north of the subject property is a detached single-family residential home that is zoned NG. To the north of that property is a property zoned NG that made a similar mixed-use conversion (January 2020) and houses An English Garden Florist & Gifts. To the south of the subject site is a vacant lot that was a former Clark gas station that is also zoned NG. To the west is a single-family home zoned R-2 (Single-Family Residential) and to the east across Oak Park Avenue are single-family homes zoned R-4 (Single-Family Residential).



Existing Site Photos:



Above: Front/east structure elevation.



Left Image: View of rear parking lot facing west.



Right Image: Rear/west structure elevation.

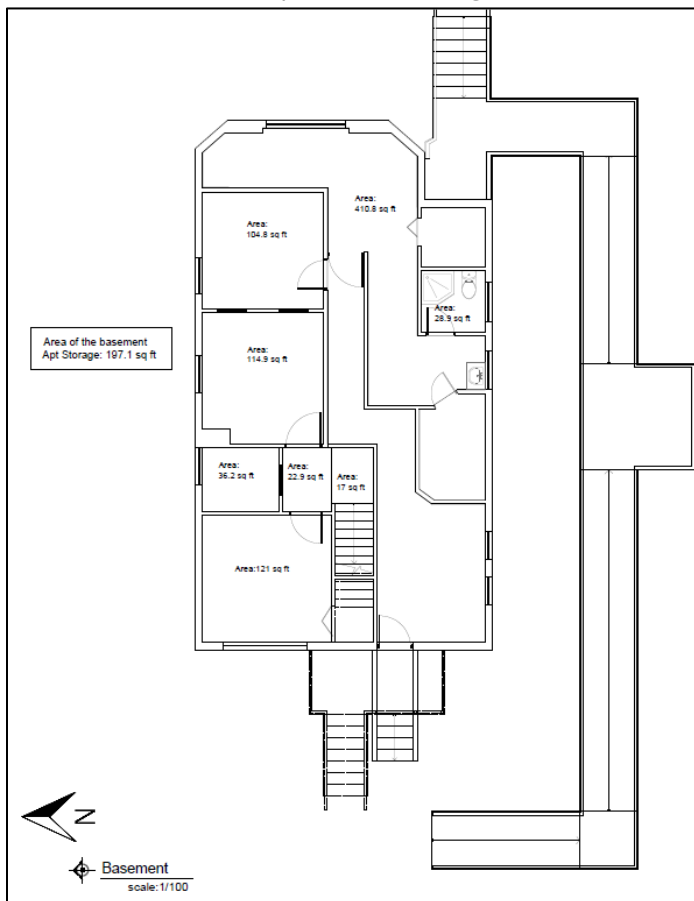
PROPOSED USE

The Petitioner's proposal will convert most of the first floor and basement to a commercial use and the second floor to an apartment. The commercial use will include a 772 sq. ft. of professional office space for their business, MedPro Health Providers LLC (<http://www.medprohealthproviders.com/>), which operates as an at-home healthcare business. Most of the business's employees are healthcare professionals that work remotely and go to patients' homes. This office will primarily be utilized by approximately five or six management and administrative staff. Healthcare staff do not come to the office regularly, only visiting for administrative activities or supply pick-up. Due to the current pandemic precautions, office contact and healthcare professional visits have been even further limited to avoid any unnecessary contact. The basement will be used by the commercial use for storage and also has a second bathroom.

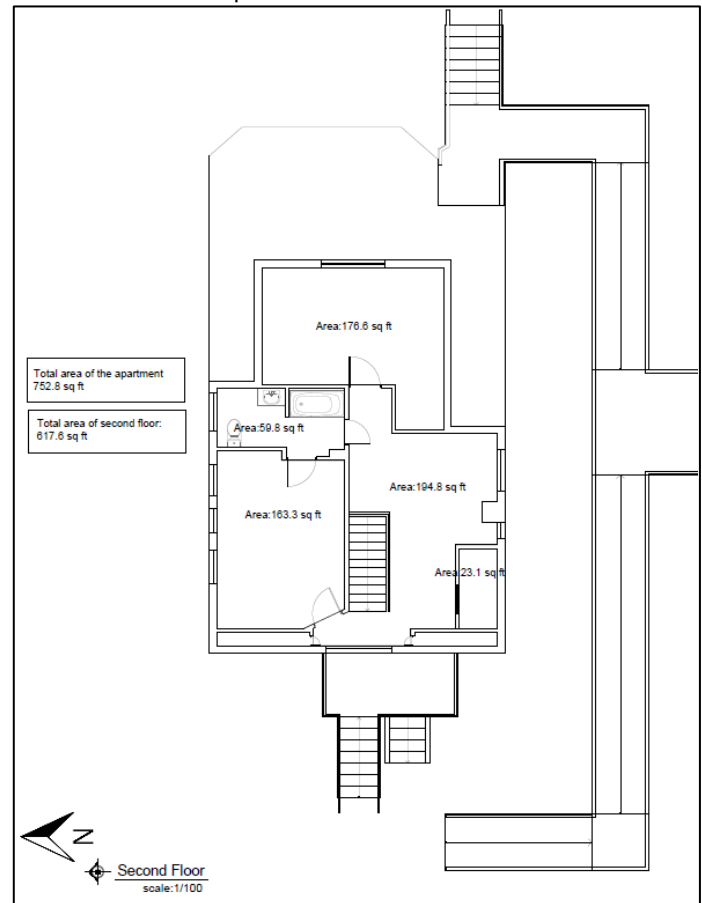
The apartment will be a two-bedroom and one-bathroom apartment that is approximately 752 sq. ft. in size. The apartment's second floor will have two bedrooms, a living room, and a bathroom. There will be stairs from the second floor to a first floor kitchen area that will have separate access and exclusive use for the apartment tenant. The apartment is proposed to have basement storage as well, but that is not required or calculated into the apartment's total usable floor area. While the layout is unorthodox, with the kitchen on the first floor, keeping it at the existing location helps save space on the second floor and saves money compared to relocating it. The primary purpose of the apartment addition is for tax relief purposes that allow the business use to be financially feasible in the future.

Open Item #1: Discuss any concerns about the apartment's use, with a kitchen located on a different floor that the living area.

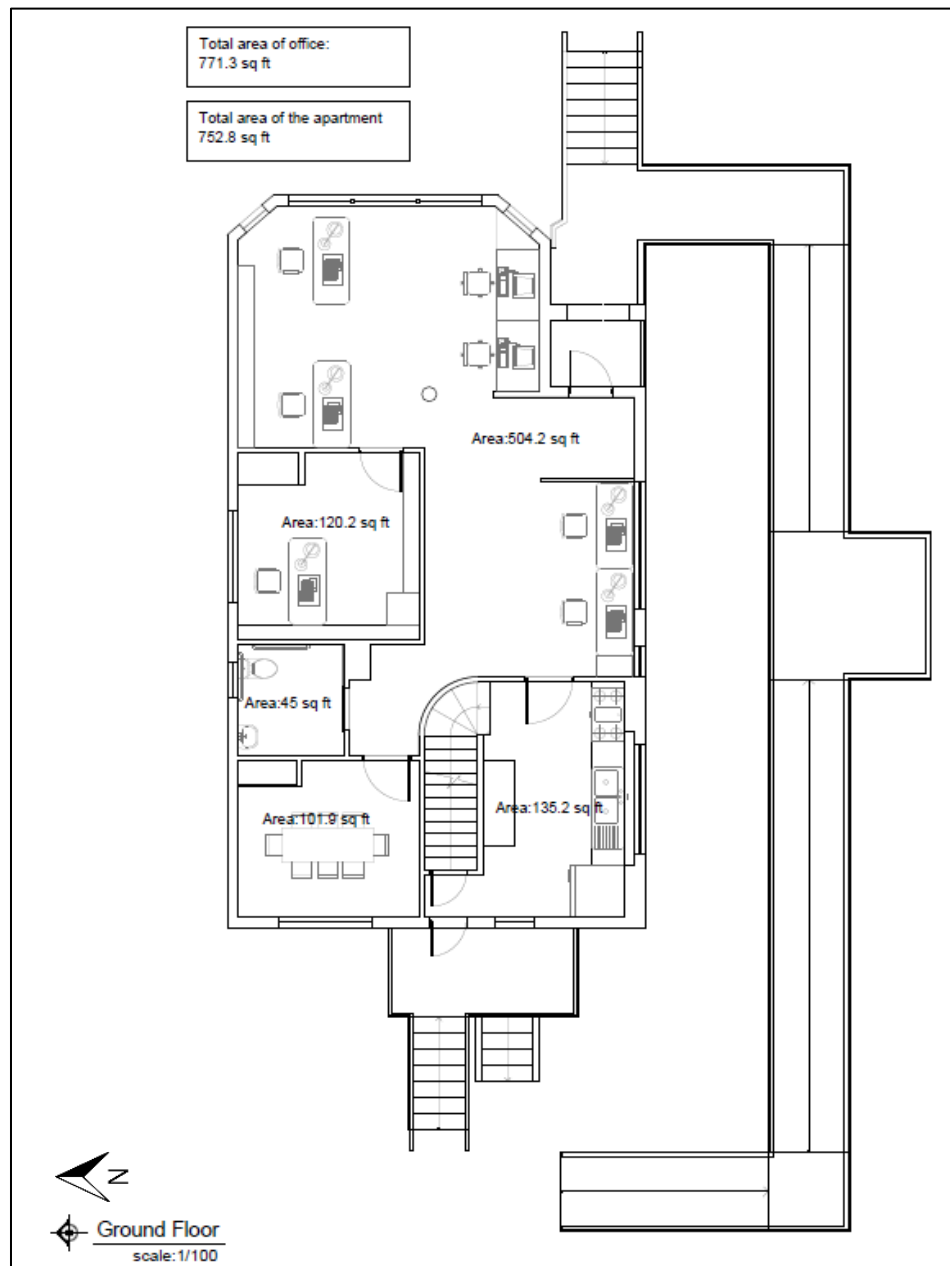
Basement – Office & Apartment Storage



Second Floor - Apartment



First/Ground Floor – Commercial Office & Apartment Kitchen



Permits – Renovation and buildout work will need to be completed so that the first floor can be used as a commercial office and the second floor can function as a standalone apartment. The conversion of a residential structure to a commercial or mixed-use structure also necessitates the installation of a fire suppression system, fire alarm, and ingress/egress requirements. Building and fire permit plans require approval and the work must be completed prior to occupancy. Staff has added the permit requirements as a recommended condition of approval for clarification purposes.

Phasing - Due to timing issues with the Petitioner's current lease, they plan to phase the work by completing the necessary work for the office occupancy first, then continue working on the apartment as a later phase. Staff is supportive of construction phasing, but since the site must be a mixed-use structure, certain information will be needed for the entire project to be submitted. Staff is recommending a condition be placed on the Special Use Permit that allows for construction phasing, but requiring completion of all work by December 31, 2022.

Open Item #2: Discuss any concerns and the recommended condition for the proposed phasing of the office and apartment work.

SPECIAL USE PERMIT

The mixed-use building allows a business to reuse the property, maintain a dwelling on the property, and reduce property taxes. The NG zoning district is residentially-focused to provide sufficient density surrounding the Downtown Core and train station. The additional residential dwellings help to support the businesses within the Legacy District and specifically the Downtown Core. While the proposal will not bring the property completely into compliance with the vision of the Legacy Plan, it will help ensure the longevity of a quality 90-year-old property in the downtown area. Staff believes the proposed mixed-use building is the best option to revitalize and preserve the structure for the future of the community.

The Special Use Permit to convert Heritage Sites to mixed-use buildings serves a couple of purposes. First, it ensures that the proposed commercial and residential uses work in harmony with each other and that the conversion is not creating substandard housing for future residents. This is particularly relevant in properties that were not originally designed to have both residential and commercial uses. Staff does not have concerns with the mix of uses based on the use of the first floor as a professional office, staffed during typical business hours. Secondly, the Special Use requires consideration that the request is in harmony with the intent and vision of the Legacy Plan. Similar to Variations for improvements that are greater than the 50% investment threshold (covered in the Variation section below), staff created the following standards when looking at particular Legacy District properties for expansion or conversion:

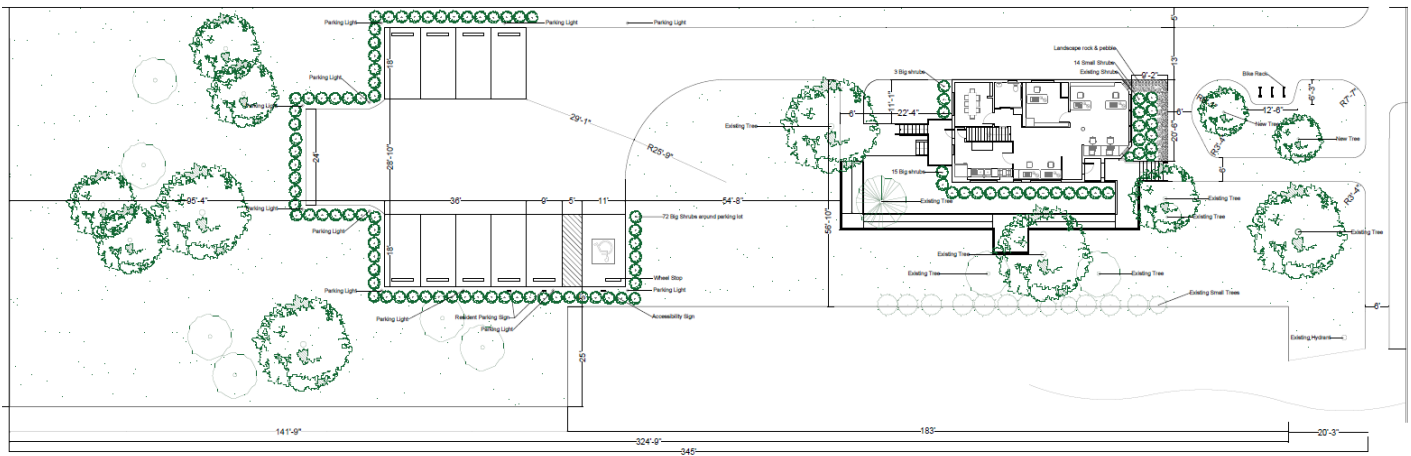
- The condition of the existing building: The building is in sound condition, particularly for a 90-year-old property with some cultural significance. The reuse of the property as mixed-use is expected to keep the property profitable in the future with the mix of uses and lower tax rate for mixed-use buildings.
- The ownership of the property (owner-occupied): The new property owner will operate their business in the offices located on the ground floor; the second floor apartment will be advertised for lease.
- The longevity of the existing non-conforming use: The property owner plans to occupy the first floor of the structure for the foreseeable future. A mixed-use building with commercial and residential uses can remain successful in the future and help to keep the structure occupied and well maintained.
- The ability for the property to be converted to function as the permitted use and comply with other Legacy Code redevelopment requirements: While the structure is currently single-family residential, the mixed-use design will permit an additional commercial use along Oak Park Avenue and help to promote the viability of the Downtown Core. The proposal is the highest and best use of a property with a large lot that has space for parking, landscaping, dumpsters, bicycle racks, walkways, and other aspects typically present in commercial uses. The structure was originally designed as a single-family home and will remain in harmony with the surrounding area. The property otherwise complies with the Legacy Code's exterior requirements for heritage sites. The Special Use Permit does not prevent the first floor from being converted to residential (apartment) in the future if the owner wishes to add a second residential unit.
- The impact of the continuation of the non-conforming use on the redevelopment potential of the area: The property is located on a block that is largely established uses. A mixed-use property will not interfere with the rest of the block's ability to redevelop following the code requirements. The majority of the block has stable commercial uses and is not expected to redevelop in the near future.

Based on the above factors, Staff supports a Special Use Permit to permit the commercial Heritage Site to be converted to a mixed-use building thereby allowing the property to continue to operate under the Heritage Site status.

Open Item #3: Discuss the proposed Special Use Permit to allow the conversion of a single-family residential heritage site in the Neighborhood General (NG) zoning district to a mixed-use building with a business/professional office and apartment.

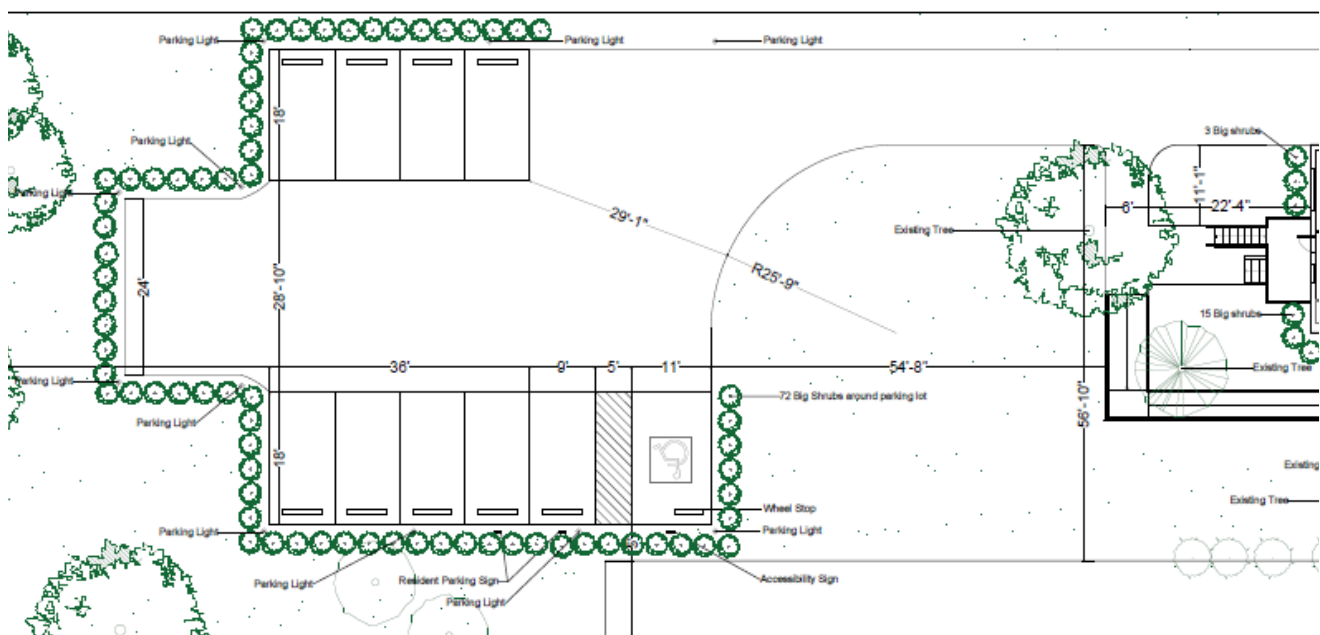
SITE PLAN & EXTERIOR SITE IMPROVEMENTS

The exterior of the site has a few changes to the layout that will ensure it complies with the site requirements of commercial uses. Different aspects of the site plan are discussed in the sections below.



Parking Lot & Parking – The existing parking lot area is a large asphalt area without striping that requires full reconstruction due to pavement deterioration. To save costs, the Petitioner is proposing to shrink this paved area to accommodate only the parking that is needed for the proposed uses. Per the Legacy Code requirements, the proposed site requires a minimum of 6 parking stalls total (1.5 stalls per residential dwelling and 1 stall per 200 sq. ft of street-level commercial usable floor space). The proposed parking lot includes 10 parking stalls in compliance with the code requirements. 2 stalls will be dedicated and properly signed for the apartment tenant's use. The other eight stalls (including one ADA) are for the office use which anticipates 5-6 employees and occasional visitors. A small turnaround area is also included at the end of the parking lot that allows vehicles to turn around on the site and reverse for the last parking stalls. Due to the phasing of the occupancy and weather limitations for asphalt work, staff recommends that a completion deadline for the work of June 30, 2021.

Open Item #4: Discuss the proposed parking lot changes and layout. Discuss a Parking lot work deadline of June 30, 2021.



Drive Aisle Width – Even though the two-way drive aisle does not meet code requirements of 24' in width (currently 15-18 ft), as Heritage Site and because this is maintenance, these existing conditions are permitted to remain as they exist. There is also limited opportunity to expand the drive aisle due to the existing building location. However, staff has recommended that the a cross-access agreement be recorded along the north drive aisle. This allows the drive aisle to be expanded if and when the property to the north redevelops. The aisle will then function as a shared drive aisle for the two properties and limit the number of curb cuts along Oak Park Avenue. Staff has recommended this cross-access easement as a condition of approval on the Final Plat.

Open Item #5: Discuss the drive aisle access and recommended condition for cross-access.

Landscaping - The landscaping on the site includes a number of existing trees at the front and rear of the property. Many of the existing trees will remain on the site but the rear area that is heavily wooded and overgrown, will have weeds and low-quality trees removed. The proposed Landscape Plan indicates the addition of shrubs along the parking lot perimeter and the building's foundation. Additionally, two new trees are proposed in the front yard to substitute for parkway trees, which is too narrow to accommodate street trees. The proposed Landscape Plan does not indicate specific species, planting schedules, or other information required of a professional Landscape Plan. Staff is acceptable of the Landscape Plan in theory but due to the lack of detail, recommends that final Landscape Plan approval be required prior to planting. Staff also recommends placing a timeframe for completion of the landscape work due to the expected phasing and timing of the project.

Open Item #6: Discuss the proposed landscaping and staff's conditions to review the final landscape proposal and set a timeframe for landscape installation by June 30, 2021.

Pedestrian Access and Bicycle Parking – A bicycle rack and a pedestrian walkway to the front entrance have been added in compliance with Heritage Site upgrade requirements.

Site Lighting – No lighting has been proposed in the parking lot or the building. To safely and sufficiently light the parking lot and entrances/exits, staff is recommending that a photometric study be completed to understand how to best light the parking lot area without causing off-site glare. At a minimum, a parking lot light must be installed at the far end of the parking lot and at the building's entrance/exit. The light fixture and pole styles are required to comply with the light types outlined in the legacy code. Staff has recommended as a condition of the site plan approval that a photometric plan with proposed lighting locations be indicated; the deadline for completion of the lighting along with the parking lot work is June 30, 2021.

Open Item #7: Discuss the requirement to submit a photometric plan and recommended condition of approval that site lighting be installed with the parking lot work meeting the minimum site lighting requirements.

Architectural – The only architectural change will be adding steps to the second-floor apartment so that it has a separate entrance. These stairs will be located at the rear of the structure and behind the building. The stairs and landing will be constructed of wood, similar to the existing stairs and ramp.

Signage - No signage is proposed for the business at this time. However, ground and wall signs are permitted in compliance with the Zoning Ordinance requirements.

Engineering Comments - The Petitioner will be installing new pavement and likely upgrading/adding utilities (water) as part of the project. The plans still require review from the Village Engineer that may require further revisions to be made before final engineering or permit approval. Staff recommends conditioning the site plan approval based upon final engineering plan approval by the Village Engineer and MWRD.

PLAT OF SUBDIVISION (CONSOLIDATION AND CROSS-ACCESS)

The subject parcel is comprised of two separate parcels and property index numbers (PINs). Parcels 1 & 2 are non-conforming lots, and therefore the parcels will be consolidated into one lot with one property index number to comply with setback and use requirements. As part of the Final Plat, a cross-access easement is also recommended to be included. The cross-access allows for the existing narrow two-way drive aisle to be expanded and shared with the property to the north if/when it is ever redeveloped.

A Plat of Consolidation has not yet been submitted and the Petitioner is working with a surveyor to have it submitted. The plat will be required by the time the project goes to the Village Board. However, the overall concept of consolidation and the easement is simple enough to be explained and staff is comfortable keeping the project moving forward with that understanding and condition on the Site Plan Approval.

Open Item #8: Discuss conditioning final Plat approval upon final staff and engineering review of the plat. The Final plat is required to be submitted to the Village Board for final approval.

VARIATIONS

Three Variations are requested by the Petitioner based on their current proposal and outlined below:

1. **50% Heritage Site Threshold:** *A Variation from Section XII.2.A.10.b. (Legacy Code - NG Heritage Site) of the Zoning Ordinance to allow the Heritage Site Standards to exceed 50% of the property's market value in site improvements.*

By voluntary improvements exceeding 50% of the value of the property, the Petitioner would typically need to meet all redevelopment standards including height, setback, use, parking location, and other requirements that likely necessitates the demolition of the entire building. The Petitioner does not find that economically or technically feasible on this site based upon their need for an office use and mixed-use building.

This will be the third Variation request from the 50% threshold for a Heritage Site. The first request was for The Veterinary Clinic of Tinley Park (17745-17749 Oak Park Avenue) and the second request was for Avocado Theory (17302 Oak Park Avenue). During that initial request, staff created some standards to consider for this particular type of Variation or Special Use that would continue the use of a Heritage Site. These standards are covered in the Special Use section above. Based on those factors, Staff supports a Variation of the 50% threshold for Heritage Sites and allow the property to continue to operate under the Heritage Site status.

2. **Apartment Size:** *A Variation from Section V.C.2. (Usable Floor Area of Dwelling) of the Zoning Ordinance to permit a two-bedroom dwelling with approximately 752 sq. ft. of usable floor area, instead of the required min. of 1,000 sq. ft.*

The Variation is being requested because there is limited space to expand the apartment within the current building footprint. The Variation is unique in that the existing structure is existing and being converted to a mixed-use structure. The apartment will have two bedrooms, a living area, bathroom, and first-floor kitchen. Alternatives options are cost prohibitive and the site will likely remain a detached single-family dwelling. If the dwelling was reduced to a one- bedroom unit, a Variation would still be required to meet that minimum 800 sq. ft. size and more work would have to be done to combine the existing bedrooms.

3. **Covered Residential Parking:** *A Variation from Section XII.3.C.3.d (Legacy Code - Residential Parking) to permit residential parking that is open to the sky and not located within or below the building's envelop.*

The Petitioner has noted it is not technically or economically feasible to construct an attached covered parking structure for two parking spaces with a connection to the apartment due to the existing structure and layout. They will have two dedicated resident parking spaces and have additional parking flexibility on the site for visitors.

Open Item #9: Discuss the three Variations requested.

SUMMARY OF OPEN ITEMS

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

1. Discuss any concerns about the apartment's use, with a kitchen located on a different floor than the living area.
2. Discuss any concerns and the recommended condition for the proposed phasing of the office and apartment work.
3. Discuss the proposed Special Use Permit to allow the conversion of a single-family residential heritage site in the Neighborhood General (NG) zoning district to a mixed-use building with a business/professional office and apartment.
4. Discuss the proposed parking lot changes and layout. Discuss a Parking lot work deadline of June 30, 2021.
5. Discuss the drive aisle access and recommended condition for cross-access.
6. Discuss the proposed landscaping and staff's conditions to review the final landscape proposal and set a timeframe for landscape installation by June 30, 2021.
7. Discuss the requirement to submit a photometric plan and recommended condition of approval that site lighting be installed with the parking lot work meeting the minimum site lighting requirements.
8. Discuss conditioning final Plat approval upon final staff and engineering review of the plat. The Final plat is required to be submitted to the Village Board for final approval.
9. Discuss the three Variations requested.

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. Draft findings have been provided for review below.

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

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - *The proposed project will convert the first floor of the property to a professional office and a second floor an apartment. The uses are similar and compatible with one another and surrounding uses.*
- 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 project will allow the vacant building to convert the first floor to a commercial office use and the second floor to a residence. The project will further promote the reuse of an existing property in Tinley Park. This mix of uses is similar and compatible with existing nearby uses along Oak Park Avenue.*
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - *The majority of the property within this area has already been developed. The project will meet current Village building codes and is among the highest and best uses for the site. The addition of an apartment to the property continues the Legacy Plan's principles in retaining and expanding residential uses in the NG district.*
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - *The site and building are existing and have all appropriate existing utilities, roads, and drainage facilities.. Drainage has been accounted for on the site and utilizes the existing storm sewer system.*
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - *The site and building are existing, and proposed site changes will address issues with the on-street parking and access of employees coming to the site. The proposed site plan incorporates public and private walkways for safe pedestrian travel to and from the site.*
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - *The Special Use conforms to all other applicable regulations of the Zoning Ordinance and Village regulations. The proposed commercial and residential uses are consistent with other properties along Oak Park Avenue.*
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- *The requests fill a vacant structure and the addition of an apartment is consistent with the Legacy Plan's goal of retaining and expanding population density around the Downtown Core to support a strong economic center.*

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 A VARIATION

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

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - *The Variations are being requested to allow the reuse of an existing building that is approximately 90 years in age and has cultural significance. The proposal will maintain the existing scale of the building. The structure is in good condition, proposed to be occupied by the owner, and the proposal brings the site into closer compliance with the Legacy Plan and redevelopment requirements. Redevelopment or reuse of the property is not economically and technically feasible without the requested Variations.*
2. The plight of the owner is due to unique circumstances.
 - *The Variations are being requested to allow the reuse of an existing building that is approximately 90 years in age and has cultural significance. The site is small and has little opportunity for full redevelopment. Additionally, the building is structurally sound, making reuse economically, technically, and environmentally beneficial.*
3. The Variation, if granted, will not alter the essential character of the locality.
 - *The Variations will maintain the existing building scale and design with a uniform appearance throughout the building. The building's residential character is similar to other properties in the immediate area.*
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;

- e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

ADDITIONAL LEGACY CODE STANDARDS

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

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
 - *The proposal aligns with the Legacy Plan principles of retaining and expanding residential uses to support the Downtown Core commercial. The reuse of the space for commercial and residential uses, helps to maximize space utilization and allow a well-maintained property to be reoccupied and repurposed after years of vacancy.*
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
 - *A mixed-use building works well with the existing developments along that block of Oak Park Avenue, which has a mix of uses existing and expected in the future. A mixed-use with a low-intensity commercial use fits in well with the planned residential uses in the area.*
- c. Any improvement meets the architectural standards set forth in the Legacy Code;
 - *No exterior improvements to the building are proposed with the Special Use except for a rear staircase.*
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.
 - *The reuse of a property that has been vacant for a number of years with an existing Tinley Park business, provides economic benefits to the Village compared to a vacant structure. The proposed residential apartment will help bring additional revenue and tax relief to the property and help support the business owner's success. The retention of the dwelling is consistent with the Legacy Plan's goal of increasing population density around the Downtown Core to support a strong economic center.*

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. The Architectural Standards have not been included since the proposal does not include and building or architectural changes.

Site Design

- a. Building/parking location: Buildings shall be located in a position of prominence with parking located to the rear or side of the main structure when possible. Parking areas shall be designed so as to provide continuous circulation avoiding dead-end parking aisles. Drive-through facilities shall be located to the rear or side of the structure and not dominate the aesthetics of the building. Architecture for canopies of drive-through areas shall be consistent with the architecture of the main structure.
- b. Loading Areas: Loading docks shall be located at the rear or side of buildings whenever possible and screened from view from public rights-of-way.
- c. Outdoor Storage: Outdoor storage areas shall be located at the rear of the site in accordance with Section III.O.1. (Open Storage). No open storage is allowed in front or corner side yards and are not permitted to occupy areas designated for parking, driveways or walkways.
- d. Interior Circulation: Shared parking and cross access easements are encouraged with adjacent properties of similar use. Where possible visitor/employee traffic shall be separate from truck or equipment traffic.
- e. Pedestrian Access: Public and interior sidewalks shall be provided to encourage pedestrian traffic. Bicycle use shall be encouraged by providing dedicated bikeways and parking. Where pedestrians or bicycles must cross vehicle pathways a cross walk shall be provided that is distinguished by a different pavement material or color.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions is listed below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

Motion 1 - Site Plan

"...make a motion to grant the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, Site Plan Approval for the property located at 16820 Oak Park Avenue in the NG, Neighborhood General, zoning district, in accordance with the plans submitted in the December 3, 2020 Staff Report and listed herein and subject to the following conditions:

- 1. Prior to any occupancy, the commercial space shall have all permitted building work complete to convert the space to a commercial use including a buildout, fire suppression, and fire alarm system permits.*
- 2. A photometric study shall be completed to determine how to best light the site and building in compliance with Village standards. Site lighting shall be installed with the required parking lot work.*
- 3. The following project deadlines shall be met:*
 - a. Parking lot work, including replacement of all asphalt and required site lighting shall be completed by June 30, 2021.*
 - b. Proposed landscaping shall be installed by June 30, 2021. The final landscape plan, including plant species and placement shall be approved by Village Staff prior to planting.*
 - c. The commercial and residential apartment construction work/occupancies may be phased with Building Official approval of the building permit. All work for the conversion to a mixed-use building shall be completed by December 31, 2021.*
- 4. A Final Plat of Subdivision consolidating the two lots and providing for cross-access to the north shall be submitted to the Village for review and approved by the Village Board.*
- 5. Site Plan Approval is subject to approval of the Special Use Permit, Variations, and Final Plat by the Village Board.*
- 6. Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer."*

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

Motion 2 - Special Use

"...make a motion to recommend that the Village Board grant the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, a Special Use Permit to convert a Heritage Site from a detached single-family home to a mixed-use building at 16820 Oak Park Avenue in the NG (Neighborhood General) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed in the December 3, 2020 Staff Report, subject to the following conditions:

- 1. The commercial and residential apartment construction work/occupancies may be phased with Building Official approval of the building permit. All work for the conversion to a mixed-use building shall be completed by December 31, 2021."*

[any conditions that the Commissioners would like to add]

Motion 3 - Variations

“...make a motion to recommend that the Village Board grant the three Variations as listed in the December 3, 2020 Staff Report, to the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, at the property located at 16820 Oak Park Avenue in the NG, Neighborhood General, zoning district, in accordance with the plans listed and adopt Findings of Fact as proposed in the December 3, 2020 Staff Report.

[any conditions that the Commissioners would like to add]

Motion 4 – Final Plat

“...make a motion to recommend that the Village Board grant approval to the Petitioner, Riz Villasenor, on behalf of MedPro Health Providers LLC, a Final Plat for consolidation of two lots public cross-access to be granted to the north along the driveway on the property at 16820 Oak Park Avenue, in accordance with the plans listed in the December 3, 2020 Staff Report, subject to the following conditions:

- 1. The Final Plat shall include consolidation of the two lots and cross-access to the property to the north along the existing driveway.*
- 2. The Final Plat is subject to review and approval by Village Planning Staff, Village Attorney, and the Village Engineer.”*

[any conditions that the Commissioners would like to add]

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
	Application and Findings/Standards Responses	Petitioner	10/9/2020
	Plat of Survey - 16820 Oak Park Avenue	JKD	6/26/2019
A3	Site Plan	MB	11/5/2020
	Basement, Ground Floor, Second Floor Plans	MB	11/5/2020
JKD = Jens K. Doe Professional Land Surveyors, P.C. (Surveyor)			
MB = Mona Bisadi (Architectural/Layout Design)			



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: Mixed use property
- ☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
- ☒ Variation ☒ Residential ☒ Commercial for mixed-use; addition of a apartment
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: MedPro Property

Project Description: Acquire and remodel property for mixed use occupancy

Project Address: 16820 Oak Park Ave Property Index No. (PIN): 28-30-107-017-0000

Zoning District: NG Lot Dimensions & Area: .63 Acres

Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: Anthony Uroni authorized signatory PAB IV LLC Company: PAB IV LLC

Street Address: 1440 W North Avenue City, State & Zip: Melrose Park, IL 60160

E-Mail Address: auroni@panamerbank.com Phone Number: 708-865-5700

APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: Riz Villaseñor Company: MedPro Health Providers

Relation To Project: Buyer of Real Estate and owner of Company

Street Address: 16325 S Harlem Ave #350 City, State & Zip: Tinley Park, IL 60477

E-Mail Address: riz@medprohealthproviders.com Phone Number: 708-240-8088



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized repetitive.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature:

Property Owner Name (Print):

PAB IV LLC

DocuSigned by:

Anthony Uroni

authorized signatoryPABIVLLC

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Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature:

Property Owner Name (Print):

Anthony Uroni

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

Riz Villasenor

Date:

10/9/20

DocuSigned by:

Anthony Uroni

authorized signatoryPAB IV LLC

D065577633634A7...



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS SPECIAL USE ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they may not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Special Use** permit from the terms of the Zoning Ordinance (Section 5-B). This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements, and receive some preliminary feedback on any concept plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☒ A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on any employee numbers, parking requirements, property changes, existing uses/tenants, hours of operation or any other business operations should be indicated. Any additional requests such as Site Plan approval or a Variation should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- ☒ Site Plan and/or Interior layout plans that indicate how the property and site will be utilized.
- ☒ Responses to all Standards for a Special Use on the following page (can be submitted separately along with the narrative, but all standards must be addressed).
- ☐ \$500 Special Use hearing fee.

STANDARDS AND CRITERIA FOR A SPECIAL USE

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, will be discussed in detail during the public 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. If additional space is required, you may provide the responses on a separate document or page.

- 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 establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. We will be using the property as a support office for a home health agency which provides cares to seniors in the community. The office will only have few staff providing support to the nurses and therapists in the field. They are not required to report to the office.

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

The Special Use 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. We will be using the property as a support office for a home health agency which provides cares to seniors in the community. The office will only have few staff providing support to the nurses and therapists in the field. They are not required to report to the office.

- 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 establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. We will be using the property as a support office for a home health agency which provides cares to seniors in the community. The office will only have few staff providing support to the nurses and therapists in the field. They are not required to report to the office.

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

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.**

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

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

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

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

We will be using the property as a support office for a home health agency which provides cares to seniors in the community. The office will only have few staff providing support to the nurses and therapists in the field. As our business grows, we will be able to provide employment to Tinley Park residents who are in the medical profession.

16820 Oak Park Avenue
Tinley Park, IL 60477

PROJECT NARRATIVE

The existing property is currently a residential property and we are planning a mix- use set up. The main floor will be an office for a home health agency. The office will have around 8 employees and will be closed to the public or patients as most of company's operations will be out in the field. The second floor will be an apartment for employees which will have its own separate entrance from the back. The basement will be used for storage and supplies room.

VILLAGE OF TINLEY PARK, ILLINOIS VARIATION ADDENDUM

APPLICATION & SUBMITTAL REQUIREMENTS

A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete they will not be accepted and may delay the review and hearing dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting a **Variation** from the terms of the Zoning Ordinance. This information is a summary of the application submittal requirements and may be modified based upon the particular nature and scope of the specific request.

Depending upon meeting schedules, legal notification requirements, and the specific type and scope of the request, this process generally takes between 45 to 60 days from the date of submission of a complete application package. Please schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, discuss submittal requirements and receive preliminary feedback on any concept ideas or plans prior to making a submittal.

- ☐ General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- ☐ Ownership documentation is submitted indicating proper ownership through a title report or title policy. If a corporation or partnership, documentation of the authorized agent must be supplied as well. All beneficiaries of a property must be disclosed.
- ☐ A written project narrative detailing the specific variation(s) from code requirements that are being requested, the reasoning for requiring the variation, the general nature and specific aspects of the proposal being requested. Any additional requests such as a Special Use or Site Plan approval should be indicated in the narrative as well.
- ☐ A Plat of Survey of the property that is prepared by a registered land surveyor and has all up-to-date structures and property improvements indicated. All proposed improvements shall be indicated on the survey and be appropriately scaled with all setbacks and dimensions clearly indicated.
- ☐ Any applicable site plan, engineering/grading plans, exterior elevations or interior layout plans that indicate the full scope of the project and the Standards for a Variation.
- ☐ Responses to all Standards for a Variation on the following page (can be submitted separately along with the narrative, but all standards must be covered).
- ☐ Residential Variation Hearing Fee - \$250 + \$75 per additional Variation
Commercial Variation Hearing Fee - \$500 + \$75 per additional Variation

STANDARDS AND CRITERIA FOR A VARIATION

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following statements and questions related to the Standards with factual evidence and information to support the requested Variation. If additional space is required, you may provide the responses on a separate document or page.

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

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

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

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

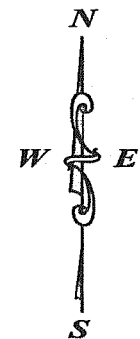
- E. Explain how this Variance would not be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.**

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located.**

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

H. Describe how the requested Variance will not:

- 1. Impair an adequate supply of light and air to adjacent properties.**
- 2. Substantially increase the congestion of the public streets.**
- 3. Increase the danger of fire.**
- 4. Impair natural drainage or create drainage problems on adjacent property.**
- 5. Endanger the public safety.**
- 6. Substantially diminish or impair property values within the neighborhood.**



Scale - 1 inch = 20 feet

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

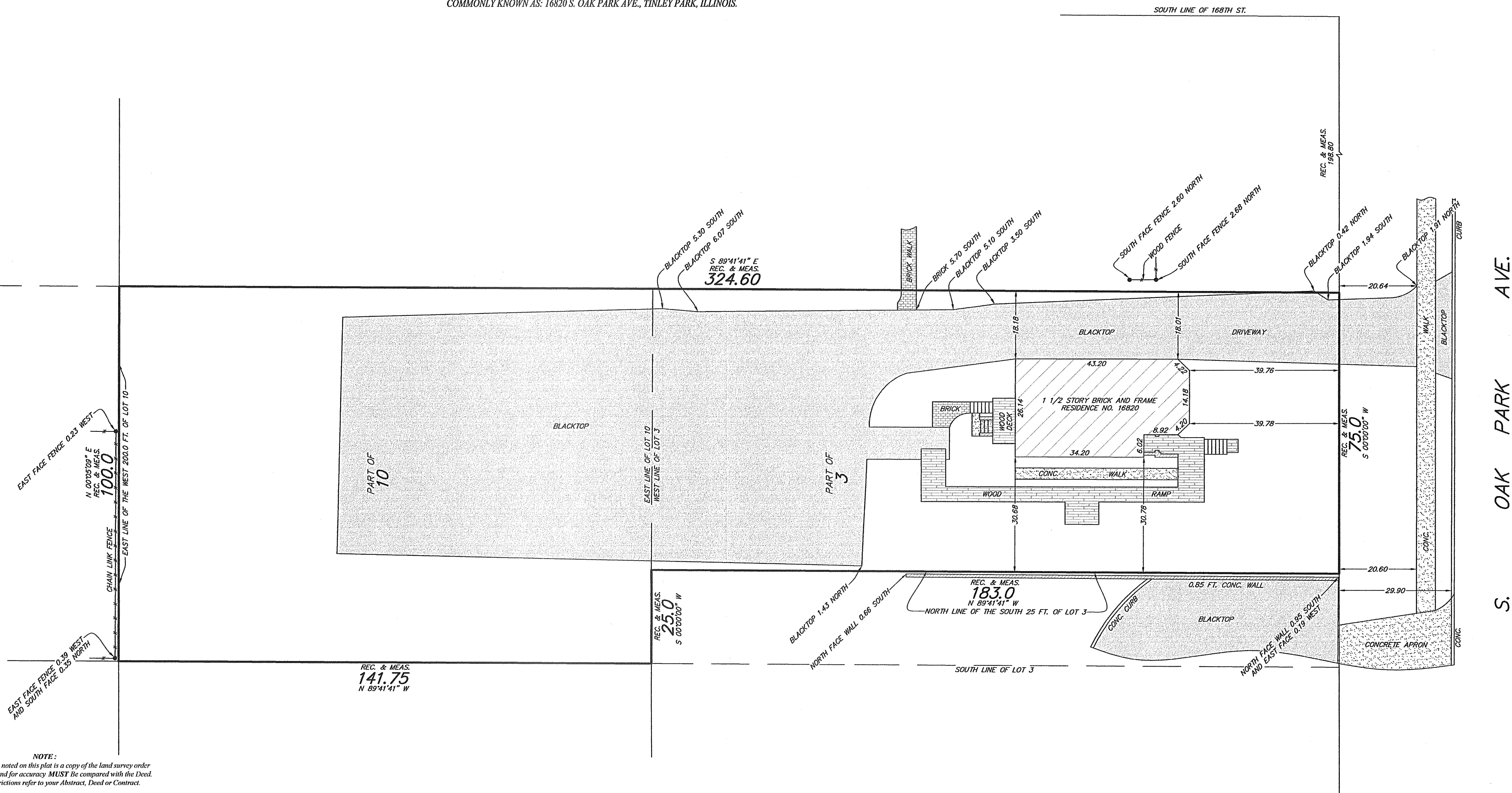
PHONE: (847) 458-1710
FAX: (847) 458-1712

ORDER NO.
19-0051

Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

PARCEL 3:
LOT 3 (EXCEPT THE SOUTH 25 FEET THEREOF) AND LOT 10 (EXCEPT THE WEST 200 FEET THEREOF), ALL IN BLOCK 6 IN ELMORE'S OAK PARK AVENUE ESTATES,
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT
PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT NUMBER 377150) AS PER PLAT RECORDED APRIL 25, 1929, AS DOCUMENT NUMBER 10351098, IN COOK
COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 16820 S. OAK PARK AVE., TINLEY PARK, ILLINOIS.



NOTE:

The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

Walks, Patios and other ground improvements not visible at the time of this survey may not be shown hereon due to excessive snow and ice.

Field work completion date: February 4, 2019.

ORDERED BY:

MUCH SHELST, P.C.

NOTE:

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE (PARCEL 3) AS CONTAINED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. CH19001631, EFFECTIVE DATE: JANUARY 6, 2019.

State of Illinois)
County of Cook)

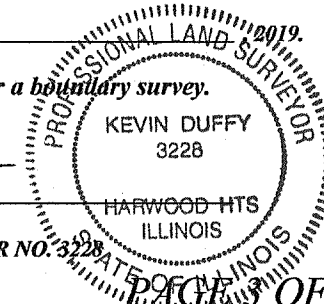
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 6th Day of February

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

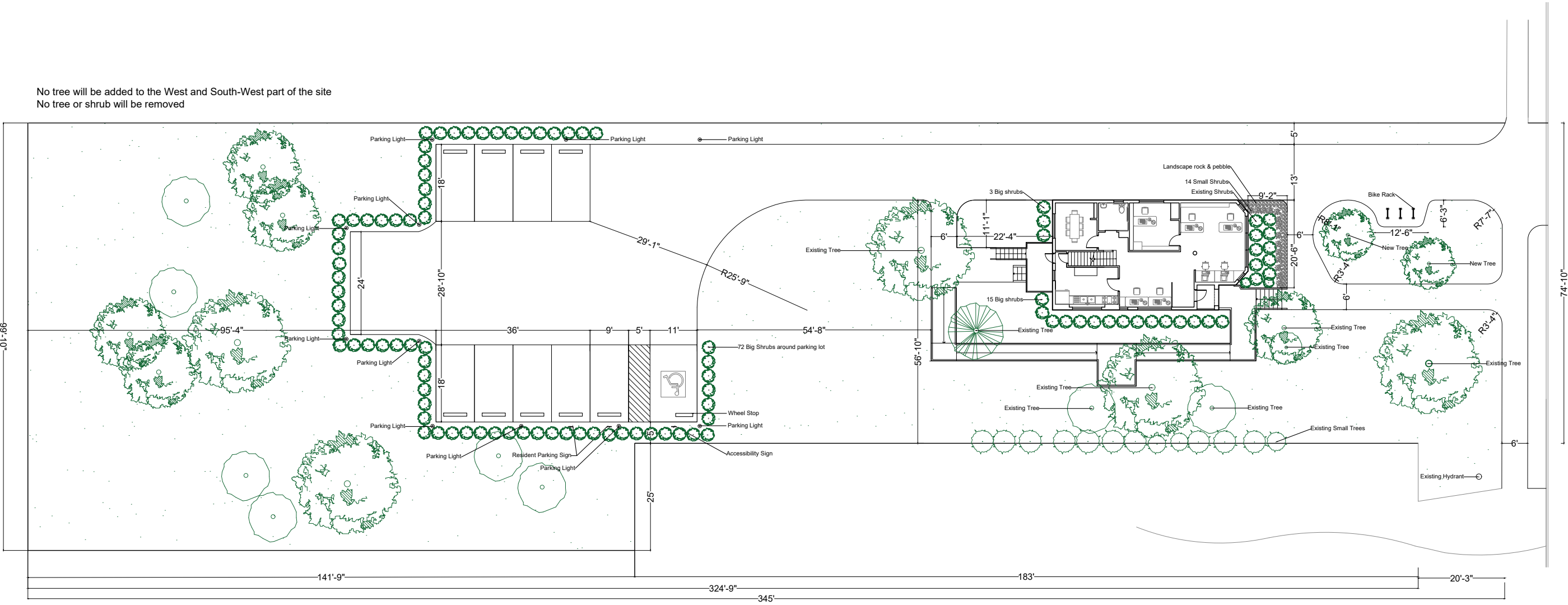
JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION: 11-30-20



OF 8

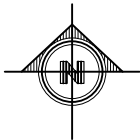
No tree will be added to the West and South-West part of the site
No tree or shrub will be removed



Address:
16820 Oak Park Avenue, Tinley Park, IL

Description: **Site Plan**

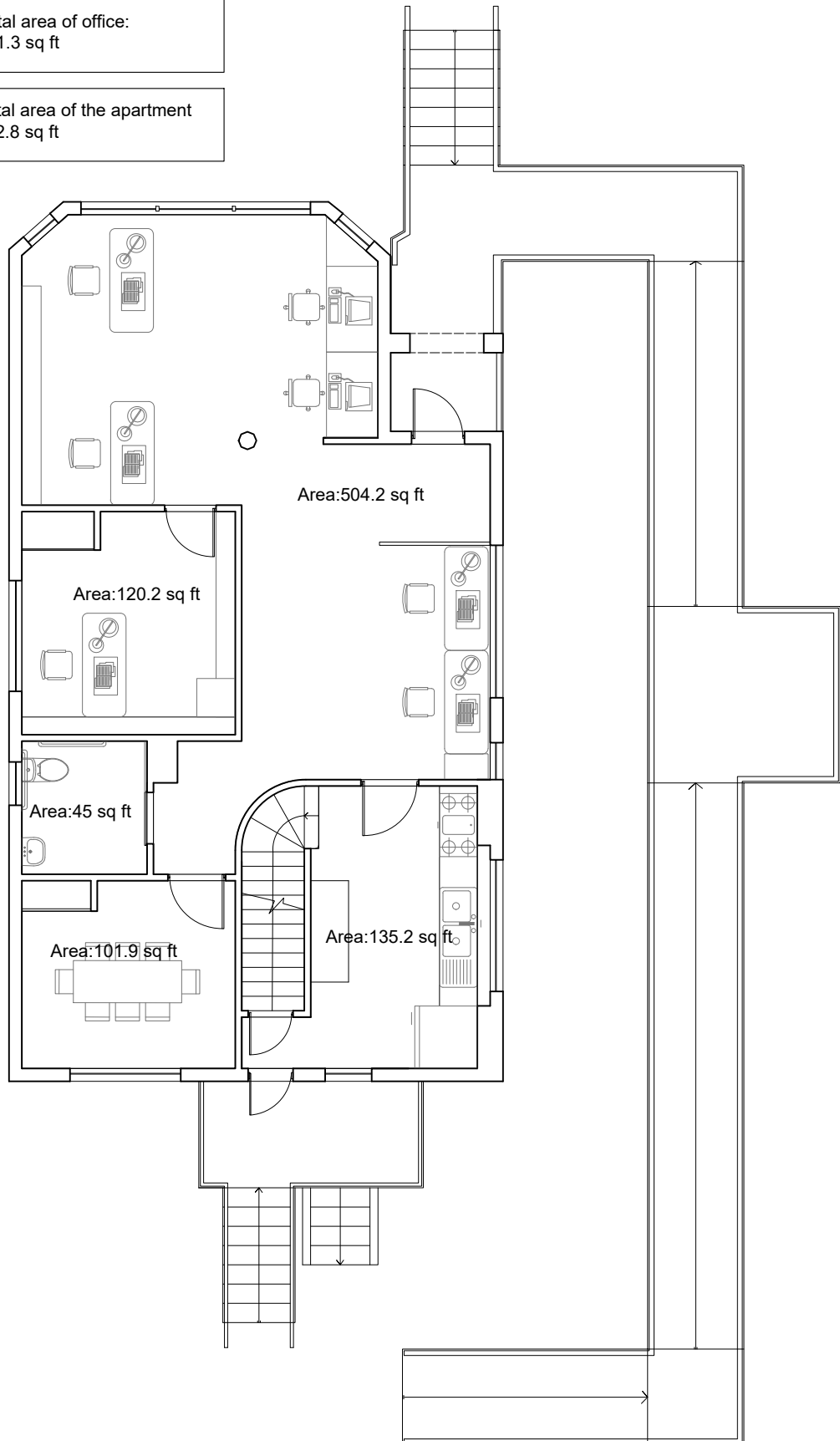
scale:1/300
Date:11/05/2020

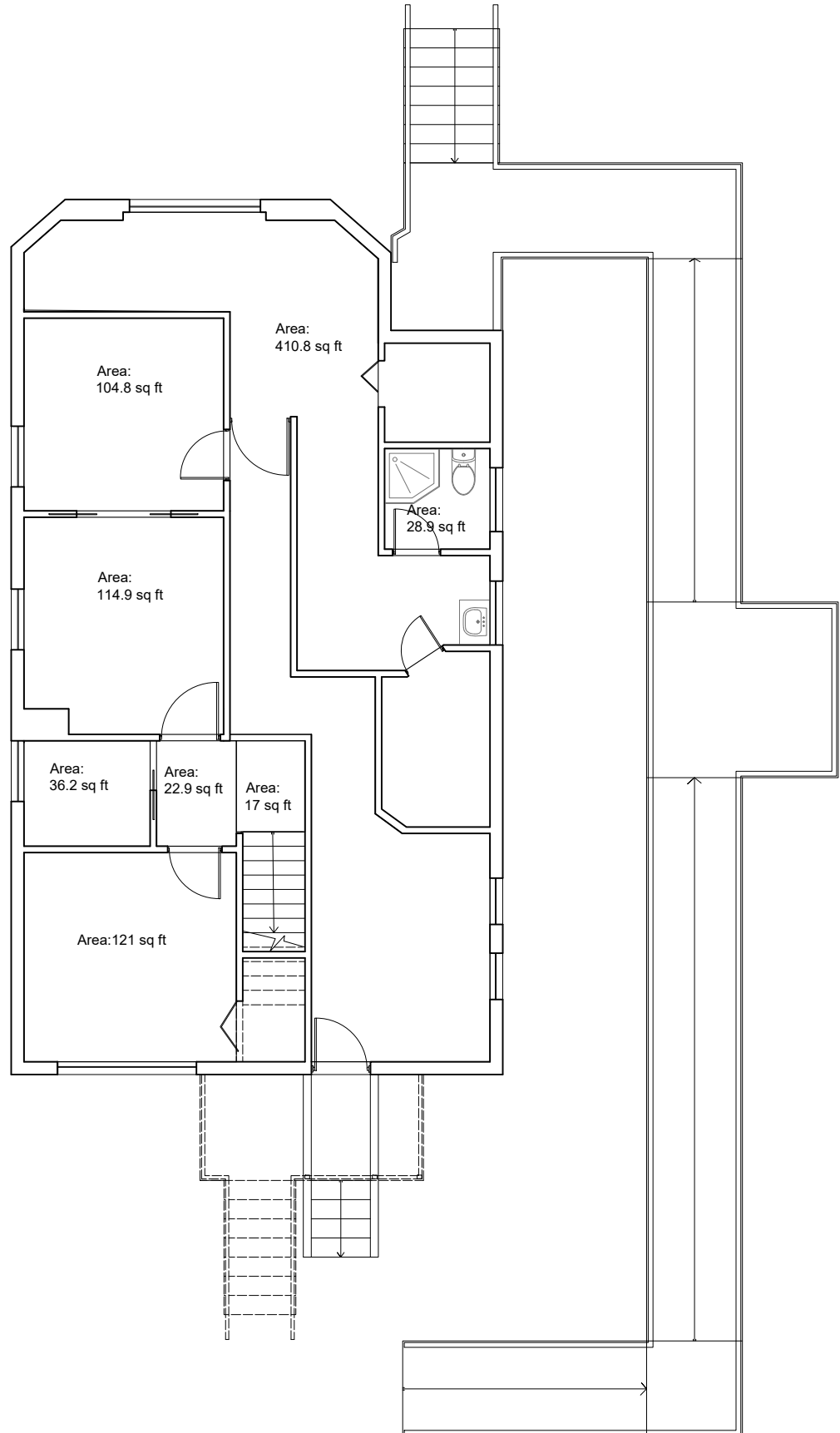


A3

Total area of office:
771.3 sq ft

Total area of the apartment
752.8 sq ft





Area of the basement
Apt Storage: 197.1 sq ft

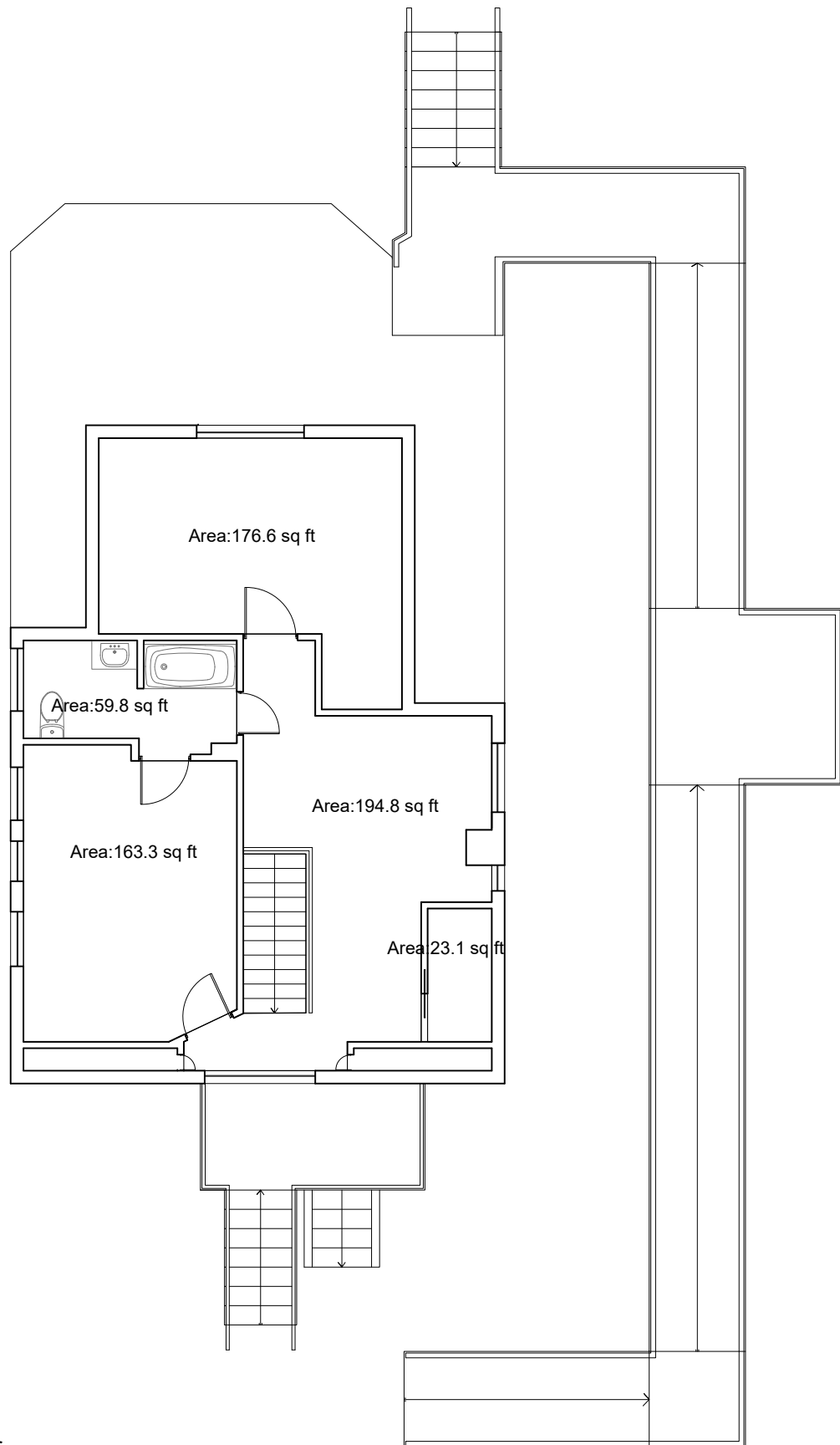


Basement

scale:1/100

Total area of the apartment
752.8 sq ft

Total area of second floor:
617.6 sq ft



Second Floor
scale:1/100