# NOTICE OF THE REGULAR MEETING OF THE PLAN COMMISSION

The regular meeting of the Plan Commission is scheduled for Thursday, August 20, 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, and Executive Order 2020-39, 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 May 29, 2020, the members of the Plan Commission will be participating in the meeting through teleconference.

A livestream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-10 and CDC guidelines, no more than 10 people will be allowed in the Council Chambers at any one time. Anyone in excess of 10 people will be asked to wait in another room with live 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.

Public comments or requests to speak may also be emailed in advance of the meeting to <u>clerksoffice@tinleypark.org</u> or placed in the Drop Box at the Village Hall by noon on Thursday, August 20, 2020.

Kristin A. Thirion Clerk Village of Tinley Park



### AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

August 20, 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 August 6, 2020 Regular Meeting

### ITEM #1 PUBLIC HEARING – Hailstorm Brewing Patio Addition, 8060 186th St. – Special Use for PUD Deviations & Site Plan Approval

Consider recommending that the Village Board grant Chris Schiller, on behalf of Hailstorm Brewing Company and Tomcat Properties (Owner), a Special Use Permit to amend the Mercury Business Centre Planned Unit Development to allow for Exceptions from Section III.J. (Fence Regulations) and Section VIII.A.10 (Required Parking Spaces) of the Zoning Ordinance. The Special Use and Exceptions and Site Plan Approval will permit a permanent outdoor patio to be constructed at the Hailstorm Brewing Co. property located at 8060 186<sup>th</sup> Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district.

### ITEM #2 PUBLIC HEARING – Fox College Parking Lot/Detention Addition, 18020 Oak Park Ave. & 18017 Sayre Ave. - Rezoning, Plat, Variations & Site Plan Approval

Consider recommending that the Village Board grant George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College), a Map Amendment (rezoning) and Variations from the Zoning Ordinance, upon annexation of two parcels that total approximately 1.33 acres in size at 18017 Sayre Avenue. Upon Annexation, the two parcels are proposed to be consolidated with the parcels located at 18020 Oak Park Avenue for a total land area of 5.68 acres and the parcel will be zoned NG (Neighborhood General). The requests, Site Plan Approval and Final Plat Approval will allow for the currently unincorporated lots to be developed with a parking lot expansion and detention pond for Fox College.

## ITEM #3 PUBLIC HEARING – Tinley Park Plaza Redevelopment, 15917-16037 S. Harlem Ave. Special Use for Planned Unit Development & Site Plan Approval

Consider recommending that the Village Board grant Andrew Balzar, Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Planned Unit Development with exceptions related to Phase I of the redevelopment of Tinley Park Plaza located at 15917-16037 S. Harlem Avenue. The project will include the demolition of 87,000 sq. ft of existing building on the northern portion of the center and the construction of the core and shell of approximately 66,600 sq. ft for retail uses and general improvements to the in-line tenants including façade improvements, landscaping and parking lot improvements.

## ITEM #4 WORKSHOP/PUBLIC HEARING – Dreamland Academy Inc., 7901 167 Special Use Permit for a Child/Day Care Center

Consider recommending that the Village Board grant Zuzanna Gaj, on behalf of Dreamland Academy Inc (Contract Purchaser), approval of a Special Use Permit for a child care center on property located at 7901 167<sup>th</sup> Street in the R-6 (Medium Density Residential) zoning district. No changes to the exterior building or site are being proposed with this project. No changes to the exterior building or site are being proposed with this project.

Good of the Order Receive Comments from the Public Adjourn Meeting



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

### **AUGUST 6, 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 August 6, 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 Village Board will be participating in the meeting through teleconference.

A live stream of the electronic meeting will be broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines, no more than 50 people or 50% 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 the maximum limit will be asked to wait in another room with a live 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. 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)
Eduardo Mani (Participated electronically)
Kehla West (Participated electronically)
Steven Vick (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Lucas Engel

James Gaskill

Village Officials and Staff: Kimberly Clarke, Community Development Director (Participated electronically)

Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

#### CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for August 6, 2020 at 7:00 p.m.

### **COMMUNICATIONS**

None

### APPROVAL OF MINUTES

Minutes of the July 16, 2020 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER GATTO, seconded by COMMISSIONER WEST to approve the minutes as presented.

AYE: COMMISSIONERS GATTO, MANI, VICK, WEST, AITCHISON 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 AUGUST 6, 2020 REGULAR MEETING

ITEM #1 PUBLIC HEARING – Tinley Park Plaza Redevelopment, 15917-16037 S. Harlem Avenue –

Special Use for Planned Unit Development & Site Plan Approval

Consider recommending that the Village Board grant Andrew Balzar, Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (property owner) a Special Use for a Planned Unit Development with exceptions related to Phase I of the redevelopment of Tinley Park Plaza located at 15917-16037 S. Harlem Avenue. The project will include the demolition of 87,000 sq. ft of existing building on the northern portion of the center and the construction of the core and shell of approximately 66,600 sq. ft for retail uses and general improvements to the in-line tenants including façade improvements, landscaping and parking lot improvements.

Present were the following: Chairman Garrett Gray (Participated electronically)

Eduardo Mani (Participated electronically) Kehla West (Participated electronically) Steven Vick (Participated electronically) Angela Gatto (Participated electronically) Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Lucas Engel

James Gaskill

Village Officials and Staff: Kimberly Clarke, Community Development Director (Participated electronically)

Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

Guests: None

CHAIRMAN GRAY noted This evening we have a public hearing regarding the redevelopment of Tinley Park Plaza located at 15917-16037 S. Harlem Avenue. The project includes the demolition of 87,000 sq. ft of existing building on the northern portion of the center and the construction of the core and shell of approximately 66,600 sq. ft for retail uses and general improvements to the in-line tenants including façade improvements, landscaping and parking lot improvements.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing be published in the local newspaper. It has been requested that this Public Hearing be opened and tabled until the August 20, 2020 Plan Commission meeting.

A Motion was made by COMMISSIONER VICK, seconded by COMMISSIONER GATTO to open and table this Public Hearing until August 20, 2020.

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

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

The Public Hearing for this item has been continued to August 20, 2020.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 6, 2020 REGULAR MEETING

ITEM #2 WORKSHOP – Fox College Parking Lot/Detention Addition, 18020 Oak Park Ave. & 18017 Sayre Ave.

Perping Plot Varieties & Site Plan Approval

- Rezoning, Plat, Variations & Site Plan Approval

Consider recommending that the Village Board grant George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College), a Map Amendment (rezoning) and Variations from the Zoning Ordinance, upon annexation of two parcels that total approximately 1.33 acres in size at 18017 Sayre Avenue. Upon Annexation, the two parcels are proposed to be consolidated with the parcels located at 18020 Oak Park Avenue for a total land area of 5.68 acres and the parcel will be zoned NG (Neighborhood General). The requests, Site Plan Approval and Final Plat Approval will allow for the currently unincorporated lots to be developed with a parking lot expansion and detention pond for Fox College.

Present were the following: Chairman Garrett Gray (Participated electronically)

Eduardo Mani (Participated electronically) Kehla West (Participated electronically) Steven Vick (Participated electronically) Angela Gatto (Participated electronically) Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Lucas Engel

James Gaskill

Village Officials and Staff: Kimberly Clarke, Community Development Director (Participated electronically)

Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

Guests: George Arnold, Attorney (Participated electronically)

Chris Segal, Fox College Representative (Participated electronically)

Kevin Camino, Engineer (Participated electronically)

Dan Ritter, Senior Planner presented the Staff Report. The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Owner), is requesting Rezoning upon Annexation, Variations, Final Plat of Subdivision Approval, and Site Plan Approval for the site to be developed with a parking lot expansion and a detention pond. The college would like to expand its curriculum and add a program to their location on Oak Park Avenue with their Vet Tech Institute. They would like to grow within the current building. They need to add more parking to accommodate their students.

Mr. Ritter displayed a photo of the existing parcel. Upon Annexation, the two parcels at 18017 Sayre Avenue are proposed to be consolidated with the current Fox College parcels located at 18020 Oak Park Avenue. The lot will have a total land area of 5.68 acres and zoned NG (Neighborhood General). The granting of these requests will allow for the currently unincorporated lots to be developed as a parking lot expansion with an accompanying detention pond. Fox College is located at the existing site on Oak Park Avenue and looking to accommodate a curriculum expansion at the Tinley Park campus.

The proposal includes a parking expansion at the rear of the current facility that would accommodate 95 vehicles. The property being expanded upon is located in a floodplain and thus a large detention pond will be constructed to retain all stormwater on the site before it is released into the Village storm sewer system. The Petitioner has proposed landscaping, lighting, and fencing to create an attractive location and to help mitigate any effects from the neighboring properties. Minor changes to the existing site will be made as well to correct truck circulation issues on the north side of the site and to add 1 additional accessible parking stall.

Fox College has utilized their current facility at 18020 Oak Park Avenue since 2006 when it received a Special Use Permit (Ord. # 2006-O-081) to operate the Vet Tech Institute and have overnight boarding of up to 80 dogs and cats. In 2011, the Special Use was amended (Ord. # 2011-O-044) to permit up to 120 dogs and cats in the facility, with the potential for 160 if the building was expanded or the Physical Therapy program were to be relocated from this location. The Petitioner has been in compliance with the previous Special Use approvals and no issues have occurred in relation to animals. The building was originally constructed around 1971 and expanded to its current footprint/layout in the early 1990s. Prior to Fox College's occupancy, the building served a variety of business uses including grocer, plumbing contractor, towing service, AT&T service center, and St. Xavier University satellite campus. The current Fox College property (18020 Oak Park Ave) consists of two parcels totaling ~4.35 acres in size.

There are two additional properties that are proposed to be annexed for the parking lot expansion and detention pond. One parcel with an existing home (18017 Sayre Ave) that is ~1.33 acres in size and a second vacant land-locked lot (no common address) is ~.41 acres in size. These parcels are currently zoned R-3, single-family residential in Cook County. The county's R-3 zoning is most similar to the Village R-1 or R-2 zoning districts in regards to lot size.

The properties are largely encumbered by floodplain, making them difficult and more expensive to develop without the need for compensatory stormwater storage and grading changes. These approvals will go through MWRD.

The existing Fox College parcels are located in the Legacy District with NG (Neighborhood General) zoning district. The NG zoning district has largely residential-oriented vision, intending to have residential density to support commercial density in the Downtown Core and promoting living in close to the Metra train station. The existing site and uses are considered a "heritage site", which is a property that was developed prior to the implementation of the Legacy Code. The site and use can continue on the site and can be transferred to future users of the site. However, the site is limited in its ability to expand a non-conforming use or building. Specifically, any voluntary and owner-initiated improvements are limited to a maximum of 50% of the property's value.

The two parcels that are being petitioned to be annexed are currently under county zoning (R-3, Single-Family Residential). Annexations themselves are not reviewed by the Plan Commission. However, the appropriateness of the development proposal and the proposed zoning district are reviewed. Upon annexation, all properties will default to the R-1 (Single-Family Residential) zoning district, as it is the most restrictive and least disturbing. However, those parcels are proposed to be consolidated as part of the Fox College parcels and similarly zoned NG upon annexation. Staff has recommended the single lot and zoning district of the current property be carried through to these new lots because it will function as one development/lot going forward.

The properties adjacent to the subject properties have the following zoning and uses:

- North: Single-family homes zoned NG (Neighborhood General), R-5 (Low-Density Residential). Vacant/Unused 180<sup>th</sup>
   Street Right-of-Way.
- South: Detention Pond (owned by School District) zoned NG (Neighborhood General) and R-1 (Single-Family Residential). Single-Family home zoned R-1 (Single-Family Residential)
- West: Single-family homes zoned R-1 (Single-Family Residential) and unincorporated (R-3, Single-Family Residential Cook County zoning).
- East (across Oak Park Ave.): Condos/Multi-Family Zoned R-6 PD (Medium-Density Residential, Oak Village Planned Unit Development)

The proposed use is to expand its curriculum at the Tinley Park Campus. The parking lot is heavily utilized and they are also using a neighboring property for overflow. This project is to resolve any current parking issues and also allow them to park new students with the curriculum expansion. This will require annexation, rezoning, plat of subdivision, and variation to make all of this one lot with one zoning district. Fox College has purchase agreements in place for two properties to the west. There will be a parking lot expansion and detention basin for floodplain compensatory storage.

Mr. Ritter displayed diagrams of the proposed site plan expansion. The new parking lot includes 95 parking stalls and has a mix of 26-foot and 24-foot-wide drive aisles. The Legacy Code only requires 24-foot-wide aisles (whereas the rest of the Village requires 26-foot-wide aisles). However, to accommodate comfortable truck and vehicle circulation through the parking lot addition, the main aisles were maintained at 26 feet wide around the perimeter of the parking lot. Only the interior parking aisle was reduced

to 24 feet. The reduction allowed for additional bufferyard width to be added on the north and south sides of the site. The parking lot addition was designed to allow a large fire truck to safely circulate through the site.

There are parallel parking stalls located on the north side of the property. These stalls were illegally striped without approval and have reduced the aisle width to around 17-18 feet and make truck circulation around the site difficult when vehicles are parked there. To alleviate the truck circulation concern, the petitioner is eliminating two parking stalls nearest to the dumpster to accommodate truck turning. The area will be hashed and marked "No Parking Permitted". Due to this parking being an immediate issue related to emergency response, the Petitioner has agreed to make these changes this year and is working to get it completed as soon as possible.

The existing aisle width did not meet the aisle width minimum of 24 feet and could not safely be used as a two-way access. Staff is recommended that this aisle be revised to be a one-way drive aisle with appropriate striping and signage ("One-Way →" and "Do Not Enter"). They have agreed to this and the change has been made. One ADA parking stall being installed at a space most adjacent to the building. This stall is required per the Illinois Accessibility Code due to the increase in the total number of spaces.

Overall site engineering is preliminary and may require revisions based upon final comments from the Village Engineer and MWRD. Staff recommends the Site Plan and Plat approvals be conditioned that they are subject to final engineering approvals.

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on the average intensity of the uses. However, each use and site can have unique differences that could change parking demand. Additionally, parking demand continues to decline from its peak in the 80's and 90's as alternative forms of transportation and ride-sharing services continue to grow in popularity. However, college campuses in the suburbs present a high parking demand since most students and employees will typically drive themselves and can come from a large area covering most of the Chicagoland area. The site uses a high percentage of the parking field and has times or events that can require employees to park off-site at a nearby business. The new parking lot expansion is expected to cover the parking they currently need and also allow them to add a physical therapy program to their curriculum at the Tinley Park campus which could increase peak-time parking demand.

As a heritage site and use, the parking requirements of the Legacy Plan are not retroactively applied. However, the minimum parking would be 4 spaces per 1,000 square feet for commercial or assembly spaces. That would result in around 100 parking spaces for an approximately 25,000 sq. ft. building. While that parking might be adequate for most commercial use, a college use has an obvious need for more parking than that since the existing total is 249 stalls. The Village Zoning Ordinance can also provide some guidance for required parking for various uses; however, there is no specific reference for colleges or technical training. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner's proposal, existing site history, and similar uses noted in the ordinance. A professional parking study is typically required to be supplied to assist the Plan Commission in their review, especially when a use is not existing and there is no reference. The Petitioner has not provided a parking study in this case due to their detailed knowledge of the parking demand. The entire project is based on their desire to provide more parking on-site for their staff and students. Additionally, the current COVID-19 pandemic has made parking studies more subjective, as they do not present "typical conditions" upon which to base the assumptions.

The site currently has 249 parking spaces (7 ADA). While the new parking lot will have 95 new stalls added, there is also be a reduction of 7 stalls on the existing site due to installing the entrance to the new parking lot, removal of parallel stalls, and installation of the new ADA space. The total parking on the site following completion of the project will be 337 stalls (8 ADA) for a total increase in 88 parking stalls.

The new parking lot will be will be illuminated by four new poles mounted at 25 feet high, similar to the existing site's pole height. The poles have been located to adequately light the parking lot for safety and to avoid any light or glare spillage onto neighboring properties. The lighting has 0 fc at all residential property lines and all fixtures are downcast and full-cutoff to prevent off-site glare from the light source. The existing site will have the poles remain but light fixtures are expected to be replaced with matching fixtures as replacement is needed. They will not be doing this at this time. The lighting levels comply with the zoning code, but the proposed fixtures do not comply with the required Legacy District fixture types (decorative post or column light) and maximum mounting height of 15 feet. The new parking lot is far from the Oak Park Avenue roadway and would not typically be located in the district without this proposal. The proposed lights are meant to match the existing poles more closely. Additionally, shorter mounting heights would require additional light poles to adequately light the site and could potentially result in light spillage.

The proposed site would include a variety of planting surrounding the parking lot and detention area. The site is unique in that a large portion of it will be an open dry bottom detention pond and not a typical commercial site. However, by code it is a commercial site that requires certain landscaping bufferyards. Waivers are being requested because adding additional landscaping to the parking lot or additional bufferyard width would require either a reduction of parking stalls or acquisition of more land. The alternatives to meet code would make the overall project financially and practically infeasible. The Petitioner has noted that development is already very expensive for a parking lot addition and due to the added costs of developing in a floodplain.

The proposal has focused proposed landscaping around the parking lot and around the residential properties to help mitigate any negative effects or views of the parking lot expansion and help delineate the detention area. The detention pond is directly adjacent to the large Central Middle School detention pond that currently has a natural look with very little landscaping. The Petitioner's proposal will have a similar naturalized look but with purposeful landscaping surrounding it to limit any negative effects to surrounding properties.

Landscaping Waivers include the following based on the current proposal:

- 1. Street Trees along Sayre Ave: Street Trees shall be located every 25 feet along a public frontage, excluding driveways and paved walkways. Trees can be placed on private property (in addition to any required private bufferyard) where there is not sufficient space in the public right-of-way. The subject property has 100 feet of frontage along Sayre Avenue and thus would be required to have four street trees. The private bufferyard also requires four trees (2 trees every 50 feet). The proposal only indicates three trees (one shade/canopy, and one existing/unidentified). It should be noted that Sayre Avenue is not a roadway that was planned for in the Legacy District and typically the Village's subdivision code would only require street trees every 50 feet in non-residential districts. The total shortage of trees on this frontage is six.
  - <u>Staff recommends the addition of two additional street trees along the Sayre Avenue frontage.</u> The frontage is a dentition pond and thus the buffering is not as concerning. Meeting half of the tree requirement would keep the development in line with what would be expected for any new residential developments on Sayre Avenue.
- 2. Private Bufferyard: The Petitioner has requested a waiver from the requirement of shrubs and ornamental trees around the perimeter. The bufferyard would typically require two shade trees, one ornamental, and 20 shrubs.
  - Staff is supportive of this waiver request. The goal of the private bufferyard requirement is to buffer commercial
    uses from residential or non-legacy uses. However, the majority of the site that will be visible from residential
    properties will be an open detention pond. Landscaping has been added around it to provide for an attractive
    appearance; however, shrubs would increase construction and ongoing maintenance costs without much benefit
    to neighboring properties.
- 3. Interior Parking Lot and End Islands: The parking lot is required to have 15% of the surface area landscaped with minimum 8-foot end islands on rows of parking. The petitioner has proposed landscaping at the corners and around the exterior.
  - Staff is supportive of this waiver request. End island landscaping would eliminate four parking stalls and also
    make truck circulation through the lot more difficult. Adequate landscaping has been added surrounding the
    parking lot to help offset any negative visual effects.

Additionally, a new six-foot solid privacy fence is proposed around the parking lot addition that prevents headlight glare on the adjacent properties. The material of the proposed fence has been noted as wood and is permitted by the Legacy Code, however PVC has been the desired fence on commercial properties in the Village as they require less maintenance to keep looking attractive. Staff recommends discussion or input on this item.

The proposed Plat of Subdivision will consolidate the two existing Fox College lots with the two lots proposed to be annexed into the Village that will have the parking lot and detention pond constructed on. The result will be a single lot that is  $\sim$ 5.68 acres in size. Existing drainage and utility easements will remain on the property with a new drainage easement placed over the proposed detention pond area.

CHAIRMAN GRAY asked for comments from the Petitioner.

George Arnold, Attorney for the Petitioner thanked staff for the presentation and noted he had nothing to add.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER MANI noted he has no issue with any of the open items and would like the Petitioner to follow the recommendations of the staff report.

COMMISSIONER GATTO agrees.

COMMISSIONER AITCHISON noted she agrees with most of the staff recommendations. She noted she would like to see PVC fencing rather than wood because it is more attractive long-term and has less maintenance.

COMMISSIONER VICK inquired about the rest of the fencing along the north end of the lot that backs up to the residences and what materials they are and who owns them.

Mr. Ritter replied they are owned by the individual homeowners. They have the right to replace the fences with any type of material they would like. Technically if those fences were taken down, there would be a requirement in our code for Fox College to replace them, but they are not fox-college's because their site was developed before the home's were developed.

COMMISSIONER VICK would recommend the PVC due to the maintenance issues on wood. He has no problem with the light poles because they are in the back. The other staff recommendations are good.

COMMISSIONER WEST inquired about the home on the lot and if it would be taken down. She also asked if the house to the north of that would also be taken down. Has the college given any thought to using permeable pavement? She lives close to this area and noted that this property and area does have major flooding issues.

Mr. Ritter replied the house to the north would not be taken down and remains unincorporated. The home on the lot with the detention basin is the only structure being demolished. They are trying to buffer this house with a fence and landscaping. Mr. Ritter replied there is underground volume control on top of this detention as required by MWRD. The Engineer would be the best person to answer with more certainty. They will have to store all of the flood plain and storm water that is on the site and then some. This development will improve the overall area in terms of drainage because some of that water may be going off-site currently and will now be directed into the storm system.

Kevin Camino, Engineer for the Petitioner replied they did consider permeable pavers but the cost of this would be considerably more expensive. In addition to the detention they are providing in the basin to the west and the compensatory storage for the flood plain, we do have infiltration measures beneath the parking lot in the way of stone and plastic pipe to help with infiltration measures that also satisfies the MWRD. Unfortunately, we could not do the pavers but we do have infiltration measures.

COMMISSIONER WEST inquired about restriping that brought the lot out of compliance and the two spots on the northwest corners will be unstriped with no parking Will this bring the lot into compliance?

Mr. Ritter replied yes that this approval would bring that area into compliance with the addition of the conversion of it being one-way access. These two actions along with the the Commission approving the site plan with bring it into compliance.

CHAIRMAN GRAY echoes the comments of staff and the Commissioners. He prefers the PVC fence rather than the cedar fence. He agrees with the landscape waivers. There is a good landscape buffer with the trees and bushes that will be there. The parking lot landscape is also good. He agrees with the 4 25' light poles making sense at this location. He agrees with the staff recommendations. He noted that the removal of the two corners in the lot for truck traffic has to be enforced by Fox College. Students should not be allowed to park in these areas for obvious safety reasons. This must be made clear to the students and teachers. This is a good addition to Tinley Park and is glad to keep Fox College at this location.

Mr. Ritter replied that the Petitioner has agreed to remove the two stalls causing an issue on the north side and it will be done prior to the construction of the new lot. This will resolve the issue in the event of the need for a fire truck having to get in the lot.

Mr. Ritter identified the open items.

- 1. Discuss the northern drive aisle on the existing site and staff's recommendation for conversion to a one-way aisle.
- 2. Discuss the overall site plan for the existing site and proposed parking expansion.
- 3. Discuss condition that proposal is subject to final engineering review and approval by the Village Engineer and MWRD.
- 4. Discuss the proposed parking on the site.
- 5. Discuss Variation for light pole/fixture style and mounting height.
- 6. Have Petitioner clarify fence material. Staff recommends utilizing PVC fencing to prevent future maintenance concerns and costs.
- 7. Discuss proposed landscaping plan and required landscape waivers.

Mr. Arnold noted they understand the recommendation for the PVC fencing. They will look into the costs and recommendation; they will notify Staff and the Commission at the Public Hearing.

Mr. Ritter thanked him and advised that we are glad to have Fox College expanding in Tinley Park. This will bring in students that will shop, eat, and buy gas in Tinley Park. The propoerty is also one very difficult to develop.

CHARMAN GRAY noted the Public Hearing will be on Thursday, August 20, 2020.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE AUGUST 6, 2020 REGULAR MEETING

ITEM #3 WORKSHOP – Hailstorm Brewing Patio Addition, 8060 186th St. –

Special Use for PUD Deviations & Site Plan Approval

Consider recommending that the Village Board grant Chris Schiller, on behalf of Hailstorm Brewing Company and Tomcat Properties (Owner), a Special Use Permit to amend the Mercury Business Centre Planned Unit Development to allow for Exceptions from Section III.J. (Fence Regulations) and Section VIII.A.10 (Required Parking Spaces) of the Zoning Ordinance. The Special Use and Exceptions and Site Plan Approval will permit a permanent outdoor patio to be constructed at the Hailstorm Brewing Co. property located at 8060 186<sup>th</sup> Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district.

Present were the following: Chairman Garrett Gray (Participated electronically)

Eduardo Mani (Participated electronically) Kehla West (Participated electronically) Steven Vick (Participated electronically) Angela Gatto (Participated electronically) Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Lucas Engel

James Gaskill

Village Officials and Staff: Kimberly Clarke, Community Development Director (Participated electronically)

Dan Ritter, Senior Planner

Barbara Bennett, Commission Secretary

Guests: Chris Shiller, Petitioner

Dan Ritter, Senior Planner presented the Staff Report. The Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., is requesting Site Plan Approval and a Special Use Permit to amend the Planned Unit Development (PUD) to allow for Exceptions to the Zoning Ordinance for permitted fence locations and minimum parking requirements. The requests would allow for the installation of a permanent outdoor patio where there are currently parking stalls at the Hailstorm Brewing taproom located at 8060 186th Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district.

Hailstorm Brewery has operated the taproom at the subject site since 2014 and in December 2019 finished renovations to expand the seating area and add a full kitchen on the site. The brewery has been successful and does host events (private and public) throughout the year on the site. The Petitioner has been exploring installing the outdoor patio for a couple of years; however, the COVID-19 pandemic had provided a push to create the outdoor space faster. It also allowed an opportunity to test a temporary patio that was set up in May and has received positive feedback from customers.

Outdoor patio areas require Site Plan Approval when added to existing spaces to ensure they are well designed, safely located, and do not cause any unintended issues on the site or to surrounding properties. Based on the proposal, the Petitioner requires an exception to the fence requirements due to the patio's location in the front yard of the property and need to enclose the area for a liquor license. Additionally, an exception to the parking minimum is required due to the reduction of parking and increase in seating capacity. The site was originally designed for industrial and office parking demands, which are typically lower than that of commercial properties that the public visits. The Petitioner owns the building and business and has other industrial tenants in the building. However, most are only open and operating during the day and have little activity during weekends and nights when Hailstorm is busiest.

The subject site was approved in 1995 and opened in 1997 as part of the Mercury Business Centre Planned Unit Development (PUD). The multi-tenant building has an address range of 8050-8064 186<sup>th</sup> Street and originally had eight different tenant spaces. The site is 117,000 sq. ft. in size with an approximately 34,000 sq. ft. building. The building was designed as a multi-tenant industrial flex-space building that could function as office, manufacturing, or warehousing space. The structure was designed with a professional office building appearance on the front facades but allowed for docks and overhead doors in the rear. A 10-foot landscape buffer was installed surrounding the site.

The petitioner opened their brewery and taproom at the subject property in 2014 occupying Unit C & D. It started as only a taproom with beer served and they had food trucks during the weekends and special events. The brewery has had success at its taproom location and growing distribution in the Chicagoland area. In 2019 an expansion of the brewery and taproom was completed that added additional brewery space, seating, and a full kitchen that offers a rotating menu. Hailstorm Brewery now occupies Unit A-D. Other tenants currently include Region Construction, Metridea Inc, and Xtreme Fire Protection.

The subject site is zoned M-1 PD (General Manufacturing, Mercury Business Centre PUD). The surrounding sites on all sides of the property are also located in the same zoning district and PUD. All properties are similar light industrial and office buildings with a variety of uses.

A brewery, brewpub, and restaurants are a fairly unique use to have in an industrial area. However, breweries often prefer these industrial locations due to a large amount of open floor space, high ceilings, docks, and other aspects of the space that make it beneficial for beer production equipment and distribution. The taprooms and restaurants associated with breweries usually start as a limited accessory use, but can become a popular destination themselves. While these brewpub and restaurant uses haven't traditionally been associated with industrial uses, the Village allowed for breweries and the associated restaurant and brewpub aspects, to be permitted by right in ORI and M-1 districts to help promote their location within the Village. The sites usually have less visibility but often function as a destination with customers headed there before they leave their house. The Village currently has three breweries located in the Village (Hailstorm, 350, Soundgrowler) with a fourth under construction currently (Banging Gavel).

Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation which has a larger context to requirements that effects the entire Village.

The Petitioner is requesting the addition of a permanent outdoor patio at their existing brewpub location. The Petitioner has been exploring the addition of an outdoor patio for some time. However, the COVID-19 pandemic had provided a push to create a permenant outdoor dining space faster. It also allowed an opportunity to test a temporary patio that was set up in May and has received positive feedback from customers.

The patio area is proposed to be directly west of the taproom seating. This location allows for the easiest access for customers and direct visibility of employees to the patio at all times. The visibility is important from a liquor control perspective and unique because service is typically given at the bar and then customers find a seat; there are not typically employees in the seating area except for occasional cleanup. The patio location also allows the potential to add windows or doors that open along the western frontage in the future to create open seating and a view of the stage on the interior of the space. The area to the north, where the current temporary patio is located, was considered since it would be better for the parking layout. However, that space is not directly adjacent to the interior seating area, is a longer walk for customers, and would be more difficult for employees to monitor.

The patio is expected to have a four or five-foot-high fence installed around the perimeter and would only be entered by entering the building. The fence would be a black aluminum fence in the wrought iron style. Fencing is not allowed in a primary front yard on any lot, with the exception of an allowance for patios in the Legacy District. While patios are not typical in industrial areas, it will add an attractive and activated entrance to the business. The fence has a goal of delineating the space where alcohol can be consumed on-premise and helps to protect customers. The proposed fencing will be a 75% open design fence that does not present any visibility or safety issues from the street or driveways.

Wood picnic-style tables are expected to be used and there will also be a fire pit seating area. No changes to the site lighting or signage are proposed. Any new signage must comply with the Zoning Code requirements. Engineering has reviewed the initially proposed grades of the patio and believes it will be acceptable. However, the final engineering/grading plans will require approval

to ensure positive stormwater flow is maintained and the patio is ADA complaint. A condition is recommended that the final approval is subject to final engineering approval by the Village Engineer.

Uses like breweries, brewpubs, and taprooms have traditionally located in industrial areas. These are appealing because the equipment for brewing is often very large and requires a lot of space. Additionally, it requires truck deliveries to and from the site. Breweries have grown rapidly in popularity recently and also typically function as a destination, meaning customers know they are going there before they leave their house. They do not often require high visibility or extensive signage for this reason. However, as breweries grow, they provide some unique challenges for areas designed for industrial/office uses. These industrial/office buildings are often not designed with customers or the general public in mind. They often lack sidewalks, crosswalks, signage, or other amenities that make locating and navigating them easier. Additionally, there is often heavy truck traffic due to the traditional uses of the space that can require additional roadway space to make turns. Parking also can become an issue because the warehouse spaces were not anticipated to have large occupancies when much of the interior space is designed for product production and storage. Parking for these is usually only designed for employees with a few for visitor stalls.

Currently, there are approximately 95 parking stalls on the site. The patio proposal includes the removal of five parking stalls resulting in a parking total of 90. The brewery currently has a capacity limit of 90 persons. However, that brewery space itself has a larger building capacity for more people but is limited due to parking limits. This proposal would increase the total seating capacity of the space by approximately 50 seats. While there are still 90 stalls, some of these are used by the businesses to store related vehicles overnight and others are used by employees of Hailstorm Brewing.

The Zoning Code regulates "Eating or drinking place, bar, cocktail lounge, or indoor entertainment" by requiring one space for each seat and one space for each employee. As has been mentioned in the past, these regulations are dated and can be difficult to apply for a one size fits all approach. This is particularly an issue for businesses in this category when there is movable seating, private events, and entertainment that may expand capacity, without more tables. Due to the uniqueness of these spaces, it has been difficult to find exactly what the parking requirements are at the building. It would also require calculating parking for the other industrial tenant spaces that require one space for every two employees and one space for each vehicle used in the conduct of the business.

The brewery has peak hours of operation (Friday and Saturday evenings) that are opposite of the other tenants in the multi-tenant building, as well as the neighboring properties (Weekday business hours). The main concern with the use of on-street parking is that they are public spaces not dedicated to one business and also that they can limit truck turning movements in an industrial area. The Petitioner has noted they have not had any issues or complaints about customer parking at their facility. Customers do occasionally park on the street during special events, often due to the convenience of those spaces. The Petitioner owns the building as well and they have been cognizant of the parking demands and hours of operation of those users. It should be noted that new uses permitted by-right in the district could locate nearby and may have different hours or truck schedules that can overlap the peak hours of the brewery. The goal of the parking regulations limiting the use of on-street parking is also in place to ensure business customers are not parking in residential areas. This location is not adjacent to any residential zoning and that is not a large concern.

In a scenario such as this, with a variety of different factors on an existing site, staff would typically request a professional parking count and study be conducted. The Plan Commission has the authority to recommend the parking requirement based on that analysis. With the current COVID-19 pandemic, it has made conducting a parking and traffic analysis difficult because the conditions and demand are not "typical". Instead, for evidence staff has relied heavily on the lack of any formal complaints by neighboring properties and input provided by the Petitioner that they rarely ever use street parking, except for a handful of times a year. There is some expectation that property owners will manage their parking demand so that their site and business will be successful. In this situation, it is helpful that the owners of the property are the same as those operating the business asking for a parking exception. However, staff still wants to ensure that the proposed parking does not negatively impact any surrounding properties.

The location is far from any residential areas and staff's primary concern is in regards to potential truck movement/turning issues through the area when there is on-street parking along 186<sup>th</sup> Street or 81<sup>st</sup> Avenue. To ensure these concerns can be managed if issues occur in the future, staff is recommending a condition be added that if there are on-street parking or truck movement issues, the petitioner will need to correct the situation by providing for cross-parking off-site at a neighboring property, striping individual stalls on 186<sup>th</sup> Street, installing signage limiting parking in certain areas of the street, or another solution as approved by Village staff. Staff also recommends maintaining the current capacity to 90 persons due to the limited parking availability on the site. The

limit has avoided any known issues to-date and is expected to stay that way with the new patio addition. That capacity limit would be able to be increased if a formal parking agreement is in place with an adjacent property.

CHAIRMAN GRAY asked for comments from the Petitioner.

Mr. Chris Shiller, Hailstorm Brewing Petitioner thanked Mr. Ritter for all his details. He thanked the Village for consideration and noted he likes being in Tinley Park. The Village has always been supportive of everything he wanted to do. He noted that every business adjacent to his business is a Monday – Friday 9-5, so the hours are opposite of the brewery hours. Occasionally if there is a special event or a band, it starts to peak around 7:00 pm and there are no businesses or trucks coming in for deliveries in the area at that time. He is fortunate that the overlap has a gap of more than an hour. Times he needs street parking would be one to two Friday's a month and a couple of times a year when there is a special party. Sometimes people do park on the street because it is closer to the door, but that is also after hours. The area is more or less a dead zone after 5:00 pm and on the weekends.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER WEST noted that the packet mentioned that the Petitioner wrote letters to some of the tenants in the area asking for parking reciprocity. She noted on the rendering it looks like a very nice space.

Mr. Ritter noted there were Public Notice letters sent and staff has not received any replies.

COMMISSIONER VICK inquired if the patio area would have fence protection measures in case a car was to come into the area. He also inquired if there would be video monitoring in the outdoor area.

Mr. Ritter noted there is a curb, fencing and landscaping. in that area. To get into this area a person would have to make a turn and would probably not be driving too fast. If there was a concern in the future, bollards could be installed in the area.

Mr. Shiller replied they do have a video surveillance in the brewery and they would be adding more cameras for the patio.

COMMISSIONER MANI noted this is a great idea for the business and they should follow the staff report recommendations.

CHAIRMAN GRAY noted he concurs with staff's recommendations to limit the occupancy based on current situation and changing businesses. However, likes that it can be expanded with an official cross-parking agreement in place. He noted he has been there after 5:00 pm on a Friday and it is a ghost town around it. Right now, that is not an issue for any potential street parking. CHAIRMAN GRAY inquired if the patio fence would have a gate, so people could get out in an emergency.

Mr. Ritter noted there would be exits out of the patio and could be a latching gate with panic hardware if required to be enclosed. Otherwise, they could have the openings with no gates. This would depend on the liquor commission requirements.

Mr. Ritter identified the Open Items (Exceptions):

- 1. Discuss the requested Exception to the fence regulations to permit a fence to be located in a primary front yard.
- 2. Staff recommends a condition be added that the approvals are subject to final engineering plan approval by the Village Engineer.
- 3. Discuss parking exception and overall proposed parking on the site. Discuss maintaining the existing occupancy limit of 90 persons at this location, with the understanding it can be increased with the approval of a cross-parking agreement with an adjacent property.
- 4. Discuss the recommended condition requiring that if parking issues or truck movement issues are witnessed in the future, the Petitioner will need to work with staff on a solution, including but not limited to entering into a cross-parking agreement with a neighboring property owner, striping/maintaining individual parking stalls on 186th Street, or installing signage limiting parking in certain areas on the roadway.

CHARMAN GRAY noted the Public Hearing will be on Thursday, August 20, 2020.

### PUBLIC COMMENT

CHAIRMAN GRAY asked for comments from the Public.

There were none.

### GOOD OF THE ORDER

- 1. Downtown has a lot happening...
- 2. The Avocado Theory received the Village Board Approvals for the project and grants. They are working on getting their building permit.
- 3. Banging Gavel has their permit and fencing up. Construction will be starting there.
- 4. The Boulevard is finishing up going verticle on the second floor on the building. The project should be finished next year.
- 5. There is an ice cream shop coming north of Ed & Joes in the building that was remodeled with a grant. They are getting their permit to start working on the build out.
- 6. Construction has begun on the Food & Fuel project on 183<sup>rd</sup> Street and they are moving quick.
- 7. The Even Hotel off of 1-80 at the Convention Center has done most of the interior work and is doing exterior construction with a new color pallet, roofing, and signage.

### ADJOURN MEETING

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER WEST to adjourn the August 6, 2020 Plan Commission Meeting.

AYE: All Commissioners participated electronically

COMMISSIONERS MANI, GATTO, VICK, AITCHISON, WEST and CHAIRMAN GRAY.

NAY: None

CHAIRMAN GRAY declared The Motion Approved by voice vote and declared the meeting adjourned at 8:31 pm.



### PLAN COMMISSION STAFF REPORT

August 20, 2020 - Public Hearing

### **Petitioner**

Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co.

### **Property Location**

8060 186<sup>th</sup> Street

#### PIN

19-09-02-203-002-0000

### Zoning

M-1 PD (General Manufacturing, Mercury Business Centre PUD)

### **Approvals Sought**

Site Plan Approval Special Use Permit

### **Project Planner**

Daniel Ritter, AICP Senior Planner

### Hailstorm Brewing - Taproom Outdoor Patio

8060 186<sup>th</sup> Street





### **EXECUTIVE SUMMARY**

The Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., is requesting Site Plan Approval and a Special Use Permit to amend the Planned Unit Development (PUD) to allow for Exceptions to the Zoning Ordinance for permitted fence locations and minimum parking requirements. The requests would allow for the installation of a permanent outdoor patio where there are currently parking stalls at the Hailstorm Brewing taproom located at 8060 186<sup>th</sup> Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district.

Hailstorm Brewery has operated the taproom at the subject site since 2014 and in December 2019 finished renovations to expand the seating area and add a full kitchen on the site. The brewery has been successful and does host events (private and public) throughout the year on the site. The Petitioner has been exploring installing the outdoor patio for a couple of years; however, the COVID-19 pandemic had provided a push to create the outdoor space faster. It also allowed an opportunity to test a temporary patio that was set up in May and has received positive feedback by customers.

Outdoor patio areas require Site Plan Approval when added to existing spaces to ensure they are well designed, safely located, and do not cause any unintended issues on the site or to surrounding properties. Based on the proposal, the Petitioner requires an exception to the fence requirements due to the patio's location in the front yard of the property and need to enclose the area for a liquor license. Additionally, an exception to the parking minimum is required due to the reduction of parking and increase in seating capacity. The site was originally designed for industrial and office parking demands, which are typically lower than that of commercial properties that the public visits. The Petitioner owns the building and business and has other industrial tenants in the building. However, most are only open and operating during the day and have little activity during weekends and nights when Hailstorm is busiest.

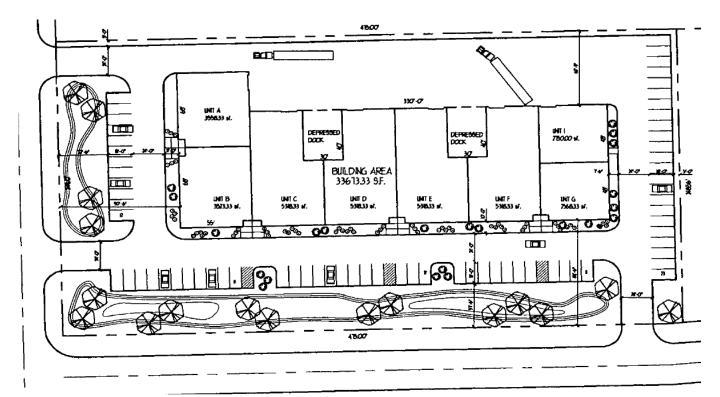
### **EXISTING SITE & HISTORY**

The subject site was approved in 1995 and opened in 1997 as part of the Mercury Business Centre Planned Unit Development (PUD). The multitenant building has an address range of 8050-8064 186<sup>th</sup> Street and originally had eight different tenant spaces. The site is 117,000 sq. ft. in size with an approximately 34,000 sq. ft. building. The building was designed as a multi-tenant industrial flex-space building that could function as office, manufacturing, or warehousing



space. The structure was designed with a professional office building appearance on the front facades but allowed for docks and overhead doors in the rear. A 10-foot landscape buffer was installed surrounding the site.

The petitioner opened their brewery and taproom at the subject property in 2014 occupying Unit C & D. It started as only a taproom with beer served and they had food trucks during the weekends and special events. The brewery has had success at its taproom location and growing distribution in the Chicagoland area. In 2019 an expansion of the brewery and taproom was completed that added additional brewery space, seating, and a full kitchen that offers a rotating menu. Hailstorm Brewery now occupies Unit A-D. Other tenants currently include Region Construction, Metridea Inc, and Xtreme Fire Protection.



Above: 1995 Originally Approved Site Plan for "Mars Building"

### **ZONING & NEARBY LAND USES**

The subject site is zoned M-1 PD (General Manufacturing, Mercury Business Centre PUD). The surrounding sites on all sides of the property are also located in the same zoning district and PUD. All properties are similar light industrial and office buildings with a variety of uses.

A brewery, brewpub, and restaurants are a fairly unique use to have in an industrial area. However, breweries often prefer these industrial locations due to a large amount of open floor space, high ceilings, docks, and other aspects of the space that make it beneficial for beer production equipment and distribution. The taprooms and restaurants associated with breweries usually start as a limited accessory use, but can become a popular destination



themselves. While these brewpub and restaurant uses haven't traditionally been associated with industrial uses, the Village allowed for breweries and the associated restaurant and brewpub aspects, to be permitted by right in ORI and M-1 districts to help promote their location within the Village. The sites usually have less visibility but often function as a destination with customers headed there before they leave their house. The Village currently has three breweries located in the Village (Hailstorm, 350, Soundgrowler) with a fourth under construction currently (Banging Gavel).

Deviations from Village's Zoning Ordinance are considered Exceptions rather than Variations and do not require the standard Findings of Fact as required with a Variation. A PUD Exception is typically viewed more specifically to how it relates to the goals and context of that specific PUD, rather than a Variation which has a larger context to requirements that effects the entire Village.

### **PUD EXCEPTIONS**

The Exceptions being requested are listed below. Each exception is further explained in the following sections below.

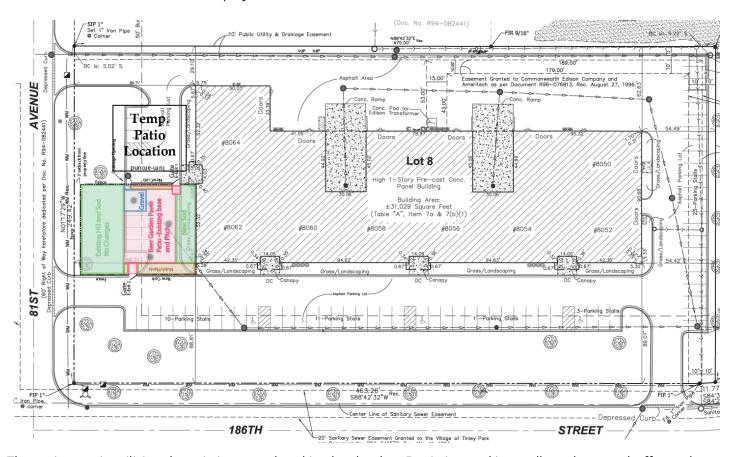
- 1. Exception from Section III.J. (Fence Regulations) to permit a fence to be located in the primary front yard of a lot where one is not permitted. The fence is proposed and must remain a 75% open design aluminum fence that is wrought-iron style and a maximum of five feet in height.
- 2. Exception from Section VIII.A.10 (Required Parking Spaces) to permit a site with parking under the required minimum for the existing and proposed uses. The brewery, taproom, and restaurant use are limited to a capacity of 90 people unless additional parking is provided with a cross-parking agreement.

### PROPOSED SITE PLAN, LANDSCAPING, & DESIGN

The Petitioner is requesting the addition of a permanent outdoor patio at their existing brewpub location. The Petitioner has been exploring the addition of an outdoor patio for some time. However, the COVID-19 pandemic had provided a push to create outdoor dining space faster. It also allowed an opportunity to test a temporary patio that was setup in May and has received positive feedback from customers.

The patio area is proposed to be directly west of the taproom seating. This location allows for the easiest access for customers and direct visibility of employees to the patio at all times. The visibility is important from a liquor control perspective and unique because service is typically given at the bar and then customers find a seat; there are not typically employees in the seating area except for occasional cleanup. The patio location also allows the potential to add windows or doors that open along the western frontage in the future to create open seating and a view of the stage on the interior of the space.

The area to the north, where the current temporary patio is located, was considered since it would be better for the parking layout. However, that space is not directly adjacent to the interior seating area, is a longer walk for customers, and would be more difficult for employees to monitor.



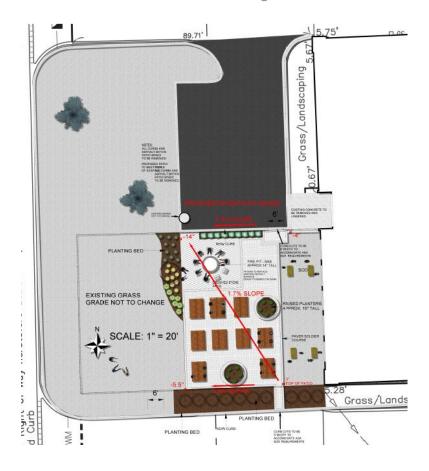
The patio area is utilizing the existing paved parking lot that has 5 existing parking stalls and a grass bufferyard area. The patio will require removal of existing asphalt, minor grading/base changes, and installation of new paver bricks. The bufferyard area will remain grass and there is no existing landscaping. A grass area nearest to the building would replace foundational bushes and provide a place for bags and other outdoor games to be set up.

Landscaping is being added to the bufferyard and along the north and south sides of the patio where new curbing is being installed. The landscaping will be shrubs and flowers to help soften the patio area and make it an inviting space to sit. Two trees are also proposed in the patio area to provide shade.

The patio is expected to have a four or five-foothigh fence installed around the perimeter and would only be entered by entering the building. The fence would be a black aluminum fence in the wrought iron style. Fencing is not allowed in a primary front yard on any lot, with the exception of an allowance for patios in the Legacy District. While patios are not typical in industrial areas, it will add an attractive and activated entrance to the business. The fence has a goal of delineating the space where alcohol can be consumed onpremise and helps to protect customers. The proposed fencing will be a 75% open design fence that does not present any visibility or safety issues from the street or driveways.

# Open Item #1: Discuss the requested Exception to the fence regulations to permit a fence to be located in a primary front yard.

Wood picnic-style tables are expected to be used and there will also be a fire pit seating area. No changes to the site lighting or signage are proposed. Any new signage must comply with the Zoning Code requirements. Engineering has reviewed the initially proposed grades of the



patio and believes it will be acceptable. However, the final engineering/grading plans will require approval to ensure positive stormwater flow is maintained and the patio is ADA complaint. A condition is recommended that the final approval is subject to final engineering approval by the Village Engineer.

### Open Item #2: Staff recommends a condition be added that the approvals are subject to final engineering plan approval by the Village Engineer.



Above: View of patio looking east towards the building.



Above: View of patio looking south.

### **PARKING & TRAFFIC**

### Commercial Uses in Industrial Locations

Uses like breweries, brewpubs, and taprooms have traditionally located in industrial areas. These are appealing because the equipment for brewing is often very large and requires a lot of space. Additionally, it requires truck deliveries to and from the site. Breweries have grown rapidly in popularity recently and also typically function as a destination, meaning customers know they are going there before they leave their house. They do not often require high visibility or extensive signage for this reason. However, as breweries grow, they provide some unique challenges for areas designed for industrial/office uses. These industrial/office buildings are often not designed with customers or the general public in mind. They often lack sidewalks, crosswalks, signage, or other amenities that make locating and navigating them easier. Additionally, there is often heavy truck traffic due to the traditional uses of the space that can require additional roadway space to make turns. Parking also can become an issue because the warehouse spaces were not anticipated to have large occupancies when much of the interior space is designed for product production and storage. Parking for these is usually only designed for employees with a few for visitor stalls.

### **Current Site Parking**

Currently, there are approximately 95 parking stalls on the site. The patio proposal includes the removal of five parking stalls resulting in a parking total of 90. The brewery currently has a capacity limit of 90 persons. However, that brewery space itself has a larger building capacity for more people but is limited due to parking limits. This proposal would increase the total seating capacity of the space by approximately 50 seats. While there are still 90 stalls, some of these are used by the businesses to store related vehicles overnight and others are used by employees of Hailstorm Brewing.

The Zoning Code regulates "Eating or drinking place, bar, cocktail lounge, or indoor entertainment" by requiring one space for each seat and one space for each employee. As has been mentioned in the past, these regulations are dated and can be difficult to apply for a one size fits all approach. This is particularly an issue for businesses in this category when there is movable seating, private events, and entertainment that may expand capacity, without more tables. Due to the uniqueness of these spaces, it has been difficult to find exactly what the parking requirements are at the building. It would also require calculating parking for the other industrial tenant spaces that require one space for every two employees and one space for each vehicle used in the conduct of the business.

The brewery has peak hours of operation (Friday and Saturday evenings) that are opposite of the other tenants in the multi-tenant building, as well as the neighboring properties (Weekday business hours). The main concern with the use of on-street parking is that they are public spaces not dedicated to one business and also that they can limit truck turning movements in an industrial area. The Petitioner has noted they have not had any issues or complaints about customer parking at their facility. Customers do occasionally park on the street during special events, often due to the convenience of those spaces. The Petitioner owns the building as well and they have been cognizant of the parking demands and hours of operation of those users. It should be noted that new uses permitted by-right in the district could locate nearby and may have different hours or truck schedules that can overlap the peak hours of the brewery. The goal of the parking regulations limiting the use of on-street parking is also in place to ensure business customers are not parking in residential areas. This location is not adjacent to any residential zoning and that is not a large concern.

### Staff Review

In a scenario such as this, with a variety of different factors on an existing site, staff would typically request a professional parking count and study be conducted. The Plan Commission has the authority to recommend the parking requirement based on that analysis. With the current COVID-19 pandemic, it has made conducting a parking and traffic analysis difficult because the conditions and demand are not "typical". Instead, for evidence staff has relied heavily on the lack of any formal complaints by neighboring properties and input provided by the Petitioner that they rarely ever use street parking, except for a handful of times a year. There is some expectation that property owners will manage their parking demand so that their site and business will be successful. In this situation, it is helpful that the owners of the property are the same as those operating the business asking for a parking exception. However, staff still wants to ensure that the proposed parking does not negatively impact any surrounding properties.

The location is far from any residential areas and staff's primary concern is in regards to potential truck movement/turning issues through the area when there is on-street parking along 186<sup>th</sup> Street or 81<sup>st</sup> Avenue. To ensure these concerns can be managed if issues occur in the future, staff is recommending a condition be added that if there are on-street parking or truck movement issues, the petitioner will need to correct the situation by providing for cross-parking off-site at a neighboring property, striping individual stalls on 186<sup>th</sup> Street, installing signage limiting parking in certain areas of the street, or another solution as approved by Village staff. Staff also recommends maintaining the current capacity to 90 persons due to the limited parking availability on the site. The limit has avoided any known issues to-date and is expected to stay that way with the new patio addition. That capacity limit would be able to be increased if a formal parking agreement is in place with an adjacent property.

Open Item #3: Discuss parking exception and overall proposed parking on the site. Discuss maintaining the existing occupancy limit of 90 persons at this location, with the understanding it can be increased with the approval of a cross-parking agreement with an adjacent property.

Open Item #4: Discuss the recommended condition requiring that if parking issues or truck movement issues are witnessed in the future, the Petitioner will need to work with staff on a solution, including but not limited to entering into a cross-parking agreement with a neighboring property owner, striping/maintaining individual parking stalls on 186<sup>th</sup> Street, or installing signage limiting parking in certain areas on the roadway.

### **WORKSHOP SUMMARY**

The Plan Commission had few concerns about the Zoning Ordinance exceptions being requested as part of a PUD. While the business is busy and on-street parking does occur occasionally, it tends to only happen on weekend evenings and special events when other businesses are closed. A condition will be added continuing to limit the business occupancy based on the on-site parking supply, but can be expanded if a cross-parking agreement is put in place with a neighboring property.

### 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. Special Uses for Planned Unit Developments (PUDs) are unique in that there is the context and intent of the PUD that is unique in nature and may necessitate regulations that differ from the requirements utilized through the rest of the Village. Staff has provided the following draft Findings of Fact. These draft findings may be amended as the Plan Commission feels fit prior to supplying a recommendation to the Village Board.

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 PUD exceptions will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the maximum occupancy is not proposed to increase with the addition of a patio. The proposed plans reflect adequate dimensions for safe traffic maneuvers throughout the site and protect customers within the new patio area. The proposed plans also include improvements to the landscaping at the site to make it more attractive and an inviting space for customers to eat and drink.
- 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 PUD exceptions will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and impair properties within the neighborhood because the property has been operating with the same occupancy for over 5 years. On-street parking primarily occurs on weekend evenings when other businesses in the area are not in operation. If any future issues with truck access in the area arises, the petitioner is required to adequately correct the situation.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - The proposed PUD exceptions will not impede the normal and orderly development and improvement
    of surrounding property because the use is just expanding to have outdoor seating on an existing
    property. The surrounding properties are already developed without significant changes expected in the
    near future.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - Adequate utilities, access roads, drainage, etc. have already been provided to the overall site. The overall
    grading of the patio will change slightly to the current use as a parking lot, but all changes will be
    reviewed and approved by the Village Engineer to ensure adequate drainage is maintained.
- 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 proposal makes changes to ensure the parking and drive aisles are maintained and safe for vehicles and for customers sitting on the patio. The fencing is setback from the street, a maximum of four feet in height, and is a 75% open design to ensure adequate visibility at the intersection.

- 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.
  - Other than the exceptions to the zoning code, the site and use will otherwise with all Village ordinances, including applicable engineering standards and all building codes.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The use contributes directly and indirectly to the economic development of the community because it allows for the existing business to add additional outdoor space for customers and events. A permanent outdoor patio space is safer and more attractive long-term option than temporary patios setup for the COVID-19 pandemic. The patio will create a more active space in an area with little activity during the evenings and benefit the overall industrial park.

### 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. Staff will prepare draft responses for these conditions within the next Staff Report.

### 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 are 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, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., Site Plan Approval to construct a permanent outdoor patio where parking currently exists at 8060 186th Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. The occupancy limit shall not be increased from the current limit of 90. If a private parking agreement with a neighboring property is put in place, the occupancy limit may also be correspondingly increased, subject to building code and fire department review and requirements.
- 2. Site Plan Approval is subject to approval of the Special Use Permit by the Village Board.
- 3. 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 a Special Use Permit to the Petitioner, Christopher Schiller, on behalf of Tomcat Properties and Hailstorm Brewing Co., to permit a Deviation from the PUD with exceptions for fence regulations and minimum parking requirements to add a permanent outdoor patio on the property located at 6800 186<sup>th</sup> Street in the M-1 PD (General Manufacturing, Mercury Business Centre PUD) zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the August 20, 2020 Staff Report, subject to the following condition:

1. The occupancy limit shall not be increased from the current limit of 90. If a private parking agreement with a neighboring property is put in place, the occupancy limit may also be correspondingly increased, subject to building code and fire department review and requirements.

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

### LIST OF REVIEWED PLANS

Submitted Sheet Name	Prepared By	Date On Sheet
Project Narrative	Petitioner	6/1/2020
Tenant Parking Letters	Petitioner	6/2/2020
ALTA/ACSM Land Title Survey	DesignTek	4/17/2017
Site Plan/Drainage on Survey	Petitioner	N/A
Site Plan – Patio Zoomed	Petitioner	N/A
Patio Renderings and Patio Floor Plan	Bret-Mar	5/21/2020
	Landscaping	



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: Pub Erception			
Planned Unit Development (PUD) Concept Preliminary Final Deviation			
Variation Residential Commercial for Facking Fence			
Annexation			
Rezoning (Map Amendment) From to			
Plat (Subdivision, Consolidation, Public Easement)   Preliminary   Final			
Landscape Change Approval			
Other:			
PROJECT & PROPERTY INFORMATION			
Project Name: Hailstorm Brewing Taproom			
Project Description: Variance to accomplate were capacity based on			
Project Address: 8060 186 th St., Property Index No. (PIN):			
Zoning District: Light Coungral Lot Dimensions & Area:			
Estimated Project Cost: \$ Ø			
OWNER OF RECORD INFORMATION			
Please supply proper documentation of ownership and/or designated representative for any corporation.			
Name of Owner: Chis Schiller Gene Wabicompany: Torreat Properties			
Street Address: 8000 186th St. City, State & Zip: Tinley Park, IL GOH8			
E-Mail Address: Chris@ hailstorn brawing. comphone Number: 312-961-0568			
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.			
Relation To Project: Co-Owner			
Street Address: 8060 186 to St. City, State & Zip: Tinley Park IL. 6048			
E-Mail Address: chris@ hailstorubreving (& Phone Number: 312-96/-0568			



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.

meeting, the following statement must be signed by the owner for an authorized repetitive.
I hereby authorize
Property Owner Signature:
Property Owner Name (Print): Christopher Schiller
Acknowledgements
<ul> <li>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 Commissio 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.</li> </ul>
<ul> <li>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.</li> </ul>
<ul> <li>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.</li> </ul>
<ul> <li>The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.</li> </ul>
<ul> <li>Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.</li> </ul>
<ul> <li>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.</li> </ul>
<ul> <li>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.</li> </ul>
Property Owner Signature:
Property Owner Name (Print): Christopher Schiller
Applicant Signature: (If other than Owner)
Applicant's Name (Print): Christopher Schiller
Date: $5/29/10$

### 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?

Current parking requirements limit our occupancy to well below what our buildout, square footage, restroom and life safety would allow. The building has limited on site parking, but abundant street parking as well as adjacent business parking lots that are empty during our busy times.

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

For a use type like out brewery or any other public facing business of higher volume, the property would be un-appealing from an investment standpoint due to the parking restrictions.

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

The original building design was for light industrial but limited public facing use. For a brewery we rely heavily on our taproom patronage, but cannot operate in a typical retail location due to our ceiling height and square footage requirements.

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.

Other business operate non public or limited public patronage business models. Parking is only needed for employees and limited visitors.

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.

The variance would be to allow convenience and ease of use to patrons of a Tinley Park business and help us compete for tax dollars for the Village of Tinley.

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.

Our location is within a light industrial / commercial corridor with almost zero use one evenings and weekends. The streets and adjacent parking lots are empty after 6:00 pm and on weekends so overlapping use has no impact during weekly usage.

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

The area still remains as is for most use, we actually only need extra parking overflow on Friday evenings, some Saturdays, and for a few events each year. The only impact is very temporary street parking or in other lots a limited number of hours per month.

Updated 12/18/2018 2 | P a g e

### H. Describe how the requested Variance will not:

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

Cars parked in unused parking lots or on the street would not impact the areas use, only the time of use. These areas are already used for parking during the weekday hours.

### 2. Substantially increase the congestion of the public streets.

The trafic amount in and on a weekend or evening is comparable or lower to the daytime traffic already in place during the weekdays when all the business are open. Since our peak times do not overlap, it's a continuation of, rather than an increase in any traffic amounts.

#### 3. Increase the danger of fire.

No other activities other than parking are requested, which is a normal use of the existing parking lots and street currently.

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

This should not apply to cars parked in lots.

### 5. Endanger the public safety.

No change in peoples activity should occur in the area, people park and walk to the brewery, then return to their cars and leave. This is standard activity during the weekdays.

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

Since were not changing any existing use, only extending it, the neighborhood should be un-affected for use during the off hours in the evenings and weekends.

Updated 12/18/2018 3 | P a g e



Hailstorm Brewing Co. 8060 186th St. Tinley Park, IL 60487 ● 312-961-0568

June 1<sup>st</sup>, 2020

Daniel Ritter Village of Tinley Park 16250 Oak Park Ave, Tinley Park, IL 60477

Re: Parking Variance

Dear Dan,

In an effort to support Tinley Park business, Tinley Tax revenue, and to leverage our full build out capacity, we are requesting a variance to the occupancy limit based on parking spaces on the immediate property. In addition, we are requesting to add parking spaces to our paved areas on the property.

Hailstorm Brewing is uniquely positioned in a light industrial/commercial corridor which means our peak hours do not overlap with the hours of use of the surrounding business. Our peak times are Friday evenings, Saturday afternoons, and a few times per year on events like our anniversary party, bottle releases, etc. During these times all other businesses are closed in our building as well as in the surrounding buildings. In addition, the streets adjacent to our building are very wide, and empty, allowing ample street parking on both sides while still allowing plenty of room for two way traffic. Businesses in our building allow us to use their parking spaces currently during these times and we are discussing options with businesses in nearby buildings as well.

In summary we feel there is ample parking in the immediate area that is unused during our peak times, and utilizing the additional parking would not impact the use or value of the area, and could enable us to allow more patrons to enjoy a great Tinley Park craft brewery. We thank you sincerely for your consideration.

Sincerely,

Christopher Schiller



Hailstorm Brewing Co. 8060 186th St. Tinley Park, IL 60487 ● 312-961-0568

June 2, 2020

Louis Perna Region Construction 8056 W. 186<sup>th</sup> St. Tinley Park, IL 60487

Re: Parking Allowance

Dear Louis.

In an effort to support Tinley Park, Tinley tax revenue, and reduce street parking. Hailstorm Brewing would like to humbly request allowing patrons to park in unused parking spaces at Region Construction during some Friday evenings after 6:00 pm, and some weekends only in cases where our parking is completely full. We would anticipate some Fridays, and only I weekend or less per month on a Saturday that we would need this.

We can guarantee no impact to your parking lot or it's cleanliness. If an overflow event occurs, we will check the lot for cleanliness and litter the following morning at the latest. In return we are happy to allow the use of our parking spaces during weekday business hours if you should have a need, since our spaces are mostly empty.

We thank you sincerely for your consideration!

Christopher Schiller Hailstorm Brewing Co.

Accepted:

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Hailstorm Brewing Co. 8060 186th St. Tinley Park. IL 60487 ● 312-961-0568

June 2, 2020

Ashley Thompson Metridea Inc. 8064 W. 186<sup>th</sup> St. Tinley Park, IL 60487

Re: Parking Allowance

Dear Ashley,

In an effort to support Tinley Park, Tinley tax revenue, and reduce street parking, Hailstorm Brewing would like to humbly request allowing patrons to park in unused parking spaces at Metridea Inc during some Friday evenings after 6:00 pm, and some weekends only in cases where our parking is completely full. We would anticipate some Fridays, and only I weekend or less per month on a Saturday that we would need this.

We can guarantee no impact to your parking lot or it's cleanliness. If an overflow event occurs, we will check the lot for cleanliness and litter the following morning at the latest. In return we are happy to allow the use of our parking spaces during weekday business hours if you should have a need, since our spaces are mostly empty.

We thank you sincerely for your consideration!

Christopher Schiller Hailstorm Brewing Co.

Accepted:

JUNION Thank



Hailstorm Brewing Co. 8060 186th St. Tinley Park, IL 60487 ● 312-961-0568

June 2, 2020

Jim O'Malley Xtreme Fire Protection Inc. 8052 186<sup>th</sup> St. Tinley Park, IL 60487

Re: Parking Allowance

Dear Jim.

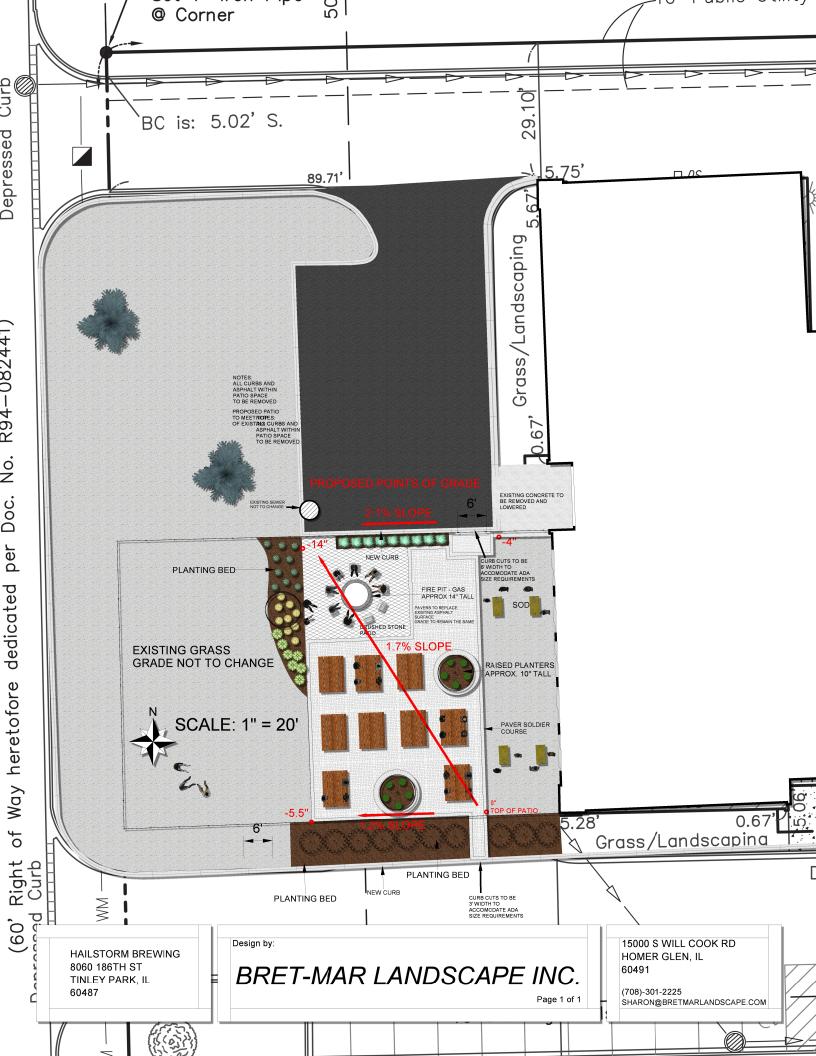
In an effort to support Tinley Park, Tinley tax revenue, and reduce street parking, Hailstorm Brewing would like to humbly request allowing patrons to park in unused parking spaces at Xtreme Fire Protection during some Friday evenings after 6:00 pm, and some weekends only in cases where our parking is completely full. We would anticipate some Fridays, and only I weekend or less per month on a Saturday that we would need this.

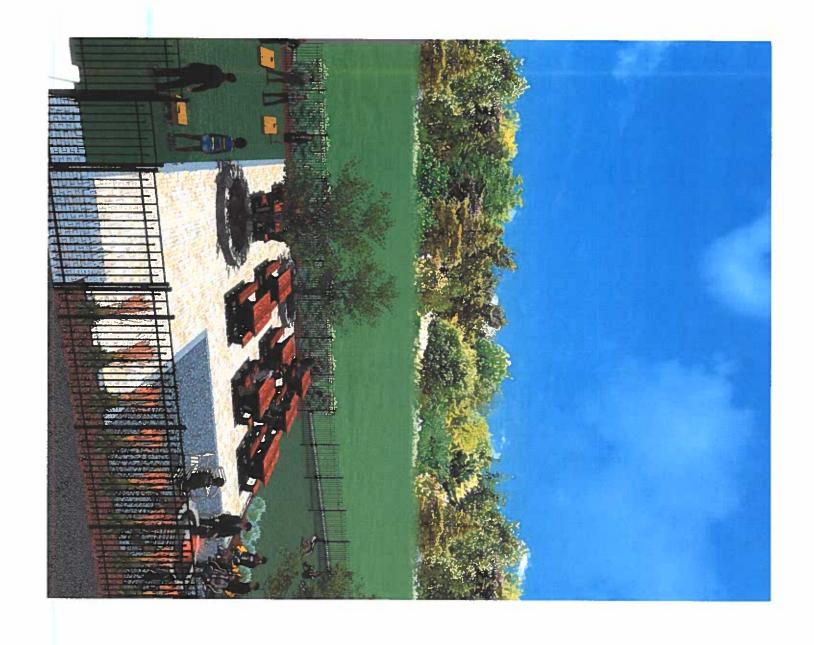
We can guarantee no impact to your parking lot or it's cleanliness. If an overflow event occurs, we will check the lot for cleanliness and litter the following morning at the latest. In return we are happy to allow the use of our parking spaces during weekday business hours if you should have a need, since our spaces are mostly empty.

We thank you sincerely for your consideration!

Christopher Schiller Hailstorm Brewing Co.

Accepted:









#### **Petitioner**

George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College)

#### **Property Location**

18017 Sayre Avenue & 18020 Oak Park Avenue

#### **PINs**

28-31-303-015-0000, 28-31-303-002-0000, 28-31-303-009-0000 & 28-31-303-013-0000

#### **Zoning**

Current: Unincorporated Cook County and NG (Neighborhood General)

Proposed: NG (Neighborhood General)

#### **Approvals Sought**

Site Plan Approval Variations Plat Approval Rezoning (Upon Annexation)

#### **Project Planner**

Daniel Ritter, AICP Senior Planner

# PLAN COMMISSION STAFF REPORT

August 20, 2020 - Public Hearing

### Fox College – Parking Lot Expansion

18020 Oak Park Avenue & 18017 Sayre Avenue





#### **EXECUTIVE SUMMARY**

The Petitioner, George Arnold, on behalf of Gamma Tinley LLC (d/b/a Fox College) (Owner), is requesting Rezoning upon Annexation, Variations, Final Plat of Subdivision Approval, and Site Plan Approval for the site to be developed with a parking lot expansion and a detention pond.

Upon Annexation, the two parcels at 18017 Sayre Avenue are proposed to be consolidated with the current Fox College parcels located at 18020 Oak Park Avenue. The lot will have a total land area of 5.68 acres and zoned NG (Neighborhood General). The granting of these requests will allow for the currently unincorporated lots to be developed as a parking lot expansion with an accompanying detention pond. Fox College is located at the existing site on Oak Park Avenue and looking to accommodate a curriculum expansion at the Tinley Park campus.

The proposal includes a parking expansion at the rear of the current facility that would accommodate 95 vehicles. The property being expanded upon is located in a floodplain and thus a large detention pond will be constructed to retain all stormwater on the site before it is released into the Village storm sewer system. The Petitioner has proposed landscaping, lighting, and fencing to create an attractive location and to help mitigate any effects from the neighboring properties. Minor changes to the existing site will be made as well to correct truck circulation issues on the north side of the site and to add an additional accessible parking stall.

#### **EXISTING SITE & HISTORY**

Fox College has utilized their current facility at 18020 Oak Park Avenue since 2006 when it received a Special Use Permit (Ord. # 2006-O-081) to operate the Vet Tech Institute and have overnight boarding of up to 80 dogs and cats. In 2011, the Special Use was amended (Ord. # 2011-O-044) to permit up to 120 dogs and cats in the facility, with the potential for 160 if the building was expanded or the Physical Therapy program were to be relocated from this location. The Petitioner has been in compliance with the previous Special Use approvals and no issues have occurred in relation to animals. The building was originally constructed around 1971 and expanded to its current footprint/layout in the early 1990s. Prior to Fox College's occupancy, the building served a variety of business uses including grocer, plumbing contractor, towing service, AT&T service center, and St. Xavier University satellite campus. The current Fox College property (18020 Oak Park Ave) consists of two parcels totaling ~4.35 acres in size.

There are two additional properties that are proposed to be annexed for the parking lot expansion and detention pond. One parcel with an existing home (18017 Sayre Ave) that is ~1.33 acres in size and a second vacant land-locked lot (no common address) is ~.41 acres in size. These parcels are currently zoned R-3, single-family residential in Cook County. The county's R-3 zoning is most similar to the Village R-1 or R-2 zoning districts in regards to lot size.



The properties are largely encumbered by floodplain, making them difficult and more expensive to develop without the need for compensatory stormwater storage and grading changes.



Above: 100-year floodplain shaded in blue. Subject properties outlined in red.

#### **ZONING & NEARBY LAND USES**

The existing Fox College parcels are located in the Legacy District with NG (Neighborhood General) zoning district. The NG zoning district has largely residential-oriented vision, intending to have residential density to support commercial density in the Downtown Core and promoting living in close to the Metra train station. The existing site and uses are considered a "heritage site", which is a property that was developed prior to the implementation of the Legacy Code. The site and use can continue on the site and can be transferred to future users of the site. However, the site is limited in its ability to expand a non-conforming use or building. Specifically, any voluntary and owner-initiated improvements are limited to a maximum of 50% of the property's value.

The two parcels that are being petitioned to be annexed currently under county zoning (R-3, Single-Family Residential). Annexations themselves are not reviewed by the Plan Commission. However, the appropriateness of the development proposal and proposed zoning district are reviewed. Upon annexation, properties will default to the R-1 (Single-Family Residential) zoning district, as it is the most restrictive and least disturbing. However, those are proposed parcels consolidated as part of the Fox College parcels and similarly zoned NG upon annexation. Staff has recommended the single lot and zoning district of the current property



be carried through to these new lots because it will function as one development/lot going forward.

The properties adjacent to the subject properties have the following zoning and uses:

- North: Single-family homes zoned NG (Neighborhood General), R-5 (Low-Density Residential). Vacant/Unused 180<sup>th</sup> Street Right-of-Way.
- South: Detention Pond (owned by School District) zoned NG (Neighborhood General) and R-1 (Single-Family Residential). Single-Family home zoned R-1 (Single-Family Residential)
- West: Single-family homes zoned R-1 (Single-Family Residential) and unincorporated (R-3, Single-Family Residential Cook County zoning).
- East (across Oak Park Ave.): Condos/Multi-Family Zoned R-6 PD (Medium-Density Residential, Oak Village Planned Unit Development)

#### **PROPOSED USE**

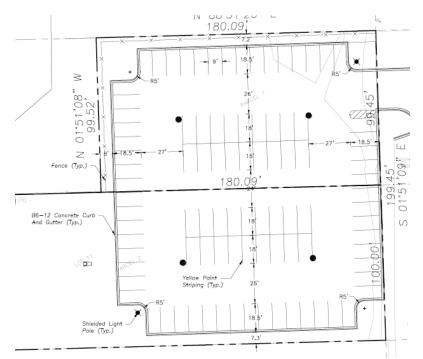
The Petitioner is wanting to expand their Vet Tech Institute curriculum at their Tinley Park campus. However, parking is very limited during the day and the site is currently at capacity due to the limited parking. Fox College does have an agreement for overflow parking at a neighboring commercial property, but would prefer to have all students and employees parking on-site going forward. The proposed parking lot expansion is anticipated to accommodate the existing parking demand and any additional students due to the expansion of the curriculum.

After exploring a variety of possibilities with their engineer, the easiest way to expand the parking lot was found to be to the west, where there is currently a vacant lot and an older home on a large lot. Those properties are currently under contract by the Petitioner. The parking lot expansion design has been difficult due to the properties being located completely within a floodplain. The development requires compensatory storage for the floodplain in addition to any impervious surface added. Thus, a large portion of the site will be a detention basin, very similar to the detention that exists adjacent to the site that is used by the Central Middle School property.

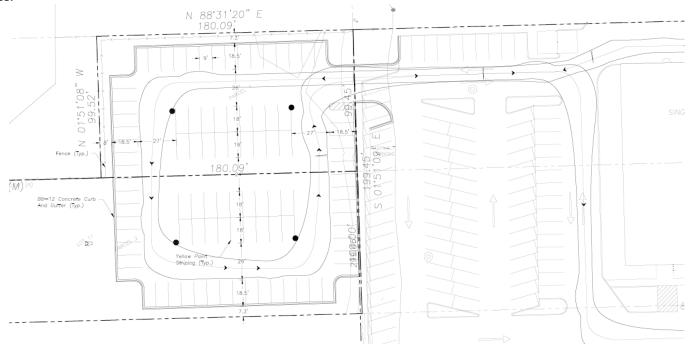
#### SITE PLAN

The Site Plan Approval includes the new parking lot, new detention area, and minor changes to the existing site layout. The parking lot has been laid out to maximize the space utilized by parking, while maintaining a reasonable landscape bufferyard.

The new parking lot includes 95 parking stalls and has a mix of 26-foot and 24-foot-wide drive aisles. The Legacy Code only requires 24foot-wide aisles (whereas the rest of the Village requires 26-foot-wide aisles). However, accommodate comfortable truck and vehicle circulation through the parking lot addition, the main aisles were maintained at 26 feet wide around the perimeter of the parking lot. Only the interior parking aisle was reduced to 24 feet. The reduction allowed for additional bufferyard width to be added on the north and south sides of the site. The parking lot addition was designed to allow a large fire truck to safely circulate through the site.



Above: Parking lot expansion site plan.



Above: Fire ladder truck circulation through parking lot expansion.

#### **Current Site Changes**

There are parallel parking stalls located on the north side of the property. These stalls were illegally striped without approval and have reduced the aisle width to around 17-18 feet and make truck circulation around the site difficult when vehicles are parked there. To alleviate the truck circulation concern, the petitioner is eliminating two parking stalls nearest to the dumpster to accommodate truck turning. The area will be hashed and marked "No Parking Permitted". Due to this parking being an immediate issue related to emergency response, the Petitioner has agreed to make these changes this year and is working to get it completed as soon as possible.

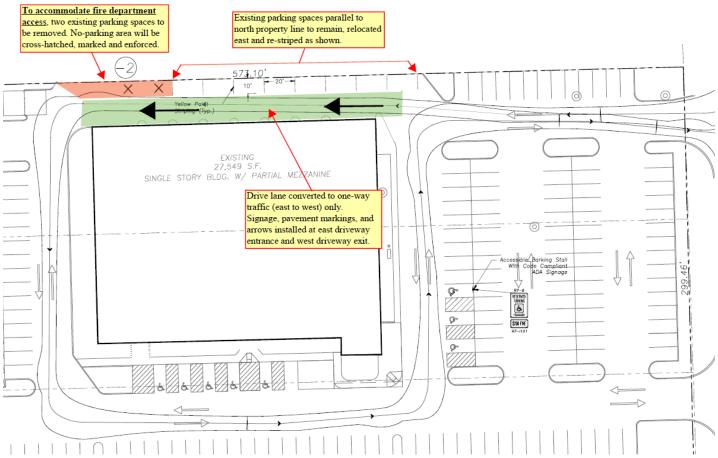
The existing aisle width does not meet the aisle width minimum of 24 feet and cannot safely be used as a two-way access. Staff is recommending that this aisle be revised to be a one-way drive aisle with appropriate striping (arrows) and signage ("One-Way  $\rightarrow$ " and "Do Not Enter"). If changes are not made, a Variation would be required.

# Open Item #1: Discuss the northern drive aisle on the existing site and staff's recommendation for conversion to a one-way aisle.

One ADA parking stall being installed at a space most adjacent to the building. This stall is required per the Illinois Accessibility Code due to the increase in the total number of spaces.

#### Open Item #2: Discuss the overall site plan for the existing site and proposed parking expansion.

The Petitioner agreed that the northern drive aisle on the existing site will be converted to be a one-way aisle with appropriate signage and striping to be indicate don the final engineering plans. Removal of the two spaces blocking circulation will be changes and enforced as soon as possible.



Above: Revised Fox College site proposal with one-way drive aisle.

<u>Engineering</u> – Overall site engineering is preliminary and may require revisions based upon final comments from the Village Engineer and MWRD. Staff recommends the Site Plan and Plat approvals be conditioned that they are subject to final engineering approvals.

All stormwater is expected to be handled on-site and there will be some volume control measures installed under the parking lot as well. It is expected that the development will improve stormwater/flooding in the area by containing the floodplain and stormwater on-site going forward.

Open Item #3: Discuss condition that proposal is subject to final engineering review and approval by the Village Engineer and MWRD.

#### **PARKING**

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on the average intensity of the uses. However, each use and site can have unique differences that could change parking demand. Additionally, parking demand continues to decline from its peak in the 80's and 90's as alternative forms of transportation and ride-sharing services continue to grow in popularity. However, college campuses in the suburbs present a high parking demand since most students and employees will typically drive themselves and can come from a large area covering most of the Chicagoland area. The site uses a high percentage of the parking field and has times or events that can require employees to park off-site at a nearby business. The new parking lot expansion is expected to cover the parking they currently need and also allow them to add a physical therapy program to their curriculum at the Tinley Park campus which could increase peak-time parking demand.

As a heritage site and use, the parking requirements of the Legacy Plan are not retroactively applied. However, the minimum parking would be 4 spaces per 1,000 square feet for commercial or assembly spaces. That would result in around 100 parking spaces for an approximately 25,000 sq. ft. building. While that parking might be adequate for most commercial use, a college use has an obvious need for more parking than that since the existing total is 249 stalls. The Village Zoning Ordinance can also provide some guidance for required parking for various uses; however, there is no specific reference for colleges or technical training. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner's proposal, existing site history, and similar uses noted in the ordinance. A professional parking study is typically required to be supplied to assist the Plan Commission in their review, especially when a use is not existing and there is no reference. The Petitioner has not provided a parking study in this case due to their detailed knowledge of the parking demand. The entire project is based on their desire to provide more parking on-site for their staff and students. Additionally, the current COVID-19 pandemic has made parking studies more subjective, as they do not present "typical conditions" upon which to base the assumptions.

The site currently has 249 parking spaces (7 ADA). While the new parking lot will have 95 new stalls added, there is also be a reduction of 7 stalls on the existing site due to installing the entrance to the new parking lot, removal of parallel stalls, and installation of the new ADA space. The total parking on the site following completion of the project will be 337 stalls (8 ADA) for a total increase in 88 parking stalls.

Parking Sp	ace Sur	nmary
	Existing	Proposed
Regular Spaces	242	329
ADA Spaces	7	8

#### Open Item #4: Discuss the proposed parking on the site.

Commissioners did not express too many concerns with parking since the expansion is being driven by Fox College's own knowledge of their existing and future parking demand. The parking lot expansion was welcomed as needed for any expansion of the curriculum at this location and glad this site is being designed to accommodate it.

#### LIGHTING

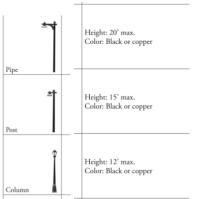
The new parking lot will be will be illuminated by four new poles mounted at 25 feet high, similar to the existing site's pole height. The poles have been located to adequately light the parking lot for safety and to avoid any light or glare spillage onto neighboring properties. The lighting has 0 fc at all residential property lines and all fixtures are downcast and full-cutoff to prevent off-site glare from the light source. The existing site will have the poles remain but light fixtures are expected to be replaced with matching fixtures.

The lighting levels comply with the zoning code, but the proposed fixtures do not comply with the required Legacy District fixture types (decorative post or column light) and maximum mounting height of 15 feet. The new parking lot is far from the Oak Park Avenue roadway and would not typically be located in the district without this proposal. The proposed lights are meant to match the existing poles more closely. Additionally, shorter mounting heights would require additional light poles to adequately light the site and could potentially result in light spillage.

Open Item #5: Discuss Variation for light pole/fixture style and mounting height.



Above: Proposed fixture



Above: Permitted pole types in Legacy District.

It was clarified that the existing lights in the front parking lot won't be replaced until they require replacement. At that time, they will need to meet the code requirements. Plan Commission had no concerns due to the lights being installed in the rear of the lot behind the building and away from the Oak Park Avenue frontage.

#### **LANDSCAPE**

The proposed site would include a variety of planting surrounding the parking lot and detention area. The site is unique in that a large portion of it will be an open dry bottom detention pond and not a typical commercial site. However, by code is a commercial site requires certain landscaping bufferyards. Waivers are being requested because adding additional landscaping to the parking lot or additional bufferyard width would require either a reduction of parking stalls or acquisition of more land. The alternatives to meet code would make the overall project financially and practically infeasible. The Petitioner has noted that development is already very expensive for a parking lot addition and due to the added costs of developing in a floodplain.

The proposal has focused landscaping around the parking lot and around the residential properties to help mitigate any negative effects or views of the parking lot expansion and help delineate the detention area. The detention pond is directly adjacent to the large Central Middle School detention pond that currently has a natural look with very little landscaping. The Petitioner's proposal will have a similar naturalized look but with purposeful landscaping surrounding it to limit any negative effects to surrounding properties. Additionally, a new six-foot solid privacy fence is proposed around the parking lot addition that prevents headlight glare on the adjacent properties. The material of the proposed fence has been noted as wood and is permitted by the Legacy Code, however PVC has been the desired fence on commercial properties in the Village as they require less maintenance to keep looking attractive.

Open Item #6: Have Petitioner clarify fence material. Staff recommends utilizing PVC fencing to prevent future maintenance concerns and costs.

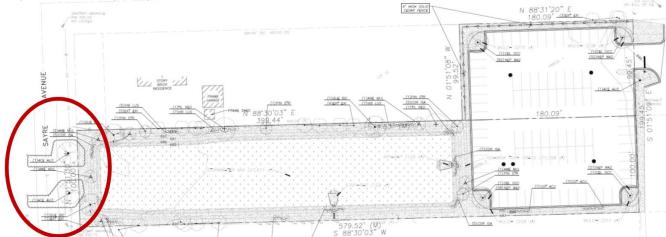
The Petitioner revised the new fence to be PVC material per the Plan Commission recommendation.

Landscaping Waivers include the following based on the current proposal:

- 1. Street Trees along Sayre Ave: Street Trees shall be located every 25 feet along a public frontage, excluding driveways and paved walkways. Trees can be placed on private property (in addition to any required private bufferyard) where there is not sufficient space in the public right-of-way. The subject property has 100 feet of frontage along Sayre Avenue and thus would be required to have four street trees. The private bufferyard also requires four trees (2 trees every 50 feet). The proposal only indicates three trees (one shade/canopy, and one existing/unidentified). It should be noted that Sayre Avenue is not a roadway that was planned for in the Legacy District and typically the Village's subdivision code would only require street trees every 50 feet in non-residential districts. The total shortage of tree on this frontage is six.
  - Staff recommends the addition of two additional street trees along the Sayre Avenue frontage. The frontage is a dentition pond and thus the buffering is not as concerning. Meeting half of the tree requirement would keep the development in line with what would be expects for any new residential developments on Sayre Avenue.
- 2. Private Bufferyard: The Petitioner has requested a waiver from the requirement of shrubs and ornamental trees around the perimeter. The bufferyard would typically require two shade trees, one ornamental, and 20 shrubs.
  - Staff is supportive of this waiver request. The goal of the private bufferyard requirement is to buffer
    commercial uses from residential or non-legacy uses. However, the majority of the site that will be
    visible from residential properties will be an open detention pond. Landscaping has been added
    around it to provide for an attractive appearance; however, shrubs would increase construction and
    ongoing maintenance costs without much benefit to neighboring properties.
- 3. Interior Parking Lot and End Islands: The parking lot is required to have 15% of the surface area landscaped with minimum 8-foot end islands on rows of parking. The petitioner has proposed landscaping at the corners and around the exterior.
  - Staff is supportive of this waiver request. End island landscaping would eliminate four parking stalls and also make truck circulation through the lot more difficult. Adequate landscaping has been added surrounding the parking lot to help offset any negative visual effects.

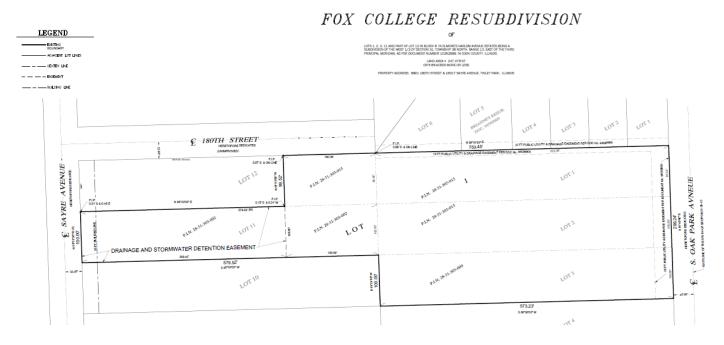
#### Open Item #7: Discuss proposed landscaping plan and required landscape waivers.

The Petitioner revised the plan to add two additional trees along the Sayre Avenue frontage. The Plan Commission agreed the proposal did a sufficient job in landscaping the pond, parking lot, and site overall. It was noted the code's bufferyard requirements anticipate physical development and that the detention pond, while part of a commercial property, will remain open space.



### **PLAT OF SUBDIVISION**

The proposed Plat of Subdivision will consolidate the two existing Fox College lots with the two lots proposed to be annexed into the Village that will have the parking lot and detention pond constructed on. The result will be a single lot that is ~5.68 acres in size. Existing drainage and utility easements will remain on the property with a new drainage easement placed over the proposed detention pond area.



#### STANDARDS FOR REZONING

The Zoning Code does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases. The following "LaSalle Standards" have been supplied for the Commission to consider. Staff has provided the following draft Findings for the Commission's review. The Commission may adopt the Findings as provided or make modifications per testimony provided at the hearing.

- a. The existing uses and zoning of nearby property;
  - The lots are being developed and consolidated with the properties to the west that are zoned NG (Neighborhood General). The heritage status of the commercial use will apply, but the zoning district is residential if redeveloped in the future.
- b. The extent to which property values are diminished by the particular zoning;
  - Oak Park Avenue has a mixture of commercial and residential uses. The current use as a technical/vocational college has been existence for almost 20 years. Commercial uses on the site predate most of the surrounding residential.
- c. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;
  - The use of the site will remain the same with only a small parking lot expansion. The project will contribute directly to the economic development of the community providing educational opportunities, visitors, and additional property tax revenue where the existing vacant property is generating minimal tax revenue and unlikely to be redeveloped independently due to being located completely in a floodplain. No complaints have been received with the request.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner;
  - No hardship is expected from neighboring properties due to the landscape and fence buffering provided.
     Lighting, landscaping, and the overall site layout were designed to avoid any issues with the neighboring
     residential properties. The project will contribute to the economic development of the community where
     the existing vacant property is generating minimal tax revenue and unlikely to be redeveloped
     independently due to being located completely in a floodplain.
- e. The suitability of the property for the zoned purpose;
  - The primary use of the site is currently in operation. The rezoning of properties provides the ability to expand the parking lot.
- f. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;
  - While there is a home on one of the lots, it has aged and the area is generally in need of redevelopment. The location of these properties in a floodplain makes them difficult and expensive to redevelop independently.
- g. The public need for the proposed use; and
  - There is a demand for higher education and an expanded curriculum at Fox College and their Vet Tech Institute. This demand is not only from Tinley Park but the entire Chicagoland area.
- h. The thoroughness with which the municipality has planned and zoned its land use.
  - The use has been specifically permitted to remain operating and can continue to operate and even expand on the property within certain limits. If the property redeveloped in the future, it has been a long-term vision to be residential.

#### STANDARDS FOR A VARIATION

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

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
  - The difficulty in developing sites located entirely in the floodplain results in a need to have an economical efficiency. The proposed light poles have been designed to be economical, attractive, and to safely illuminate the rear parking lot.
- 2. The plight of the owner is due to unique circumstances.
  - The location entirely in a floodplain is unique and burdensome on the property. The lots would not typically be part of the Legacy Code requirements due to their location far from Oak Park Avenue; however, the parking lots connection to fox college requires it to be zoned similarly. The parking lot will not be easily visible or detract from the Oak Park Avenue frontage design.
- 3. The Variation, if granted, will not alter the essential character of the locality.
  - The parking lot has been adequately screened with fencing and landscaping. The lights will only be minimally visible from Oak Park Avenue or adjacent properties with no off-site light or glare on residentially-used properties.
- 4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Petitioner have been established by the evidence:
  - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
  - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
  - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

#### STANDARDS FOR 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. Staff will prepare draft responses for these conditions within the next Staff Report.

#### 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 are 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 (Map Amendment/Rezoning):

"...make a motion to recommend that the Village Board grant the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), a Rezoning (Map Amendment) of the two properties located at 18017 Sayre Avenue upon annexation to the NG (Neighborhood General) zoning district and adopt the Findings of Fact submitted by the applicant and as proposed by Village Staff in the August 20, 2020 Staff Report."

[any conditions that the Commission would like to add]

#### **Motion 2 (Variations):**

"...make a motion to recommend that the Village Board grant the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), a Variation from Section XII.3.I.7. (Legacy Code - Lighting Standards) to permit a different light pole type and a light fixture to be mounted at a height of 25 feet at the properties located at 18020 Oak Park Avenue and 18017 Sayre 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 August 20, 2020 Staff Report."

[any conditions that the Commission would like to add]

#### Motion 3 (Site Plan):

"...make a motion to grant the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), Site Plan Approval to construct a parking lot expansion and detention pond at 18020 Oak Park Avenue and 18017 Sayre Avenue in the NG (Neighborhood General) zoning district, in accordance with the plans submitted and listed herein and subject to the following conditions:

- 1. Site Plan Approval is subject to Annexation and approval of the Rezoning, Variations, and Final Plat by the Village Board.
- 2. Site Plan Approval is subject to final engineering plan review and approval by the Village Engineer, MWRD, FEMA, or any other agencies with jurisdiction on the property."

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

#### **Motion 4 (Final Plat):**

"...make a motion to recommend that the Village Board grant approval to the Petitioner, George Arnold on behalf of Gamma Tinley LLC (d/b/a Fox College), for the Final Plat for the Fox College Subdivision in accordance with the Final Plat submitted and dated July 27, 2020, subject to the following condition:

1. Final Plat Approval is subject to final engineering plan review and approval by the Village Engineer, MWRD, FEMA, or any other agencies with jurisdiction on the property."

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

## LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
	Project Narrative	Petitioner	N/A
	ALTA/NSPS Land Title Survey	Morris Engineering Inc	1.27.2020
C000 – C500, CX-1 & CX-2 (10 pages)	Fox College Site Improvements - Civil	Eriksson Engineering Associates LTD	6.29.2020
	Topographic Map	Professional Land Services LLC	8.7.2006
	North Parking and Lane Corrections (Revised)	Eriksson Engineering Associates LTD	6.29.2020 (Revised 8.3.2020)
L100 & L200	Landscape Plan and Details	Eriksson Engineering Associates LTD	8.3.2020
2 pages	Photometric Plan – Fox College Site	PG Enlighten	7.28.2020
9 pages	Lighting Specification Sheets – Beacon Viper L	Hubbell Lighting Inc	7.28.2020
1 of 1	Final Plat of Annexation	Morris Engineering Inc	6.18.2020
1 of 1	Final Plat of Subdivision – Fox College Subdivision	Morris Engineering Inc	7.27.2020



# 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: Planned Unit Development (PUD) Concept Preliminary Final Deviation Residential Commercial for ✓ Annexation √ Rezoning (Map Amendment) From \_\_\_\_\_ ✓ Plat (Subdivision, Consolidation, Public Easement) √ Site Plan Landscape Change Approval Other: PROJECT & PROPERTY INFORMATION Fox College Parking Lot **Project Name:** Improvement of vacant land as a parking lot to allow more parking for Fox College **Project Description:** 28-31-303-009 and 013 18020 Oak Park Ave. **Project Address:** Property Index No. (PIN): NG Approx. 171,872 sq. ft. **Zoning District:** Lot Dimensions & Area: Estimated Project Cost: \$600,000.00 **OWNER OF RECORD INFORMATION** Please supply proper documentation of ownership and/or designated representative for any corporation. Gamma Tinley LLC, an Illinois Name of Owner: limited liability company 125 West Station Square Dr., #129 City, State & Zip: Pittsburgh, PA 15219-2602 Street Address: 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. George J. Arnold Sosin, Arnold & Schoenbeck, Ltd. Name of Applicant: Company: Attorney for Applicant **Relation To Project:** Orland Park, IL 60462 9501 W. 144th Place, Ste. 205 Street Address: City, State & Zip:

**Phone Number:** 

E-Mail Address:

garnold@sosinarnold.com



#### 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 George J. I	Arnold (print clearly) to act on my behalf and advise that they have full authority
to act as my/our representative in	n regards to the subject property and project, including modifying any project or request. I agree to
be bound by all terms and agreen	nents made by the designated representative.
Property Owner Signature:	By:
Property Owner Name (Print):	Galmina rimey LLO, air minois minited nability company

### **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.

	The solitor to the best of their knowledge.
Property Owner Signature:	<u>By</u>
Property Owner Name (Print):	Gamma, Tinley LLC, an Illinois limited liability company
Applicant Signature: (If other than Owner)	
Applicant's Name (Print):	George J. Arnold
Date:	June 2, 2020



## VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFO	RMATION		
*Additional Info	ormation is Required for Specifi	c Requests as Outlin	ed in Specific Addendums
Special Use Planned Unit Variation Annexation Rezoning (M Plat (Subdivise) Site Plan Landscape (		ept_Preliminary_F forto_NG	inal Deviation
Project Name:	Fox College Parking Lot		
Project Description:	Improvement of vacant land as a pa	arking lot to allow for add	litional parking for Fox College
Project Address:	18020 Oak Park Ave.	Property Index No. (PIN):	28-31-303-002-0000
Zoning District:	NG	Lot Dimensions & Area:	Approx. 57,935 sq. ft.
Estimated Project Cos	st: \$ 600,000.00		
Please supply propo	CORD INFORMATION  er documentation of ownership and/or hald F. Schmidt, individually and as half to stee u/t/a/d 5/22/93 a/k/a Trust #9658	designated representation	ve for any corporation. ndrew Coyle, Attorney
	608 W. 135th Street	City, State & Zip: Len	nont, IL 60439
E-Mail Address: ar	dy@coylelaw.org	Phone Number:	
APPLICANT INF			
	and invoices will be sent to the applic sent" section must be completed.	ant. If applicant is differ	ent than owner, "Authorized
Name of Applicant:	George J. Arnold	Company: Sosin, A	rnold & Schoenbeck, Ltd.
Relation To Project:	Attorney for Applicant	1	
Street Address:	9501 W. 144th Place, Ste. 205	City, State & Zip: Orla	and Park, IL 60462
E-Mail Address:	garnold@sosinarnold.com	Phone Number:	

**Phone Number:** 



#### 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.

meeting, the following statement must be signed by the owner for an authorized repetitive.	
I hereby authorize George J. Arnold (print clearly) to act on my behalf and advise that they have full authorito act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree be bound by all terms and agreements made by the designated representative.	
Property Owner Signature:	
Property Owner Name (Print): Ronald F. Schmidt, individually and as Trustee u/t/a/d 5/22/93 a/k/a Trust #965	
<u>Acknowledgements</u>	
<ul> <li>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 obligat the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.</li> </ul>	
<ul> <li>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.</li> </ul>	
<ul> <li>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.</li> </ul>	
<ul> <li>The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.</li> </ul>	
<ul> <li>Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.</li> </ul>	
<ul> <li>Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid pri to issuance of any building permits, occupancy permits, or business licenses.</li> </ul>	
<ul> <li>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.</li> </ul>	
Property Owner Signature:	
Property Owner Name (Print): Ronald F. Schrigt, individually and as Trustee u/t/a/d 5/22/93 a/k/a Trust #965	
Applicant Signature: (If other than Owner)	

George J. Arnold

June 2, 2020

Applicant's Name (Print):

Date:



# 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: Planned Unit Development (PUD) Concept Preliminary Final Deviation Residential Commercial for **✓** Annexation √ Rezoning (Map Amendment) From \_\_\_\_\_ Plat (Subdivision, Consolidation, Public Easement) | Preliminary √ Site Plan Landscape Change Approval Other: PROJECT & PROPERTY INFORMATION Fox College Parking Lot **Project Name:** Improvement of vacant land as a parking lot to allow for additional parking for Fox College **Project Description:** 28-31-303-015-0000 18020 Oak Park Ave **Project Address:** Property Index No. (PIN): Approx. 17,990 sq. ft. NG **Zoning District:** Lot Dimensions & Area: Estimated Project Cost: \$ 600,000.00 OWNER OF RECORD INFORMATION Please supply proper documentation of ownership and/or designated representative for any corporation. Name of Owner: Jason and Almeida Manumaleuna Company: 8567 High Stone Way Frankfort, IL 60423 Street Address: City, State & Zip: jtui.manu@gmail.com 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. George J. Arnold Sosin, Arnold & Schoenbeck, Ltd. Name of Applicant: Company: Attorney for Applicant **Relation To Project:** 9501 W. 144th Place, Ste. 205 Orland Park, IL 60462 **Street Address:** City, State & Zip:

Phone Number:

E-Mail Address:

garnold@sosinarnold.com



#### 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.

meeting, the following statement must be signed by the owner for an authorized repetitive.
I hereby authorize George J. Arnold (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 Penresentative.
Property Owner Signature:
Property Owner Name (Print): Jason and Almeida Manumaleuna
<u>Acknowledgements</u>
<ul> <li>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.</li> </ul>
<ul> <li>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.</li> </ul>
<ul> <li>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.</li> </ul>
<ul> <li>The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.</li> </ul>
<ul> <li>Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.</li> </ul>
<ul> <li>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.</li> </ul>
<ul> <li>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.</li> </ul>
Property Owner Signature:
Property Owner Name (Print): Jason and Almeida Manumaleuna
Applicant Signature: (If other than Owner)

George J. Arnold

June 2, 2020

Applicant's Name (Print):

Date:



# VILLAGE OF TINLEY PARK, ILLINOIS

#### **ANNEXATION 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 **Annexation into the Village of Tinley Park** from the terms of the Zoning and Subdivision Ordinances. 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.

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. Additional time may be required for drafting and review of an Annexation Agreement.
Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, receive preliminary feedback, and describe submittal requirements and any applicable fees, donations, and recaptures.
General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
Signed and notarized annexation petition (attached).
Ownership documentation is submitted for all affected properties 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 existing and proposed uses or buildings should be described in detail. Requested zoning district (annexations automatically come in under R1 Zoning District) and describe the need for such a zoning district and how it relates to the Village's Comprehensive Plan. Any additional requests such as rezoning, site plan approval, variations, waivers or incentives should be indicated in the narrative as well.
A Plat of Annexation for the property that is prepared by a register land surveyor and has all upto-date structures and property improvements indicated.
$\checkmark$ Site Plans, engineering, plat and other information indicating existing and proposed grading, utilities, and structures on the site.
Hearing fees differ based upon the request and the need for engineering and legal fees as well as specific recaptures, school/parks donations, impact fees, or other applicable payments required

prior to annexation. A fee total for review will be provided upon a complete submittal and a final

fee total will be presented prior to scheduling a public hearing.

# PETITION REQUESTING ANNEXATION TO THE VILLAGE OF TINLEY PARK, ILLINOIS

#### TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

1. That the territory requested to be annexed is legally described as follows (include tax identification number):

LOT 11 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-31-303-002

Updated 12/18/2018

Common Address: 18017 Sayre, Tinley Park, IL 60477

- 2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
- 3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
- 4. That this petition is signed by the owners of record of all land in the described territory.

<u>5.</u>	_That one of the following statements is true:
	That this petition is signed by all the electors residing in the described territory. (Property has a home built on it)
✓	That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)	SIGNED NAME(S) of OWNER(S)	<b>ADDRESS</b>
Ronald F. Schmidt, individually		16608 W. 135th Street
and as Trustee u/t/a/d 5/22/93		Lemont, IL 60439
a/k/a Trust #9658		
ı, Ronald F. Schmidt	, (printed name of individual signi	ng oath) do hereby state under oath
that I am one of the Petitioners in the ab the facts stated in such <u>Petition are true</u> a	ove and foregoing Petition for Annexation and correct.	n, that I have read the same, and that
Petitioner Signature:		
To Be Completed by a Notary Public: Subscribed and sworn to before me this	29th day of Jule	_, 20 <u>20</u>
Gerilwak Miller	OFFICIAL SE	AL T
Notary Public	GERILYN R. M	ILLER

My Commission Expires 12/15/23

2|Page



# VILLAGE OF TINLEY PARK, ILLINOIS ANNEXATION 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 **Annexation into the Village of Tinley Park** from the terms of the Zoning and Subdivision Ordinances. 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.

	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. Additional time may be required for drafting and review of an Annexation Agreement.
1	Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, receive preliminary feedback, and describe submittal requirements and any applicable fees, donations, and recaptures.
•	General Application form is complete and is signed by all property owner(s) and applicant (if applicable). Include all engineering and surveyor contact information.
,	Signed and notarized annexation petition (attached).
_	Ownership documentation is submitted for all affected properties 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 existing and proposed uses or buildings should be described in detail. Requested zoning district (annexations automatically come in under R1 Zoning District) and describe the need for such a zoning district and how it relates to the Village's Comprehensive Plan. Any additional requests such as rezoning, site plan approval, variations, waivers or incentives should be indicated in the narrative as well.
•	A Plat of Annexation for the property that is prepared by a register land surveyor and has all up to-date structures and property improvements indicated.
•	$\sqrt{\mathbf{S}}$ Site Plans, engineering, plat and other information indicating existing and proposed grading, utilities, and structures on the site.
1	Hearing fees differ based upon the request and the need for engineering and legal fees as well

Hearing fees differ based upon the request and the need for engineering and legal fees as well as specific recaptures, school/parks donations, impact fees, or other applicable payments required prior to annexation. A fee total for review will be provided upon a complete submittal and a final fee total will be presented prior to scheduling a public hearing.

# PETITION REQUESTING ANNEXATION TO THE VILLAGE OF TINLEY PARK, ILLINOIS

#### TO: THE VILLAGE CLERK, VILLAGE OF TINLEY PARK, ILLINOIS

We, the undersigned Petitioner(s), owner(s) of record of all the land herein requested to be annexed, respectfully represent that all the conditions required for annexation to the Village of Tinley Park, pursuant to and in accordance with Chapter 65, Illinois Compiled Statutes, Act 5, Illinois Municipal Code, Article 7, Division 1, Section 8 (65 ILCS 5/7-1-8) do hereby exist, to wit:

That the territory requested to be annexed is legally described as follows (include tax identification number):
THE EAST 180.09 FEET OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A
SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN
COOK COUNTY, ILLINOIS.

PIN: 28-31-303-015-0000

Common Address: 6901 180th Street, Tinley Park, IL 60477

- 2. That the described territory is not within the corporate limits of any municipality, but is contiguous to the Village of Tinley Park, a municipality organized and existing under the laws of the State of Illinois.
- 3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition.
- 4. That this petition is signed by the owners of record of all land in the described territory.

5.	That one of the following statements is true:
	That this petition is signed by all the electors residing in the described territory. (Property has a home built on it
✓	That there are no electors residing in the described territory. (Property is vacant)

WHEREFORE, your Petitioners respectfully request the Corporate Authorities of the Village of Tinley Park to annex the above described territory to the Village of Tinley Park.

PRINTED NAME(S) of OWNER(S)	SIGNED NAME(S) of OWNER(S)	<u>ADDRESS</u>
Jason Manumaleuna		8567 High Stone Way
Almeida Manumaleuna		Frankfort, IL 60423
	,	
	-	
ı, Jason Manumaleuna	, (printed name of individual signi	ing path) do hereby state under path
	pove and foregoing Petition for Angexation	on, that I have read the same, and that
the facts stated in such Petition are true		
Petitioner Signature:		
retitioner signature		
To Be Completed by a Notary Public:	noth T	
Subscribed and sworn to before me this	day of June	, 20 <b>_20</b>
Somitte & Luhenice	JENN JENN	IFER A LENKIEWICZ
Notary Public		OFFICIAL SEAL

Updated 12/18/2018



applicable).

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

# VILLAGE OF TINLEY PARK, ILLINOIS REZONING (MAP AMENDMENT) 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 meeting 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 **Map**Amendment for Rezoning 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 some preliminary feedback on any concept ideas or plans prior to making a submittal.

 $\checkmark$  General Application form is complete and is signed by the property owner(s) and applicant (if

lacklacklackOwnership 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.
₹ Response to LaSalle Factors/Criteria listed below.
A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details should include the existing zoning designation, the proposed designation and the intended future use and function of the site. The narrative should describe how the rezoning conforms to the Village's Comprehensive Plan as well as how it works with adjacent and nearby existing and proposed land uses. Any additional requests such as a Site Plan approval, Special Use permit or Variation should be indicated in the narrative as well.
A Plat of Survey of the property, including the legal description, that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
It is standard practice and policy that zoning is not changed without specific plans for development that can be attached to the zoning change. Site Plan or interior layout plans that indicate how the property and site will be utilized and developed should be submitted and it is likely site plan approval will be required at the same time.
√ \$400 Map Amendment/Rezoning hearing fee.

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#### LASALLE FACTORS/CRITERIA FOR REZONING (MAP AMENDMENT)

The UDO does not establish any specific criteria that must be met in order for the Village Board to approve a rezoning request. Likewise, Illinois Statutes does not provide any specific criteria. Historically, Illinois courts have used eight factors enunciated in two court cases, LaSalle Bank of Chicago v. Count of Cook (1957) and Sinclair Pipeline v. Village of Richton Park (1960), when evaluating the validity of zoning changes. The so-called "LaSalle factors" are listed below. Village staff and officials will take these factors into consideration when evaluating and deciding rezoning requests. The petitioner should prepare their own responses to the "LaSalle Factors" with factual evidence to defend the requested rezoning. If additional space is required, you may provide the responses on a separate document or page.

#### A. The existing uses and zoning of nearby property;

The existing zoning to the North is R-5 and NG, residential and commercial; the existing zoning to the South is NG commercial; the existing zoning to the East is R-6 residential; and to the West is unincorporated.

#### B. The extent to which property values are diminished by the particular zoning;

The property values will not be diminished by the requested zoning because it is consistent with the surrounding use and the surrounding zoning.

### C. The extent to which the destruction of property values of the complaining party benefits the health, safety, or general welfare of the public;

The project will benefit the health, safety and general welfare of the public because it will add additional parking where parking is needed.

#### D. The relative gain to the public as compared to the hardship imposed on the individual property owner;

The public will gain by the additional parking in that it will reduce the burden on all street parking, and no hardship will be imposed on any individual property owner.

#### E. The suitability of the property for the zoned purpose;

The property is suitable for the zoned purpose in that it is adjoining to the existing Fox College, and on all other sides it is vacant.

# F. The length of time the property has been vacant as zoned, compared to development in the vicinity of the property;

The property has been vacant for a significant period of time and the highest and best use of the property will be to accommodate additional parking for Fox College.

#### G. The public need for the proposed use; and

The public will benefit from the use of additional parking in that additional parking is needed.

#### H. The thoroughness with which the municipality has planned and zoned its land use.

The project complies with the comprehensive plan of Tinley Park and the goals of the Village's Zoning and Land Use Code.

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# VILLAGE OF TINLEY PARK, ILLINOIS SITE PLAN 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 or meeting dates until a complete application package is received. The following information is being provided in order to assist applicants with the process of requesting **Site Plan** approval. 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 or ideas 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. 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 existing conditions, any parking requirements, property changes, landscaping, building design, proposed uses/tenants, public improvements or any other site design details should be described. Any additional requests such as a Special Use or 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.
Plans and Surveys including all details listed on the Site Plan checklist (next page).
Please make the following document submittals:

- Submit all applications, plans and documents stated above electronically via email/USB drive/ShareFile upload to Community Development Staff (Note: Village email attachment size is limited to 10MB. Please utilize ShareFile if your submission exceeds 10MB).
- One (1) paper copy of all plans in size 11" x 17"
- One (1) paper copy of full size Arch D (24" x 36") plans (scalable).

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	Required Plan Submittal Items	Applicant Submitted	Village Received
1.	Site Plan Approval Application		
		Ш	Ш
2.	Complete list and contact information for all project staff and design professionals		
	(Architect, Engineer, Landscape Architect, etc.)		Ш
3.	Plat of Survey, including:		
	a. Existing conditions and dimensions;	Ш	Ш
	b. Legal Description;		
	c. Surveyor information; and		
	d. Date of completion.		
4.	Site Plan, including:		
	a. Fully-dimensioned property boundaries;		Ш
	b. All building elements and physical improvements;		
	c. Setbacks from all property lines;		
	d. Identification as to whether all elements are "Existing" or "Proposed";		
	e. Dimensioned parking spaces and drive aisles per Section VIII of the Zoning Ordinance;		
	f. Dimensioned sidewalks (within rights-of-way and interior to the site);		
	g. Trash enclosure location and screening/gate materials;		
	h. Loading spaces as required by Section VIII of the Zoning Ordinance;		
	i. Fire hydrant locations as required by the Village Fire Prevention Bureau;		
	<ul><li>j. Lighting standard locations; and</li><li>k. Ground signs with setbacks noted.</li></ul>		
	k. Glouliu signs with setbacks noted.		
5.	Zoning Analysis Table		
	a. Showing existing, proposed, and required zoning conditions for all Lot and Bulk Regulations		
	of the Zoning Ordinance, including but not limited to:		
	<ul> <li>i. Land area in acres and square feet (exclusive of rights-of-way);</li> </ul>		
	<ol><li>Building area in square feet (including a breakdown by use for parking calculation);</li></ol>		
	iii. Setbacks;		
	iv. Floor Area Ratio (FAR);		
	v. Lot coverage;		
	<ul> <li>vi. Height of all buildings and structures (see definition of height in Zoning Ordinance);</li> <li>vii. Percentage of greenspace: and</li> </ul>		
	vii. Percentage of greenspace; and viii. Parking spaces (with calculations).		
	viii. I arking spaces (with calculations).		
6.	Landscape Plan, including:		
	<ul> <li>Bufferyards (please include a table indicating required and proposed plant units);</li> </ul>		
	b. Parking lot landscape islands;		
	c. Screening/fencing locations;		
	d. Berms (if proposed);		
	e. Plant lists, including:		
	i. Latin and common names		
	<ul><li>ii. Number of each planting material to be provided</li><li>iii. Size at planting</li></ul>		
	iii. Size at planting		
7.	Photometric Plan, including:		
	a. Location of light fixtures;	Ш	Ш
	b. A cut sheet of light fixtures with indication of cut-offs or shielding; and		
	<ul> <li>Indicating lighting levels in foot-candles at the following locations:</li> </ul>		
	i. Interior of the subject property;		
	ii. At the property lines (.5 foot candles maximum allowed at the property line); and		
	iii. Ten (10) feet beyond the property lines.		

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8.	Floor P	lans, including:	
	a.	Preliminary floor plan layout of all buildings;	ш
	b.	Labels for the type of use of the area; and	
	c.	Labels for square footage of the area.	
_	D I' '	For the contrary Disease to a both or to the disease the disease the disease to the disease the diseas	
9.		nary Engineering Plans, including but not limited to:	
	a.	Drainage and water flow patterns or routes;	
	b.	On-site detention;	
	c.	Existing and proposed roadway configurations (adjacent public streets and interior roadways/driveways);	
	d.	Future roadway or access connections (if necessary); and	
	e.	Cross access easement(s).	
10	Signage	Plans, including:	
-0.	a.	Dimensioned color elevations of ground, wall and directional signage	
	b.	A diagram showing the location of the proposed signage with setbacks from property lines	
	٠.	and internal drive aisles or parking lots; and	
	C.	Include description of sign materials and method of illumination.	
11.		ons and Renderings	
	a.	Building elevations showing all four sides of all buildings.	
		i. Elevations should be fully-dimensioned including height, width, and depth of all	
	L-	major building elements and components, and identify all building materials; and	
	b.	Color renderings or 3D model of site.	
	C.	Elevation of trash enclosure area with building materials identified (if applicable).	
12.		g Material Samples (may be submitted after initial Staff Review, but prior to placement on a	
	Plan Commission agenda)		
	a.	Samples of proposed materials including, but not limited to:	
		i. Wall materials such as bricks, stone, and siding;	
		ii. Roofing;	
		iii. Light fixtures; and	
		iv. Windows, moldings, shutters, and awnings.	
		b. Provide final information on all building materials with vendor, color, and sizes, where	
		relevant, in a table format.	
13.	Prelimi	nary Plat(s) (if applicable)	

The above information is intended as an outline of the Submission Requirements for Site Plan Approval and is neither mutually exclusive nor inclusive. The Village's Zoning Ordinance, Landscape Ordinance, Building Codes, and Subdivision Regulations can be found online at the Village website at <a href="http://www.tinleypark.org">http://www.tinleypark.org</a>. Questions about Site Plan Approval and other Planning processes may be directed to the Planning Department at:

Village of Tinley Park Planning Department 16250 S. Oak Park Avenue Tinley Park, IL 60477

Phone: (708) 444-5100

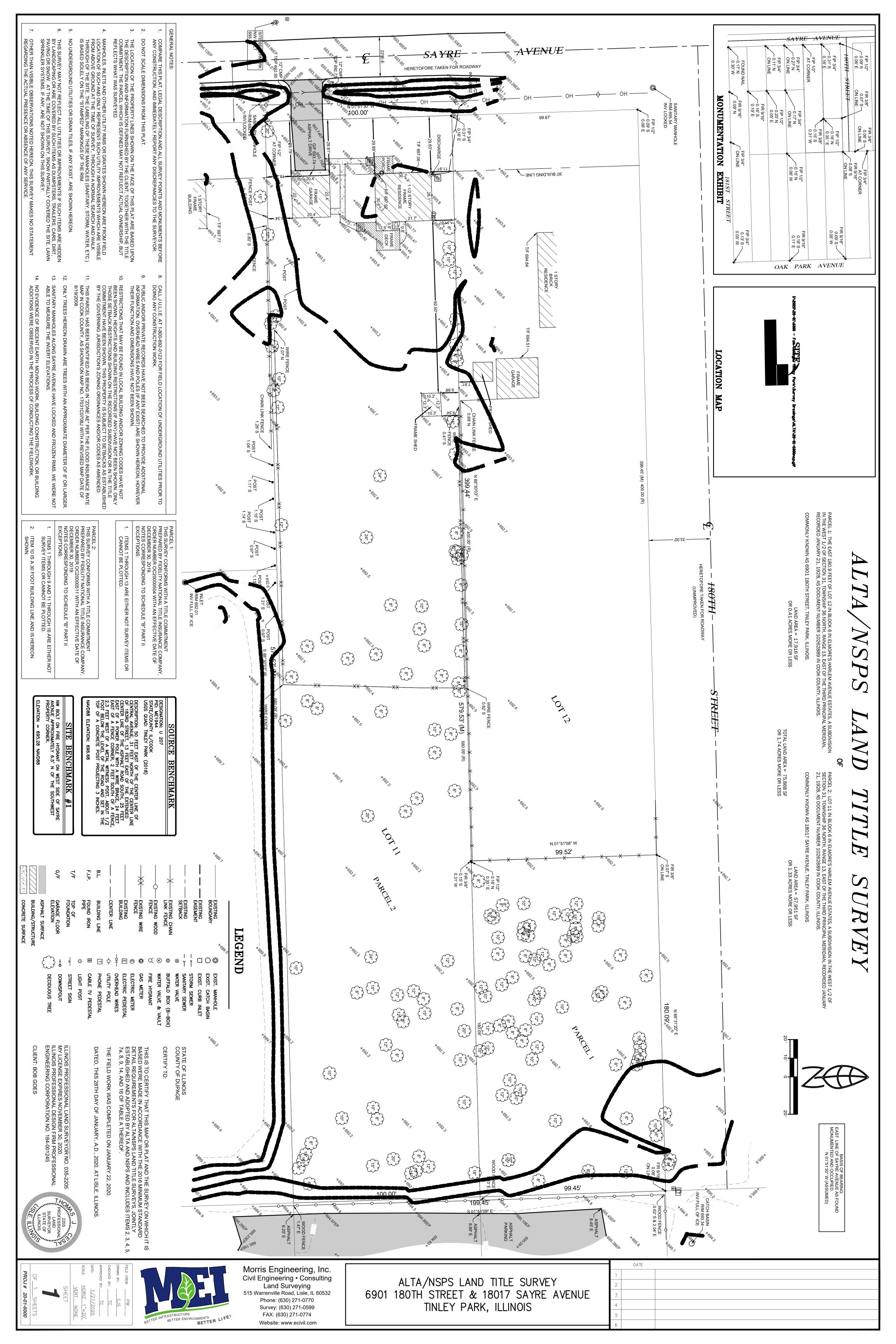
Email: planning@tinleypark.org

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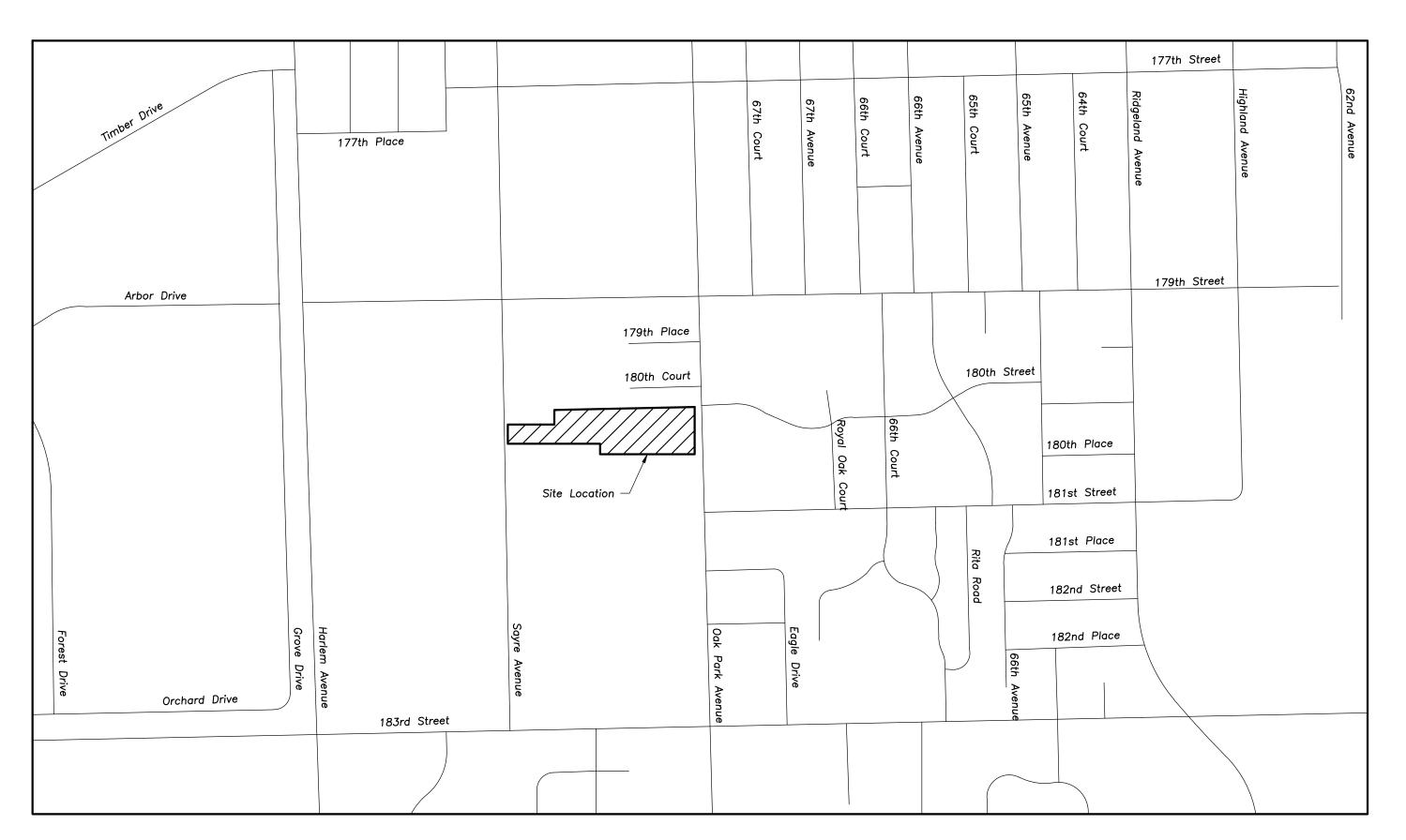
## **FOX COLLEGE PARKING LOT EXPANSION**

### Project Narrative:

The purpose of this project is to expand the available parking for Fox College. Fox College is acquiring property to the west, annexing it into the Village, consolidating the lots, and will improve the property with a parking lot. The property will be rezoned NG, which is the current zoning for the Fox College Property.



# FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS



# SHEET INDEX

C100 Demolition Plan

C200 Geometry Plan

C300 Utility Plan

# SURVEY PROVIDED BY:

Plat of Survey Provided By Morris Engineering, Inc. For Bob Goes on January 22nd, 2020. File Number 20—01—6000.

# PROJECT BENCHMARKS

Source Benchmark Designation: U 207
Description: 50 Feet East Of The Center Line Of Central
Avenue, 31 Feet North Of The Center Line Of 183rd Street, 13 Feet East Of The Extended Center Line Of The Asphalt Road South, 25 Feet East Of A Power Pole With A Wire Brace, 24 Feet East Of A Fence Corner, 2 Feet South Of A Fence, 2.3 Feet West Of A Metal Witness Post, About 1/2 Foot Below The Level Of The Road And Set In The Top Of

Site Benchmark
Description: NW Bolt On Fire Hydrant On West Side Of Sayre
Avenue Approximately 6.5' N Of The Southwest Property Elevation: 695.28 (NAVD88)

A Concrete Post Projecting 3 Inches

Elevation: 696.68 (NAVD 88)

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892—0123

C101 Demolition Plan (Existing Lot)

C201 Geometry Plan (Existing Lot)

C400 Grading And Paving Plan C500 Site Details

Reserved for Seal:

		_
No.	Date	Description
	06/29/20	Village Submittal

ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864

EMAIL INFO@EEA-LTD.COM PROFESSIONAL DESIGN FIRM LICENSE No. 184-003220 Expires: 04/30/2021

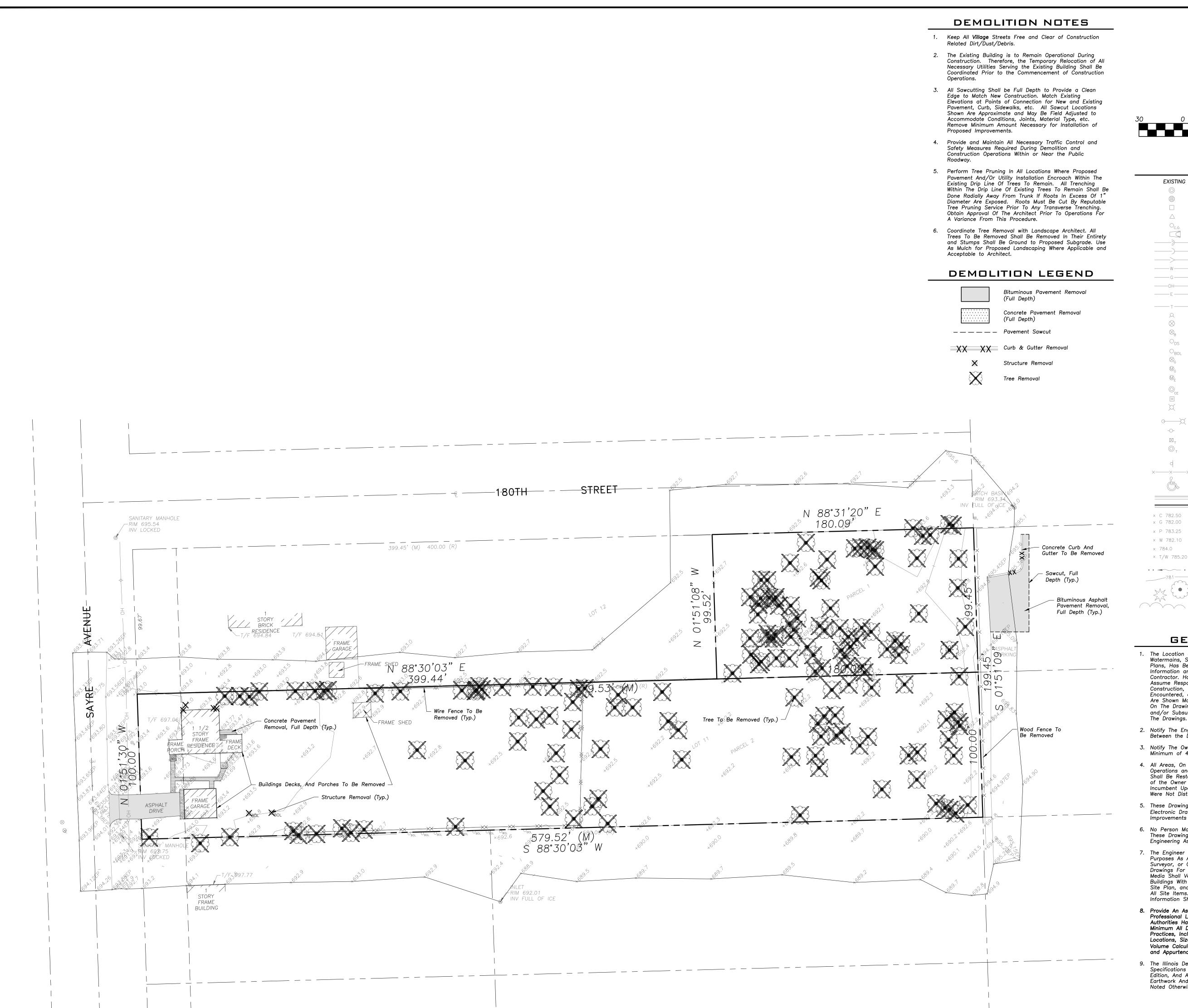
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2020 Approved By: Date: KC 06/29/20

**COVER SHEET** 

C000

DRAINAGE STATEMENT

To The Best Of Our Knowledge And Belief, The Drainage Of The Surface Waters Will Not Be Changed By The Construction Of This Development Or Any Part Thereof, Or That If Such Surface Water Drainage Will Be Changed, Reasonable Provisions Have Been Made For The Collection And Diversion Of Such Surface Waters Into Public Areas Or Drains Which The Property Owner Has A Right To Use, And That Such Surface Waters Will Be Planned For In Accordance With Generally Accepted Engineering Practices So As To Reduce The Likelihood Of Damage To The Adjoining Property Because Of The Construction Of The Development.







Scale: 1"=30'

# LEGEND

EXISTING		PROPOSED
	Manhole	•
	Catch Basin	•
	Inlet	
$\triangle$	Area Drain	<b>A</b>
O <sub>c.o.</sub>	Clean Out	O <sub>c.o.</sub>
	Flared End Section	
	Storm Sewer	<del></del>
	Sanitary Sewer	<del></del>
>	Combined Sewer	<del></del>
———W——	Water Main	——w—
——— G ———	Gas Line	———G——
OH	Overhead Wires	——ОН——
——Е——	Electrical Cable (Buried)	——Е——
—— T ——	Telephone Line	T
2	Fire Hydrant	<u> </u>
$\otimes$	Valve Vault	•
$\bigotimes_{B}$	Buffalo Box	⊌ <sub>B</sub>
$O_{DS}$	Downspout	O <sub>DS</sub>
O <sub>BOL</sub>	Bollard	O <sub>BOL</sub>
$\otimes_{G}$	Gas Valve	
$\mathbb{M}_{G}$	Gas Meter	
$\mathbb{M}_{E}$	Electric Meter	
© <sub>CE</sub>	ComEd Manhole	
Н	Hand Hole	
X	Light Pole	×
o	Light Pole w/ Mast Arm	
-0-	Utility Pole	<b>-</b> O-
⊠ <sub>T</sub>	Telephone Pedestal	
○ <sub>T</sub>	Telephone Manhole	
d	Sign	•
××	Fence	xxx
(Fig. 1)	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	<sub>x</sub> 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
• • • • • • • • • • • • • • • • • • • •	Swale	•••
	Contour Line	781
M ( • 3	Deciduous Tree	
2 W W	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	×

# GENERAL NOTES

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2021

# OX COLLEGE IMPROVEMENTS 320 OAK PARK AVENUE

Reserved for Seal:

lo.	Date	Description
	06/29/20	Village Submittal

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PSIGN By:

Approved By:

MC

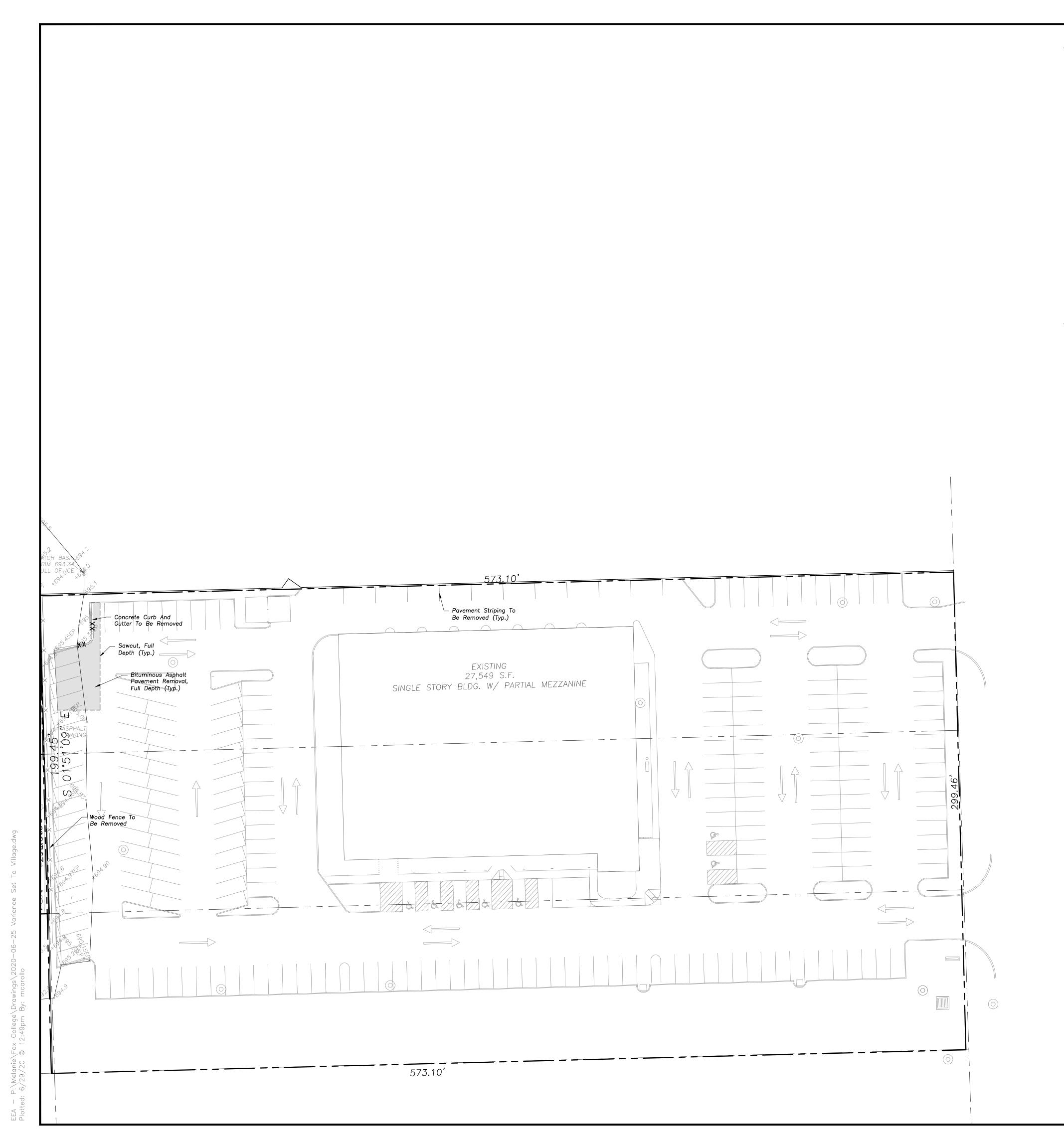
KC

06/29/20

Sheet Title:

DEMOLITION PLAN

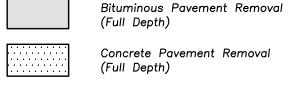
Sheet No:



# DEMOLITION NOTES

- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- 3. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- 5. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- 6. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.

# DEMOLITION LEGEND



Curb & Gutter Removal

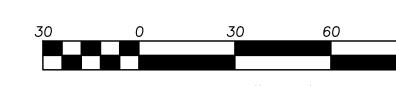
— — — — — Pavement Sawcut

**X** 

Tree Removal

Structure Removal





Scale: 1"=30'

# LEGEND

EXISTING		PROPOSED
	Manhole	•
	Catch Basin	•
	Inlet	
$\triangle$	Area Drain	<b>A</b>
$\circ_{c.o.}$	Clean Out	$O_{c.o.}$
C.O.	Flared End Section	Č.
	Storm Sewer	— <del>)</del>
	Sanitary Sewer	<del></del>
>	Combined Sewer	<del></del>
W	Water Main	——w—
——— G———	Gas Line	———G——
OH	Overhead Wires	——он——
——E——	Electrical Cable (Buried)	——Е——
—— т——	Telephone Line	—т
Q	Fire Hydrant	<b>A</b>
$\otimes$	Valve Vault	•
$\bigotimes_{B}$	Buffalo Box	Ñ.
$\circ_{ t DS}$	Downspout	ODS
O <sub>BOL</sub>	Bollard	O <sub>BOL</sub>
⊗ <sub>G</sub>	Gas Valve	BOL
$\mathbb{M}_{\scriptscriptstyle{G}}$	Gas Meter	
$\mathbb{M}_{E}$	Electric Meter	
$\bigcirc$	ComEd Manhole	
CE		
H	Hand Hole	~
$\mathcal{A}$	Light Pole	<b>*</b>
<u> </u>	Light Pole w/ Mast Arm	
-0-	Utility Pole	-0-
$\boxtimes_{T}$	Telephone Pedestal	
$\bigcirc$ $_{T}$	Telephone Manhole	
٦	Cia-	ا ا
9 ××	Sign Fence	₹ ×——×——×
R	rence	Ŷ Ŷ Ŷ
	Accessible Parking Stall	<u></u>
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C_782.50_
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	<i>₩ 782.10</i>
× 784.0	Ground Elevation	<sub>x</sub> 784.0
× T/W 785.20	Top of Retaining Wall Elevation	<i>T∕W 785.20</i>
• • • • • •	Swale	•••
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x
	, snowing at Drip Line	

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PROFESSIONAL DESIGN FIRM

LICENSE NO. 184-003220

EXPIRES: 04/30/2021

# AENTS INUE OIS

SITE IMPROVEMENTE 18020 OAK PARK AVENUE

Reserved for Seal:

No.	Date	Description
	06/29/20	Village Submittal

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Design By:

Approved By:

Date:

MC

KC

06/29/20

Sheet Title:

DEMOLITION PLAN (EXISTING LOT)

Sheet No:

# Parking Space Summary

	Existing	Proposed
Regular Spaces	242	329
ADA Spaces	7	8

# GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45\* At 2'-0" Centers.
- All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.





Scale: 1"=30'

# LEGEND

	LEGEND	
EXISTING		PROPOSED
	Manhole	lacktriangle
	Catch Basin	•
	Inlet	
$\triangle$	Area Drain	<b>A</b>
O <sub>c.o.</sub>	Clean Out	$O_{c.o.}$
	Flared End Section	
——————————————————————————————————————	Storm Sewer	<b></b>
	Sanitary Sewer	——)—
	Combined Sewer	<del></del>
———W——	Water Main	w
——— G ———	Gas Line	——G——
OH	Overhead Wires	——ОН——
——Е——	Electrical Cable (Buried)	——Е——
—— T——	Telephone Line	—т—
Q	Fire Hydrant	<b>A</b>
$\otimes$	Valve Vault	•
$\bigotimes_{B}$	Buffalo Box	$oldsymbol{eta}_{B}$
$\circ_{ t DS}$	Downspout	O <sub>DS</sub>
$\circ_{BoL}$	Bollard	OBOL
$\otimes_{_{\mathbb{G}}}$	Gas Valve	
$\mathbb{M}_{\mathbb{G}}$	Gas Meter	
$\mathbb{O}_{E}$	Electric Meter	
© <sub>CE</sub>	ComEd Manhole	
H	Hand Hole	
X	Light Pole	$\times$
o	Light Pole w/ Mast Arm	
-0-	Utility Pole	<b>-</b>
$\boxtimes_{T}$	Telephone Pedestal	
	Telephone Manhole	
d	Sign	•
××	Fence	××
	Accessible Parking Stall	Ġ.
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	<sub>x</sub> 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
• • • • • • • • • • • • • • • • • • • •	Swale	•••
	Contour Line	781
\\\ \( \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	Deciduous Tree	
	Coniferous Tree	
, , , , , , , , , , , , , , , , , , ,	Brushline	
	Tree Protection	×
	Fencing at Drip Line	

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# PROVEMENTS AK PARK AVENUE

Reserved for Seal:

ο.	Date	Description
	06/29/20	Village Submittal

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Design By: Approved By: Date:

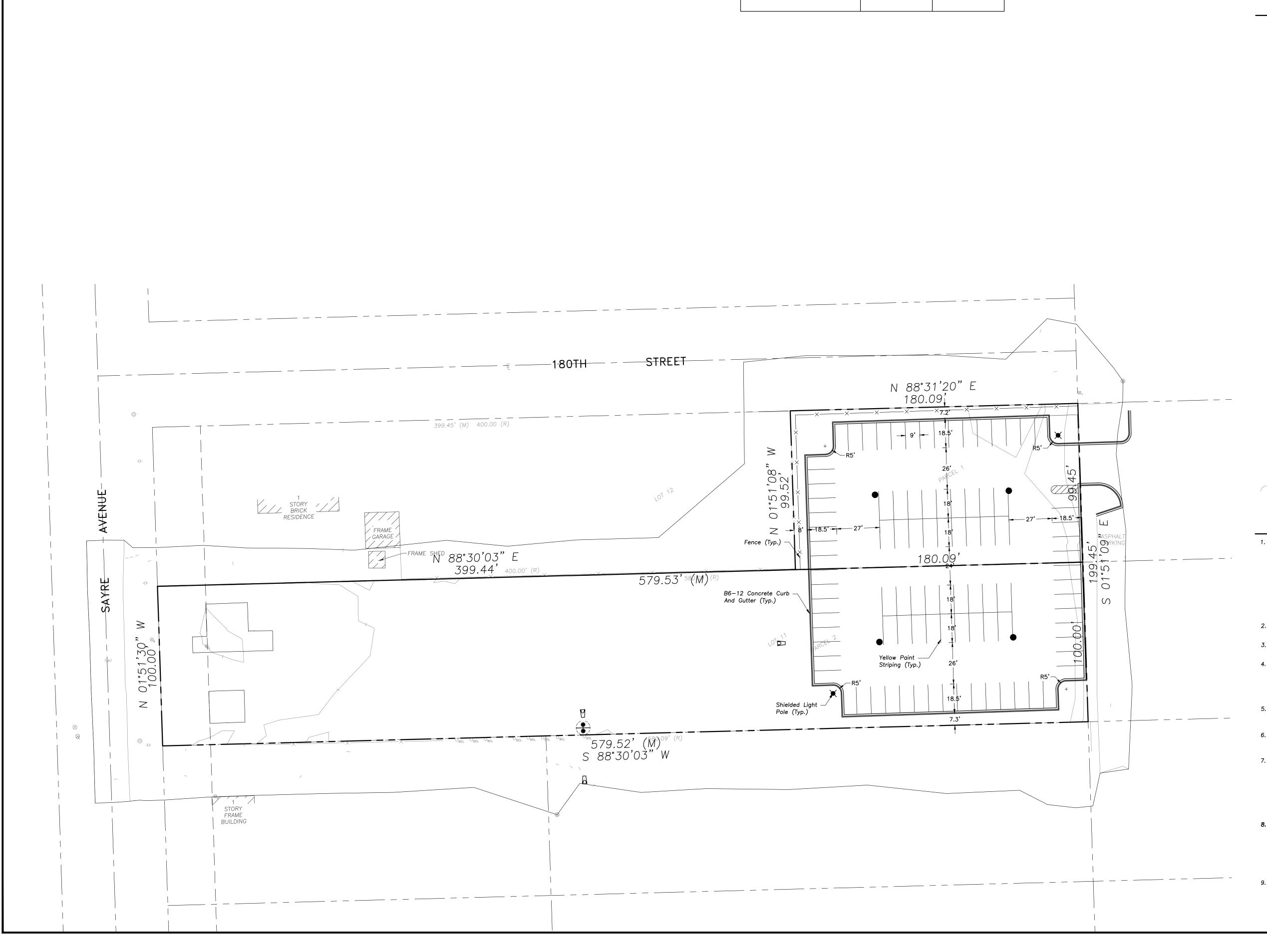
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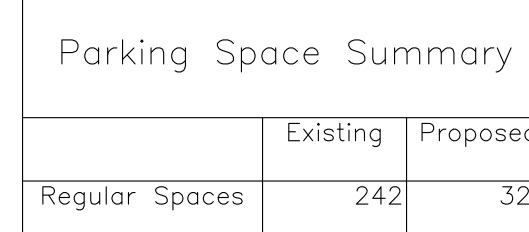
MC KC 06/29/20

Sheet Title:

SITE GEOMETRY PLAN

Sheet No:

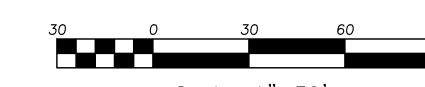




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Scale: 1"=30'

# LEGEND

	LEGEND	
EXISTING		PROPOSED
	Manhole	•
	Catch Basin	
	Inlet	
$\triangle$	Area Drain	<b>A</b>
O <sub>c.o.</sub>	Clean Out	O <sub>c.o.</sub>
	Flared End Section	
	Storm Sewer	<del></del>
	Sanitary Sewer	<del></del>
	Combined Sewer	
W	Water Main	——w—
——— G ———	Gas Line	———G——
OH	Overhead Wires	——ОН——
———E——	Electrical Cable (Buried)	——Е——
——т—	Telephone Line	—т—
Q	Fire Hydrant	<b>A</b>
$\otimes$	Valve Vault	•
$\bigotimes_{B}$	Buffalo Box	$oldsymbol{\Theta}_{B}$
O <sub>DS</sub>	Downspout	ODS
O <sub>BOL</sub>	Bollard	O <sub>BOL</sub>
⊗ <sub>G</sub>	Gas Valve	BOL
$\mathbb{M}_{G}$	Gas Meter	
$\mathbb{O}_{E}$	Electric Meter	
(i)	ComEd Manhole	
CE	Hand Hole	
H	Light Pole	~
$\sim$		_
0	Light Pole w/ Mast Arm	
-0-	Utility Pole	<b>-</b>
$\boxtimes_{T}$	Telephone Pedestal	
◯ <sub>T</sub>	Telephone Manhole	
d	Sign	•
××	Fence	××
G	Accessible Parking Stall	Ġ.
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	• P 783.25
× W 782.10	Sidewalk Elevation	<i>₩ 782.10</i>
x 784.0	Ground Elevation	<sub>x</sub> 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	•••••••
	Contour Line	781
M ( • 3	Deciduous Tree	
W w	Coniferous Tree	
	Brushline	
	Tree Protection	x

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Fencing at Drip Line

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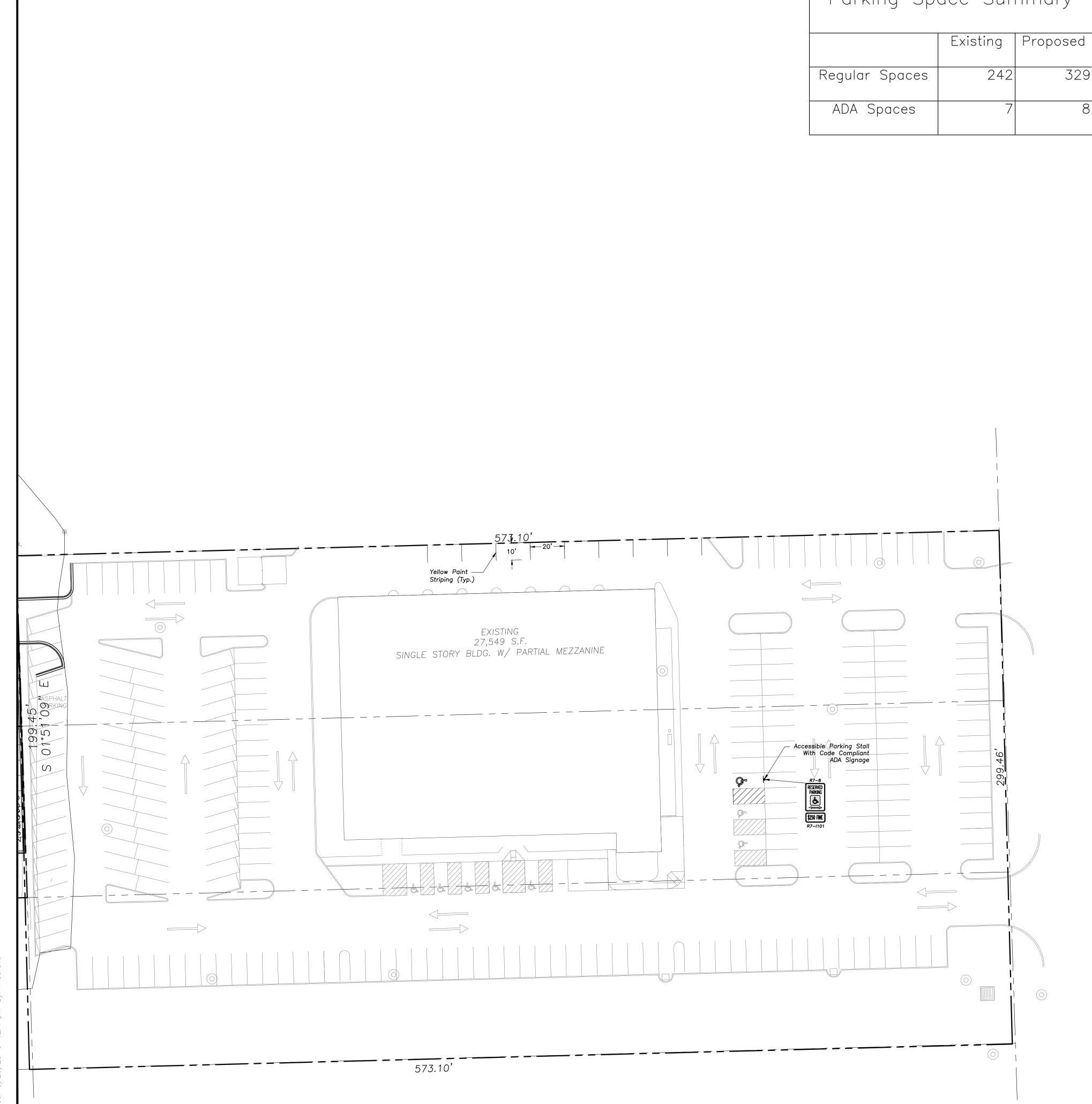
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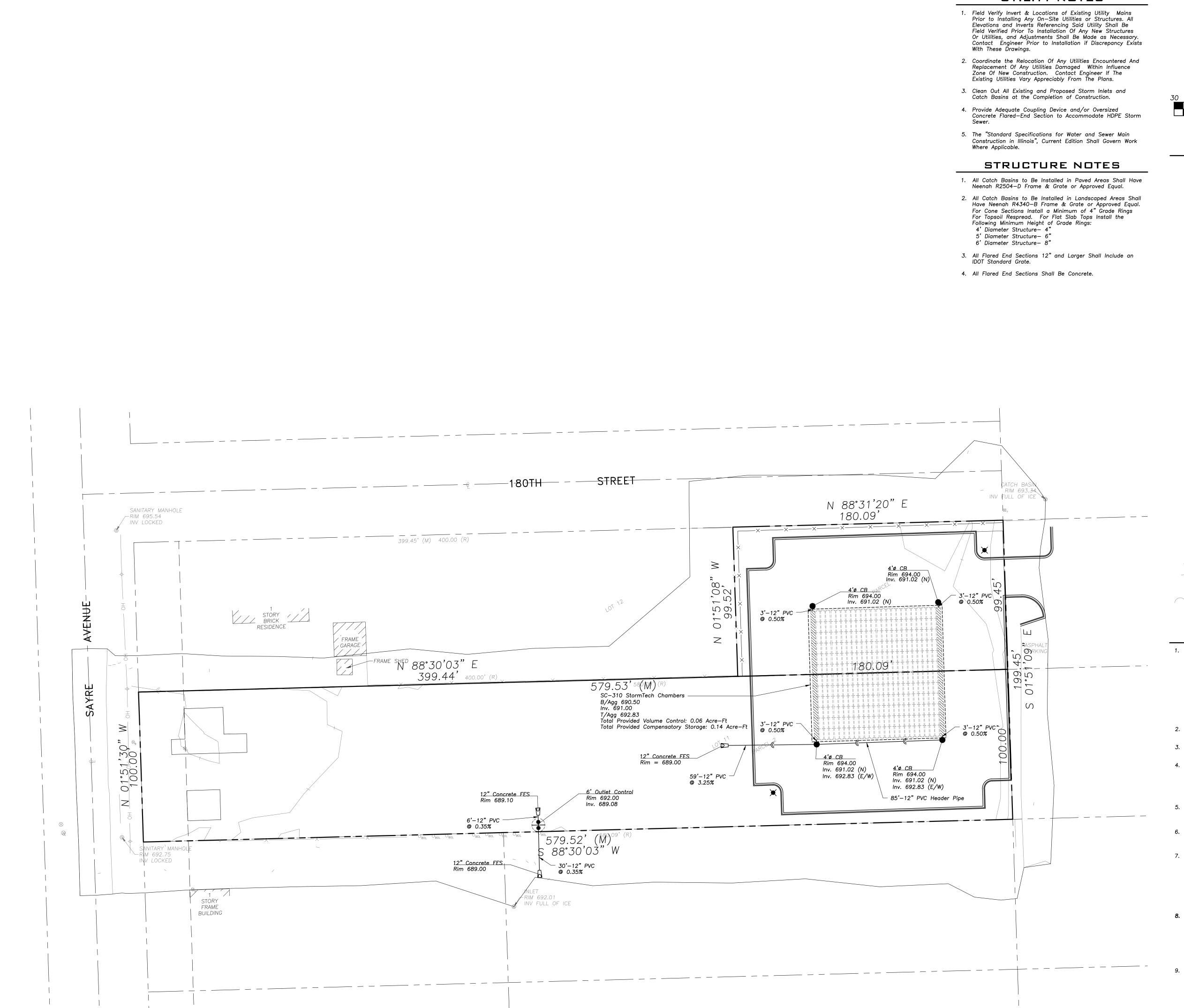
lo.	Date	Description
	06/29/20	Village Submittal

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Sheet Title:

SITE GEOMETRY PLAN (EXISTING LOT)











Scale: 1"=30'

# LEGEND

EXISTING		PROPOSED
©	Manhole	•
$\bigoplus$	Catch Basin	•
	Inlet	
$\triangle$	Area Drain	<b>A</b>
O <sub>c.o.</sub>	Clean Out	$O_{c.o.}$
C.O.	Flared End Section	Č.
	Storm Sewer	—— <u>)</u> —
——)——	Sanitary Sewer	——)——
	Combined Sewer	<b>——</b>
———W——	Water Main	——w—
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——Е——	Electrical Cable (Buried)	——Е——
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CE	ComEd Manhole	
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<u> </u>	Light Pole	×
<b>○</b>	Light Pole w/ Mast Arm	_
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○ <sub>T</sub>	Telephone Manhole	
d	Sign	•
××	Fence	××
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101	Contour Line	
M ( • )	Deciduous Tree	
~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	Coniferous Tree	
V V	Brushline	
	Tree Protection Fencing at Drip Line	x

# GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- 2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- 3. Notify The Owner, Engineer and The City of Tinley Park A Minimum of 48 Hours In Advance of Performing Any Work.
- 4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- 5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 7. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- 8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
- 9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864

FAX (847) 223-4864

EMAIL INFO@EEA-LTD.COM

PROFESSIONAL DESIGN FIRM

LICENSE NO. 184-003220

EXPIRES: 04/30/2021

# EMENTS AVENUE LINOIS

ITE IMPROVEN

18020 OAK PARK AVE

Reserved for Seal:

No.	Date	Description
	06/29/20	Village Submittal

DERIKSSON ENGINEERING ASSOCIATES, LTD., 2020

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ONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

ESIGN BY:

Approved By:

Date:

KC

06/29/20

Sheet Title:

UTILITY PLAN

Sheet No:

#### SOIL EROSION & SEDIMENTATION CONTROL NOTES 1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work. 10. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And 2. Contractor Shall Be Responsible for Compliance With IEPA Inspected In Conformance With All Applicable IEPA-NPDES Surface of Proposed Improvements. NPDES and ILR10 Permit Requirements for Project. Phase II And Lake County DECI Requirements. 3. Soil Disturbance Shall Be Conducted in Such a Manner as 11. Following The Termination Of Construction Activities And To Minimize Erosion. Soil Stabilization Measures Shall Issuance Of The Required "Notice Of Termination", The Consider the Time of Year, Site Conditions, and the Use Permittees Must Keep A Copy Of The Storm Water Landscape Drawings. of Temporary or Permanent Measures. Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent 4. Soil Erosion and Sediment Control Features Shall Be For A Period Of At Least Three Years Following Final Constructed Prior to the Commencement of Upland Disturbance. 12. Install And Maintain Silt Fence At The Perimeter Of The Engineer if Conflicts Exist. 5. Temporary Soil Stabilization Shall Be Applied to Topsoil Construction Zone And Wetland Areas And As Shown On Stockpiles and Disturbed Areas, Where Construction Activity The Plans. Maintain Silt Fence Throughout Construction And Will Not Occur For A Period of More Than 14 Calendar Until Vegetation Has Been Fully Established. Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance.13. Contractor Shall Provide Qualified Soil Erosion and The Sediment Control Measures Shall Be Maintained On A Sediment Control Inspector Services in Accordance with Continuing Basis Until The Site Is Permanently Stabilized NPDES and Governmental Requirements. Inspections Shall And All Inspections Are Complete. Permanent Stabilization Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Shall Be Completed Within 14 Days after Completion of Final Grading of Soil. Copied on Inspection Logs. 6. All Temporary And Permanent Erosion Control Measures 14. The Erosion Control Measures Indicated On The Drawings Shall Be Removed Within 30 Days After Final Site Are The Minimum Requirements. Additional Measures May Stabilization Is Achieved Or After The Temporary Measures Be Required As Directed By The Qualified Soil and Erosion Are No Longer Needed. Trapped Sediment And Other Sediment and Control Inspector Or Governing Agency. Disturbed Soil Areas Shall Be Permanently Stabilized. Stormwater Overland Flow Path 15. Unless Otherwise Indicated on the Drawings, Stabilize All 7. Final Site Stabilization Is Defined By The EPA General Disturbed Ground Areas Where Slopes Exceed 6:1 or Within — — — Ridge Line/High Point Permit As Meaning That All Soil Disturbing Activities At The Swales with North American Green BioNet SC150BN Erosion Site Have Been Completed, And That A Uniform Perennial Control Blanket, or Approved Equal. Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent 16. Report Releases of Reportable Quantities of Oil or Structures Has Been Established Or Equivalent Permanent Hazardous Materials If They Occur In Accordance with IEPA Stabilization Measures (Such As The Use Of Riprap, NPDES Requirements. Gabions, Or Geotextiles) Have Been Employed. LEGEND 17. All Concrete Washout Shall Conform To The "Temporary 8. All Storm Sewer Structures That Are, Or Will Be, Concrete Washout Facility" Standards (Code 954) of the Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The Silt Fence Illinois Urban Manual, Latest Edition. General Contractor Shall Use "Catch-All" Inlet Protectors 18. If Necessary, The SWPPP Shall Be Modified To Reflect (or equal) and Filter Wattles Around The Grate In Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation. 19. Dewatering of Excavations Shall be Performed in a Manner 9. All Storm Sewer Structures That Are, Or Will Be, Such as Through the use of Filter Bags or Polymer Functioning During Construction Shall Be Protected. Treated Dewatering Swales, so as to Not Discharge Filtered, Or Otherwise Treated To Remove Sediment. The Sediment Laden Water Into Storm Sewers Tributary to General Contractor Shall Use and Maintain "Dandy Pop" Open Water. Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways. -180TH - STREET N 88°31'20" L SANITARY MANHOLE 180.Q9<sup>)\*</sup> \_RIM 695.54 399.45' (M) 400.00 (R) $\geq$ 4'ø CB Rim 694.00 20% 4'ø CB Rim 694.00 1°5′. 99. 0 T/F 694.51 Z ∜ 8°30'03" 180.09 399.44 579.53<sup>3</sup>58(M) 0 യ് \_\_693\_\_\_\_\_^>\` <del>√ 692</del> 691 Flat Bottom Native Planted Detention Basin Inlet Protection (Typ.) Total Compensatory Storage: 1.61 Acre—Ft Total Detention Volume: 1.05 Acre—Ft $100-Yr\ HWL = 690.72$ 20 4'ø CB Rim 694.00 4'ø CB

12" Concrete FES

12" Concrete FES

STORY

FRAME

BUILDING

6' Outlet Control

Rim 692.00

# **GRADING NOTES**

- 1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the
- 2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The
- 3. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact

# PAVING & SURFACE LEGEND

Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50 2 1/2" Hot Mix Asphalt, IL-19.0, N50 Prime Coat (0.25 gal/sq yd) 8" Aggregate Base Course, Type B, Crushed, CA-6

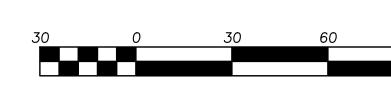
# SOIL EROSION & SEDIMENTATION CONTROL

Rim 694.00

Erosion Control Blanket North American Green DS75 Or Approved Equal Permanant Turf Reinforcement Mat North American Green C350 Or Approved Equal

Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized





Scale: 1"=30'

#### LEGEND **EXISTING** PROPOSED Catch Basii Inlet Area Drain Clean Out $O_{c.o.}$ Flared End Section —— —— ——)—— Storm Sewer Sanitary Sewer Combined Sewe Water Main ——w— ——G—— ——ОH—— ---OH----Overhead Wires ——E—— —\_\_\_т\_\_\_ Telephone Line Fire Hydrant Valve Vault Buffalo Box $O_{DS}$ Downspout OBOL Bollard

Gas Valve

Gas Meter Electric Meter ComEd Manhole Hand Hole Light Pole Light Pole w/

Utility Pole

x G 782.00

× W 782.10

x 784.0

Telephone Pedestal Telephone Manhole Fence x-----x Parking Stall Curb & Gutter Curb Elevation Gutter Elevation Sidewalk Elevation

W 782.10 <sub>x</sub> 784.0

T/W 785.20 \_\_\_\_\_781-----Contour Line Deciduous Tree Brushline

# Fencing at Drip Line

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GENERAL NOTES

Tree Protection

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Noted Otherwise.



45 COMMERCE DRIVE, SUITE GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864

EMAIL INFO@EEA-LTD.COM Professional Design Firm LICENSE No. 184-003220 EXPIRES: 04/30/2021

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served f	or Seal

No.	Date	Description
	06/29/20	Village Submittal

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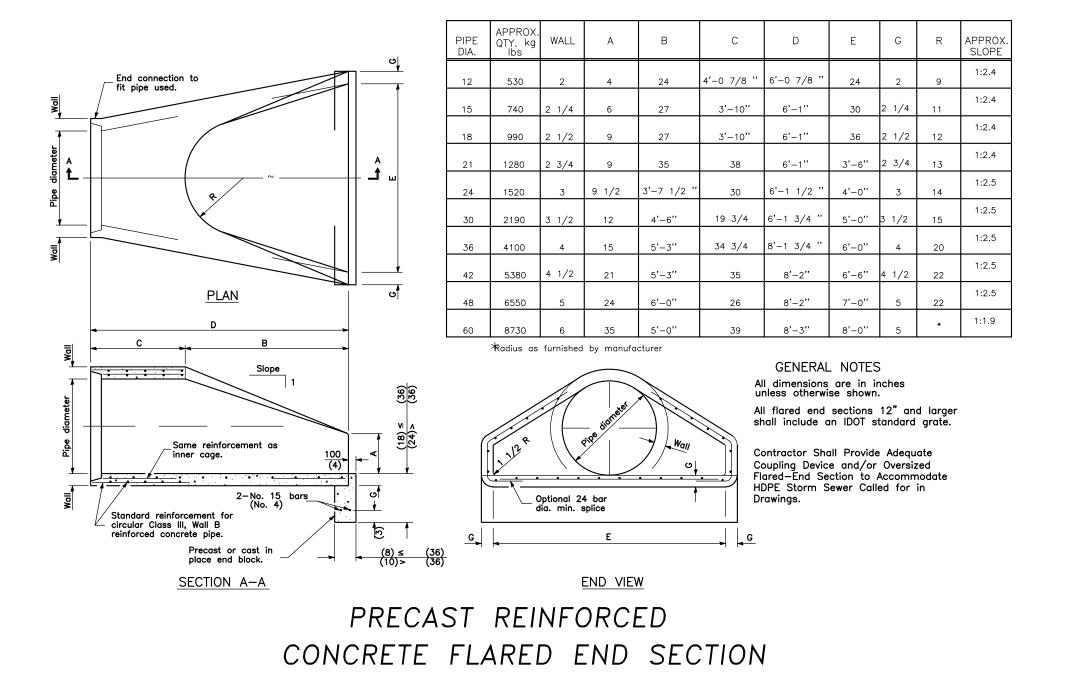
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**GRADING AND** PAVING PLAN

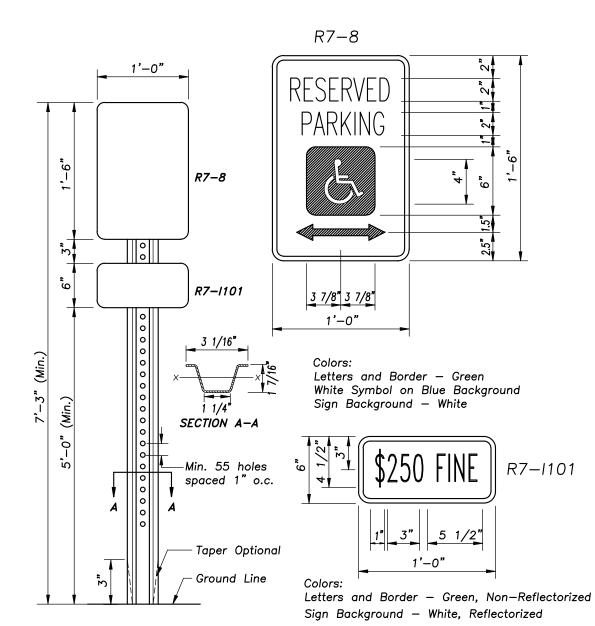
Sheet No:

B-6.12 CURB & GUTTER

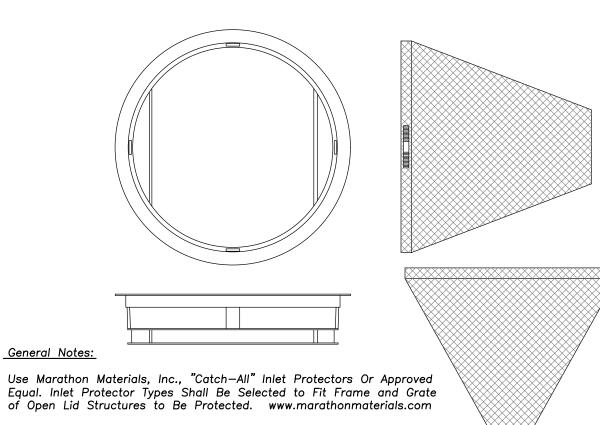
2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.



-Precast Conc. Adjusting Rings. (3" Min. Except for Flat Slab Top, 12" Max.) Varies 2'-6" To 4'-3"
 May Be Replaced By
 Optional Precast Reinf.
 Conc. Flat Slab Top. - Rubber Gasket (O-Ring) Steps at 16" O.C. Only Where Specifically Shown on Plans. See Manhole Step Detai Backfill: Same Material & Procedure As Adjacent Piping. ) FLOW — FLOW—— —See Plans For Pipe Invert, Size, Slope and Material As Well As Any Trap Requirements. Per IDOT Standard Prefabricated Conc. Slab On Sand Cushion CATCH BASIN



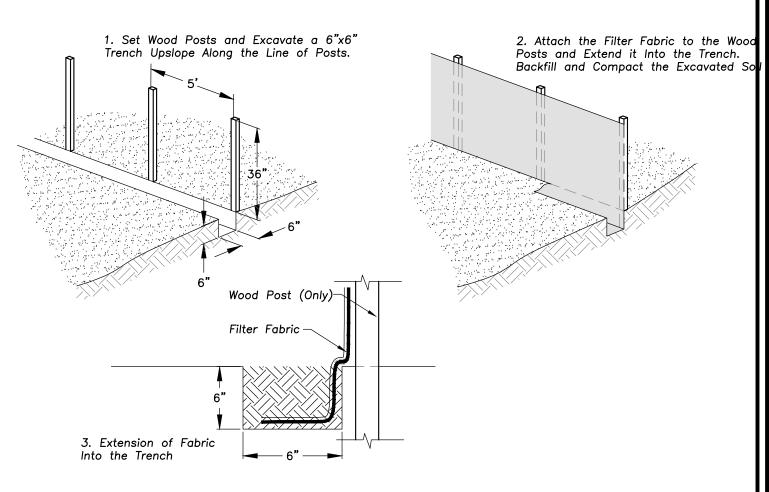
Notes: Dimensions shown for cross sections are minimum. All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.



Use Marathon Materials, Inc., "Catch—All" Inlet Protectors Or Approved Equal. Inlet Protector Types Shall Be Selected to Fit Frame and Grate of Open Lid Structures to Be Protected. www.marathonmaterials.com Frame: Top Flange Fabricated From 1¼"x1¼"¾" Angle. Base Rim Fabricated From 1½"½"½" Channel. Handles And Suspension Brackets Fabricated From 11/4"x1/4" Flat Stock. All Domestic Steel Conforming To

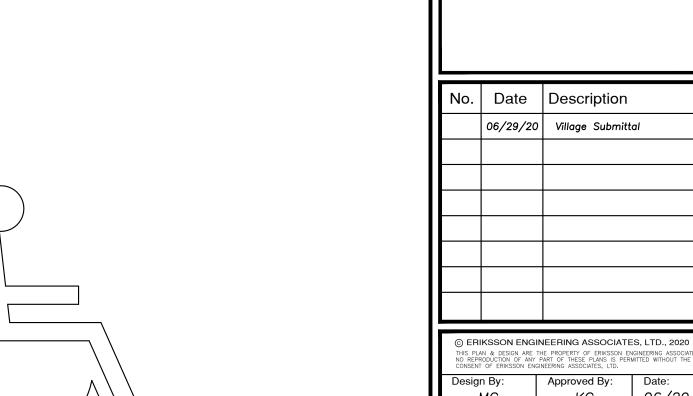
Sediment Bag: Bag Fabricated From 4 Oz./sq.yd. Non-woven Polypropylene Geotextile Reinforced With Polyester Mesh. Bag Secured To Base Rim With A Stainless Steel Strap And Lock. Install Baskets In All Existing Storm Inlets Prior To Construction And All New Storm Inlets Immediately After Installation. Contractor Shall Maintain Throughout Construction Activities.

INLET PROTECTORS — SEDIMENT BAG



SILT FENCE CONSTRUCTION (AASHTO 288-00)

—— 2'-9"±——



Approved By: Date: KC 06/29/20 MC

ERIKSSON

ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030

PHONE (847) 223-4804

PROFESSIONAL DESIGN FIRM

LICENSE No. 184-003220

EXPIRES: 04/30/2021

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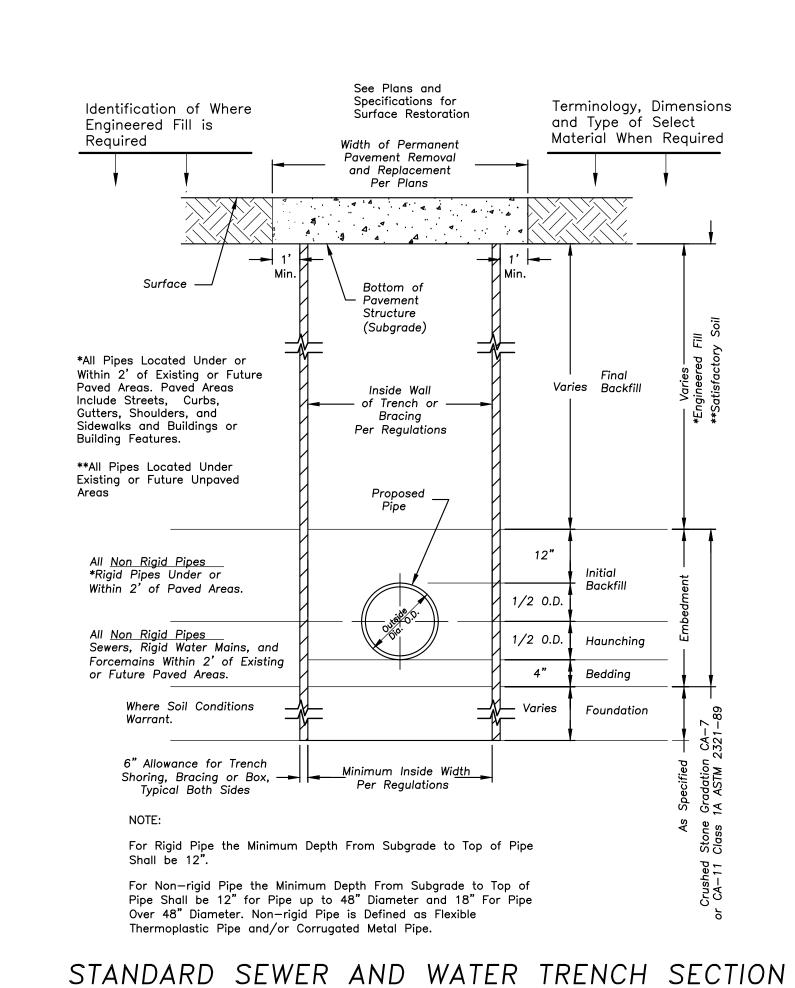
FAX (847) 223-4864 EMAIL INFO@EEA-LTD.COM

Sheet Title:

Reserved for Seal:

SITE DETAILS

C500

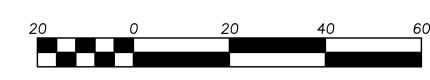


3'-6" Post Bury Depth. Post shall weigh 2.00 lb/ft length. One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One. Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space. ACCESSIBLE PARKING SIGN

Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.) ACCESSIBLE PARKING STALL PAVEMENT MARKING

Sheet No:





Scale: 1"=20'

# LEGEND

XISTING		PROPOSED
	Manhole	lacktriangle
$\bigoplus$	Catch Basin	•
	Inlet	
$\triangle$	Area Drain	<b>A</b>
O <sub>c.o.</sub>	Clean Out	$O_{c.o.}$
	Flared End Section	
— <u>)</u> ——	Storm Sewer	—— <b>)</b> ——
—)——	Sanitary Sewer	—)—
<del></del>	Combined Sewer	<del></del>
-W	Water Main	——w—
- G	Gas Line	——G——
-OH	Overhead Wires	——ОН——
-E	Electrical Cable (Buried)	——Е——
- T	Telephone Line	—т—
Q	Fire Hydrant	<b>A</b>
$\otimes$	Valve Vault	•
_		_

W 782.10

No.	Date	Description
	06/29/20	Village Submittal

ERIKSSON

ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2021

Approved By: Date: KC 06/29/20

AUTOTURN EXHIBIT - FIRE TOWER 48

CX-1

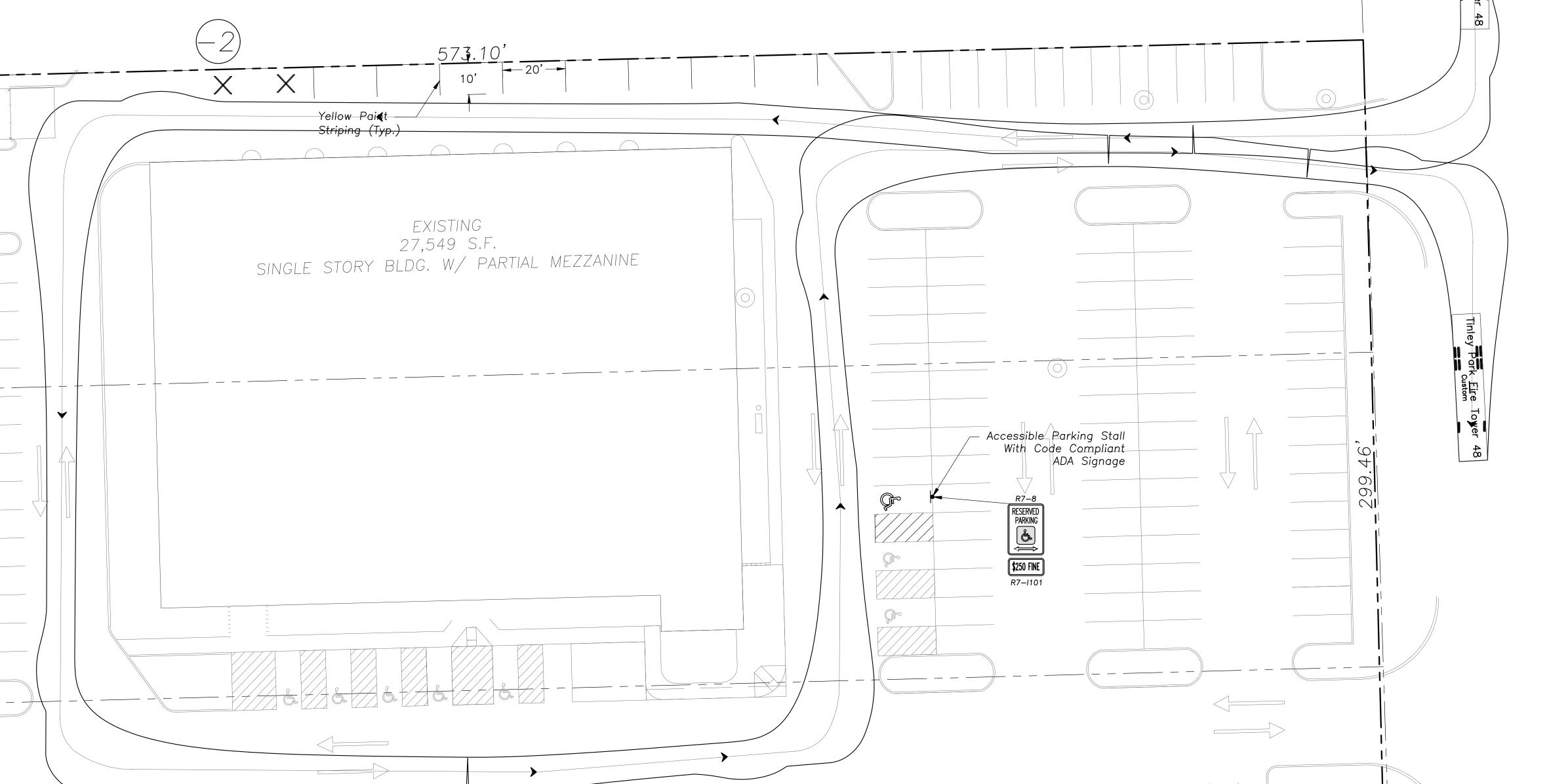
# Tinley Park Fire Tower 48

21.88

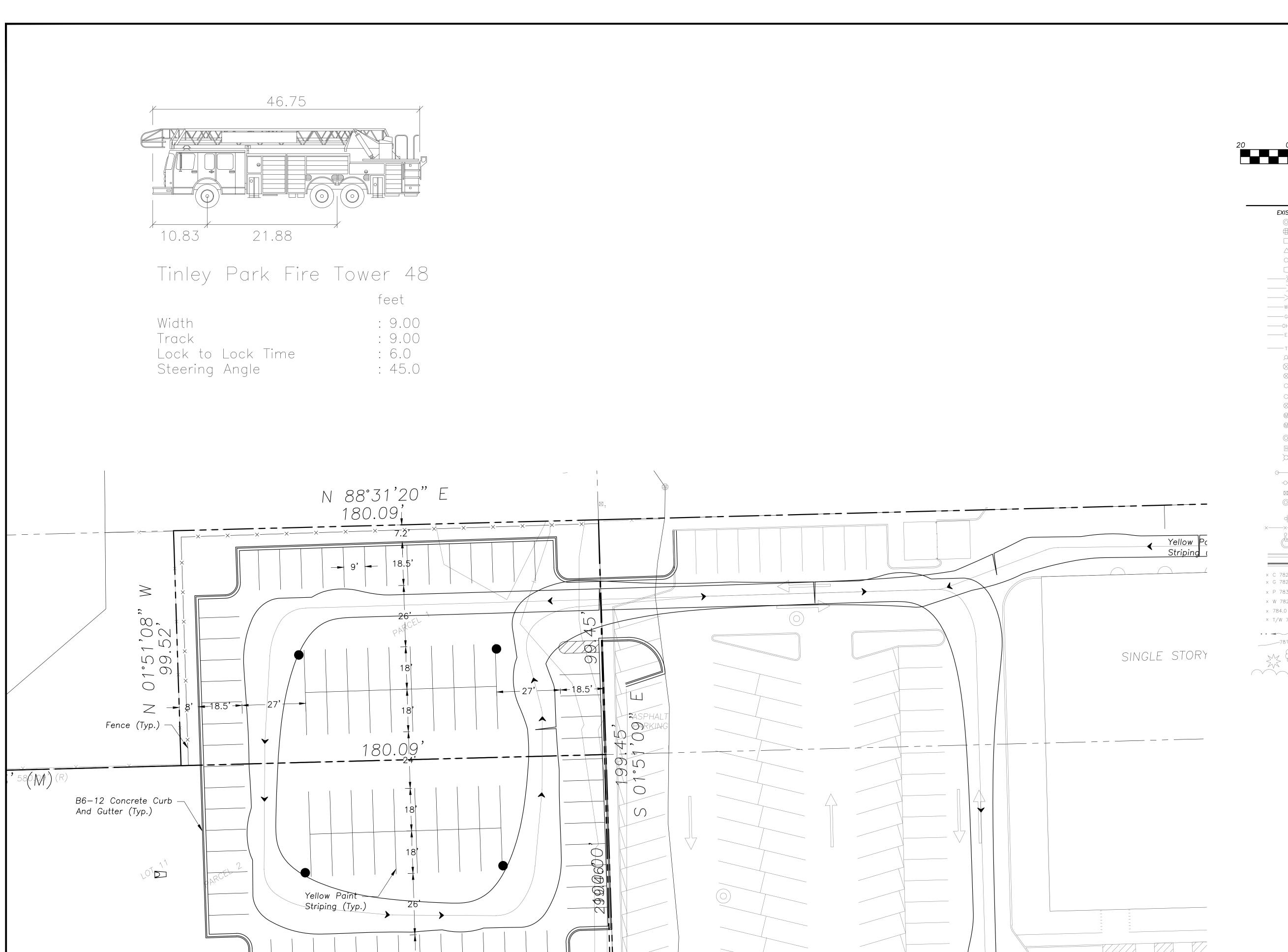
10.83

46.75

feet 9.009.006.045.0 Width Track Lock to Lock Time Steering Angle



Tree Protection Fencing at Drip Line



7.3





Scale: 1"=20'

# LEGEND

	LEGEND	
EXISTING		PROPOSED
©	Manhole	lacktriangle
	Catch Basin	
	Inlet	
$\triangle$	Area Drain	<b>A</b>
$\bigcirc_{\text{c.o.}}$	Clean Out	O <sub>c.o.</sub>
	Flared End Section	
	Storm Sewer	<del></del> )
	Sanitary Sewer	<del></del>
	Combined Sewer	<del></del>
W	Water Main	——w—
——— G ———	Gas Line	——-G——
OH	Overhead Wires	——ОН——
——— E ———	Electrical Cable (Buried)	——Е——
——	Telephone Line	——т—
Q	Fire Hydrant	<b>A</b>
$\otimes$	Valve Vault	•
$\bigotimes_{B}$	Buffalo Box	$oldsymbol{\Theta}_{\!B}$
$\circ_{ t DS}$	Downspout	ODS
$\circ_{BoL}$	Bollard	$O_BOL$
$\otimes_{_{\mathbb{G}}}$	Gas Valve	
$\bigcirc$ <sub>G</sub>	Gas Meter	
$\textcircled{M}_{E}$	Electric Meter	
© <sub>CE</sub>	ComEd Manhole	
H	Hand Hole	
×	Light Pole	×
<u>о</u>	Light Pole w/ Mast Arm	
-0-	Utility Pole	-0-
$\boxtimes_{T}$	Telephone Pedestal	
	Telephone Manhole	
d	Sign	•
××	Fence	××
	Accessible Parking Stall	Ġ.
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	<i>₩ 782.10</i>
x 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	<i>T∕W 785.20</i>

Tree Protection Fencing at Drip Line



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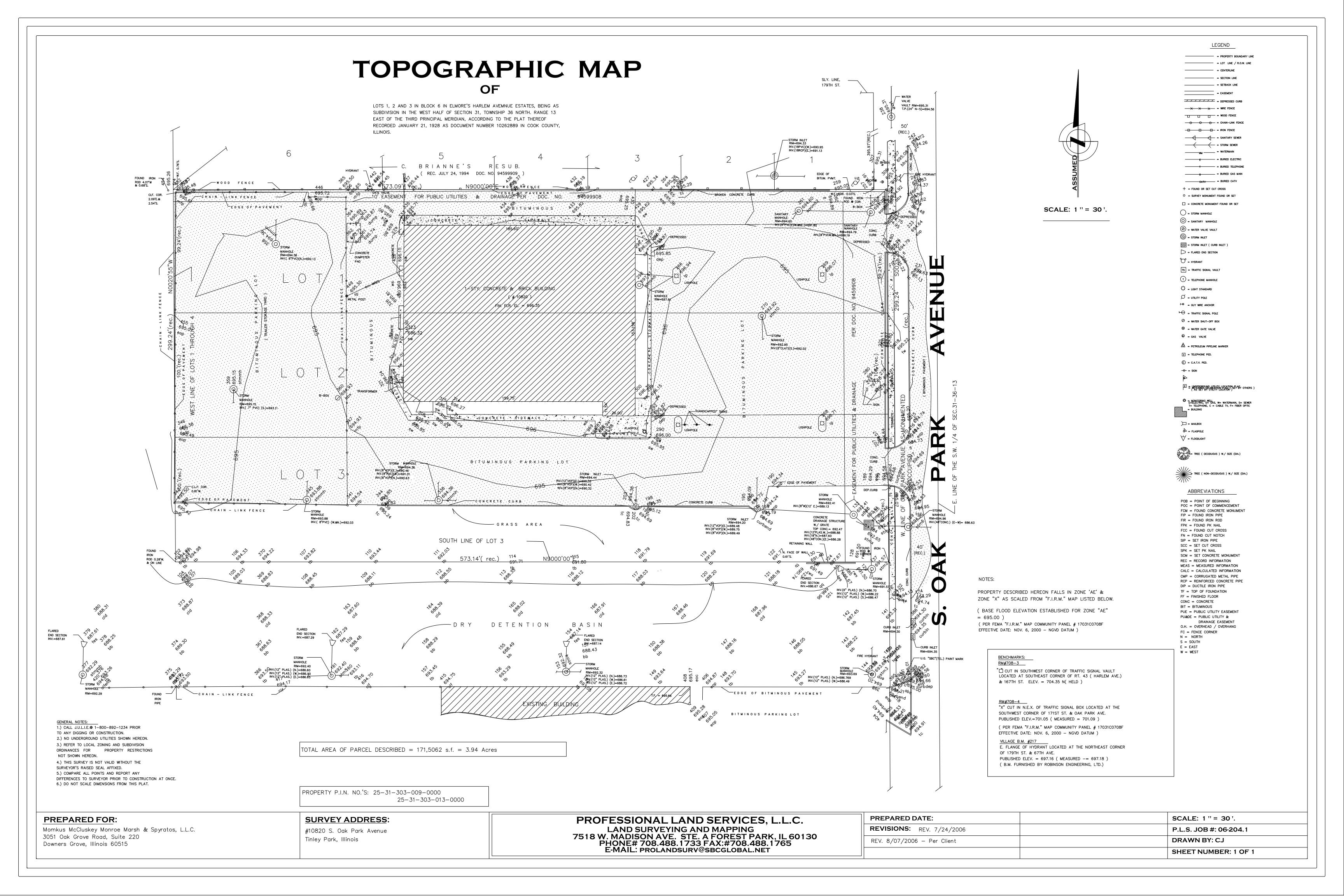
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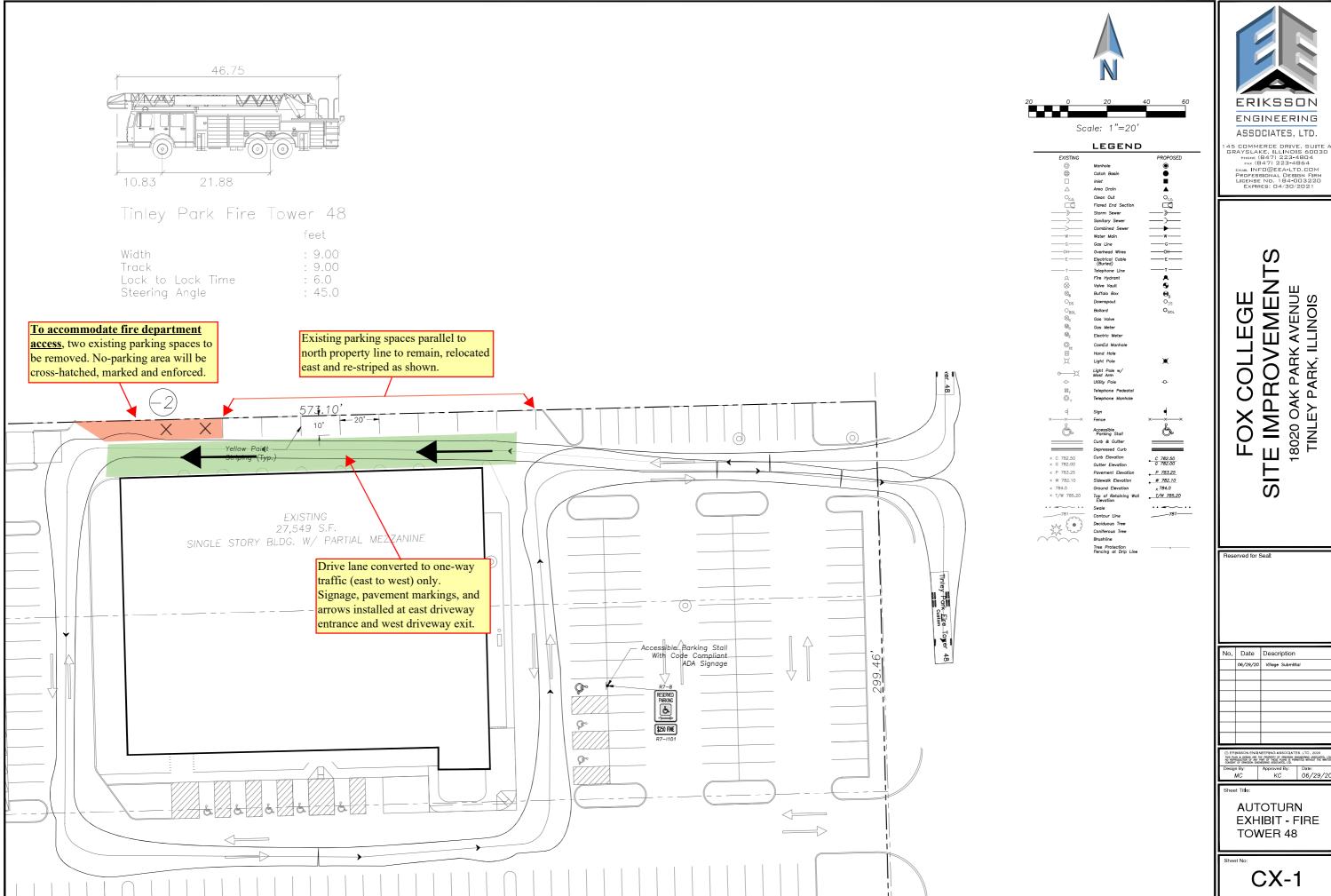
No. Date Description 06/29/20 Village Submittal

Approved By: Date: KC 06/29/20

AUTOTURN EXHIBIT - FIRE TOWER 48

CX-2





P:\Melanie\Fox College\Dr 6/29/20 @ 1:01pm By:

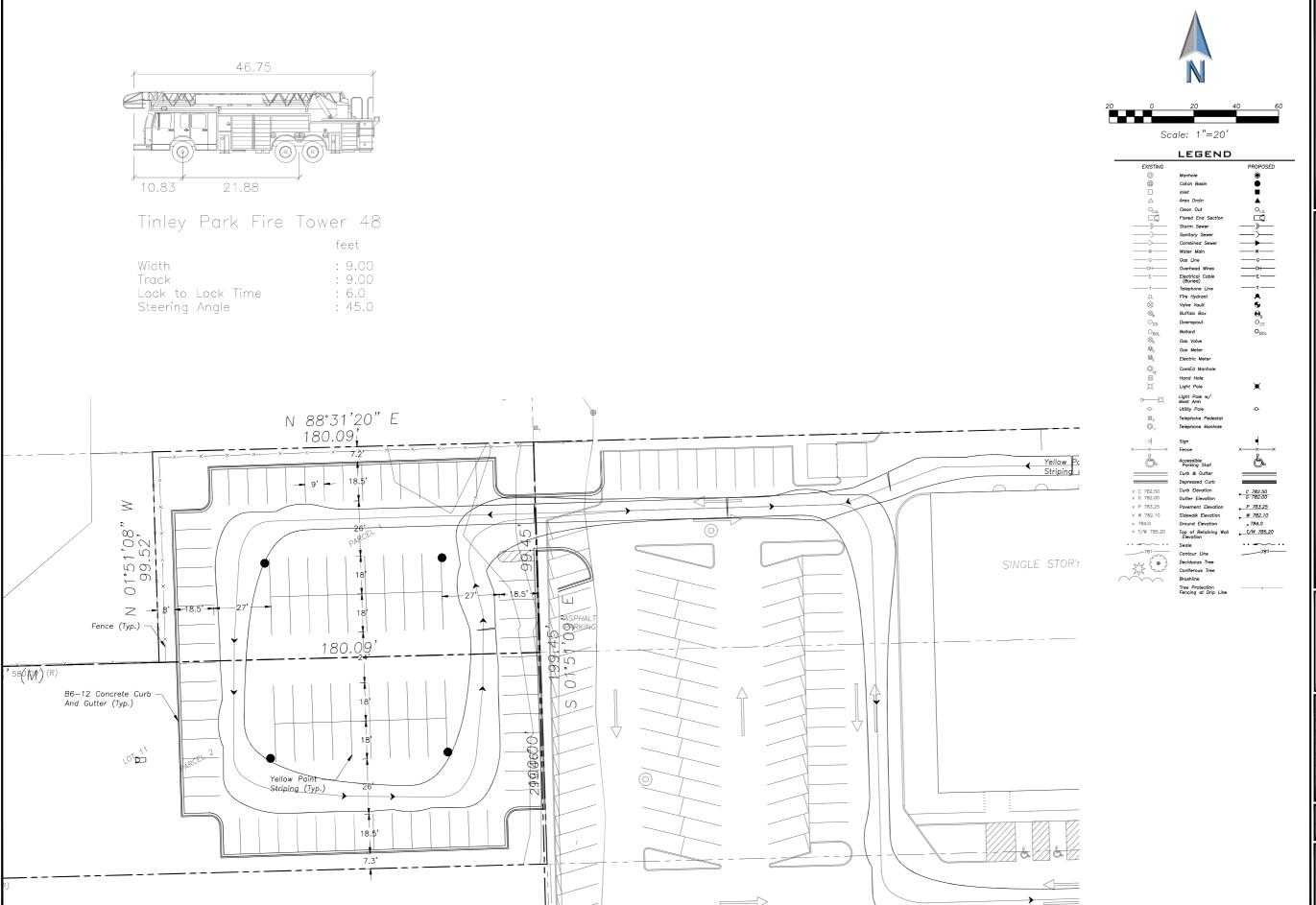
ERIKSSON ENGINEERING

TE IMPROVEMENT 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

esign By: Approved By: Date:

MC KC 06/29/2

**AUTOTURN EXHIBIT - FIRE** 



ERIKSSON ENGINEERING ASSOCIATES, LTD.

45 COMMERCE DRIVE, SUITE, GRAYSLAKE, ILLINDIS 60030 PHONE (B47) 223-4804 FAX (847) 223-4864 CMAIL FOO ESTANDIST OF THE PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003220 EXPIRES: 04/30/2021

# FOX COLLEGE SITE IMPROVEMENTS 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

served for Sea

No. Date Description

06/29/20 Village Submittal

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THIS PLAY A DEBIGN ARE THE PROPERT OF DRICKING DEMORPHING ASSOCIATION, LTD.
CONCEPT OF IRRODIC DIMERSIAN ACCOUNTS, LTD.

Design By: Approved By: Date:

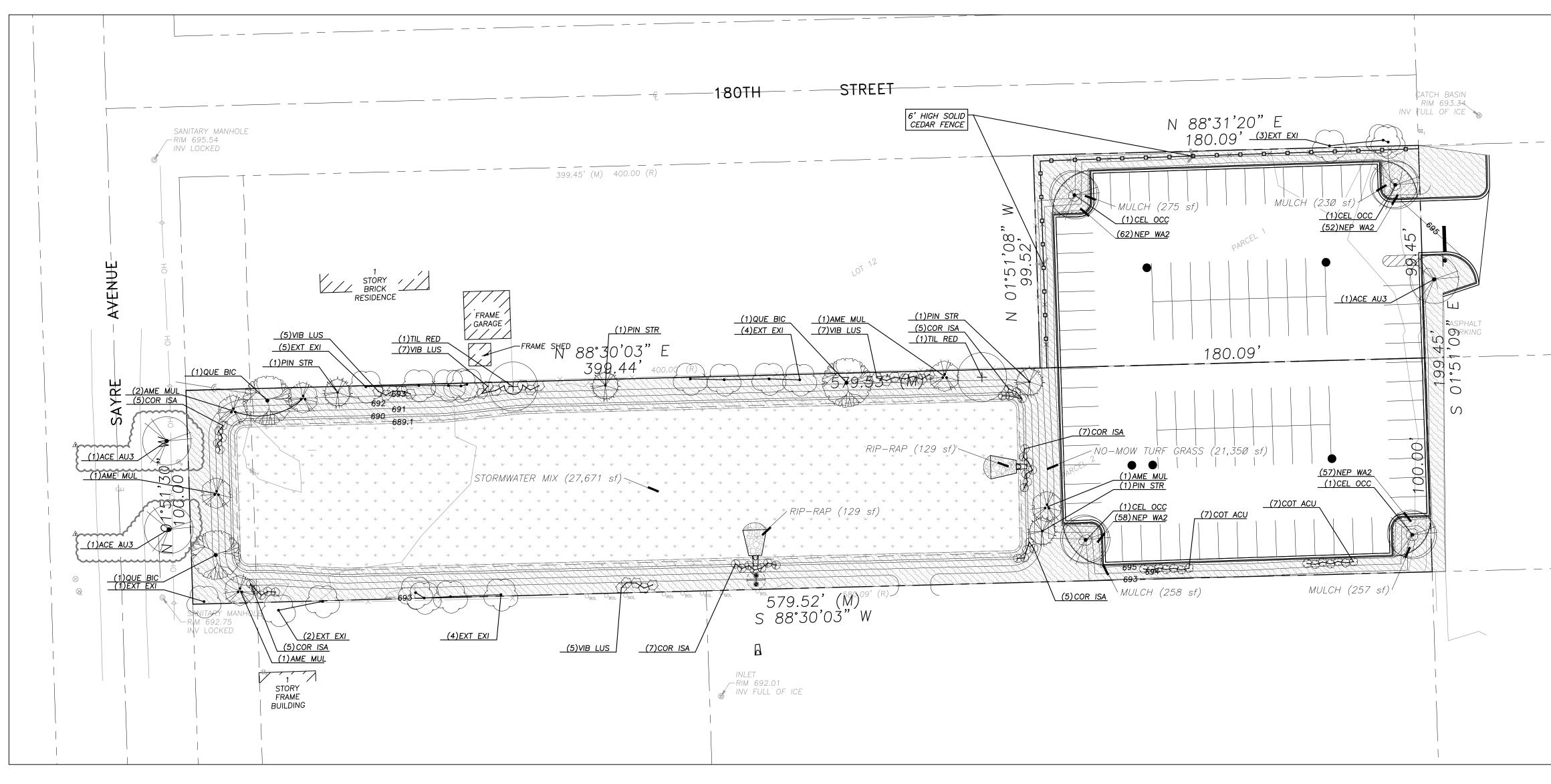
MC KC 06/29/20

Sheet Title:

AUTOTURN EXHIBIT - FIRE TOWER 48

CX-2

EEA — P:\Melanie\Fox College\Drawings\2020—06—25 Variance Set To Villag Plotted: 6/29/20 ◎ 1:02pm By: mcarollo



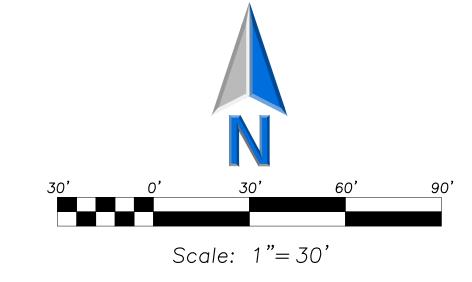
# STORMWATER BASIN BOTTOM SEED MIX

Botanical Name	Common Name	Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Carex cristatella	Crested Oval Sedge	4
Carex frankii	Bristly Cattail Sedge	4
Carex lurida	Bottlebrush Sedge	5
Carex sparganioides v. cephaloidea	Rough-Clustered Sedge	5
Carex vulpinoidea	Brown Fox Sedge	12
Eleocharis ovata	Blunt Spike Rush	3
Elymus virginicus	Virginia Wild Rye	32
Glyceria striata	Fowl Manna Grass	4
Juncus effusus	Common Rush	4
Juncus torreyi	Torrey's Rush	2
Leersia oryzoides	Rice Cut Grass	4
Panicum virgatum	Switch Grass	6
Scirpus atrovirens	Dark Green Rush	3
Scirpus cyperinus	Wool Grass	2
Scirpus fluviatilis	River Bulrush	2
Scirpus validus	Great Bulrush	18
•	Total	110.00
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	116.00
	Total	476.00
Forbs:		
Alisma spp.	Water Plantain (Various Mix)	12
Asclepias incarnata	Swamp Milkweed	4
Bidens spp.	Bidens (Various Mix)	4
Helenium autumnale	Sneezeweed	g
Mimulus ringens	Monkey Flower	3
Penthorum sedoides	Ditch Stonecrop	2
Polygonum pensylvanicum	Smartweed	16
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	3
Sagittaria latifolia	Broad-Leaf Arrowhead	3
Senna hebecarpa	Wild Senna	3
Thalictrum dasycarpum	Purple Meadow Rue	4
	Total	

# PLANT SCHEDULE

I LI (I TI OOIIL DOI	<b>-</b>			
CANOPY TREES ACE AU3 CEL OCC QUE BIC TIL RED	BOTANICAL / COMMON NAME ACER RUBRUM 'AUTUMN BLAZE' / AUTUMN BLAZE RED MAPLE CELTIS OCCIDENTALIS / COMMON HACKBERRY QUERCUS BICOLOR / SWAMP WHITE OAK TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	COND B & B B & B B & B B & B	<u>SIZE</u> 2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL.	<u>QTY</u> 3 4 3 2
EVERGREEN TREES PIN STR	BOTANICAL / COMMON NAME PINUS STROBUS / WHITE PINE	<u>COND</u> B & B	<u>SIZE</u> 8' HT.	<u>QTY</u> 4
EXISTING TREES EXT EXI	BOTANICAL / COMMON NAME EXISTING DECIDUOUS TREE / EXISTING TREE	<u>COND</u> EXISTING	<u>SIZE</u> EXISTING	<u>QTY</u> 19
UNDERSTORY TREES AME MUL	BOTANICAL / COMMON NAME AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY	<u>COND</u> B & B	<u>SIZE</u> 8' CLUMP	<u>QTY</u> 6
DECIDUOUS SHRUBS COR ISA COT ACU VIB LUS	BOTANICAL / COMMON NAME CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	COND. B & B B & B B & B	<u>SIZE</u> 36" HT. 36" HT. 36" HT.	<u>QTY</u> 34 14 24
GROUND COVERS NEP WA2	BOTANICAL / COMMON NAME NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	<u>COND</u> CONT.	<u>SIZE</u> #1	<u>QTY</u> 229

SITE MATERIALS SCHEDULE			NO-MOW GRASS SEED MIX		
			Prairie Nursery		
	NO-MOW TURF GRASS	21,350 SF	<u>No Mow with Annual Rye</u>		
	_		Variety 23.76% SR5150 Chewings Fescue	<u>Germ/Origin</u> 85%–OR	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<u>STORMWATER MIX</u> —	27,671 SF	23.52% Sheep Fescue 11.76% SR5250 Creeping Red Fescue 11.76% Dawson Slender Red Fescue 11.66% SR3150 Hard Fescue	85%—OR 85%—OR 85%—OR 85%—OR	
ADS	<u>RIP—RAP</u> —	257 SF	11.45% Scaldis II Hard Fescue 3.88% Gulf Annual Ryegrass 2.05% Inert Matter .10% Other Crop Seed	85%—OR 85%—OR	
	<u>MULCH</u> –	1,021 SF	.08 Weed Seed  Noxious Weed Seed: NONE FOUND	Net Weight 50 lb (22.68 KG) LOT: PNY78	



# LANDSCAPE NOTES

- 1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- 2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI—STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY
  REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY
  MUNICIPAL AUTHORITIES.
- 4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- 5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- 7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- 8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- 9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- 10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING
- 13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- 14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- 15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUNDCOVER, UNLESS OTHERWISE
- 16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
- 17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- 18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- 20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- 22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND
- 23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

J.U.L.I.E.

Note: The Exact Location Of All Utilities Shall Be Verified By The Contractor Prior To Construction Activities. For Utility Locations Call: J.U.L.I.E. 1 (800) 892—0123



I 45 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864

EMAIL INFO@EEA-LTD.COM PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003220 EXPIRES: 04/30/2021

> ENTS NUE SIS

SITE IMPROVEMENT
18020 OAK PARK AVENUE

No.	Date	Description
No.	Date 07/27/2020	Description  Village Submittal

Reserved for Seal:

PLAN & DE	SIGN ARE T	NEERING ASSOCIATE HE PROPERTY OF ERIKSSON EN PART OF THESE PLANS IS PERI INEERING ASSOCIATES, LTD.	IGINEERING ASSOCIATES, LTD.
ign By:		Approved By:	Date:

KC 06/29/20

Sheet Title:

LANDSCAPE PLAN

Sheet No:

L100

**88** <sup>9</sup> 20 **8** . 09 <sup>1</sup>

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1.9 1.8 1.7 1.6 1.6 1.5 1.4 1.3 1.1 0.9 % 7 0.6 0.5 0.4 0.5 0.5 0.8 1.0 1.2 1.3 1.4 1.5 1.6 1.6 1.7 1.7 1.9 2.2 2.0  $0.2 \ 1.0 \ 2.0 \ 2.4 \ 2.4 \ 2.0 \ 1.8 \ 1.8 \ 1.8 \ 1.8 \ 1.6 \ 1.5 \ 1.3 \ 1.1 \ 0.9 \ 0.7 \ 0.4 \ 0.4 \ 0.5 \ 0.6 \ 0.8 \ 1.0 \ 1.1 \ 1.4 \ 1.5 \ 1.7 \ 1.9 \ 1.9 \ 1.8 \ 2.0 \ 2.3 \ 2.6 \ 2.4 \ 1.5 \ 1.7 \ 1.9 \ 1.9 \ 1.8$ 0.2 1.0 2.0 2.7 2.6 2.2 1.9 1.8 1.9 1.8 1.6 1.4 1.3 1.1 0.9 0.7 0.6 0.4 0.4 0.4 0.5 0.6 0/8 1.0 1.2 1.3 1.5 1.7 1.8 1.9 1.8 1.9 2.2 2.5 2.4 1.5 0.2 | 0.9 | 1.8 | 2.4 | 2.3 | 1.9 | 1.7 | 1.7 | 1.7 | 1.7 | 1.5 | 1.5 | 1.3 | 1.1 | 0.9 | 0.7 | 0.6 | 0.5 | 0.4 | 0.4 | 0.5 | 0.6 | 0.8 | 1.0 | 1.1 | 1.3 | 1.5 | 1.6 | 1.8 | 1.7 | 1.6 | 1.7 | 2.0 | 2.3 | 2.1 | 1.5 | 1.6 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.7 | 1.70.2/0.8 2.1 2.4 2.3 2.1 2.1 2.0 1.7 1.6 1.5 1.5 1.4 1.2 1.0 0.8 0.6 0.5 0.5 0.5 0.5 0.5 0.6 0.8 1.0 1.2 1.5 1.5 1.6 1.7 1.8 2.1 2.3 1.5 1.6 1.7 1.8 1.7 1.8 1.7 1.8 1.7 1.8 1.7 1.8 1.7 1.8 1.7 1.8 1.7 1.8 1.8 1.7 1.8 1.7 1.8 1.7 1.8 1.0.2 0.8 2.3 2.8 2.6 2.5 2.4 2.2 1.9 1.7 1.7 1.6 1.6 1.6 1.3 1.0 0.8 0.7 0.5 0.5 0.5 0.5 0.5 0.7 0.8 0.90/3 0/9 2.7 3.3 3.1 2.8 2.7 2.4 2.1 1.9 1/8 1.9 1.7 1.4 1.1 0.8 0/7 1.6 0.5 0/5 0.6 0.7 0.9 1.1 1.4 1.7 1.9 1.9 1.9 1.9 2.2 2.6 2.9 1.90.4 0.4 0.5 0.6 0.6 0.8 0.7 0.5 0.6 0.6 0.80.5 1.1 3.0 3.7 3.6 3.4 3.3 3.0 2.4 2.0 2.0 2.0 1.7 1.3 1.0 0.8 0.6 0.5 0.4 0.5 0.5 0.6 0.8 1.0 1.3 1.7 2.0 2.0 2.0 2.0 2.4 3.0 3.4 3.6 3.7 3.1 1.2 80.5 1.4 3.1 3.8 3.6 3.3 3.2 2.9 2.4 2.1 2.0 2.0 1.7 1.4 1.1 0.8 0.6 0.5 0.5 0.5 0.5 0.6 0.8 1.0 1.4 1.7 2.0 2.0 2.0 2.0 2.3 2.7 3.1 3.2 3.5 3.7 3.2 1.2 1.2 1.3 1.2 1.3 1.2 1.30.2 0.6 2.2 3.0 2.8 2.5 2.5 2.2 1.9 1.8 1.7 1.6 1.6 1.3 1.0 0.8 0.6 0.5 0.5 0.4 0.5 0.6 0.8 1.0 1.2 1.5 1.6 1.6 1.7 1.8 2.1 2.3 2.4 2.5 2.7 2.3 0.1 0.4 1.3 2.0 2.0 1.8 1.6 1.6 1.5 1.4 1.2 1.1 1.0 0.8 0/6 0.5 0.4 0.4 0.4 0.4 0.6 0.7 0.9 1.1 1.1 1.3 1.4 1.5 1.5 1.5 1.6 1.9 2.0 1.6 1.6 $\begin{bmatrix} 0.1 & 0.5 & 1.3 & 1.9 & 2.0 & 1 & 7 & 1.4 & 1.3 & 1.5 & 1.4 & 1.2 & 1.1 & 1.0 & 0.8 & 0.7 & 0.6 & 0.4 & 0.4 & 0.3 & 0.3 & 0.3 & 0.4 & 0.5 & 0.6 & 0.8 & 1.0 & 1.0 & 1.1 & 1.3 & 1.4 & 1.3 & 1.3 & 1.5 & 1.8 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.6 & 1.9 & 1.9 & 1.6 & 1.9 & 1.8 & 1.9 & 1.9 & 1.8 & 1.9 & 1.9 & 1.8 & 1.9 & 1.9 & 1.8 & 1.9 &$  $0.1 \quad 0.5 \quad 1.2 \quad 1.7 \quad 1.8 \quad 1.5 \quad 1.3 \quad 1.2 \quad 1.2 \quad 1.2 \quad 1.1 \quad 1.0 \quad 0.9 \quad 0.7 \quad 9.6 \quad 0.5 \quad 0.4 \quad 0.3 \quad 0.3 \quad 0.2 \quad 0.3 \quad 0.4 \quad 0.5 \quad 0.7 \quad 0.8 \quad 0.9 \quad 1.0 \quad 1.1 \quad 1.2 \quad 1.2 \quad 1.2 \quad 1.1 \quad 1.3 \quad 1.5 \quad 1.6 \quad 1.3$ 0.0 0.4 0.9 1.3 1.4 1.2 1.1 1.0 1.0 0.9 0.8 0.7 0.6 2.6 0.5 0.4 0.3 0.2 0.2 0.2 0.3 0.3 0.4 0.5 0.6 0.7 0.8 0.9 0.8 0.8 0.8 0.9 1.1 1.2 0. 0.0 0.2 0.5 0.8 0.9 0.8 0.<u>7 0.6 0.6 0.6 0.6 0.5</u> 0.5 0.4 0.3 0.3 0.2 0.2 0.1 0.1 0.1 0.2 0.3 0.3 0.4 0

LumNo	Label	Y	V	7	Orient	Tilt
LUIIIIVO	Lubei	^	I		Onem	1111
1	VP-L-80L-180-4K	1133982.	1784147	25	182	0
2	VP-L-80L-180-4K	1133812.	1784054.	25	1.5	0
3	VP-L-80L-180-4K	1133985.	1784057.	25	182	0
4	VP-L-80L-180-4K	1133810	1784143	25	1.5	0

Luminaire Schedu	ıle							
Symbol Qty	Tag	Label	Arrangement	Arr. Watts	Arr. Lum. Lumens L	LLF	Manufacturer	Description
<b>→</b> 4	Α	VP-L-80L-180-4K7-4-BC	SINGLE	181.3		0.900	Beacon Products	VP-L-80L-180-4K7-4-BC

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
PROPERTY LINES	Illuminance	Fc	0.46	2.2	0.0	N.A.	N.A.			
SITE_SITE	Illuminance	Fc	1.39	3.8	0.0	N.A.	N.A.			
PARKING AREA	Illuminance	Fc	1.51	3.8	0.2	7.55	19.00			

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)		High Security c (security lighting for public spaces)
	lux/fc	lux/fc	lux/fc	lux/fc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

PG-Enlighten is neither licensed nor insured to determine code compliance. Code compliance review by others.

Lightling Application drawings are being provided to the recipient of this disclaimer.

We make no representation as to its completeness, currency or accuracy because of reasons therent to CAD and the additional digital data used to produce a lighting application. All digital CAD adda appear to be extremely accurate, however, this apparent accuracy is an artifact of the terhinques used to generate it, and is in no way intended to imply actual accuracy. The user of this data takes full responsibility for the accuracy and correctness of all measurements, area, inventories or other data extracted from this, either manually or with the use of a computer. This light level analysis is an estimate only, and is based on splinted in effectance values for interior applications.

The extracted from effectances values, obstancions, light loves for demonstration and and and affect the actual light levels obtained. This analysis is a mathematical madel and accorded as is permitted by the third party software and the IES standards accorded and so variances, such as but not inmited to, lamp output, input voltage.

Display and according the experience of a policitation variances. The presence ballots variances manufacturing pleanness and application variances. The presence



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Comments					
Date					
#					
	Re	visi	on:	S	

Drawn By: Joeli Collins  Drawn By: joeli.collins@pg-enlighten.com Date:7/28/2020  Scale: 1" = 12'
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COLLGE SITE

Page 1 of 2

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 $0.1 \ 0.3 \ \underline{1.1} \ 2.0 \ 2.2 \ 1.9 \ 1.7 \ 1.6 \ 1.5 \ 1.5 \ 1.3 \ 1.3 \ 1.1 \ 0.9 \ 0.7 \ 0.6 \ 0.5 \ 0.4 \ 0.4 \ 0.4 \ 0.5 \ 0.6 \ 0.7 \ 0.9 \ 1.2 \ 1.2 \ 1.4 \ 1.5 \ 1.6 \ 1.7 \ 1.8 \ 1.9 \ 2.0 \ 2.3 \ 2.1$  $\frac{1}{2}$  1.3 2.3 2.3 2.1 2.0 2.0 1.8 1.6 1.6 1.4 1.4 1.2 1.0 0.8 0 6 0.5 0.5 0.4 0.4 0.5 0.7 0.8 1.0 1.3 1.4 1.4 1.6 1.7 1.9 2.1 2.2 2.2 2.5 2.4  $\begin{pmatrix} 0.4 & 1.6 & 3.0 & 3.1 & 2.8 & 2.7 & 2.5 & 2.2 & 1.9 & 1.8 & 1.9 & 1.8 & 1.5 & 1.2 & 0.9 & 0.7 & 0.6 & 0.5 & 0.5 & 0.5 & 0.5 & 0.6 & 0.7 & 0.9 & 1.2 & 1.5 & 1.8 & 1.9 & 1.9 & 2.0 & 2.3 & 2.7 & 2.9 & 3.1 & 3.3 & 3.$ 0.6 2.0 3.4 3.6 3.3 3.0 2.9 2.5 2.1 2.0 2.0 1.9 1.6 1.2 0.9 0.7 0.6 0.5 0.5 0.5 0.6 0.7 0.9 1.2 1  $0.2 \stackrel{1}{\cancel{1}}.0 \stackrel{2}{\cancel{2}}.0 \stackrel{2}{\cancel{2}}.7 \stackrel{2}{\cancel{2}}.6 \stackrel{2}{\cancel{2}}.2 \stackrel{1}{\cancel{2}}.9 \stackrel{1}{\cancel{2}}.8 \stackrel{1}{\cancel{2}}.9 \stackrel{1}{\cancel{2}}.8 \stackrel{1}{\cancel{2}}.9 \stackrel{1}{\cancel{2}}.2 \stackrel{2}{\cancel{2}}.5 \stackrel{2}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.3 \stackrel{1}{\cancel{2}}.1 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.3 \stackrel{1}{\cancel{2}}.1 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.3 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.3 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.3 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.3 \stackrel{1}{\cancel{2}}.4 \stackrel{1}{\cancel{2}}.4$ 0.2/ 0.8 2.1 2.4 2.3 2.1 2.1 2.0 1.7 1.6 1.5 1.5 1.4 1.2 1.0 0.8 0.6 0.5 0.5 0.5 0.5 0.5 0.6 0.8 1.0 1.2 1.5 1.5 1.6 1.7 1.8 2.1 2.3 1.5 1.6 1.7 1.8 1.8 1.7 1.80/3 0.9 2.7 3.3 3.1 2.8 2.7 2.4 2.1 1.9 1.8 1.9 1.7 1.4 1.1 0.8 0.7 0.7 0.5 0.5 0.5 0.6 0.7 0.9 1.1 1.4 1.7 1.90.4 1.1 3.2 3.7 3.5 3.2 3.1 2.8 2.4 2.0 2.0 2.0 1.8 1.4 1.1 0.8 0.7 0.5 0.5 0.5 0.6 0.6 0.8 1.1 1.4 1.8 2.0 2.0 2.1 2.4 2.9 3.3 3.3 3.6 3.8 3.1 8

Drawn By: Joeli Collins	# Date Comments	Lighting Application drawings are being provided to the recipient of this disclaimer.
Drawn By: joeli.collins@pg-enlighten.com	Re	We make no representation as to its completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. All digital CAD data appear to be extremely accurate, those ver, this
Date:7/28/2020	evis	depotent accordacy) so an article of properties and article of personal and article of personal article of
Scale: 1" = 10'	ion	sention of the control of the contro
	S	will affect the actual fight heets obtained. This analysis is a mathematical model and can be only as accurate as is permitted by the third party software and the IES standards

**Dimensional Drawings** 



# VIPER L

LARGE VIPER LUMINAIRE

### **FEATURES**

- · Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- · Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- · Suitable for wet locations







## **CONTROL TECHNOLOGY**









# DATE: 7/28/2020 LOCATION: 18020 Oak Park Avenue, Tinley Park, IL

PROJECT: Fox College Parking Expansion

CATALOG #:

TYPE:

# STRIKE



#### RELATED PRODUCTS

8 Viper Small

#### **SPECIFICATIONS**

#### CONSTRUCTION

- · Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604
   performance specification which includes
   passing a 3,000-hour salt spray test for
   corrosion resistance and resists cracking or
   loss of adhesion per ASTM D522 and resists
   surface impacts of up to 160 inch-pounds
- · External hardware is corrosion resistant

#### **OPTICS**

- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

#### INSTALLATION

 Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

#### **ELECTRICAL**

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available.
   Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- · Surge protection: 20kA
- Lifeshield™ Circuit (<u>see Electrical Data</u>)

#### **CONTROLS**

 Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

#### **CONTROLS (CONTINUED)**

- Available with <u>Energeni</u> for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with <u>SiteSync™ wireless control system</u> for reduction in energy and maintenance costs while optimizing light quality 24/7

#### **CERTIFICATIONS**

- DLC® (DesignLights Consortium)
   Qualified. Please refer to the DLC
   website for specific product qualifications
   at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online

#### WARRANTY

- 5 year warranty
- See <u>HLI Commercial and Industrial Outdoor</u> <u>Lighting Warranty</u> for additional information

KEY DATA	
Lumen Range	14,283–39,969
Wattage Range	64–395
Efficacy Range (LPW)	98–135
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–4.0







DATE: 7/28/2020	LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
TYPE:	PROJECT: Fox College Parking Expansion
CATALOG #:	

**ORDERING GUIDE** Example: VPL-96L-280-4K7-4W-UNV-A-DBT-GENI-04-BC CATALOG # VPL Series **LED Engine** CCT/CRI7 Distribution Rotation Voltage 64L-135 135W LED array 3K7 3000K, 70 CRI Type 1/Front Row FR Blank No rotation UNV 120-277V VPL Viper Large 80L-180 180W LED array 4K7 4000K 70 CRI Optic rotation left<sup>5</sup> 347 347V Type 2 **80L-235** 235W LED array **5K7** 5000K, 70 CRI Type 3 Optic rotation right5 480 480V 96L-220 220W LED array 4F (formerly 4) Type 4 96L-280 280W LED array 4W Type 4 Wide **96L-315** 315W LED array 5QM Type 5QM **96L-395** 395W LED array 5QN Type 5QN 5R Type 5R (rectangular) 5W Type 5W (round wide) TC Tennis Court CR Corner Right CL Corner Left Color **Control Options Network** Mounting Options Rectangular Arm (formerly RA) for square or round pole Black Matte Textured **NXWE** NX Wireless Enabled (module + radio) вс Backsheid BLT (available for MAF Mast Arm Fitter (formerly SF2) for 2%" OD horizontal arm BLS Black Gloss Smooth NXSPW\_E Nx Wireless, PIR Occ. Sensor, Daylight FR, 2, 3, 4, 4W Knuckle (formerly PK2) limit to 30° tilt or 2%" OD DBT Dark Bronze Matte Textured Optics) horizontal arm or vertical tenon NXSP\_F NX, PIR Occ. Sensor, Daylight Harvesting<sup>2</sup> DBS Dark Brone Gloss Smooth Continuous CD WB Wall Bracket WIR Wireless Controls, wiSCAPE GTT Graphite Matte Textured Dimming ΑD Universal Arm for square pole LGS Light Grey Gloss Smooth Control Options Fusing AD3 Universal Arm with adapter for 2.4"-4.1" round pole Platinum Silver Smooth 7PR 7-Pin Receptacle only (shorting cap, photo ΤВ Terminal Block AD4 Universal Arm with adapter for 4.2"-5.3" round pole control, or wireless control provided by others) White Matte Textured AD5 Universal Arm with adapter for 5.5"-5.9" round pole 7PR-SC 7-Pin Receptacle w/Shorting Cap White Gloss Smooth WHS AD6 Universal Arm with adapter for 6.0"-6.5" round pole 7PR-TL 7-Pin Receptacle w/Twist-Lock® photo control **VGT** Verde Green Textured SCP/\_F Programmable Occupancy Sensor w/ daylight control 1,2,6 Custom Color ENERGEN13 **GENI-XX SWP** SiteSync Pre-Commission 1,4 SWPM\_F SiteSync Pre-Commission w/ Sensor<sup>1,2,4</sup> Notes: House Side Shield Accessories **Mounting Accessories** Not available with other wireless control or sensor options HSS/EVP-L/90-FB/XXX 90° shield front or back VPL-AD-RPA3 2.4"-4.1" Round Pole 2 Specify mounting height: 8 = 8' or less, 40 = 9' to 40' Adapter for AD arm Specify routine setting code (example GENI-04). See <u>ENERGENI brochure</u> and <u>instructions</u> for setting table and options. Not available with sensor or SiteSync options HSS/EVP-L/90-LR/XXX 90° shield left or right VPL-AD-RPA4 4.2"-5.3" Round Pole Specify group and zone at time of order. See <a href="www.hubbelllighting.com/sitesync">www.hubbelllighting.com/sitesync</a> for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Adapter for AD arm HSS/EVP-L/270-FB/XXX 270° shield front or back Each option contains SiteSync License, GUI, and Bridge Node 5.5"-5.9" Round Pole VPL-AD-RPA5 Only available with FR, 2, 3, 4, 4W and 5R distributions HSS/EVP-L/270-LR/XXX 270° shield left or right Adapter for AD arm Order at least one SCP-REMOTE per project location to program and control the HSS/EVP-L/360/XXX Full shield 60"-65" Round Pole VPL-AD-RPA6 Adapter for AD arm Replace XXX with notation for desired finish color. Refer to page Hubbell Control Solutions — Accessories (Sold Separately) Accessories and Services (Ordered Separately) Remote Control for SCP/\_F option. Order at least one per project to program and control the occupancy sensor SCP-REMOTE NX Distributed Intelligence NXOFM-On-fixture Module (7-pin), On / Off / Dim, SWUSB\* SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based 1R1D-UNV Daylight Sensor with HubbNET Radio only). Includes SiteSync license, software and USB radio bridge node and Bluetooth® Radio, 120-480VAC SWTAB\* Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync wiSCAPE® Lighting Control license and USB radio bridge node WIR-RME-L On-fixture Module (7-pin or 5-pin), On / SWBRG SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC SW7PR+ SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC For additional information related to these accessories please visit <a href="www.hubbellcontrolsolutions.com">www.hubbellcontrolsolutions.com</a>. Options provided for use with integrated sensor, please view specification sheet ordering BIRD-SPIKE-4 Bird Spikes information table for details.

\* When ordering SiteSync at least one of these two interface options must be ordered per project. + Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

8 NX Brochure



# VIPER L

LARGE VIPER LUMINAIRE

DATE: 7/28/2020	LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
TYPE:	PROJECT: Fox College Parking Expansion

CATALOG #:

## **CONTROLS**

#### <u>SiteSync — Precommissioned Ordering Information:</u>

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit the SiteSync family page on our website or contact Hubbell Lighting tech support at 800-888-8006.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/ VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/ SiteSync only SiteSync with Motion Control

#### SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



SW7PR

#### NX Distributed Intelligence™ Lighting Controls:

Supports both indoor and outdoor applications in a variety of deployment options: wired, wireless and hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync Color Tuning Technology.



	NX Integrated Controls Reference											
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0–10V Dimming	On/off Control	Bluetooth® App Programming				
NX Networked	NX Networked – Wireless											
NXOFM- 1R1D-UNV	SCLNX	Yes	Yes	Yes	Yes	Yes	Yes	Yes, Bluetooth App				

#### wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



	wiSCAPE Reference											
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0–10V Dimming	On/off Control	Bluetooth® App Programming				
Networked – V	Networked – Wireless											
WIR-RME-L	WIR-RME-L	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway				





LARGE VIPER LUMINAIRE

$_{DATE:}$ 7/28/2020 $\mid_{LOCATION:}$ 18020 Oak Park Avenue, Tinley Park, I				
[]	DATE:	7/28/2020	LOCATION:	18020 Oak Park Avenue, Tinley Park, IL

PROJECT: Fox College Parking Expansion TYPE:

CATALOG #:

LIVI	ERED LUMEN	- OK		, 70	CRI	)	4K (4000K nominal, 70 CRI)					3K (3000K nominal, 70 CRI)								
	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW <sup>1</sup>	В	U	G	LUMENS	LPW <sup>1</sup>	В	U	G	LUMENS	LPW <sup>1</sup>	В	U			
			1A	18220	132	2	0	2	18783	137	2	0	2	16341	119	2	0			
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80 700 mA 180W 180W 180W 1900 1900 1900 1900 1900 1900 1900 19	4	_																		
	5R	17410	127	4	0	4	17948	130	4	0	4	15615	113	4	0					
							_	_				_				4	U G  0 2 0 3 0 3 0 3 0 3 0 2 0 0 0 0 4 0 2 1 2 0 3 0 3 0 3 0 2 0 0 0 0 4 0 2 0 3 0 4 0 4 0 2 0 3 0 4 0 4 0 2 0 1 0 4 0 2 0 3 1 2 0 4 0 4 0 4 0 2 0 1 0 4 0 4 0 2 0 1 0 4 0 4 0 2 0 1 0 4 0 4 0 2 0 1 0 4 0 4 0 2 0 1 0 4 0 4 0 2 0 1 0 4 0 4 0 5 0 5 0 5 0 2 0 1 0 4 0 2 0 1 0 4 0 4 0 4 0 5 0 5 0 5 0 5 0 2 0 1 0 5 0 3 1 2 0 4 0 4 0 4 0 5 0 5 0 5 0 5 0 2 0 1 0 4 0 4 0 4 0 4 0 4 0 4 0 5 0 5 0 5 0 1 0 4 0 4 0 4 0 6 0 7 0 7 0 8 0 8 0 9 0 9 0 9 0 9 0 9 0 9 0 9 0 9 0 9 0 9			
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			+	1		_					_					_				
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			4W	<del>-</del>	107		0	4	19856	110		0	4	16877	94	2	0			
BON	2	19736	109	4	0															
	_	_																		
					1	_	_	_			-	_	_			_	+			
		_																		
				_		_	_					_				_	-			
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			3	26378	114	3	0	4	27194	118	3	0	4	23659	103	3	0			
80 875 mA 235W		4	25777	112	2	0	4	26575	115	2	0	5	23120	100	2	0				
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	235W					_					_				_	+				
						_	_	_				_					0 4 0 2 0 0 0 4 0 3 1 2 0 4 0 4 0 2 0 3 0 4 0 4 0 4 0 2 0 1 0 4 0 2 0 3 1 2 0 4 0 4 0 4 0 2 0 3 1 1 2 0 4 0 4 0 4 0 4 0 4 0 4 0 4 0 5 0 6 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7			
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5R     26611     115     5     0     5     27434     119     5     0     5     23868       5W     25218     109     5     0     3     25998     113     5     0     3     22619       TC     23864     103     2     1     2     24602     107     2     1     2     21404       CL     26520     113     3     0     4     27340     116     3     0     4     23786       CR     26606     113     3     0     4     27429     117     3     0     4     23864		_	_																	
							_				_	_					-			
		CR 26606 113 3 0 4 27429 117 3 0 4 23864 102 3		_																
			1A	27876	128	2	0	2	28738	132	2	0	2	25002	115	2	0			
							26359	121		0	_		125		_		23641	109		+
				1	+		_	_		1		_				_	+			
		700 mA 220W			+	_	_	_		t		_			t		+			
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96	700 mA			+		_	_				_	_					+			
Check   Chec							_									_				
	+																			
						_	_	_				1				_	_			
			CL	26545	121	3	0	4	27366	124	3	0	4	23809	108	3	0			
			CR	26632	121	3	0		27456	125	3	0	4	23886	109	3	0			
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96	875 mA	280W			-	_	_	_				_	_			_	+			
			5R	31933	115	5	0	5	32921	119	5	0	5	28641	104	5	0			
			5W	30262	109		_	4	31198	113		0	4	27142	98		0			
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0.0	4000	2451443					_					_				_	0			
96	1000mA	315W <sup>2</sup>	5QN	35280	112	_	_	1		115		0	1		100	5	B U G  0 2 2 0 3 3 0 3 0 3 0 0 3 0 0 3 0 0 4 0			
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MA	102	5	0	4	33301	106	_	0	<b>i</b>	28972		_	_							
																	1 1			
							_					_				_	-			



<sup>96</sup> LED continues on page 4

1 Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

 $<sup>2\</sup>quad 315 W \text{ and } 395 W \text{ } 3000 \text{K versions are not DLC QPL listed. Reference dark gray highlighted cells in table.}$ 



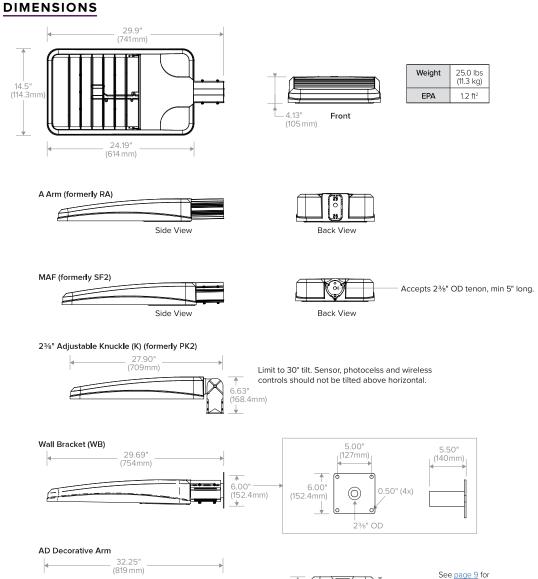
LARGE VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:

CATALOG #:

DELIVE	RED LUMEN	<u>s</u>		(5000K	5K nominal	, 70	CRI		(4000K	4K nominal	, 70	CRI)	)	(3000K	3K nominal	, 70	CRI)											
# of LEDs	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW <sup>1</sup>	В	U	G	LUMENS	LPW <sup>1</sup>	В	U	G	LUMENS	LPW <sup>1</sup>	В	U	G										
		1A	39569	101	3	0	4	43125	110	3	0	3	37518	96	3	0	2											
										[			2	39569	101	3	0	4	40793	104	3	0	4	35490	91	3	0	4
			3	39619	101	3	0	5	40845	104	3	0	5	35535	91	3	0	5										
					4	38723	98	3	0	5	39921	101	3	0	5	34731	88	2	0	5								
96 1225mA		4W	34691	86	3	0	5	35764	89	3	0	5	30400	76	3	0	5											
	395W <sup>2</sup>	5QM	39623	101	5	0	3	40848	104	5	0	3	35538	90	5	0	3											
96	IZZSIIIA	395W-	5QN	41394	105	5	0	1	42675	109	5	0	1	37127	95	5	B U G  3 0 2 3 0 4 3 0 5 2 0 5 3 0 5 5 0 3	1										
96			5R	39969	102	5	0	5	41205	105	5	0	5	35848	91	5	0	5										
			5W	37877	97	5	0	4	39048	100	5	0	4	33986	87	5	0	4										
			TC	35850	90	3	1	3	36959	93	3	1	3	32154	81	3	1	3										
			CL	39834	100	3	0	5	41066	103	4	0	5	35727	90	3	0	5										
			CR	39964	101	3	0	5	41200	104	4	0	5	35844	90	3	0	5										

<sup>1</sup> Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.





(14.2mm)

1.00" (25.4mm)

4 88"

7.75" (197mm)

mounting details.

<sup>2 315</sup>W and 395W 3000K versions are not DLC QPL listed. Reference dark gray highlighted cells in table.



# VIPER L

LARGE VIPER LUMINAIRE

DATE: 7/28/2020 LOCATION: 18020 Oak Park Avenue, Tinley Park, IL

PROJECT: Fox College Parking Expansion

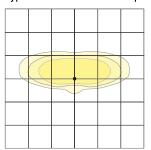
TYPE:

CATALOG #:

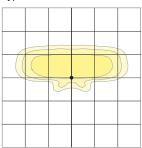
# **PHOTOMETRY**

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see <u>website photometric test reports</u>.

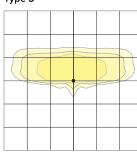
Type FR – Front Row/Auto Optic



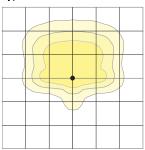
Type 2



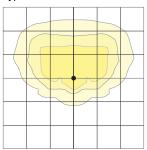
Type 3



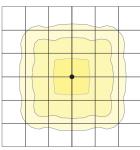
Type 4



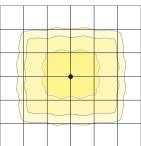
Type 4 Wide



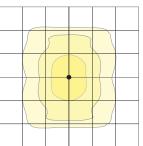
Type 5QM



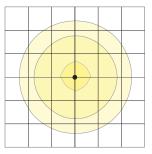
Type 5QN



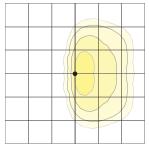
Type 5R (rectangular)



Type 5W (round wide)



Type TC





LARGE VIPER LUMINAIRE

DATE: 7/28/2020	LOCATION: 18020 Oak Park Avenue, Tinley Park, IL
TYPE:	PROJECT: Fox College Parking Expansion

CATALOG #:

## **ELECTRICAL DATA**

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
			120		1.4
64	1	625 mA	277	135	0.6
04	l l	625 IIIA	347	135	0.5
			480		0.3
			120		1.8
00	2	700 4	277	100	0.8
80	2	700 mA	347	180	0.6
			480		0.5
			120		2.4
00	2	075 4	277	225	1
80	2	875 mA	347	235	0.8
			480		0.6
			120		2.2
00	2	700 4	277	220	1
96	2	700 mA	347	220	0.8
			480		0.6
			120		2.8
96	2	07E m A	277	200	1.2
96	2	875 mA	347	280	1
			480		0.7
			120		3.2
000	2	1000 4	277	215	1.4
96	2	1000 mA	347	315	1.1
			480		0.8
			120		4
06	2	122E m A	277	205	1.7
96	2	1225 mA	347	395	1.4
			480		1

PROJECTED LUMEN MAINTENANCE									
Ambient Temp.	0	25,000	50,000	TM-21-11 60,000 <sup>1</sup>	100,000	Calculated L70 (HOURS)			
25°C / 77°C	1	0.98	0.97	0.97	0.96	>377,000			

<sup>1</sup> Projected per IESNA TM-21-11.

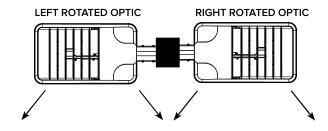
Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

## LIFESHIELD™ CIRCUIT

Protects luminaire from excessive temperature. The device activates at a specific, factory-preset temperature and progressively reduces power over a finite temperature range. Operation is smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. The device can co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.)

## **ADDITIONAL INFORMATION**

#### **ROTATION OPTIONS**







# **VIPER L**

LARGE VIPER LUMINAIRE

DATE: 7/28/2020   LOCATION:	18020 Oak Park Avenue, Tinley Park, IL
-----------------------------	--

PROJECT: Fox College Parking Expansion

CATALOG #:

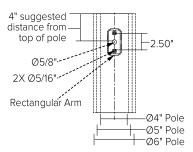
TYPE:

## **ADDITIONAL INFORMATION (CONTINUED)**

## DRILL PATTERN

#### **RECTANGULAR ARM (A)**

Compatible with Pole drill pattern B3



#### EPA

EPA	Config.
1.2	1
1.9	2 @ 90°
2.4	2 @ 180°

Config.	EPA	
3 @ 120°	3.0	
3 @ 90°	3.1	
4 @ 90°	3.8	

#### TENON TOP POLE BRACKET ACCESSORIES (ORDER SEPARATELY)

(2 3/8" OD tenon)

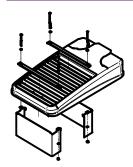
# TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

SETAVP-XX Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only

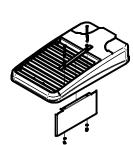
RETAVP-XX Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only

RETA2XX Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only

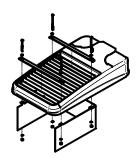
#### HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



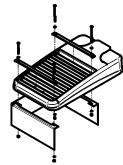
HSS/VP-L/90-FB/XXX 90° shield front or back (2 shields shown)



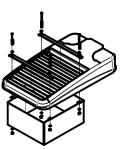
HSS/VP-L/90-LR/XXX 90° shield left or right (1 shield shown in left orientation)



HSS/VP-L/270-FB/XXX 270° shield front or back (1 shield shown in back orientation)



HSS/VP-L/270-LR/XXX 270° shield left or right (1 shield shown in right orientation)



HSS/VP-L/360/XXX Full shield (1 shield shown)





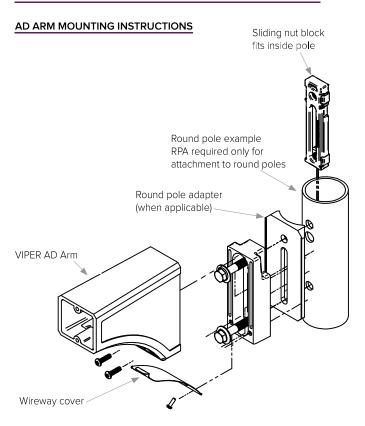


OATE: 7/28/2020	LOCATION:	18020 Oak Park	Avenue,	Tinley Park, I	L
					_

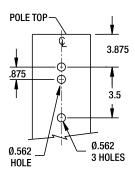
TYPE: PROJECT: Fox College Parking Expansion

CATALOG #:

## **ADDITIONAL INFORMATION (CONTINUED)**



# **DECORATIVE ARM (AD)**Compatible with pole drill pattern S2



# **USE OF TRADEMARKS AND TRADE NAMES**

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.



# **LEGEND** PLAT OF ANNEXATION PLAT IS TO BE RETURNED TO THE VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE • EXISTING TINLEY PARK, ILLINOIS 60477 **BOUNDARY** TO THE VILLAGE OF TINLEY PARK AFTER RECORDING ADJACENT LOT LINES OF —— CENTER LINE PARCEL 1: PARCEL 2: THE EAST 180.9 FEET OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION LOT 11 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION IN THE WEST 1/2 OF IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED CORPORATE LIMITS LINE MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 18017 SAYRE AVENUE, TINLEY PARK, ILLINOIS COMMONLY KNOWN AS 6901 180TH STREET, TINLEY PARK, ILLINOIS. LAND AREA = 57,951 SF TOTAL LAND AREA = 75,868 SF LAND AREA = 17,916 SF OR 1.33 ACRES MORE OR LESS BASIS OF BEARING: OR 1.74 ACRES MORE OR LESS EASTERLY LINE OF SAYRE AVENUE AS OR 0.41 ACRES MORE OR LESS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT. N 01°51'30" W (ASSUMED) NOTE: ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION. \_CURRENT\_VILLAGE LIMITS -PER VILLAGE OF TINLEY PARK -\ -18<del>0TH -</del> - <del>STREE</del>T OFFICIAL ZONING MAP 2019 HERETOFORE DEDICATED N 88°31'20" E (UNIMPROVED) 180.09'**^** 399.45' (M) 400.00 (R) VENUE N 88°30'03" E 180.09 399.44' 580.09' (R) 579.53' (M) 580.09' (R) ✓ 579.52' (M) S 88°30'03" W **CURRENT VILLAGE LIMITS** PER THE VILLAGE OF TINLEY PARK OFFICIAL ZONING MAP 2019 33.00' PROPERTY OWNER'S CERTIFICATE **NOTARY CERTIFICATE** STATE OF ILLINOIS STATE OF ILLINOIS) STATE OF ILLINOIS COUNTY OF DUPAGE COUNTY OF COOK) SS VILLAGE PRESIDENT AND VILLAGE BOARD CERTIFICATE COUNTY OF COOK ) I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-2205, DO , A NOTARY PUBLIC IN AND FOR HEREBY STATE THAT THE HEREON DRAWN PLAT HAS BEEN PREPARED AT AND UNDER THIS IS TO CERTIFY THAT GAMMA TINLEY LLC, IS THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY MY DIRECTION FOR THE PURPOSES OF ANNEXING THE PROPERTY DESCRIBED HEREON OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT CERTIFY THAT \_\_\_\_ COUNTY OF COOK ) TO THE VILLAGE OF TINLEY PARK, ILLINOIS. AND AGREES AND CONSENTS TO SAID PROPERTY BEING KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE ANNEXED TO THE VILLAGE OF TINLEY PARK AS OUR OWN NAME(S) ARE SUBSCRIBED TO THE FOREGOING FURTHERMORE. I DESIGNATE THE VILLAGE OF TINLEY PARK TO ACT AS MY AGENT FOR FREE AND VOLUNTARY ACT AND DEED. INSTRUMENT AS SUCH THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT REAL ESTATE THE PURPOSE OF RECORDING THIS DOCUMENT. BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED INCOPORATED INTO AND MADE A PART OF THE VILLAGE OF TINLEY PARK, THAT THEY SIGNED THE PLAT AS THEIR OWN FREE AND COOK COUNTY BY ORDINANCE NO. VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN DATE: THIS 28TH DAY OF JULY, A.D., 2020, AT LISLE, ILLINOIS. APPROVED BY THE VILLAGE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF TINLEY PARK, ILLINOIS AT A MEETING HELD

GIVEN UNDER MY HAND AND NOTARIAL SEAL:

\_ DAY OF\_\_\_

NOTARY PUBLIC

A. CHRISTOPHER SEIGLE (VICE-PRESIDENT)

ON THE \_\_\_\_\_, A.D. 2020.

VILLAGE PRESIDENT

VILLAGE CLERK

AS MY AGENT FOR

FIELD CRI
DRAWN B'
CHECKED

APPROVED

LAND
SURVEYOR
STATE OF
ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205

ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL

MY LICENSE EXPIRES NOVEMBER 30, 2020.

ENGINEERING CORPORATION NO. 184-001245

PLAT OF ANNEXATION 6901 180TH STREET & 18017 SAYRE TINLEY PARK, ILLINOIS

il Engineering • Consulting Land Surveying Warrenville Road, Lisle, IL 60532 Phone: (630) 271-0770 Survey: (630) 271-0599 FAX: (630) 271-0774

BETTER EWIRONMENTS
BETTER LIFE

FIELD CREW: PW

DRAWN BY: NG

CHECKED BY: TC

APPROVED BY: TC

DATE: 6/18/2020

SCALE: HORIZ 1"=40'

VERT NONE

SHEET

OF\_1\_SHEETS

PROJ # 20-01-6000

DATED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, A.D., 20\_\_\_\_\_.

VILLAGE OF TINLEY PARK 16250 S. OAK PARK AVENUE

TINLEY PARK, ILLINOIS 60477

COUNTY OF COOK )

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

COUNTY OF COOK )

STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_

\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE

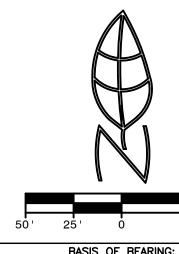
(HER) (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND

ACKNOWLEDGED THAT HE (SHE) (THEY) SIGNED AND DELIVERED THE SAID INSTRUMENTS AS HIS

RESERVED FOR THE RECORDER OF COOK COUNTY



BASIS OF BEARING: EASTERLY LINE OF SAYRE AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT. N 01°51'30" W (ASSUMED)

# DRAINAGE AND STORMWATER DETENTION EASEMENT

EASEMENTS IN, OVER, UNDER, THROUGH, AND UPON THOSE AREAS DESIGNATED ON THE PLAT AS "DRAINAGE AND STORMWATER DETENTION EASEMENT" OR "D.E." FOR PURPOSES OF PROVIDING ADEQUATE STORMWATER DRAINAGE CONTROL TOGETHER WITH REASONABLE ACCESS THERETO. SAID EASEMENTS SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE DECLARANT, ITS SUCCESSORS, HEIRS, EXECUTORS AND ASSIGNS. TO ENSURE THE INTEGRITY OF THE STORMWATER FACILITIES, NO OBSTRUCTION SHALL BE PLACED, NOR ALTERATIONS MADE, INCLUDING ALTERATIONS IN THE FINAL TOPOGRAPHICAL GRADING PLAN WHICH IN ANY MANNER IMPEDED OR DIMINISH STORMWATER DRAINAGE OF DETENTION IN. OVER UNDER, THROUGH OR UPON SAID EASEMENT AREAS. IN THE EVENT SUCH OBSTRUCTION OR ALTERATIONS ARE FOUND TO EXIST, THE VILLAGE SHALL, UPON SEVENTY-TWO (72) HOURS PRIOR NOTICE TO THE PROPERTY OWNER. HAVE THE RIGHT, BUT NOT THE DUTY, TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, THE REMOVAL OF SAID OBSTRUCTION OR ALTERATIONS OR TO PERFORM OTHER REPAIR, ALTERATION OR REPLACEMENT AS MAY REASONABLY BE NECESSARY TO ENSURE THAT ADEQUATE STORMWATER STORAGE, STORM DRAINAGE, DETENTION AND RETENTION FACILITIES AND APPURTENANCES THERETO REMAIN FULLY OPERATIONAL AND THAT THE CONDITION OF SAID DRAINAGE EASEMENT COMPLIES WITH ALL APPLICABLE VILLAGE CODES. IN THE EVENT OF AN EMERGENCY SITUATION, AS DETERMINED BY THE VILLAGE, THE SEVENTY-TWO (72) HOURS PRIOR NOTICE REQUIREMENT SET FORTH ABOVE SHALL NOT APPLY, AND THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO PROCEED WITHOUT NOTICE TO THE PROPERTY OWNER.

IN THE EVENT THE VILLAGE SHALL PERFORM, OR HAVE PERFORMED ON ITS BEHALF, REMOVAL OF ANY OBSTRUCTION OR ALTERATION TO OR UPON THE STORMWATER FACILITIES DRAINAGE EASEMENT. AS SET FORTH IN THIS EASEMENT, THE COST OF SUCH WORK SHALL, UPON RECORDATION OF NOTICE OF LIEN WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, CONSTITUTE A LIEN AGAINST THE ASSETS OF THE PROPERTY OWNER WHICH CAUSED SUCH OBSTRUCTION OR ALTERATION.

THE COST OF THE WORK INCURRED BY THE VILLAGE SHALL INCLUDE ALL EXPENSES AND COSTS ASSOCIATED WITH THE PERFORMANCE OF SUCH WORK INCLUDING, BUT NOT LIMITED TO, REASONABLE ENGINEERING, CONSULTING AND ATTORNEYS' FEES RELATED TO THE PLANNING AND ACTUAL PERFORMANCE OF

GAMMA TINLEY LLC 18020 OAK PARK AVENUE TINLEY PARK, ILLINOIS

THIS IS TO CERTIFY THAT I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-2205, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY

THE EAST 180.9 FEET OF LOT 12 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889

LOTS 1, 2 3 AND 11 IN BLOCK 6 IN ELMORE'S HARLEM AVENUE ESTATES, A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 21, 1928, AS DOCUMENT NUMBER 10262889 IN

SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO 68 DEGREE FAHRENHEIT.

THE GROSS AREA OF THE SUBDIVIDED PARCELS IS 247,478 SQUARE FEET OR 5.68 ACRES.

I FURTHER CERTIFY THAT PART OF THE PROPERTY SHOWN AND DESCRIBED HEREON IS WITHIN FLOOD ZONES "AE" FLOODWAY PER THE FLOOD INSURANCE RATE MAP OF COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0708J, EFFECTIVE DATE: 08/19/2008.

DATED THIS 28TH DAY OF JULY, A.D., 2020, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205 MY LICENSE EXPIRES NOVEMBER 30, 2020. ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL **ENGINEERING CORPORATION NO. 184-001245** 



<u>L</u>

901

DRAWN BY: NG NG CHECKED BY: TC APPROVED BY: \_\_\_\_\_TC 6/19/2020 SCALE: <u>HORIZ 1"=30'</u> VERT NONE SHEET

> OF\_1\_SHEETS PROJ # 20-01-6000



# PLAN COMMISSION STAFF REPORT

August 20,2020 - PUBLIC HEARING

# Petitioner

Brixmor Property Group on behalf of Centrol/IA Tinley Park Plaza, LLC (Property Owner)

## **Property Location**

15917-15957 S. Harlem Avenue

#### PIN

28-19-100-057-0000 28-19-100-058-0000

#### Zoning

B-2 Community Shopping

## **Approvals Sought**

Special Use for a Planned Unit Development (PUD) with Exceptions Site Plan Approval

## **Project Planner**

Paula J. Wallrich, AICP Planning Manager

# Tinley Park Plaza Redevelopment (PUD)-Phase 1

15917-15957 S. Harlem

# **REVISIONS FROM THE WORKSHOP ARE NOTED IN RED EXECUTIVE SUMMARY**



With the uncertainty for the future of the retail market, the redevelopment of **Tinley** Park Plaza is critical for the success of the Harlem Avenue commercial corridor. The antiquated shopping center (constructed in 1974) comprises over 22 acres and approximately 244,132 sq. ft. retail/service space. Currently it is experiencing vacancies upwards of twenty percent with significant leases expiring within the next few years. In 2015 an outlot was constructed involving the construction of a 9,100 sq. ft. multi-tenant retail building at the north end of property. Brixmor Property Group is proposing a complete remodel of the plaza. The project is planned in phases with the first phase involving the current proposal (yellow highlighted area) which will involve the demolition of approximately 87,000 sq. ft. of existing buildings (red dashed line) and the



construction of approximately 67,110 sq. ft. in new retail space. The proposal includes façade improvements, landscaping and new parking lot reconfiguration/reconstruction. Brixmor anticipates beginning this second phase in fall of 2020 with completion by June 2021. The second phase will involve redevelopment of the southern portion of the center.

A mapping error was discovered in researching the zoning for this parcel. Since 1977 the property has been noted as a Planned Unit Development (PUD) however the property was annexed in 1968 with a B-2 (Community Shopping) zoning designation and there is no record of subsequent zoning for a PUD. Therefore, as part of the zoning entitlement for this property a PUD will be approved.

## **EXISTING SITE & PHASING**

Tinley Park Plaza is a large 244,132 sq. ft shopping plaza occupying over 22 acres. The plaza was approved and began construction in 1974 and began a phase development/occupancy that took approximately 10 years to complete. There have been a series of owners and changes in tenancy over the years, however, this will be the first comprehensive redevelopment of the plaza since its construction.

Upon acquisition Brixmor representatives began discussions with staff to work through various site plan scenarios. In 2015 they presented the development of the 9,100 sq. ft. multi-tenant retail building in the outlot at the north end of property. In 2019 further discussions with staff resulted in the current proposal which reflects input from staff and current and future tenants. The current proposal for phase 1 of this redevelopment project will be anchored by two main tenants: a 25,000 sq. ft. soft good retailer and a 38,436 sq. ft. full service grocer. The total area of commercial space in this phase is 99,910 sq. ft. The demolition will end at the north side of the current Rue 21 store. The proposed sidewalk in front of the grocery store will continue to the Rue 21 store and landscaping has been proposed to soften the transition. The second phase will comprise the balance of the plaza to the south with a total area of 121,862 sq. ft. There is also an outlot at the south end of the plaza that comprises 13,260 sq. ft.

## **ZONING & NEARBY LAND USES**

Tinley Park Plaza is located in the B-2 Community Shopping and is part of one of the Village's major commercial corridors located on Harlem Avenue. It dominates the streetscape of the corridor and

represents one of the major gateways to commercial property for the Village. The plaza spans two properties with the north outlot and main plaza building on one parcel (28-19-100-057-0000) and the south outlot occupying a second

parcel (28-19-100-058-0000). Per Section III, D. (General Provisions, Lots) every building shall be located on a single lot and in no circumstance can there be more than one principal building on a lot. Therefore, since there are two structures on one parcel (28-19-100-057-0000), a Special Use for a Planned Unit Development is required.

In researching the zoning on this property an error was discovered in the zoning map. Since 1977 this parcel has been designated as a PUD on the zoning map however no approval of the Special Use can be found in Village files. It has been determined to be in error despite approvals granted in consideration of the erroneous designation as a PUD. Typically, PUDs are approved as part of a development proposal, where considerations can be made regarding the site plan and architecture of the proposal. The PUD process for new development can be a fairly involved process and include such things as traffic and market studies. However, since the majority of this structure is existing and the new construction generally follows the current site plan, staff





has narrowed the review to primarily a site plan and architecture review. Any exceptions to code are noted for Commission discussion.

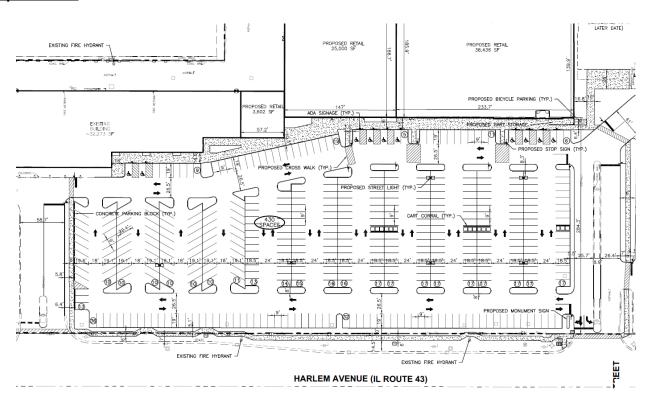
The subject property is zoned B-2 Community Shopping with property to the north and east also zoned B-2 and developed with commercial uses. The property to the west across Harlem Avenue (Park Center Plaza) is zoned B-3 (General Business and Commercial) as is Park Place to the southwest (Previous K-Mart complex). The property to the south is zoned B-4 (Office and Service Business) and is occupied by a medical facility.

# SITE PLAN

# **Existing Site:**



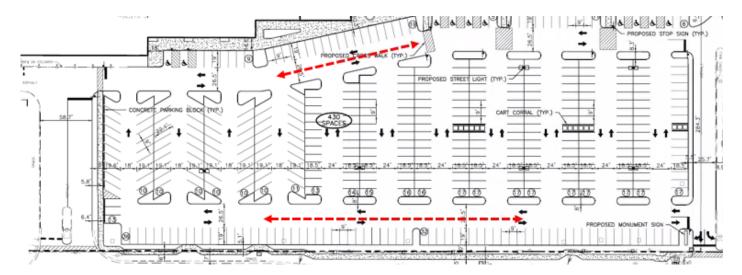
# **Proposed Site:**



<u>Parking Layout.</u> The major changes in the site plan occur in the parking field. The graphic above reflects the main parking lot between the north access from Harlem Avenue and the access at 161<sup>st</sup> Street. The design of the parking aisles has changed from all one-way diagonal parking to now be only diagonal (60°) for the first four (4) north aisles with the balance as traditional perpendicular spaces. The western line of perpendicular parking remains the same as the existing configuration as do all access points to the center from adjacent roadways.

With the demolition of a portion of the building as noted in the aerial photo above, the drive aisle that fronts the inline stores has changed significantly. This offers the opportunity to create some perpendicular parking spaces along the front of the building. This not only provides a traffic calming measure for the access aisle but it also creates a more pedestrian friendly character for the center, reminiscent of traditional downtowns and a common design element in new life style centers (Bolingbrook Promenade). It also provides additional convenient parking and safer accessible parking spaces. Cross walks have been provided at strategic locations as well as cart corrals. At the workshop a Commissioner expressed concern regarding fire access to the store; the Fire Department has approved the site plan as proposed.

The Village code requires 26' drive aisles in parking lots. The main aisles in the plaza have been designed at 26.5' as noted by the red arrows below. The diagonal parking aisles are 18' as required by code. The aisles in the north parking lot are 26' or greater. The remaining aisles are noted as 24' wide. The Village has approved parking aisles at 24' in other developments such as Sam's Club, Marriott Hotel and the Brixmor outlots; none of which have proven problematic to traffic flow. Meeting the 26' requirement code will result in loss of parking and landscape buffers. If the Commission supports this change it will need to be noted as an exception to the Village Code as part of the PUD.

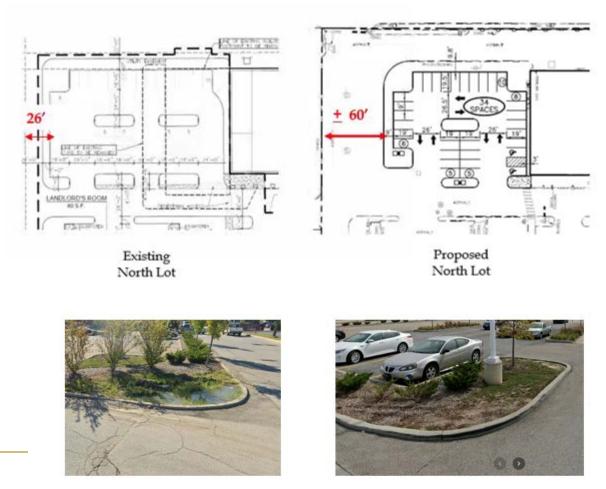


Open Item #1: Discuss the exception to the required 26' aisle width noted in several areas of the parking fields. If supported by the Commission this will be noted as an exception to the PUD. The Commission did not express concern regarding the aisle with and it will be noted as an exception.

There is also a proposal for changes to the parking field at the north end of the plaza. This lot was revised as part of the north outlot development project (Phase I), however the developer has noted issues with the turning radius and the frequent occurrence of trucks driving over the landscape islands. The trucks have created ruts in the landscaping (see photos below). The proposed layout will enable the turning radii without damage to the landscape areas.

While staff supports some modification to this area to remedy the damage to the landscape area and awkward drive aisle transitions, the width of the east-west aisle is excessive and results in an unsafe transition for vehicles traveling west or east as the aisle increases from the existing 26' wide aisle to over 60'. Staff has recommended the engineers

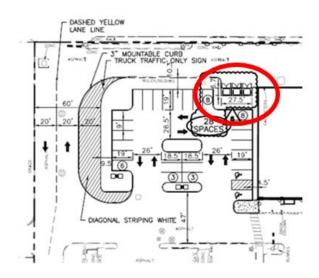
revise this section and the corner radius to minimize driving over the curb. The current proposal also results in a loss of 8 parking spaces.



Subsequent to the workshop the applicant has revised the design for the North parking lot resulting in the loss of 6 parking spaces but providing room for 3 trash enclosures.

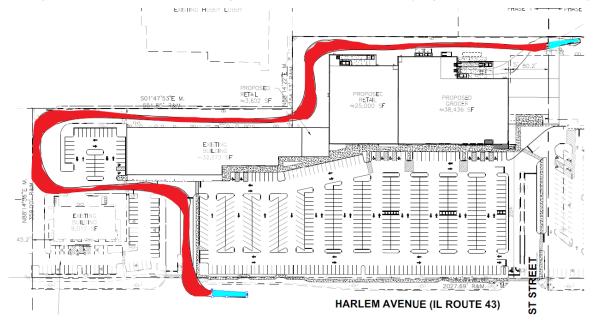
Open Item #2: Revise configuration of east-west access lane to better define and distinguish truck

traffic from vehicular traffic. COMPLETE

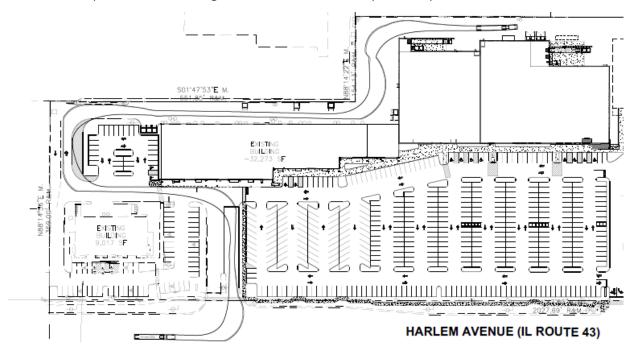


Final north parking lot design

<u>Delivery access</u>. The east side, or rear of the building currently functions as the delivery aisle for all the tenants. There are multiple access points depending on where the tenant is located and the configuration of the docks. The additional width of the east-west lane on the north side of the property provides the necessary lane width to accommodate these turning movements without running over the curb and landscaping, however Staff has requested further



explanation of how the access lane will be striped to clarify lane usage for vehicular traffic. Staff has also requested the north parking lot be reconfigured to ensure safe access at the northwest corner of the lot. The grocer has provided a truck study that follows the path shown below but does not encroach in on-coming traffic lanes. These plans will be made available prior to the meeting and will be distributed upon receipt.



Final truck route with new locations of dumpsters.

Open Item # 3: Finalize delivery access. COMPLETE The delivery path has been defined as shown.

<u>Truck Delivery Volume and Schedule.</u> The soft goods store anticipates truck deliveries consistent with other soft goods retailers in the center. The grocer also anticipates deliveries similar to the existing grocery store (Walt's). The current estimate of semi-truck deliveries is 7 trucks/day.

<u>Pedestrian access</u>. Staff has worked closely with the developer to ensure adequate pedestrian access is provided to and through the site. A 6' sidewalk traverses the site along Harlem Avenue consistent with the sidewalk provided in the outlot. Due to the narrow parkway along segments of the ROW, the sidewalk encroaches on private property in some areas; this was the situation with the sidewalk for the outlot as well. There is also utility poles and fire hydrants in the way of a straight alignment; therefore, the sidewalk has been designed around some of these encumbrances. Those areas where the public walk encroaches onto private property will require a "Sidewalk and Public Access Easement Agreement" consistent with what was approved with the outlot development.

As part of staff's review of the site plan, pedestrian access between Harlem Avenue and the property's internal walkway was requested and provided. Additional depth to the diagonal parking spaces at the north end of the lot compensates for the bumper overhang on to the sidewalk in that area. Wheel stops have also been provided; this will allow for the full width of the 6' sidewalk to be used and avoid bumper overhang. The sidewalk fronting the stores has been increased to a minimum of 10.3' and as wide as 16' in some areas. Crosswalks are provided at strategic locations to assist with safe crossing of drive aisles and traffic calming.

Bike parking has been provided at the southwest corner of the proposed grocery store.

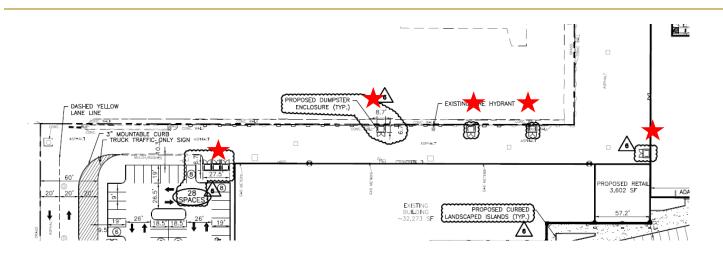
# Open Item #4: A "Sidewalk and Public Access Easement Agreement" will be required to be recorded prior to issuance of a certificate of occupancy as a condition of approval. Place as a condition of approval.

<u>Trash enclosures.</u> There are two trash enclosures at the rear of the grocery store. The trash detail indicates ground face "Oldcastle Burnished Finish" CMU enclosure which is a decorative concrete block. Per code (Section III. U.6.j.) trash enclosures must be "screened on three sides by a masonry wall consistent with the architecture and building material for the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel." The proposal meets the intent of the ordinance. There are several existing unenclosed trash enclosures along the rear of the property. (see photos below) Since these are not located in a defined enclosure they are haphazardly strewn throughout the rear delivery lane. As part of the renovation project all dumpsters will need to be enclosed in appropriate enclosures. Staff is recommending this be a condition of the PUD.





New plans were submitted that provides for eight (8) masonry trash enclosures as depicted below. This resolves the requirement that all dumpsters enclosures will be located in a masonry enclosure.

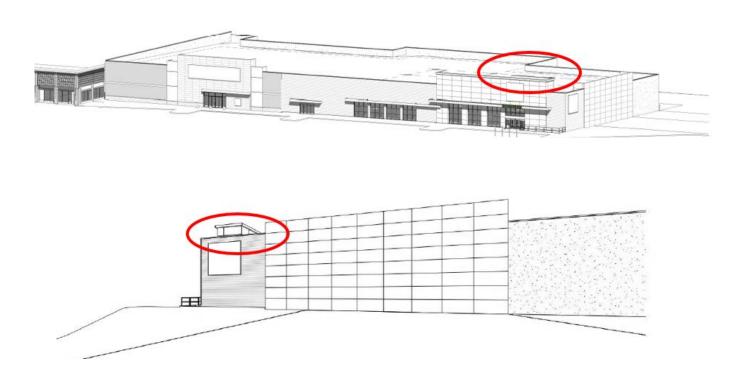


Open Item #5: All trash receptacles must be located in appropriate masonry enclosures. COMPLETED

<u>Mobile generator</u>. The proposed site plan indicates a mobile generator located at the rear of the grocer. All mechanical systems and generators must be located as close as possible to the principal structure and must be screened from view per Section III.H.2. The plans do not indicate any screening.

Open Item #6: Details for the mobile generator screening must be provided. **COMPLETED. Generator is** not a permanent installation and is just brought in when needed.

<u>Mechanical systems.</u> All mechanical systems must be screened from view. The applicant has provided elevations (north, east and south) showing some of the roof top RTUs. Staff has requested verification that they cannot be



seen from public view. A site line study is being prepared and will be presented at the workshop. Staff has continued to work with the applicant regarding the screening of the rooftop mechanical systems. Parapet and rooftop heights have been adjusted so that all roof top units are screened from view from the right-of-way. A screen wall has also been added to the rear of the grocer entry parapet in response to Staff's concern regarding seeing the rear of the parapet and bracing.

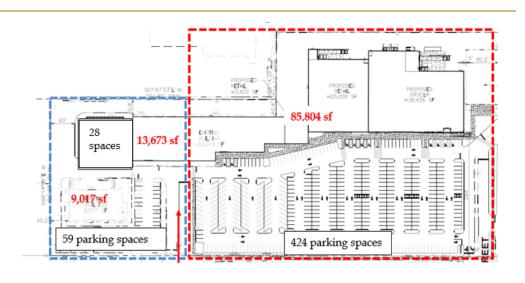
# Open Item #7: Verify rooftop mechanical units are not visible from public view. The Applicant has stated that all rooftop mechanical units are screened from the Harlem Avenue ROW.

<u>Outdoor Sales Display.</u> The grocer anticipates a need for some seasonal outdoor sales along the frontage of the store and/or in the parking lot. This can be addressed as part of an Outdoor Sales Display Level 1 application which requires administrative approval. Level 1 outdoor sales allows for this temporary use upon administrative approval for seasonal displays between April 15 and October 15. However, the applicant is requesting sales beyond this time frame (for winter holiday displays). This can be provided within the PUD as an exception.

Open Item #8: Provide for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD. The Commission did not express concern regarding the extension of time for outdoor sales and it will be noted as an exception.

## **PARKING**

Parking is an imperfect science and zoning ordinances do their best to assign ratios based on the average intensity of the uses. In a large multi-tenant plaza such as TPP there are many shared parking opportunities as well as a wide range of intensity of uses amongst its tenancy. The original Tinley Park Plaza PUD was approved with 200,365 sq. ft. gross leasable area and 929 parking spaces resulting in an overall parking ratio of **4.64** parking spaces per **1,000** sq. ft.



of gross leasable floor area for the entire plaza. There are several parking fields separated by access drives for this shopping center; the 4.64 ratio represents an overall ratio regardless of land uses or physical relationship between parking field and destination. Staff has provided an analysis of parking fields divided by the access drive on the north. This assumes that the parking surrounding the outlot has little utility for the in-line tenants south of the access drive especially since the north parking lot can provide parking for the most northern in-line tenant(s). It is also important to note that the introduction of a grocer in this phase shifts some of the parking load from the south parking field (south of the 161st Street access) to this phase. As with most grocers there are expectations by the tenant for a certain parking ratio; the developer has stated that the grocer is looking for a **4.5/1,000 sq. ft.** ratio to serve their grocery store.

There are 424 parking spaces in the parking field south of the north access drive serving approximately 85,804 sq. ft. of retail space. This translates to a **4.94/1,000 sq. ft.** ratio which exceeds the grocer requirement of 4.5/1,000 sq. ft. There are 59 spaces surrounding the outlot and with the proposed revisions to the north lot there are 28 spaces for a total of 87 parking spaces to serve approximately 22,690 sq. ft of retail space. This translates to a ratio of 3.83/1,000

sq. ft. This is less than the 4.64 ratio approved originally for the center; the decrease is due to the loss of parking spaces in the north lot.

Analyzing the parking for this entire area (Phase I & II) results in a total provision of 511 spaces as proposed. The total square footage of retail is 108,328 sq. ft. for a total overall ratio of **4.7/1,000** sq. ft. which exceeds the original approved ratio for the center of 4.64 parking spaces per 1,000 SF. As a point of comparison, the Zoning Ordinance requires 6.5 spaces per 1,000sq. ft. of gross leasable floor area for a planned shopping center. However, that ratio dates back to the 80's and 90's . By today's standard this is excessive and is based on 'the day after Thanksgiving' parking counts. If the current standard is applied to this center, a total of 705 parking spaces is needed just for this phase—or 194 additional parking spaces. It is staff's contention that retail locations are often 'overparked' resulting in seas of asphalt that are mostly unused and result in high energy, development and environmental costs. As society continues to trend to more efficient modes of travel and less car dependent shopping patterns, it is Staff's opinion that the relationship and proximity of parking to the uses, along with a balance of green space and good circulation patterns, translates to an appropriate parking ratio as proposed. As an exception to the code it will however still need to be noted as part of the PUD approval.

Open Item #9: Identify the parking ratio as an exception to the Village parking requirements. The Commission did not express concern regarding the parking ratio and it will be noted as an exception.

#### ARCHITECTURE

The existing architecture of Tinley Park Plaza is outdated and in need of significant remodeling. Staff has worked with the applicant to create an updated and modern look with quality materials that reflect some of the characteristics of the newly constructed outlot. The proposed design of the in-line stores and the existing design of the outlot building are compatible and consistent in architectural style, form, height, exterior building materials, fenestration, storefront systems

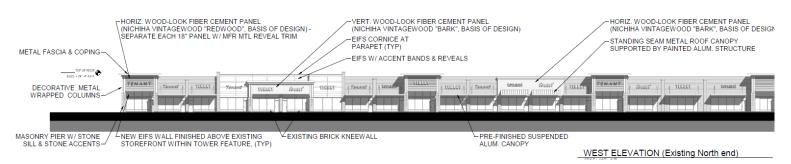




as well as color palettes. The style and building forms, specifically the vertical and horizontal articulation, as seen on the horizontal metal awnings, brick pilasters and stepped tenant facades, promotes continuity between the in-line and outlot stores. Traditional aluminum storefront entry and glazing systems exist on both buildings. In addition, they are of similar height and both use similar exterior materials such as brick, stone accents, and EIFS. The brick veneer, decorative modern wall lighting and earth-tone EIFS colors help create consistent façade treatments throughout the site.

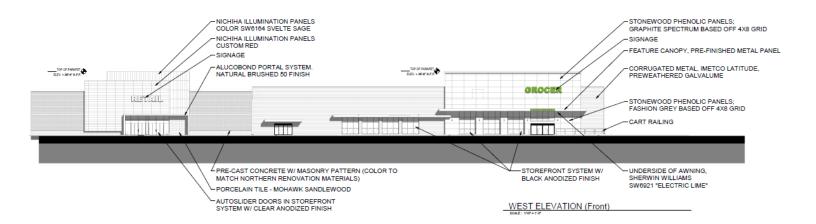


For the proposed building size, the code requires that 25% of the building façade utilize face brick or decorative stone; the remaining 75% of each façade must be constructed of an approved masonry material. Alternate building materials can comprise no greater than 15% of any façade. The proposed façade of the in-line store retains the existing brick knee wall and introduces a combination of brick, horizontal wood-look fiber cement panel, stone and EIFS accent bands and reveals. The façade also includes accents of suspended metal canopies and standing seam metal roofs in strategic locations.



The two larger lease spaces at the south end of this phase deviate from the in-line tenant architecture to reflect some of the unique branding of the future soft goods retailer and grocer. While distinct in style, they maintain an aesthetic connection to the rest of the center through the sleek modern look of the building materials which reflect an architectural style with appropriate scale, massing and height. The soft goods tenant utilizes pre-cast concrete with a masonry pattern with porcelain tile accent areas near the entryway. The alucobond portal system pronounces the entryway with a distinguished brushed metal finish. The grocer also utilizes Stonewood phenolic panels (cementitious panels) in grey with corrugated metal and "electric lime" banding under the awnings for a striking yet

understated accent. These materials represent a new trend in building materials that are durable, cost effective and modern in aesthetic.



The percentage of the building materials for the overall west façade is reflected below. It does not meet the 25% brick requirement (18% is brick or stone) or the 75% alternate masonry material (12% is pre-cast). A total of 15% of the façade can be used for architectural accents. There are several building material types listed that are not masonry that comprise 70% of the façade. These materials are listed as approved alternated materials (fiber

#### WEST ELEVATION (FRONT) Overall

S	SCALE: 1" = 30'-0"					
WEST ELEVATION MATERIAL PERCENTAGE						
	MATERIAL	AREA	% OF (TOTAL-GLASS)			
	BRICK/ STONE	2940 SQ. FT.	18%			
	PRE-CAST WITH MASONRY PATTERN	1937 SQ. FT.	12%			
	FIBER CEMENT	3014 SQ. FT.	18%			
	METAL	4354 SQ. FT.	26%			
	PHENOLIC PANELS	2272 SQ. FT.	14%			
	E.I.F.S.	1770 SQ.FT.	11%			
	PORCELAIN TILE	198 SQ. FT.	1%			
	TOTAL - GLASS	16,485 SQ. FT.				

cement, metal, phenolic panels, EIFS and tile) and are typically used as accents and therefore are limited to 15% of the façade. In the proposed architecture some of these materials represent the primary façade treatment (such as metal or phenolic panels) and therefore necessarily exceed the 15% that was designed for accent treatments. The use of these 'accent materials' (fiber cement, phenolic panels and metal) represent a modern architectural style to the façade. The pre-cast concrete panel meets code requirements with its masonry pattern and constitutes less than 15% of the façade (12% is proposed).

Overall the west façade of this renovation phase is consistent with the design guidelines outlined in Section III.U. which

requires attention to cohesive building design through the use of architectural style and building materials; compatible architecture with appropriate rhythm along the entire length of the façade in terms of scale, massing and setback; building articulation by introducing opportunities for shadow patterns with varied setbacks and canopies; and the screening of mechanical systems and trash enclosures.

The proposed facades for the soft goods store and the grocery store



exceed the 35' height limitation for the B-3 district; the soft goods store is proposed at 36'4" and the grocery store is proposed at 36'8". Staff considers these exceptions as minor in light of the large setback from Harlem Avenue. While taller than the in-line stores, they are in scale with the architecture of the buildings.

Additionally, the applicant has received updated architecture for the soft goods store that is different than what was originally presented. The colors and building materials remain the same. Below is the revised rendering for the soft goods retailer.



Open Item #10: Discuss the appropriateness of the proposed building materials; identify any deviation from code as an exception to the PUD. The height of the soft goods and grocery stores will also need to be noted as exceptions if approved by the Commission. The Commission did not express concern regarding the proposed architecture or building materials and it will be noted as an exception.

#### **LIGHTING**

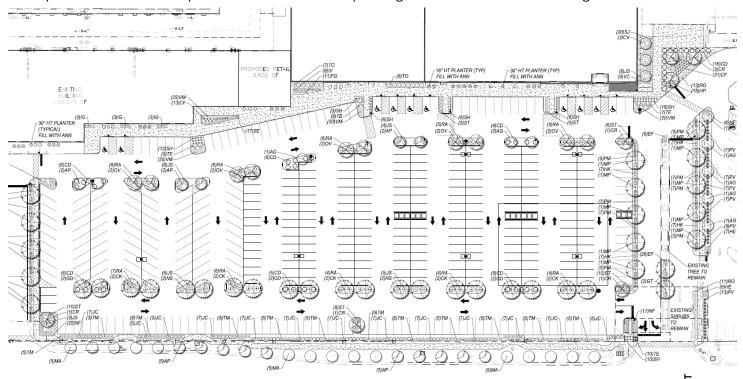
A Photometric Plan has been provided that provides light readings for the property as well as cut sheets for the selected light fixtures and standards. The light fixtures limit off-site glare and are consistent with lighting established in the outlot. The parking field in front of the grocer represents the highest food candles; the readings at the majority of the property line meet ordinance limits of 2 footcandles. The tallest light standard is 40' which is consistent with existing poles in the parking lot. The maximum height allowed per ordinance is 25'. If the Commission approves this height variation it will be noted as an exception in the PUD ordinance. There are flood lights highlighting the front of the grocery store.

Open Item #11: Identify the height of existing and proposed lighting standards as exceeding code limits of 15'. The Commission did not express concern regarding the height of the light poles and it will be noted as an exception.

#### **LANDSCAPING**

The proposed landscape plan represents an improvement over existing condition. Attempts have been made to meet landscape requirements especially with respect to bufferyards. Staff has prioritized entryways and foundation planting with a sensitivity to retain viewsheds from Harlem Avenue. With the increased sidewalk and pedestrian-friendly character along the front façade, low accent plantings and movable planters have been prioritized that will animate the sidewalk zone. While most of the areas in front of the in-line tenants and soft goods store have included

planting beds the area in front of the grocery store is provided with only movable planters; permanent planting beds are required to meet code requirements. All foundation planting beds must have a curbed edge to retain mulch.





HARLEM AVENUE FRONTAGE

Due to the limited parkway area along Harlem Avenue and constraints of the existing parking field/access configuration, staff supports increasing the size of shade trees from 2.5" cal. to 4" as a means to mitigate the deficiencies in bufferyard plantings; this will also provide for a more instant dramatic impact. The bufferyard for the east property line is accomplished with the existing solid wood fence. Any deficiencies in the fence will need to be corrected as a condition of PUD approval. All parking islands have been increased from the original proposal to a minimum width of 3.5' with many meeting the 9' width requirements. All planting areas will be irrigated; planting areas along the foundation will be required to have couplers to allow for easy irrigation of movable planters.

Open Item #12: The fence at the east property line must be in good repair as a condition of the PUD. Discuss the recommendation for additional foundation plantings in front of the grocer. Additional landscape planters have been placed along the foundation of the in-line stores within a curbed island. The repair of the fence and irrigation of all landscape beds will be a condition of the PUD.

#### **SIGNAGE**



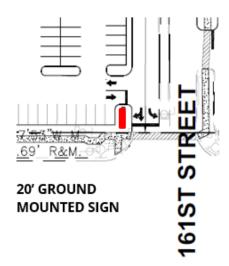
Currently there are 4 ground mounted signs on the property. The main pylon sign (as pictured to the left) located at the 161st Street access, will be removed

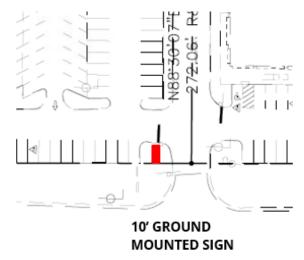
and replaced with a 20' multi-tenant sign (picture below) ground mounted sign. The maximum height allowed for ground mounted signs is 10'; however, there is precedent for a 20' tall freestanding sign for the shopping center across the street. This exception will need to be recognized as part of the PUD approval.

The overall frontage of the plaza exceeds 1,000 l.f. and therefore is allowed three (3) freestanding signs directly adjacent to the public frontage. Currently there are four (4) freestanding signs on the property. With the three signs proposed as part of this phase, the Walt's freestanding sign will need to be removed as part of the terms of their lease. This will be made a condition of the

#### PUD.

Free-standing signs must be set back a minimum of ten feet (10') from the property lines and shall not obstruct clear sight triangles near intersections. The proposed 20' ground mounted sign and the 10' ground sign at the south end of the plaza do not meet these requirements. The 20' sign cannot meet the required setback without closing the access from the parking lot to the 161st Street access therefore this exception will need to be noted as part of the PUD approval. The same configuration exists for the 10' sign at the south end of the plaza and will also require an exception. The 10' ground sign at the north entrance from Harlem does meet the 10' setback requirement. At the workshop the size of the signs was also discussed. The size limitation is 120 Sq. Ft.; the 20' tall sign has a sign area of 267 Sq. Ft. which exceeds the size limitation by 147 Sq. Ft. Staff supported the size exception noting the large setback for the stores from Harlem Ave and that the height was in scale with the overall sign. This will require approval as an exception.

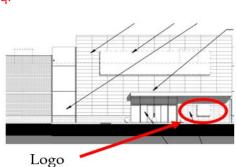




The applicant has been encouraged to submit a comprehensive sign package for wall signs however one has not been submitted and therefore will not be approved as part of the PUD. Subsequent to the workshop it was discovered that comprehensive sign regulations for Tinley Park Plaza was adopted as part of the outlot approval. At that time the plaza was considered to be part of a PUD therefore the amendment for the signs on the outlot extended to the inline stores. A copy of the amendment is attached and will govern the in-line signs which allow 1.5 Sq. Ft. of wall sign area per 1 Sq. Ft. of tenant frontage. This exceeds current code of 1 Sq. Ft. of signage per 1 Sq. Ft. of tenant frontage. This increase in sign area was approved as a consequence of the excessive setback from Harlem Avenue.

The applicant has provided a separate wall sign proposal for the two larger units (softgoods retailer and grocer). Per the sign regulations the area of a sign is determined by drawing a single continuous perimeter around all letters. (see adjacent graphic) The soft goods retailer is requesting a sign that will total 297 Sq. Ft. in area with individual channel lit letters. With a tenant frontage of 147′, the allowable wall signage is limited to 221 Sq. Ft.; therefore, an exception of 76 Sq. Ft. will need to be granted to allow for this sign.

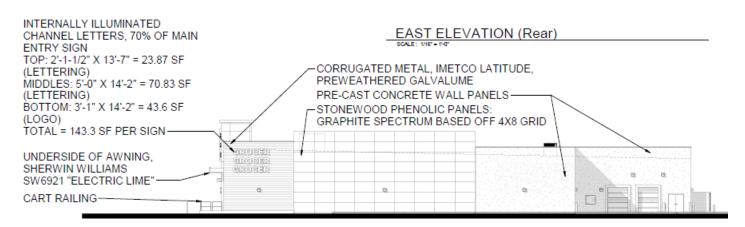
Staff has spoken to the applicant in an attempt to negotiate with their future tenant regarding the proposed signage. Concessions have been made and prior submittals have been reduced, however their tenant is unwilling to reduce their sign any further. Staff believes there has been a good faith effort to comply with the code and supports the exception. In addition to the sign area the applicant is also requesting an exception to the maximum number



of signs. The applicant is requesting a small non-illuminated logo to be placed adjacent to the doorway. The logo is fairly small (16 Sq. Ft.) and includes a lot of negative space, (it is basically just an outline of their logo image). Staff is supportive of this request; however it will need to be noted as an exception. The proposed sign meets the maximum lettering height at 72" (regulations allow up to 84").

The grocery store is proposing a wall sign that meets code requirements in size (204 Sq. Ft. when code allows 350 Sq. Ft.) letter height (6' when code allows 7') and number of signs per frontage. Although the graphic indicates 3 lines of lettering (code limits it to 2 lines of lettering), the third line is a logo. Since the main drive aisle borders its south façade, the grocer





is allowed a second wall sign which will be approximately 70% of the size of the sign on the primary frontage (at 143.3 Sq. Ft.). (see below)

Open Item #13: Consideration of an exception for the height and size of the 20' ground sign and the 10' required setback for the 20' and the 10' ground sign at the south end of the center. The Commission did not express concern regarding the height or size of the ground signs nor the setback; these will be noted as exceptions. The soft goods retailer is requesting an exception of 76 Sq. Ft. in area for their wall sign and the number of wall signs per frontage by allowing one additional wall sign—16 Sq. Ft. in area. These will be noted as exceptions. The removal of Walt's sign at the end of their lease will be a condition of approval.

#### **ENGINEERING-FIRE**

Preliminary engineering is still under review. Fire Department has approved the proposed plans.

Open Item #14: Condition approvals on engineering approval. Engineering will be placed as a condition of the PUD approval.

#### RECOMMENDATION

The following open items are recommended for discussion at the workshop:

Open Item	Recommended Action
#1	Discuss the exception to the required 26' aisle width noted in several areas of the parking fields. If supported by the Commission this will be noted as an exception to the PUD. This will be noted as an exception.
#2	Revise configuration of east-west access lane to better define and distinguish truck traffic from vehicular traffic. Completed.
#3	Finalize delivery access. Completed.
#4	A "Sidewalk and Public Access Easement Agreement" will be required to be recorded prior to issuance of a certificate of occupancy as a condition of approval. Condition of approval.
#5	All trash receptacles must be located in appropriate masonry enclosures. Completed.
#6	Details for the mobile generator screening must be provided. N/A.
#7	Verify rooftop mechanical units are not visible from public view. Condition of approval.
#8	Provide for Level 1 Outdoor Sales Display without limitation to the time of year as an exception in the PUD. This will be noted as an exception.
#9	Identify the parking ratio as an exception to the Village parking requirements. This will be noted as an exception.
#10	Discuss the appropriateness of the proposed building materials; identify any deviation from code as an exception to the PUD. Discuss the height of the soft goods and grocery store that exceed 35' height limitation. These will be noted as exceptions.
#11	Identify the height of existing and proposed lighting standards as exceeding code limits of 15'. This will be noted as an exception.

#12	The fence at the east property line must be in good repair and all landscaped areas must be irrigated as a condition of the PUD. Condition of approval. Discuss the recommendation for additional foundation plantings in front of the grocer. Completed.
#13	Consideration of an exception for the height of the 20' ground sign and the 10' required setback for the 20' and the 10' ground sign at the south end of the center. Size (296 Sq. Ft.) and number (2) of wall signs for soft goods retailer. This will be noted as an exception. Removal of Walt sign at the end of their lease will be a condition of their approval.
#14	Condition approvals on engineering approval. Condition of approval.

#### STANDARDS AND CRITERIA FOR A PLANNED UNIT DEVELOPMENT

Section VII.C. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission for a Planned Unit Development (PUD). The Plan Commission is encouraged to consider these standards (listed below) as well as the Applicant's responses (attached) when analyzing the PUD request. Staff has provided the following draft Findings for the Commission's review.

- A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village. The Property is greater than five acres and is under the single ownership and control of the applicant, Centro/IA Tinley Park Plaza, LLC.
- B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village. The Special Use will not be injurious to the use and enjoyment of other property in the immediate area, nor substantially diminish and impair property values within the neighborhood as the property currently operates as a community shopping center with similar uses. The site will be well-landscaped with appropriate screening. The building will be constructed with quality materials. The project will be constructed meeting current Village building codes and is among the highest and best uses for a parcel at a heavily traveled intersection and is in conformance with the Village of Tinley Park Comprehensive Plan.
- C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated. *The redevelopment of the center will allow for the continuation of existing uses and will include the addition of new retail which is consistent with the zoning for the property.*
- D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection. Tinley Park Plaza has operated as a commercial center for approximately 30 years and has been adequately supplied with utilities, and police and fire protection.

- E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer. *The developer has provided a timeline which provides for occupancy of the grocer by fall of 2021.*
- F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development. The proposed improvements are to a shopping center that currently operates with adequate ingress and egress access that minimizes traffic congestion in the public streets. All major drive aisles have been designed to meet code requirements; turning radii have been provided for delivery vehicles, garbage and fire trucks.
- G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained. All access to the plaza is by way of public right-of-way. In some areas where the public sidewalk encroaches private property and public access easement is provided.
- H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non- residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development. All required public easements necessary for utilities and sidewalks have been provided,
- I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion. The property is located within a Tax Increment Financing District and is expected to received an incentive utilizing anticipated increment; additional security is not warranted.
- J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public. Several exceptions to the Zoning Ordinance have been requested related to aisle width, signs, lighting and building materials that have been reviewed and supported by the Plan Commission.

#### STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings for the Commission's review.

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 Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project is consistent with the district zoning (B-2) as a Community Shopping Center located on a commercial corridor which currently operates with the similar commercial uses as proposed. The project will be constructed meeting current Village building codes and is among the highest and best uses for a parcel at a heavily traveled intersection.

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 as the property currently operates as a community shopping center with similar uses. The site will be well-landscaped with appropriate screening. The building will be constructed with quality materials.

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 impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed or is in the process of redevelopment. The property is appropriately located along a major commercial corridor.

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

The proposed improvements are to a shopping center that currently operates with adequate utilities, access roads, drainage and/or other necessary facilities. Truck turning studies have been performed and improvements have been made to the plans to ensure appropriate accommodation of the delivery vehicles without impacting landscape islands or encroaching into oncoming traffic lanes. All on-site and accepted existing off-site drainage has been accounted for within the plans.

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 proposed improvements are to a shopping center that currently operates with adequate ingress and egress access that minimizes 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 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 except for certain exceptions as part of the PUD approval related to aisle width, timing of outdoor sales display areas, parking ratio, building materials, building height, light pole height, the height, size and setback of ground signs and size and number of wall signs. These exceptions are consistent with design and site design guidelines and contribute to the overall character of the development.

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

The proposed redevelopment will contribute directly to the economic development of the community by providing commercial services to residents and visitors, providing additional jobs, and providing additional property and sales tax revenue.

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

#### STANDARDS FOR SITE PLAN APPROVAL & ARCHITECTUAL REVIEW

Section III.U. of the Zoning Ordinance requires that the conditions listed below must be met and reviewed for Site Plan approval. Specific findings are not required but all standards should be considered to have been met upon review from the Plan Commission.

#### **Architectural**

- a. Building Materials: The size of the structure will dictate the required building materials (Section V.C. Supplementary District Regulations). Where tilt-up or pre-cast masonry walls (with face or thin brick inlay) are allowed vertical articulation, features are encouraged to mask the joint lines. Concrete panels must incorporate architectural finishes that comply with "Building Articulation" (Section III.U.5.h.) standards. Cast in place concrete may be used as an accent alternate building material (no greater than 15% per façade) provided there is sufficient articulation and detail to diminish it's the appearance if used on large, blank walls. Exceptions are requested for building materials for the soft goods and grocery store; the materials proposed are included in the list of approved alternate building materials although they exceed the 15% allowance.
- b. Cohesive Building Design: Buildings must be built with approved materials and provide architectural interest on all sides of the structure. Whatever an architectural style is chosen, a consistent style of architectural composition and building materials are to be applied on all building facades. The architecture of the façade is consistent on the west, north and south sides of the structure; the east side represents the rear of the stores and is screen by a 6' privacy fence.
- c. Compatible Architecture: All construction, whether it be new or part of an addition or renovation of an existing structure, must be compatible with the character of the site, adjacent structures and streetscape. Avoid architecture or building materials that significantly diverge from adjacent architecture. Maintain the rhythm of the block in terms of scale, massing and setback. Where a development includes outlots they shall be designed with compatible consistent architecture with the primary building(s). Site lighting, landscaping and architecture shall reflect a consistent design statement throughout the development. The architect has provided an architectural character in terms of scale, building material and overall design that his consistsent with the architecture of the outlot.

- d. Color: Color choices shall consider the context of the surrounding area and shall not be used for purposes of "attention getting" or branding of the proposed use. Color choices shall be harmonious with the surrounding buildings; excessively bright or brilliant colors are to be avoided except to be used on a minor scale for accents. The colors chosen for the in-line stores are consistent with the outlot building. The larger Jr. box stores reflect their prototypical colors.
- e. Sustainable architectural design: The overall design must meet the needs of the current use without compromising the ability of future uses. Do not let the current use dictate an architecture so unique that it limits its potential for other uses (i.e. Medieval Times). The architecture reflects current commercial architectural trends.
- f. Defined Entry: Entrance shall be readily identifiable from public right-of-way or parking fields. The entry can be clearly defined by using unique architecture, a canopy, overhang or some other type of weather protection, some form of roof element or enhanced landscaping. Entry ways are prominent on the front façade of the tenant spaces.
- g. Roof: For buildings 10,000 sf or less a pitched roof is required or a parapet that extends the full exterior of the building. For buildings with a continuous roof line of 100 feet of more, a change of at least five feet in height must be made for every 75 feet. The roof line is varied along the entire frontage.
- h. Building Articulation: Large expanses of walls void of color, material or texture variation are to be avoided. The use of material and color changes, articulation of details around doors, windows, plate lines, the provision of architectural details such as "belly-bands" (decorative cladding that runs horizontally around the building), the use of recessed design elements, exposed expansion joints, reveals, change in texture, or other methods of visual relief are encouraged as a means to minimize the oppressiveness of large expanses of walls and break down the overall scale of the building into intermediate scaled parts. On commercial buildings, facades greater than 100 feet must include some form of articulation of the façade through the use of recesses or projections of at least 6 inches for at least 20% of the length of the façade. For industrial buildings efforts to break up the long façade shall be accomplished through a change in building material, color or vertical breaks of three feet or more every 250 feet. The facades of both the in-line and Jr. boxes provide a variety of recesses and projections creating shadow patterns and movement along the frontage.
- *i.* Screen Mechanicals: All mechanical devices shall be screened from all public views. *All roof top units will be screened from the Harlem Avenue ROW.*
- j. Trash Enclosures: Trash enclosures must be screened on three sides by a masonry wall consistent with the architecture and building material of the building it serves. Gates must be kept closed at all times and constructed of a durable material such as wood or steel. They shall not be located in the front or corner side yard and shall be set behind the front building façade. All trash enclosures will be enclosed in a masonry enclosure.

#### 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. As an existing facility the parking field could not be relocated to the rear or side.

- 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. Loading areas are located at the rear of the building.
- 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. There is not outdoor storage; outdoor sales displays are allowed. An exception to allow outdoor sales display beyond ordinance limitations will be considered as part of the PUD approval.
- 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. Share parking is provided throughout the Plaza; a truck route has been reviewed and considered as part of the site plan review.
- 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. Pedestrian access has been encouraged through the provision of sidewalks along Harlem Avenue as well as connections between Harlem Avenue and the center with appropriate crosswalk designations. Bicycle parking has also been provided.

#### MOTIONS FOR CONSIDERATION

If the Plan Commission wishes to take action on the Petitioner's requests, the following motions are in the appropriate form. 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, Brixmor Property Group, on behalf of Centrol/IA Tinley Park Plaza, LLC (Property Owner), Site Plan approval in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, to redevelop the property located at 15917-15957 Harlem Avenue."

#### Motion 2 (Special Use for a Planned Unit Development with Exceptions):

"...make a motion to recommend that the Village Board approve a Special Use for a Planned Unit Development, (Tinley Park Plaza- Phase 1), in accordance with plans as noted in the List of Submitted Plans within the Staff Report and attached to the Plan Commission Meeting Packet, and adopt Findings related to the Standards for a Planned Unit Development and for a Special Use as outlined in the staff report to redevelop the property located at 15917-15957 Harlem Avenue with the following exceptions to the Village Zoning Ordinance:

- 1. An exception of the required 26' aisle width in a parking lot to allow 24' aisle widths as defined in the approved Site Plan;
- 2. An exception to the allowed time period for Outdoor Sales Displays to allow for outdoor sales displays at any time during the year in accordance with ordinance time limitations;
- 3. An exception to the required parking ratios to allow for a total of 511 parking spaces in accordance with the approved site plan;
- 4. An exception of the required building materials to allow for the use of alternate building materials in the percentages identified in the approved architectural elevation plans;
- 5. An exception in the maximum building height of 35' to allow structures to be built at a height of 36'4" and 36'8";

- 6. An exception to the maximum light pole height of 25' to allow light poles to be retained or erected at 40' in height;
- 7. An exception to the maximum ground sign height of 10' and area of 120 Sq. Ft. to allow a ground sign to be erected 20' in height and 267 Sq. Ft. in size;
- 8. An exception to the required ground sign setback of 10' to allow two ground signs to be installed with a 2' setback; and
- 9. An exception to the maximum size for a wall sign (1.5 Sq. Ft./1 L.F. of tenant frontage) and maximum number of wall signs (1 per primary frontage) to allow one 296 Sq. Ft. wall sign for the soft goods retail store and a second wall sign measuring 16 Sq. Ft.

#### With approval conditioned upon:

- 1. Recordation of Sidewalk and Public Access Easement Agreement prior to occupancy;
- 2. Screening of roof top mechanical units from Harlem Avenue viewshed;
- 3. Repair of fence along east property line;
- 4. Irrigation of all landscaped areas;
- 5. Removal of Walt's sign at the end of their lease;
- 6. Final engineering; and

[any conditions that the Commissioners would like to add]

#### LIST OF REVIEWED PLANS

	Submitted Sheet Name	Prepared By	Date On Sheet
EXH-3	Commercial Truck 1	W	8/6/2020
EXH-1	Commercial Truck 2	W	8/6/2020
EXH-1	Fire Truck	W	8/6/2020
EXH-2	Garbage truck – Turn Exhibit	W	8/6/2020
	Light Fixtures – VMF	V	
	Light Fixtures – VMX	V	
	Light Fixtures – Wall packs	V	
SL200	Photometric Plan	OSL	6/18/2020
17984	Pylon Sign 10ft	D	6/19/2020
17174	Pylon Sign 20ft	D	6/19/2020
	Trash Enclosure	W	7/13/2020
C000	Civil Set – Cover Sheet	W	8/6/2020
C200	Overall Site Plan	W	8/6/2020
C201	Site Plan	W	8/6/2020
C300	Preliminary Grading Plan	W	8/6/2020
C400	Preliminary Utility Plan	W	8/6/2020
C500	Landscape Plan	W	8/6/2020
	Elevation North 2	W	8/6/2020
	Elevation North 3	W	8/6/2020
	Elevation North 4	W	8/6/2020
	Elevation North 5	W	8/6/2020
	Perspective Views	W	8/6/2020
P080800	Presentation Drawings	W	8/6/2020
P080800	Color Elevations - Retail	W	8/6/2020

STATE OF ILLINOIS)
COUNTY OF COOK ()SS.
COUNTY OF WILL ()

#### CLERK'S CERTIFICATE

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

#### ORDINANCE NO. 2015-O-062

# ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT – BRIXMOR - PLAZA SIGNAGE REGULATIONS

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 15<sup>th</sup> day of December, 2015, at which meeting a quorum was present, and approved by the President of Tinley Park on the 15<sup>th</sup> day of December, 2015.

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

AYES:

Maher, Grady, Pannitto, Vandenberg, Younker, Brady

NAYS:

None

ABSENT:

None

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 15<sup>th</sup> day of December, 2015.

Deputy Village Clerk

#### **PAMPHLET**

#### FRONT OF PAMPHLET

#### **ORDINANCE NO. 2015-O-062**

ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT – BRIXMOR - PLAZA SIGNAGE REGULATIONS

Published in pamphlet form this 15<sup>th</sup> day of December, 2015, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

Bv:

Deputy Village Clerk

#### ORDINANCE NO. 2015-O-062

## ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT – BRIXMOR - PLAZA SIGNAGE REGULATIONS

WHEREAS, a petition for approval of a substantial deviation to the existing Tinley Park Plaza Planned Unit Development ("PUD"), as set forth and described below, has been filed with the Village Clerk of this Village and has been referred to the Plan Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, said Plan Commission of this Village held a public hearing on whether the requested approval for a substantial deviation to the existing PUD (the "Substantial Deviation") should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearing in a newspaper published in and of general circulation within this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the proposed Substantial Deviation be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations.

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

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

proposed granting of the Substantial Deviation is in the public good and in the best interests of the Village and its residents, and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Sections I,B and VII thereof.

Section 2: The property and PUD that is the subject of the Substantial Deviation is legally described on EXHIBIT A attached hereto and hereby made a part hereof (the "Subject Property").

Section 3: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed Substantial Deviation to the existing PUD, as follows:

- (A) Except as provided herein, the remainder of the PUD shall remain unchanged.
- (B) The PUD is commonly known as the Tinley Park Plaza Planned Unit Development approved on November 13, 1972. The shopping area has changed ownership and tenants over the years. An amendment to the PUD was made in 1993, approving the 117,800 square foot Builder's Square development. In 2004, an outlot was platted at the south end of the plaza and was developed with a multi-tenant retail building. The configuration of the in-line stores has remained intact since its original construction.
- (C) In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD, which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. The property owner stated at that time: "One unique aspect of the Plaza is the substantial distance it is set back from Harlem Avenue, and another aspect is that it is a lengthy shopping center spread out along Harlem Avenue, Both such factors necessitate the proposed sign regulations." The amendment further recognized the need to deviate from the Village's sign regulations due to the "importance of signage to a strip type shopping center", and therefore the Village Board approved an increase in sign area from the Village's sign regulation from 1.0 SF/1.0 LF of frontage to 1.5 SF/1.0 LF of frontage. In June of this year the Village adopted an amendment to the 1985 sign regulations which addressed the unique circumstances of the planned multi-tenant outlot building at the north end of the property. The in-line stores of the main plaza structure were not addressed at that time.

The Sign Regulations for Tinley Park Plaza which regulate the in-line stores are very explicit on the type, location and illumination of signs, some of which conflict with existing signs or signage that might be typically proposed for the Plaza. A certain type font (Helvetica Medium), specific sign installation and

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materials (some of which are now outdated), and a requirement that all lettering be upper case are just a few of the regulations that currently govern the in-line tenants.

The attached proposal addresses in-line tenant signage and consolidates it with the recently adopted regulations for the outlots. Existing signage that does not meet these regulations become legal non-conforming signs and will be allowed to remain until such time that the business changes or the sign is modified or removed. The sign area allowance remains as originally proposed at 1.5 SF/1 LF, which exceeds Village Sign regulations.

- (D) The proposed amendments would modify signage requirements for wall signs for both the in-line and outlot buildings within the Plaza. The signage requirements contained in the PUD are outdated and not in keeping with current standards for large shopping centers. Changes to the requirements include allowing logos and branded lettering, changing the definition of sign face area, requiring that background coloring be counted toward sign face area, and establishing maximum lettering heights. These changes should create consistency within the center and should improve the recognition and visibility of the signage from the public streets. These proposed amendments do not change the requirements for ground-mounted signage.
- (E) The proposed new sign regulations are attached here as <u>EXHIBIT B</u>. The attached proposal amends the regulations that were approved earlier this year and will repeal the original sign regulations, thereby providing one set of regulations for all signs in the Tinley Park Plaza. Absent an amendment to the Sign Regulations for the PUD, the proposed signage for Planet Fitness, or any other new sign proposal, would not meet the PUD regulations or current Zoning Ordinance Sign Regulations.
- (F) The Village's sign ordinance, along with the original sign regulations for the Plaza calculated sign area in the following way: "...as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces." This method has proven very difficult to calculate and administer, therefore the proposed amendment changes this to reflect the more traditional way of calculating sign area "...that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes."

The proposed sign amendment also clarifies an issue regarding the use of color that is part of the "brand" of the business. The proposed sign amendment clarifies that the use of color indicative of the business brand or logo will be included in sign area calculations.

Consistent with the sign allowances for the outlots and the original regulations, the proposed regulations allow a ratio of 1.5 SF per 1 LF of frontage. This exceeds Village Code which allows for 1 SF per 1 LF of frontage. This ratio was approved as part of the original PUD and reflects the majority of signs that exist in the Plaza today.

In addition to sign area the proposed sign regulations impose a maximum letter height. This is consistent with the regulations for Brookside Marketplace.

#### ADDITIONAL FINDINGS OF FACT

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 sign amendments will clarify regulations for all signage in the Plaza, provide for uniformity within the PUD, and improve the administrative review for permits. The proposed amendments will allow for current trends in signage that the current outdated regulations would prevent such as branding for lettering style. Signage is an integral part of the success of a business and the proposed sign plans encourage signage which will assist the general public in way-finding to the various businesses.

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

The proposed sign amendments will provide opportunity for new and current signs to be updated which will improve the aesthetics of the Plaza. The amendments are consistent with the previous regulations regarding area which acknowledges the setback for the in-line stores from Harlem 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 proposed sign amendments will not deter or detract from the normal and orderly development of the surrounding area; the amendments will result in more attractive signage which will improve the Plaza and consequently the surrounding area.

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

There are no proposed changes in these facilities and the existing facilities are adequate. Moreover, improved signage will assist in improving traffic circulation.

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.

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Again, no changes are proposed in the Plaza other than signage, and the new signage will improve traffic circulation in the immediate area.

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

Again, this is an update to the existing sign regulations for the Plaza and, for all the reasons set forth above, will update and improve the Plaza's appearance and visibility and enable it to become more prosperous.

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

The proposed sign amendments will improve the administration and aesthetics of signage in the Plaza. It is the intent of the proposed amendments to encourage more attractive signage which in turn will attract more business to the Plaza.

Section 4: Ordinance Number 85-O-057 amended the PUD to create specific sign regulations for the PUD. However, those regulations applied only to the in-line retail building in the Tinley Park Plaza and have become outdated. Ordinance Number 2015-O-020 updated the sign regulations as they applied to outlots. The proposed Substantial Deviation includes additional sign regulations which are attached hereto and hereby made a part hereof as <a href="EXHIBIT B">EXHIBIT B</a> (the "Sign Regulations"). This Board of Trustees further finds, in addition to and incorporated within the findings set forth above that the approval of the Sign Regulations is in the best interests of the Village, its residents, the public and the customers shopping in the PUD. The proposed Sign Regulations will consolidate all sign regulations for the Plaza and allow for a consistent design approach and approval process for the in-line and outlot tenant spaces.

Section 5: Approval is hereby granted for a Substantial Deviation to the existing Tinley Park Plaza PUD to consist of the adoption and recording of the Sign Regulations attached hereto as EXHIBIT B which Sign Regulations shall be in full force and effect

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immediately upon the passage and approval of this Ordinance and its publication in pamphlet form.

Section 6: In addition to the foregoing, the approval of the Substantial Deviation shall be subject to compliance with any conditions and restrictions imposed by the Village herein and upon the Subject Property, as well as Final Engineering Plans approved by the Village, to assure compliance with the attached Sign Regulations.

Section 7: This Ordinance shall be published in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

**PASSED** this 15<sup>th</sup> day of December, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

Maher, Grady, Pannitto, Vandenberg, Younker, Brady

NAYS:

None

ABSENT:

None

APPROVED by the President of the Village of Tinley Park on the 15<sup>th</sup> day of December, 2015.

Village President

ATTEST:

Deputy Village Clerk

Published in pamphlet form this 15th day of December, 2015.

Deputy Village Clerk

#### EXHIBIT A

#### LEGAL DESCRIPTION

LOTS 1 AND 2 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

P.I.N. #: 28-19-100-057-0000, 28-19-100-057-0000

PROPERTY ADDRESS: 15903-16205 S. HARLEM AVENUE

#### EXHIBIT B

# AMENDMENT TO SIGN REGULATIONS FOR TINLEY PARK PLAZA SHOPPING CENTER

1.1 INTENT: These amendments are adopted for the in-line tenant spaces of the retail center and all outlot buildings (existing and future) within the Tinley Park Plaza (TPP) Planned Unit Development (PUD) for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the frontage of the in-line stores and for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza. This amendment in its entirety shall regulate all signage for Tinley Park Plaza and shall replace the Sign Regulations for Tinley Park Plaza Shopping Center (Ordinance No. 85-0-057) adopted October 14, 1985 and the 2015 Amendment to Sign Regulations for Tinley Park Plaza Shopping Center (Ordinance 2015-0-20), adopted June 16, 2015.

**1.2 APPLICABILITY:** These amendments apply to all in-line tenant spaces and outlot buildings within the TPP Planned Unit Development. All signs shall comply with the regulations herein and Sections IX B, C, D (6-9) of the Tinley Park Zoning Ordinance as amended from time to time. All signs existing at the adoption of these regulations shall be able to remain as a permitted non-conforming sign as provided in Section 9.0.

#### 2.0 DEFINITIONS:

<u>BUSINESS TENANT:</u> Tenant space having its own secured entrance. Businesses located within another business, without having a distinct secured entrance, are not considered a separate business and are not eligible for separate signage.

<u>FRONTAGE LIMITS:</u> The width of the lease space as measured along the building's primary frontage.

<u>IN-LINE TENANT SPACES</u>: Leased commercial units located in the primary structure in Tinley Park Plaza and not in the separate commercial structures considered outlot buildings.

<u>OUTLOT BUILDINGS</u>: Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

<u>PRIMARY FRONTAGE</u>: The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

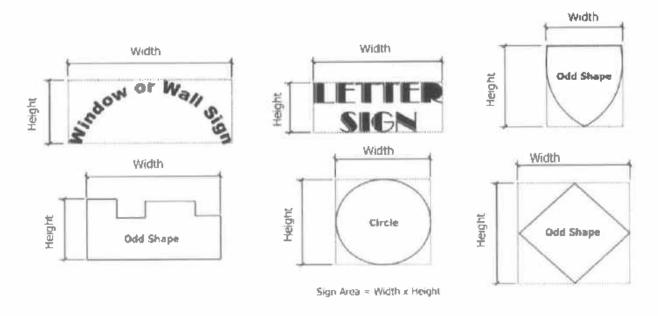
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REAR FRONTAGE: The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

<u>SECONDARY FRONTAGE</u>: The frontage adjacent to private ingress/egress access streets or drive aisles. This frontage does not have service entrances and may include a public entrance to the building.

SIGN: Refer to definition in Section II of the Tinley Park Zoning Ordinance, as amended from time to time.

SIGN FACE AREA: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display. The sign area shall be calculated by computing the area of the smallest measurable square, circle, rectangle, triangle within the single continuous perimeter, including the frame, border, or other material which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed. When the sign background for the individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be measured and shall constitute the sign area if such area is larger than the geometric forms encompassing the sign message:



<u>WALL SIGN:</u> A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

<u>WINDOW SIGN</u>: A sign or individual letters, symbols, or combinations thereof p laced inside or upon a window facing the outside and which is intended to be seen from the exterior.

- 3.0 IN-LINE TENANT SIGNAGE: Each in-line tenant may furnish and erect a sign on the parapet or sign band above the storefront of the subject lease space to identify the tenant doing business on the premises. The location of the sign should be centered on the tenant's frontage limits along the primary building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center as possible.
- 3.1 OUTLOT SIGNAGE: A Unified Sign Plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD in accordance with the dimension regulations outlined in Table 1. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to a PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park. Signage for in-line tenants are not required to submit a Unified Sign Plan, but will be required to submit a sign permit application to the Village of Tinley Park Building Department in accordance with Section IX of the Tinley Park Zoning Ordinance, as amended from time to time.

UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

- a. Sign materials and types of signs;
- b. Method of illumination;
- c. Color of raceway;
- d. Method of affixing raceway to building face;
- e. The center base line upon which all signs are centered (identified on the building elevations);
- f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
- g. Letter heights, number of rows of lettering, total height of proposed sign;
- h. Location of window signage per tenant space for each building elevation; and
- i. Location and design of any service door sign.

**3.2 IN-LINE AND OUTLOT SIGN SUBMITTAL REQUIREMENTS:** Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance, as amended from time to time. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the approved plan for the building on which the sign is erected.

#### 4.0 PROHIBITED SIGNS:

- No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
- No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
- No electronic message centers and signs;
- d. No signage is allowed on awnings and back lit awnings are prohibited;
- e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
- f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows:

- g. No neon or fluorescent tubes or incandescent bulbs may be exposed to public view;
- h. No internally illuminated box signs or bare bulb lighting will be allowed on the outside of the building except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- i. No signage should be placed in the public right of way or within any parking area;
- j. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW;
- k. Valances
- signs painted on glass storefronts will not be permitted;
- m. No paper signs shall be permitted to be applied to the interior or exterior faces of the storefront glass or other material; and
- n. Non-illuminated signs are not permitted.

**5.0 WALL SIGN REGULATIONS:** All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance, as amended from time to time will control.

#### 5.1 CONTENT:

- Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
- b. Slogans and mottos for businesses are not allowed on wall signage;
- c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area; and
- d. Temporary signs are allowed provided they follow the provisions of Section IX.D.7 (Temporary Signs) of the Village of Tinley Park Zoning Ordinance, as amended from time to time.

#### 5.2 DESIGN/LOCATION:

- a. Walls signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein on Table 1;
- b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached:
- c. No wall sign shall extend above the parapet or eave line, of the building to which it is attached:
- d. Wall signs shall not cover up or interrupt major architectural features;
- e. All wall signs must respect a consistent margin from the edge of the sign area of at least 9" and at least 2'0" from the frontage limits of the adjacent tenant. Allowances may be made if architectural elements of the facade interfere with a consistent margin. All wall signs must be placed in coordination with the established base center line designated on the sign plan for outlot buildings. For in-line tenant signage, the base center line shall be established by the Landlord of the shopping center and documented with the Village;
- f. Wall signs must be individual internally lit letters either mounted on a raceway or as separate letters mounted directly to the building façade, powered only by remote transformers located behind the building fascia panel. The raceway must be painted to match the exterior surface of the building. Box signs are prohibited except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- g. Letter color shall be per Tenant design and Landlord approval; and
- h. Service door signage shall be uniform in font, size, and color.

#### 5,3 WALL SIGN DIMENSION REGULATIONS: TABLE 1

Building	Location	#of	Allowable Area	Letter	Sig	Special Notes
Tenancy		Signs	of Proposed Sign	Ht	n Ht	
In-line tenancy <25,000	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	36"	84"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
In -line tenancy 25,000 SF or greater	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of Individual tenancy.	84"	84"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
Outlot building	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage.	30"	78"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
is designed for and contains one business tenant	Secondary frontage	1	70% of area allotted to adj primary frontage; 100% on tower corner element Signage is limited to the tenant occupying the corner unit.	tower	60"; 78" on come r tower	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.
	Rear Frontage	1	No greater than 50% of sign area allowed for primary frontage. For corner buildings the longer frontage shall be the primary frontage for purposes of calculating rear frontage sign allowances.	15"	15"	Signs must be uniform in size, style, color, and contain only the name of the store; logos are prohibited.

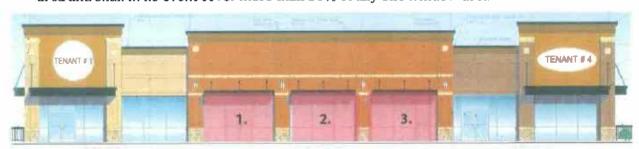
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Building Tenancy	Location	# of Signs	Allowable Area of Proposed Sign	Letter Ht	Sign Ht	Special Notes
,	Primary Frontage (including	1	1.5 SF per 1.0 LF of primary frontage for	30"	78"	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be
Outlot building is	corner buildings with 2 or more primary frontages)		each tenant			in scale with lettering and fit in allotted sign area.
designed	Secondary	1	70% of the area	21"; 30" if	60"; 78" if	Sign must not contain more
for and contains multiple busines s tenants	frontage		allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary	located on a corner tower	located on a corner tower element	than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	Rear frontage	1	N greater than 50% of sign area allowed for each tenant's primary frontage. For corner buildings the longer frontage shall be the primary frontage for purposes of calculating rear frontage sign allowances.	15"	15"	Signs must be uniform in size, style, and color. Sign must contain only the name of the store; logos are prohibited.

#### 6.0 WINDOW SIGNS:

Window signs shall not exceed twenty-five percent (25%) of the total frontage window area and shall in no event cover more than 50% of any one window area.





All three pink shaded areas comprise the total frontage window area for this tenant. Tenant is allowed 25% of this total area for window signage. Window area is defined as the area identified by separate numbers and in no case can a window be covered by more than 50%.

**7.0 FREE-STANDING SIGNS:** No free-standing sign shall be permitted within the limits of the Tinley Park Plaza Shopping Center except as approved by the Village of Tinley Park.

#### 8.0 ILLUMINATION:

- a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
- b. All wall signs on the same building shall be of a consistent method of illumination, structure and material.

**9.0 NON-CONFORMITIES:** All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time as one of the following occurs:

- a. a business vacates the premises and a new business leases the premises; a change of use:
- b. change of owner;
- c. the sign is removed; or
- d. the sign is repaired and the cost of the repair is greater than 50% of its replacement value.

Any sign meeting the conditions as stated above will be deemed no longer to be legally non-conforming, and must be removed and replaced within 30 days of the triggering event.

**10.0 APPROVALS**: All signs shall require written approval by the Landlord and the Village of Tinley Park prior to fabrication. The Tenant shall cause the sign company to submit detailed drawings to the Landlord and the Village. The Landlord will review the drawings and return copies marked to indicate approval of the necessary documents. No sign shall be erected by any Tenant except in accordance with the drawing bearing the Landlord's final approval and only after the issuance of a sign permit by the Village of Tinley Park.

**11.0 SIGN REMOVAL**: Upon vacating the leased premises, each tenant is responsible for removing their sign letters and repairing the building fascia to its original condition which shall include patching, painting and removal of all sign electrical conduits and boxes. Any aforementioned repair not provided by the tenants shall be undertaken by the Landlord.

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#### **PAMPHLET**

#### BACK OF PAMPHLET

#### **ORDINANCE NO. 2015-O-062**

ORDINANCE APPROVING A SUBSTANTIAL DEVIATION TO THE EXISTING TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT – BRIXMOR - PLAZA SIGNAGE REGULATIONS

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

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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: ✓ Planned Unit Development (PUD) Concept ✓ Preliminary Final ✓ Deviation Residential Commercial for Annexation Rezoning (Map Amendment) From \_ Plat (Subdivision, Consolidation, Public Easement) Preliminary √ Site Plan Landscape Change Approval 10ther: PROJECT & PROPERTY INFORMATION Tinley Park Plaza Redevelopment Project Project Name: See attached Exhibit A Project Description: 28-19-100-057 and -058 7135 Harlem Avenue Project Address: Property Index No. (PIN): 513' x 2,207' (approx.); 962, **Zoning District:** Lot Dimensions & Area: B-2 Estimated Project Cost: OWNER OF RECORD INFORMATION Please supply proper documentation of ownership and/or designated representative for any corporation. Centro/IA Tinley Park Plaza, LLC c/o Brixmor Property Group Name of Owner: Company: 8700 West Bryn Mawr Avenue; Suite Chicago, IL 60631 Street Address: City, State & Zip: Andrew.Balzer@brixmor.com 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. BRIXMOR PROPERTY GROUP ANDY BALLER Name of Applicant: Company: Relation To Project: PROJECT DIRECTOR, REIDEVELOPMEN City, State & Zip: CHICAGO IL Street Address:

**Phone Number:** 

E-Mail Address:



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 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 N/A	(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 agree	ements made by the designated representative.			
Property Owner Signature:	N/A			
Property Owner Name (Print):	N/A			
Acknowledgements				
Village Manager, Corpo member or Chair, does obligate the Village. Fu limited to, motions, res	es, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, pration Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission not have the authority to bind or obligate the Village in any way and therefore cannot bind or orther, Applicant acknowledges, understands and agrees that only formal action (including, but not solutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate by rights or entitlement on the applicant, legal, equitable, or otherwise.			
of subject site(s) as par	ommission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections to fit of the pre-hearing and fact finding review of requests. These individuals are given permission to regards to the request being made.			
	signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days ring. These may be provided by the Village or may need to be produced by the petitioner.			
The request is accompa scheduling any public n	anied by all addendums and required additional information and all applicable fees are paid before neetings or hearings.			
Applicant verifies that a	all outstanding fees and monies owed to the Village of Tinley Park have been paid.			
	re, impact, engineering, contracted review or other required fees and donations shall be paid prior ding permits, occupancy permits, or business licenses.			
	ant by signing this application certify that the above information and all supporting addendums and and correct to the best of their knowledge.			
Property Owner Signature:				
Property Owner Name (Print):	Andy Balzer for Centro/IA Tinley Park Plaza, LLC			
Applicant Signature: (If other than Owner)				
Applicant's Name (Print):	Andy Balzer for Centro/IA Tinley Park Plaza, LLC			

Updated 12/18/2018

Date:

April 10, 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 PLANNED UNIT DEVELOPMENT (PUD) ADDENDUM

#### **APPLICATION & SUBMITTAL REQUIREMENTS**

The following information is being provided in order to assist applicants with the submission of **Planned Unit Development (PUD)** plans and support documentation for staff review prior to placement on a Plan Commission agenda or meeting. A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete, it may delay and review or hearing of the materials until a complete application package is received. Submittal requirements may be modified based upon the particular nature and scope of the specific request.

Section VII of the Zoning Code details the purpose, procedures, submittal requirements and standards that must be met to receive different levels of approval for a Planned Unit Development (PUD). 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 concept plans prior to making a submittal.

- X Schedule a pre-application meeting with Planning Department staff to review the feasibility of the proposal, discuss applicable Ordinance requirements, and explain the difference between concept, preliminary and final approval.
- X General Application form is complete and is signed by the property owner(s) and applicant (if applicable).
- XOwnership 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. All beneficiaries of a property must be disclosed. TITLE POLICY TO BE SUBMITTED SEPARATELY
- A written project narrative detailing the general nature and specific aspects of the proposal being requested. Details on all existing and proposed uses, densities, expected traffic, differences from existing zoning code allowances, the general nature of the development and how the resulting code flexibility will benefit the Village. INCLUDED WITH EXHIBIT A.
- |X|Preliminary/Final plans in conjunction with the Site Plan checklist (site plan, landscaping, engineering, etc.) and Plat of Subdivision of the property that is prepared by a register land surveyor and has all up-to-date structures and property improvements indicated.
- $\overline{X}$  Site Plan or interior layout plans that indicate how the property and site will be utilized.
- Responses to all Standards and Criteria for Planned Unit Developments (PUDs) on the following page (can be submitted along with the narrative, but all standards must be covered). INCLUDED WITH
- Additional PUD standard responses based on if the PUD is residential, commercial, or industrial. Please respond to the appropriate PUD standards and criteria in section 7-C of the zoning code on a separate page. INCLUDED WITH EXHIBIT A.
- X \$500 PUD Special Use Hearing fee. \$500 SITE PLAN REVIEW FEE ALSO INCLUDED (\$1000 TOTAL)

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#### STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUD)

Section VII.C of the Village of Tinley Park Zoning Ordinance establishes standards and criteria for all Planned Developments. In order for a Planned Unit Development to be approved, the Petitioner must respond to and confirm each of the following general provisions by indicating the facts supporting such findings. If a general provision cannot be met, please state the reason and indicate if a variation will be requested for that item. In order to thoroughly respond to the following items, please label and answer each question on a separate page and attach additional pages as necessary. Please provide factual evidence that the proposed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the responses on a separate document or page.

-	osed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the onses on a separate document or page.
Α.	The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
S	ee attached Exhibit A.
В.	The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
Se	ee attached Exhibit A.
C.	The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
Se	ee attached Exhibit A.
D.	The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
Se	ee attached Exhibit A.
Ε.	The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
Se	ee attached Exhibit A.

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F.	The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
Se	ee attached Exhibit A.
G.	When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
Se	ee attached Exhibit A.
н.	The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.
Se	ee attached Exhibit A.
ı.	The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
Se	ee attached Exhibit A.
J.	Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.
Se	ee attached Exhibit A.

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#### **EXHIBIT A**

# CENTRO/IA TINLEY PARK PLAZA, LLC PLANNED UNIT DEVELOPMENT APPLICATION

### PROPERTY PROJECT DESCRIPTION

Centro/IA Tinley Park Plaza, LLC, a Delaware limited liability company (the "Applicant") is seeking approval of a project site plan and planned unit development for the property commonly known as the Tinley Park Plaza Shopping Center at 7135 South Harlem Avenue (the "Property"). The Property is a rectangular-shaped, approximately 962,000 square foot (22.08 acres) parcel that is zoned B-2. The Property is currently improved with an approximately 248,000 square foot shopping center that was built in 1987. The shopping center is comprised of one large, in line building and several out parcels. Service, restaurant and retail tenants ranging from about 800 square feet to 39,000 square feet occupy the center.

Faced with significant existing and prospective vacancies, the Applicant proposes to undertake a major capital investment in the Property. The work includes demolition of approximately 87,000 square feet of existing buildings on roughly the north half of the shopping center, the construction of the core and shell of a new space to accommodate an approximately 38,500 square foot grocery tenant, an approximately 25,000 square foot retail tenant, approximately 3,600 square feet of spec tenant space and certain general center improvements (façade, landscaping, and parking lot upgrades and rehabilitation) (the "Project"). The Project budget is about \$21 million. Provided that the Applicant is able to secure tax increment financing assistance from the Village and secure all necessary approvals, the Applicant intends to commence the Project in Q3 2020, deliver the core and shell space to the grocer and retail tenants by Q1 2021 and complete the remaining improvements by Q2 2021.

#### **REQUESTED DEVIATIONS**

In furtherance of the Project, the Applicant is seeking four deviations from the Zoning Ordinance as part of its request for approval of a planned unit development. First, the Applicant is seeking approval of 24 foot drive aisles instead of the 26 foot required drive aisles. Second, the Applicant is seeking, on behalf of its grocery tenant, approval of a Level 3 Outdoor Sales Display. Third, the Applicant is seeking, on behalf of its grocery tenant, approval of outdoor collection/storage lockers to facilitate customers' pick up and return of merchandise. Finally, the Applicant is seeking a reduction in landscaping coverage of the site from the required 10% to 6%.

#### ADHERENCE TO STANDARDS FOR A PLANNED UNIT DEVELOPMENT

The Applicant meets that standards for approval of a planned unit development for the Property as follows:

A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the

purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.

The Property is greater than five acres and is under the single ownership and control of the applicant, Centro/IA Tinley Park Plaza, LLC.

B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.

The proposed Project will not be injurious to the use and enjoyment of other property in the immediate vicinity, and it will not impair property values within the surrounding area. As noted, the Property has been operated as a large, retail shopping center for over 30 years. It is zoned for medium intensity business uses. Surrounding land uses are business and commercial uses. The implementation of the Project will be wholly consistent with nearby land uses and will not adversely affect their use or enjoyment.

In addition, the proposed Project will likely enhance property values in the surrounding area. The large capital investment being made here will almost certainly raise the Property's value. That increase should in turn raise the property value of other nearby, similarly improved parcels.

Finally, the proposed Project will not impede normal and orderly development in the surrounding area and improvements of surrounding property in accordance with the Village's land use plan. The Property already functions as a retail shopping center which is consistent with the land plan set forth in the Village's 2000 Comprehensive Plan. The Applicant is not substantially increasing the square footage of the shopping center and is not introducing any uses which would be incompatible with surrounding uses. In fact, the rehabilitation of the shopping center will likely further orderly development of surrounding properties as other property owners take advantage of increased retail opportunities in the area.

C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.

The Property is improved with a retail shopping center with a variety of retail, service and hospitality tenants. The Applicant proposes to add a grocery store tenant, national clothing store tenant and unidentified smaller tenants to the center. Both meet a demand for these types of retail services in the Village. In addition, these tenants will attract new tenants to the center based on the high traffic volume they generate.

D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.

The existing Property, which has functioned as a shopping center for decades, has more than adequate utilities, drainage and other facilities necessary to operate.

The Applicant is making a significant investment in the shopping center which will result in an upgrade of the entire center. Moreover, the changes to the shopping center should not place any greater burden on the Village's police and fire protection services. In fact, because the new improvements are being made in accordance with updated fire codes, the shopper center may place even less of a burden on fire protection services.

E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

The Applicant has proposed an aggressive, but very achievable, construction schedule for the Project. The Applicant has years of experience with this type of construction, has hired architectural, engineering and other contractors with similarly extensive experience and it will be well positioned to keep the schedule that has been presented to the Village.

F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.

The Property has functioned as a large, retail shopping center for decades. The Applicant has consolidated the access points along Harlem Avenue to ensure smooth and efficient traffic flow. The main entrance is under signalized control while the other entrances are located to take advantage of traffics breaks at lights to the north and south. The Applicant is not proposing any significant increases in square footage or intensity of uses. Accordingly, the existing points of ingress and egress should be more than sufficient to minimize any traffic congestion resulting from the shopping center's operations. In addition, the internal lay out of the shopping center is already designed to allow for safe and efficient movement of pedestrian and vehicular traffic. With one exception, none of the work proposed by the Applicant will change the layout of the shopping center. In order to ensure that traffic does not back up at the main entrance, the Applicant is extending the center landscape island at the main entrance so that vehicles travelling from the south have to fully enter the property before accessing the parking fields. Finally, the surrounding street system is more than sufficient to handle the traffic generated by the shopping center.

G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.

The Property has functioned as a large, retail shopping center for decades. No new private streets, private recreational facilities or common open space are being proposed as part of the Project. As noted above, even though all points of ingress/egress are common driveways, no new driveways are proposed as part of

the Project, and the Applicant is in fact improving the main access drive to minimize traffic congestion on Harlem Avenue, particularly from north-bound traffic.

H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.

The Applicant anticipates that the planned unit development will include provisions regarding the bulk, density and location of improvements on the Property. In addition, the Property is under single ownership and control so no covenants between and among property owners are needed. There are no public facilities on the Property. The Applicant has granted easements to utilities as may be necessary to ensure the necessary services to the Property and its occupants.

I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.

The Applicant suggests that security for the completion of the Project is not warranted under the circumstances. The Applicant is a well capitalized company with extensive construction experience. The Applicant also does not intend to commence construction until it is certain the tax increment financing assistance is available as well as other necessary sources of funding.

J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

The Applicant is code deviations as part of its planned unit development application as described above..

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APR 1 4 2020

BL-201-04-00501

Village of Tintey 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 INF	ORMATION		
*Additional II	nformation is Required for Specific	Requests as Outlin	ned in Specific Addendums
Special Us Planned Us Variation Annexatio Rezoning ( Plat (Subdi Site Plan Landscape	nit Development (PUD)Conce ResidentialCommercial	pt Preliminary 1	inal 🗹 Deviation
Project Name:	Tinley Park Plaza Redevelopmen	nt Project	
Project Descriptio	Con attached Eubibit A		
Project Address:	7135 Harlem Avenue	Property index No. (PIN):	28-19-100-057 and -058
Zoning District:	B-2	Lot Dimensions & Area:	513' x 2,207' (approx.); 962,
Estimated Project	Cost: \$		
Please supply pr Name of Owner: Street Address:	ECORD INFORMATION oper documentation of ownership and/or of Centro/IA Tinley Park Plaza, LLC 8700 West Bryn Mawr Avenue; Suite Andrew.Balzer@brixmor.com	Company: c/o Brix:	mor Property Group
APPLICANT I	NFORMATION of Record		
All corresponder	nce and invoices will be sent to the applicationsent" section must be completed.	nt. If applicant is differ	ent than owner, "Authorized
Name of Applicant	ANDY BALZER	Company: BRIX	MOR PRIPERTY GROUP
Relation To Project	A CONTRACTOR OF THE CONTRACTOR	EVELOPMEN	
Street Address:	8700W BRYN MAWR ANE; SUTTE	City, State & Zip:	1000 1L 60631
E-Mail Address:	and say bales a Berrais com	Phone Number:	Series de la constante de la c



Village of Finley Park
Community Development Dept
16250 S. Ouk Park Ave.
Tinley Park, II, 60477
708 444 5100

# VILLAGE OF TINLEY PARK, ILLINOIS PLANNING AND ZONING GENERAL APPLICATION

# <u>Authorized Representative Consent</u>

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. Ouring 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 N/A	(print clearly) to act on my behalf and advise that they have full authorit
to act as my/our representative	in regards to the subject property and project, including modifying any project or request. I agree to
	ements made by the designated representative.
Property Owner Signature:	N/A
Property Owner Name (Print):	N/A
Acknowledgements	
Village Manager, Corpo member or Chair, does obligate the Village. Fu limited to, motions, res	es, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, pration Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission in not have the authority to bind or obligate the Village in any way and therefore cannot bind or in their, Applicant acknowledges, understands and agrees that only formal action (including, but not solutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate by rights or entitlement on the applicant, legal, equitable, or otherwise.
of subject site(s) as par	ommission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections to fit of the pre-hearing and fact finding review of requests. These individuals are given permission to regards to the request being made.
Required public notice prior to the public hear	signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days ring. These may be provided by the Village or may need to be produced by the petitioner.
The request is accompa scheduling any public n	anied by all addendums and required additional information and all applicable fees are paid before neetings or hearings.
Applicant verifies that a	all outstanding fees and monies owed to the Village of Tintey Park have been paid.
Any applicable recapture to issuance of any build.	re, impact, engineering, contracted review or other required fees and donations shall be paid prior ling permits, occupancy permits, or business licenses.
	int by signing this application certify that the above information and all supporting addendums and and correct to the best of their knowledge.
Property Owner Signature:	
Property Owner Name (Print):	Andy Balzer for Centro/tA Tinley Park Plaza, LLC
Applicant Signature: (If other than Owner)	
Applicant's Name (Print):	Andy Balzer for Centro/IA Tinley Park Plaza, LLC
Date:	April 10, 2020



APR 1 & 2020

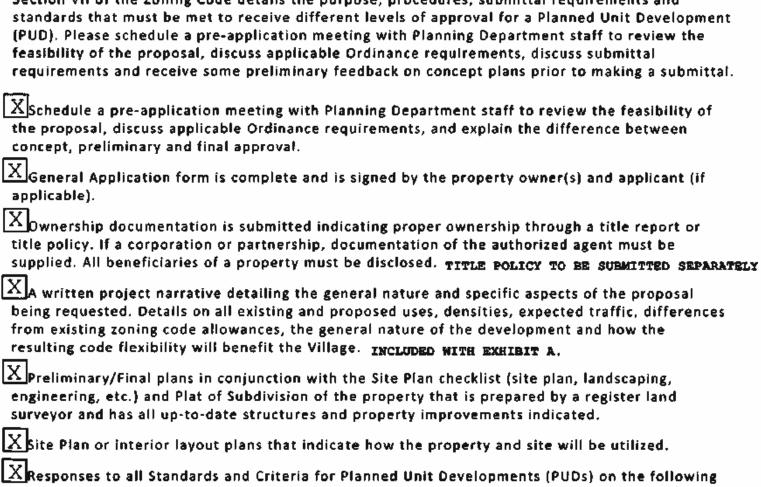
#### Village of Tinley Park Community Development Dept. 16250 S. Oak Park Ave. Tinley Park, IL 60477 708-444-5100

# VILLAGE OF TINLEY PARK, ILLINOIS PLANNED UNIT DEVELOPMENT (PUD) ADDENDUM

### APPLICATION & SUBMITTAL REQUIREMENTS

The following information is being provided in order to assist applicants with the submission of Planned Unit Development (PUD) plans and support documentation for staff review prior to placement on a Plan Commission agenda or meeting. A complete application consists of the following items submitted in a comprehensive package. If materials are submitted separately or are incomplete, it may delay and review or hearing of the materials until a complete application package is received. Submittal requirements may be modified based upon the particular nature and scope of the specific request.

Section VII of the Zoning Code details the purpose, procedures, submittal requirements and



Additional PUD standard responses based on if the PUD is residential, commercial, or industrial. Please respond to the appropriate PUD standards and criteria in section 7-C of the zoning code on

page (can be submitted along with the narrative, but all standards must be covered). INCLUDED WITH

a separate page, included with exhibit A,

\$500 PUD Special Use Hearing fee. \$500 SITE PLAN REVIEW FEE ALSO INCLUDED (\$1000 TOTAL)

### STANDARDS AND CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUD)

Section VII.C of the Village of Tinley Park Zoning Ordinance establishes standards and criteria for all Planned Developments. In order for a Planned Unit Development to be approved, the Petitioner must respond to and confirm each of the following general provisions by indicating the facts supporting such findings. If a general provision cannot be met, please state the reason and indicate if a variation will be requested for that item. In order to thoroughly respond to the following items, please label and answer each question on a separate page and attach additional pages as necessary. Please provide factual evidence that the proposed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the responses on a separate document or page.

	osed Planned Unit Development (PUD) meets the statements below. If additional space is needed, you may provide the onses on a separate document or page.
A.	The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.
s	ee attached Exhibit A.
В,	The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.
Se	ee attached Exhibit A.
C.	The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.
Se	ee attached Exhibit A.
Đ.	The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.
Se	e attached Exhibit A.
E.	The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.
Se	e attached Exhibit A.

F.	The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.
Se	e attached Exhibit A.
G.	When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.
Se	e attached Exhibit A.
н.	The general development plan shall contain such proposed covenants, easements and other provisions relating to the built, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.
Se	e attached Exhibit A.
l.	The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.
Se	e attached Exhibit A.
J.	Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.
Se	e attached Exhibit A.

#### EXHIBIT A

# CENTRO/IA TINLEY PARK PLAZA, LLC PLANNED UNIT DEVELOPMENT APPLICATION

## PROPERTY PROJECT DESCRIPTION

Centro/IA Tinley Park Plaza, LLC, a Delaware limited liability company (the "Applicant") is seeking approval of a project site plan and planned unit development for the property commonly known as the Tinley Park Plaza Shopping Center at 7135 South Harlem Avenue (the "Property"). The Property is a rectangular-shaped, approximately 962,000 square foot (22.08 acres) parcel that is zoned B-2. The Property is currently improved with an approximately 248,000 square foot shopping center that was built in 1987. The shopping center is comprised of one large, in line building and several out parcels. Service, restaurant and retail tenants ranging from about 800 square feet to 39,000 square feet occupy the center.

Faced with significant existing and prospective vacancies, the Applicant proposes to undertake a major capital investment in the Property. The work includes demolition of approximately 87,000 square feet of existing buildings on roughly the north half of the shopping center, the construction of the core and shell of a new space to accommodate an approximately 38,500 square foot grocery tenant, an approximately 25,000 square foot retail tenant, approximately 3,600 square feet of spec tenant space and certain general center improvements (façade, landscaping, and parking lot upgrades and rehabilitation) (the "Project"). The Project budget is about \$21 million. Provided that the Applicant is able to secure tax increment financing assistance from the Village and secure all necessary approvals, the Applicant intends to commence the Project in Q3 2020, deliver the core and shell space to the grocer and retail tenants by Q1 2021 and complete the remaining improvements by Q2 2021.

### REQUESTED DEVIATIONS

In furtherance of the Project, the Applicant is seeking four deviations from the Zoning Ordinance as part of its request for approval of a planned unit development. First, the Applicant is seeking approval of 24 foot drive aisles instead of the 26 foot required drive aisles. Second, the Applicant is seeking, on behalf of its grocery tenant, approval of a Level 3 Outdoor Sales Display. Third, the Applicant is seeking, on behalf of its grocery tenant, approval of outdoor collection/storage lockers to facilitate customers' pick up and return of merchandise. Finally, the Applicant is seeking a reduction in landscaping coverage of the site from the required 10% to 6%.

# ADHERENCE TO STANDARDS FOR A PLANNED UNIT DEVELOPMENT

The Applicant meets that standards for approval of a planned unit development for the Property as follows:

A. The site of the proposed planned unit development is not less than five (5) acres in area, is under single ownership and/or unified control, and is suitable to be planned and developed, or redeveloped, as a unit and in a manner consistent with the

purpose and intent of this Ordinance and with the Comprehensive Plan of the Village.

The Property is greater than five acres and is under the single ownership and control of the applicant, Centro/IA Tinley Park Plaza, LLC.

B. The planned development will not substantially injure or damage the use, value and enjoyment of the surrounding property nor hinder or prevent the development of surrounding property in accordance with the land use plan of the Village.

The proposed Project will not be injurious to the use and enjoyment of other property in the immediate vicinity, and it will not impair property values within the surrounding area. As noted, the Property has been operated as a large, retail shopping center for over 30 years. It is zoned for medium intensity business uses. Surrounding land uses are business and commercial uses. The implementation of the Project will be wholly consistent with nearby land uses and will not adversely affect their use or enjoyment.

In addition, the proposed Project will likely enhance property values in the surrounding area. The large capital investment being made here will almost certainly raise the Property's value. That increase should in turn raise the property value of other nearby, similarly improved parcels.

Finally, the proposed Project will not impede normal and orderly development in the surrounding area and improvements of surrounding property in accordance with the Village's land use plan. The Property already functions as a retail shopping center which is consistent with the land plan set forth in the Village's 2000 Comprehensive Plan. The Applicant is not substantially increasing the square footage of the shopping center and is not introducing any uses which would be incompatible with surrounding uses. In fact, the rehabilitation of the shopping center will likely further orderly development of surrounding properties as other property owners take advantage of increased retail opportunities in the area.

C. The uses permitted in the development are necessary or desirable and that the need for such uses has been clearly demonstrated.

The Property is improved with a retail shopping center with a variety of retail, service and hospitality tenants. The Applicant proposes to add a grocery store tenant, national clothing store tenant and unidentified smaller tenants to the center. Both meet a demand for these types of retail services in the Village. In addition, these tenants will attract new tenants to the center based on the high traffic volume they generate.

D. The proposed development will not impose an undue burden on public facilities and services, such as sewer and water systems, police and fire protection.

The existing Property, which has functioned as a shopping center for decades, has more than adequate utilities, drainage and other facilities necessary to operate.

The Applicant is making a significant investment in the shopping center which will result in an upgrade of the entire center. Moreover, the changes to the shopping center should not place any greater burden on the Village's police and fire protection services. In fact, because the new improvements are being made in accordance with updated fire codes, the shopper center may place even less of a burden on fire protection services.

E. The proposed development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

The Applicant has proposed an aggressive, but very achievable, construction schedule for the Project. The Applicant has years of experience with this type of construction, has hired architectural, engineering and other contractors with similarly extensive experience and it will be well positioned to keep the schedule that has been presented to the Village.

F. The street system serving the planned development is adequate to carry the traffic that will be imposed upon the streets by the proposed development, and that the streets and driveways on the site of the planned development will be adequate to serve the residents or occupants of the proposed development.

The Property has functioned as a large, retail shopping center for decades. The Applicant has consolidated the access points along Harlem Avenue to ensure smooth and efficient traffic flow. The main entrance is under signalized control while the other entrances are located to take advantage of traffics breaks at lights to the north and south. The Applicant is not proposing any significant increases in square footage or intensity of uses. Accordingly, the existing points of ingress and egress should be more than sufficient to minimize any traffic congestion resulting from the shopping center's operations. In addition, the internal lay out of the shopping center is already designed to allow for safe and efficient movement of pedestrian and vehicular traffic. With one exception, none of the work proposed by the Applicant will change the layout of the shopping center. In order to ensure that traffic does not back up at the main entrance, the Applicant is extending the center landscape island at the main entrance so that vehicles travelling from the south have to fully enter the property before accessing the parking fields. Finally, the surrounding street system is more than sufficient to handle the traffic generated by the shopping center.

G. When a Planned Unit Development proposes the use of private streets, common driveways, private recreation facilities or common open space, the developer shall provide and submit as part of the application the method and arrangement whereby these private facilities shall be operated and maintained.

The Property has functioned as a large, retail shopping center for decades. No new private streets, private recreational facilities or common open space are being proposed as part of the Project. As noted above, even though all points of ingress/egress are common driveways, no new driveways are proposed as part of

the Project, and the Applicant is in fact improving the main access drive to minimize traffic congestion on Harlem Avenue, particularly from north-bound traffic.

H. The general development plan shall contain such proposed covenants, easements and other provisions relating to the bulk, location and density of residential buildings, non-residential uses and structures and public facilities as are necessary for the welfare of the planned development and the Village. All such covenants shall specifically provide for enforcement by the Village of Tinley Park in addition to the land owners within the development.

The Applicant anticipates that the planned unit development will include provisions regarding the bulk, density and location of improvements on the Property. In addition, the Property is under single ownership and control so no covenants between and among property owners are needed. There are no public facilities on the Property. The Applicant has granted easements to utilities as may be necessary to ensure the necessary services to the Property and its occupants.

I. The developer shall provide and record easements and covenants, and shall make such other arrangements as furnishing a performance bond, escrow deposit, or other financial guarantees as may be reasonably required to assure performance in accordance with the development plan and to protect the public interest in the event of abandonment of said plan before completion.

The Applicant suggests that security for the completion of the Project is not warranted under the circumstances. The Applicant is a well capitalized company with extensive construction experience. The Applicant also does not intend to commence construction until it is certain the tax increment financing assistance is available as well as other necessary sources of funding.

J. Any exceptions or modifications of the zoning, subdivision, or other regulations that would otherwise be applicable to the site are warranted by the design of the proposed development plan, and the amenities incorporated in it, are consistent with the general interest of the public.

The Applicant is code deviations as part of its planned unit development application as described above..

097205.000009 4839-4578-8855.3

STATE OF ILLINOIS	)
COUNTY OF COOK	) SS.
COUNTY OF WILL	)
	CLERK'S CERTIFICATE
Park, Cook and Will Cour	ON, the duly elected and qualified Village Clerk of the Village of Tinley aties, Illinois, do hereby certify that attached hereto is a true and correct wo no file in my office, entitled:
	RESOLUTION NO. <u>2020-R-</u>
ACCESS EASEMENT LLC FOR PROPER	PROVING AND ACCEPTING A SIDEWALK AND PUBLIC AGREEMENT WITH BRIXMOR/IA TINLEY PARK PLAZA TY NEAR 15903-15915 S HARLEM AVENUE WITHIN THE PARK PLAZA PLANNED UNIT DEVELOPMENT
held on the day	e Board of Trustees of the Village of Tinley Park at a regular meeting of, 2020, at which meeting a quorum was present, and of the Village of Tinley Park on the day of
Board of Trustees of the V	at the vote on the question of the adoption of the said Resolution by the Village of Tinley Park was taken by the Ayes and Nays and recorded in s of the Board of Trustees of the Village of Tinley Park, and that the follows, to-wit:
AYES:	
NAYS:	
ABSENT:	
•	hat the original Resolution, of which the attached is a true copy, is entrusted and that I am the lawful keeper of the same.
	<b>HEREOF</b> , I have hereunto set my hand and affixed the seal of the s, 2020.
	Village Clerk

#### **RESOLUTION NO. 2020-R-**

RESOLUTION APPROVING AND ACCEPTING A SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT WITH BRIXMOR/IA TINLEY PARK PLAZA, LLC FOR PROPERTY NEAR 15903-15915 S HARLEM AVENUE WITHIN THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois have considered a Sidewalk and Public Access Easement Agreement (the "Agreement"), between Brixmor/IA Tinley Park Plaza, LLC, a Delaware limited liability company ("Owner") and the Village of Tinley Park, Cook and Will Counties, Illinois, an Illinois Municipal Corporation ("Village"), a true and correct copy of which is attached hereto and made a part hereof as EXHIBIT 1 and determined that said Agreement is in the best interest of the Village of Tinley Park and its residents.

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

**Section 1:** The Preambles hereto are hereby made a part of and operative provisions of this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid Agreement be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as EXHIBIT 1.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: The Agreement attached hereto as EXHIBIT 1 entitled "Sidewalk and Public Access Easement Agreement" is hereby adopted and approved.

<u>Section 5</u>: This Resolution shall be in full force and effect upon its adoption and approval.

AYES:	
NAYS:	
ABSENT:	

APPROVED this	day of	, 2020.
		President
ATTEST:		
Village Clerk		

# EXHIBIT 1 [ATTACHED]

Prepared by and after recording return to:
SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT
THIS SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT (the "Agreement") is made as of the Effective Date (as that term is defined below) by and between BRIXMOR/IA TINLEY PARK PLAZA, LLC., a Delaware limited liability company ("Owner"), and the VILLAGE OF TINLEY PARK, Cook and Will Counties, Illinois, an Illinois Municipal Corporation ("Village").
RECITALS:
A. Owner is the owner of the property legally described on Exhibit A attached hereto and made a part hereof (the "Property"); and
B. In accordance with the provisions of the Village's Ordinance 2020-0
C. Owner desires to satisfy the Village's aforesaid requirement by entering into this Agreement.
<b>NOW, THEREFORE,</b> in consideration of the above Recitals, which are hereby incorporated herein as material to this Agreement and the mutual covenants hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:
1. <b>SIDEWALK AND PUBLIC ACCESS EASEMENT GRANT.</b> Owner hereby grants to the Village, for the use and benefit of the Village and the general public, a nonexclusive sidewalk and public access easement over the portion of the Property legally described on Exhibit B attached hereto and made a part hereof and depicted on Exhibit C attached hereto and made a part hereof. Owner is solely responsible to construct the sidewalk in the Easement at Owner's cost in compliance with applicable building code provisions and thereafter the Village will accept

ownership of the improvements and maintain said sidewalk at its expense, without contribution

from Owner except as otherwise agreed or provided by ordinance.

2. <b>NOTICES.</b> All notices or communications herein required or that a party hereto
desires to give to the other ("notice" or "notices") shall be in writing and sent by (i) registered or
certified mail, postage prepaid, return receipt requested, or (ii) nationally recognized overnight
courier service that provides a receipt. In either case, notices shall be sent to the following
addresses (or such other addresses as the parties may give notice of hereunder):

If to Owner:	Brixmor/IA Tinley Park Plaza, LLC c/o Brixmor Property Group 8700 West Bryn Mawr Avenue, Suite 1000-S Chicago, IL 60631 Attn: Legal Department
With a copy to:	Brixmor/IA Tinley Park Plaza, LLC c/o Brixmor Property Group 450 Lexington Avenue, 13 <sup>th</sup> Floor New York, NY 10017 Attn: General Counsel
If to the Village:	Village of Tinley Park Attn: Village Manager 16250 S. Oak Park Ave. Tinley Park, IL 604 77
With a copy to:	

Notices sent by certified mail shall be effective three (3) business days after mailing. Notices sent by courier shall be effective one (1) business day after delivery to the courier service.

- 3. **GOVERNING LAW.** This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois.
- 4. **HEADINGS.** Paragraph headings are for convenience only, and in no way define or limit the scope and content of this Agreement or in any way affect its provisions.
- 5. **MODIFICATION.** This Agreement cannot be changed, modified, waived or discharged except by written agreement signed by the parties hereto.
- 6. **RECORDING.** This Agreement shall be recorded against the Property in the Office of the Recorder of Deeds of Cook County, Illinois and Owner shall be responsible for the recording fees.
- 7. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the parties concerning the subject matter herein contained. There are no oral promises,

conditions,	representations,	undertakings	or terms	of ανψ	nature as	conditions	or induc	ement to	O
the signing	of this Agreeme	nt that are in $\epsilon$	effect.						

8. **EFFECTIVE DATE.** This Agreement shall be deemed dated and become effective as of the date\_\_\_\_\_ 2020

[Signatures to Follow]

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the Effective Date.

OWNER:	VILLAGE:
BRIXMOR/IA TINLEY PARK PLAZA, LLC, a Delaware limited liability company	VILLAGE OF TINLEY PARK, ILLINOIS
By: Brixmor/IA JV Pool B, LLC, a Delaware limited liability company, its sole member	
By: Brixmor/IA JV, LLC, a Delaware limited liability company, its sole member	
By: Brixmor IA JV Manager, LLC, a Delaware limited liability company, its sole member	
Ву:	Ву:
Name:	Name: Jacob. C Vandenberg
Its:,	Its: President
	ATTEST:
	Kristin Thirion, Village Clerk

STATE OF ILLINOIS ) ) SS.
COUNTY OF COOK )
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that, personally known to me to be the of Brixmor/IA Tinley Park Plaza, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is authorized to and has signed and delivered said instrument as his free and voluntary act and the free and voluntary act of Brixmor/IA Tinley Park Plaza, LLC for the uses
and purposes therein set forth.  GIVEN under my hand and notarial seal, this day of, 2020.
Notary Public My commission expires:
STATE OF ILLINOIS ) SS. COUNTY OF COOK )
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that Jacob C. Vandenberg, personally known to me to be the President of the Village of Tinley Park, an Illinois municipal corporation, and Kristin Thirion, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons who names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that such Village President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Village Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal, this day of, 2020.
Notary Public My commission expires:

### EXHIBIT A LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1 AND 2 IN THE PLAT OF TINLEY PARK PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2004 AS DOCUMENT NUMBER 0409818067, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF TINLEY PARK, COOK COUNTY, ILLINOIS.

#### ALSO DESCRIBED AS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF SECTION 19, 304.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, 359.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 551.85 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, 154.13 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1,478.13 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 513.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HARLEM AVENUE, SAID POINT BEING 70.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 2,027.69 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

TOGETHER WITH RIGHTS CONTAINED IN AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE ACCESS EASEMENT AGREEMENT DATED SEPTEMBER 20, 1995 AND RECORDED OCTOBER 3, 1995 AS DOCUMENT 95669296, BETWEEN THE VILLAGE OF TINLEY PARK, A MUNICIPAL CORPORATION AND THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK, A NEW YORK CORPORATION, OVER THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 IN CENTENNIAL SUBDIVISION UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1984 AS DOCUMENT 27155558; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, EXTENDED SOUTH 80.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE

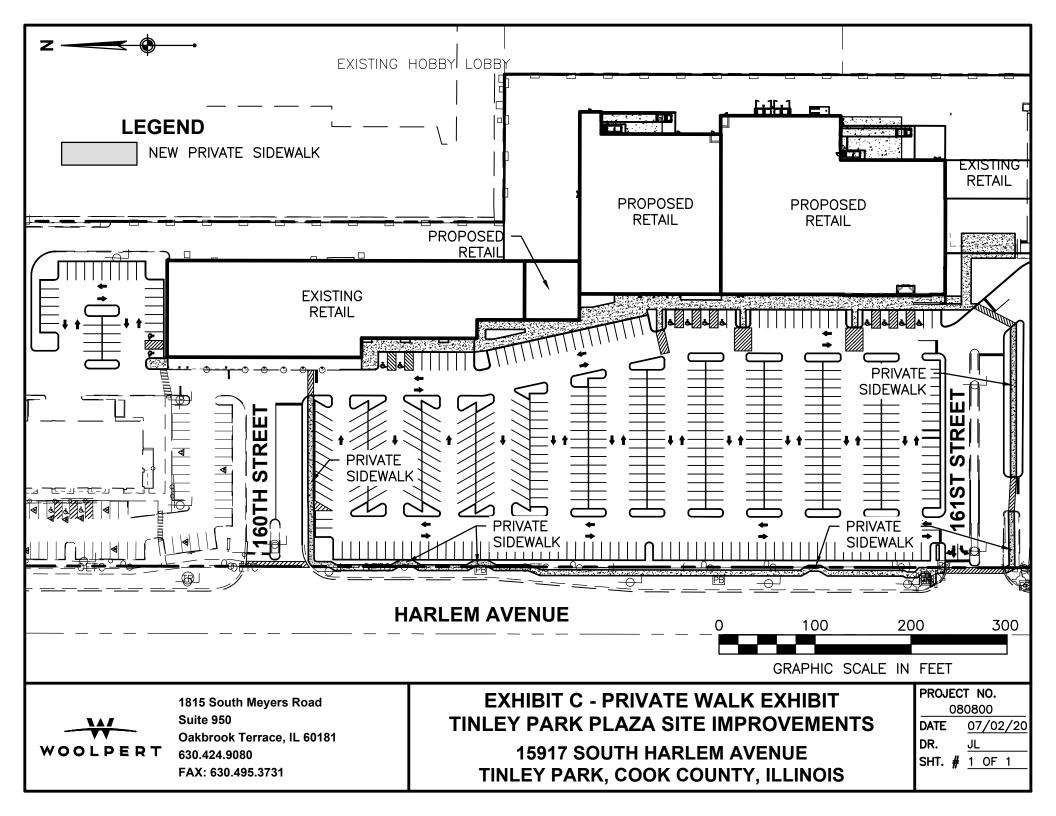
CONCAVE TO THE NORTHEAST, RADIUS 32.00 FEET, CENTRAL ANGLE 79 DEGREES. 32 MINUTES, 42 SECONDS, 44.43 FEET; THENCE SOUTH 79 DEGREES, 32 MINUTES, 42 SECONDS EAST ALONG A TANGENT 65.00 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST RADIUS 24.00 FEET, CENTRAL ANGLE 26 DEGREES, 21 MINUTES, 27 SECONDS, 11.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CENTENNIAL DRIVE, AS HERETOFORE DEDICATED BY DOCUMENT 25509385 RECORDED JULY 9, 1980; THENCE SOUTH 11 DEGREES, 18 MINUTES 53 SECONDS WEST, 31,79 FEET TO A POINT ON A 24.00 FOOT RADIUS, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 34 DEGREES, 51 MINUTES, 51 SECONDS WEST FROM SAID POINT; THENCE WESTERLY ALONG SAID CURVE 10.12 FEET, CENTRAL ANGLE 24 DEGREES, 10 MINUTES, 05 SECONDS; THENCE NORTH 79 DEGREES, 18 MINUTES, 14 SECONDS WEST ALONG TANGENT. 34.70 FEET: THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 37.00 FEET, CENTRAL ANGLE 102 DEGREES, 00 MINUTES, 19 SECONDS, 65.87 FEET; THENCE SOUTH 01 DEGREES, 18 MINUTES, 33 SECONDS EAST ALONG TANGENT 24.82 FEET; THENCE SOUTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 39.00 FEET, CENTRAL ANGLE 39 DEGREES, 04 MINUTES, 44 SECONDS, 26.60 FEET TO A POINT ON AFORESAID WESTERLY LINE EXTENDED SOUTH OF LOT 1 IN CENTENNIAL SUBDIVISION; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID WESTERLY LINE EXTENDED 150.38 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

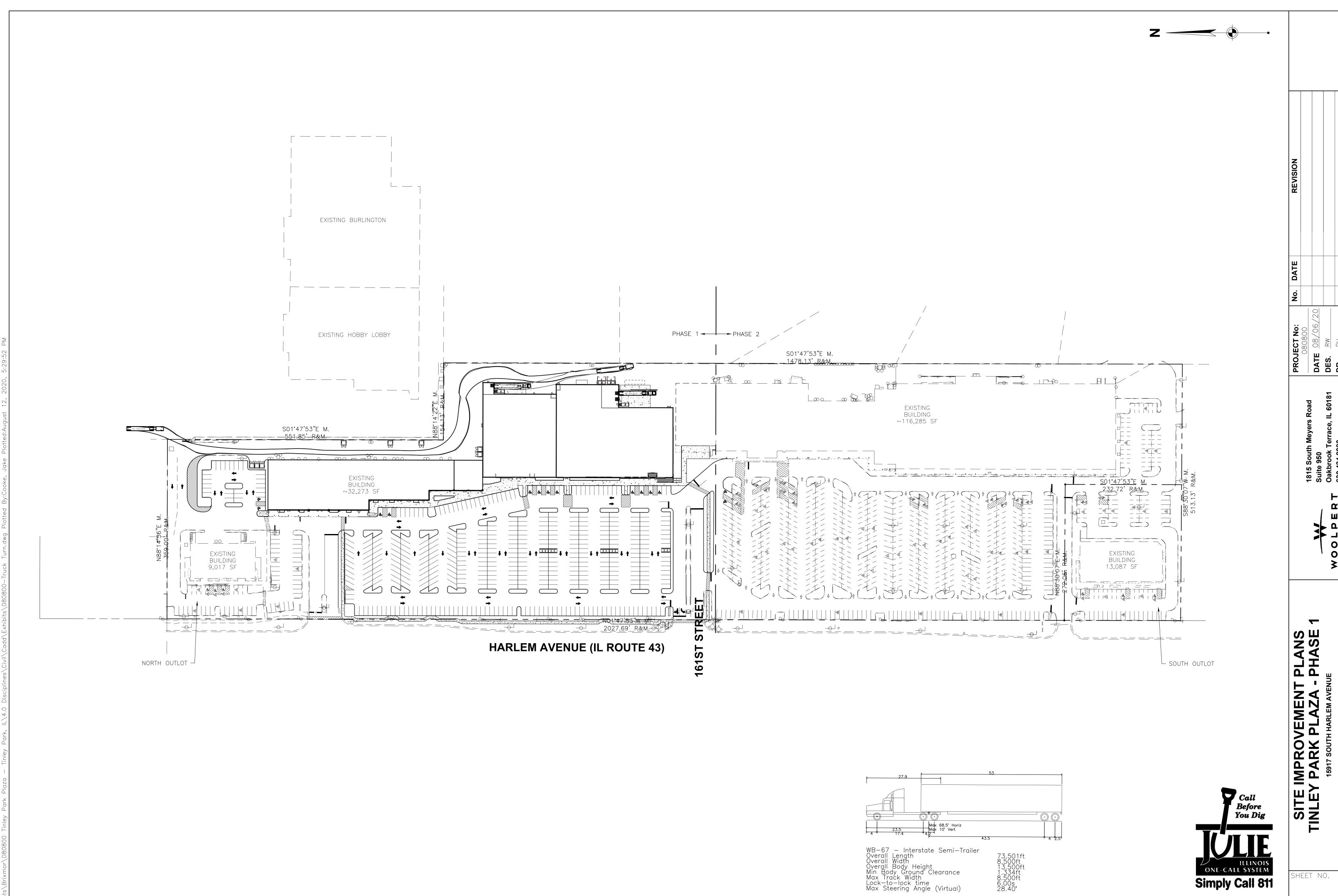
# EXHIBIT B LEGAL DESCRIPTION OF SIDEWALK EASEMENT

# LEGAL DESCRIPTION OF PUBLIC ACCESS SIDEWALK EASEMENT:

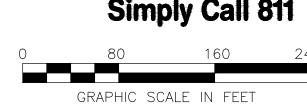
That part of Lot 1 in Tinley Park Plaza Subdivision according to the Plat thereof Recorded April 7, 2004, as Document Number, being a Subdivision of that part of the Northwest
Quarter of Section 19, Township 36 North, Range 13, East of the Third Principal Meridian, in the Village of Tinley Park, Cook County, Illinois.
Described as follows:
[TO BE INSERTED]
P.I.N. 28-19-1000000

# EXHIBIT C [ATTACHED]

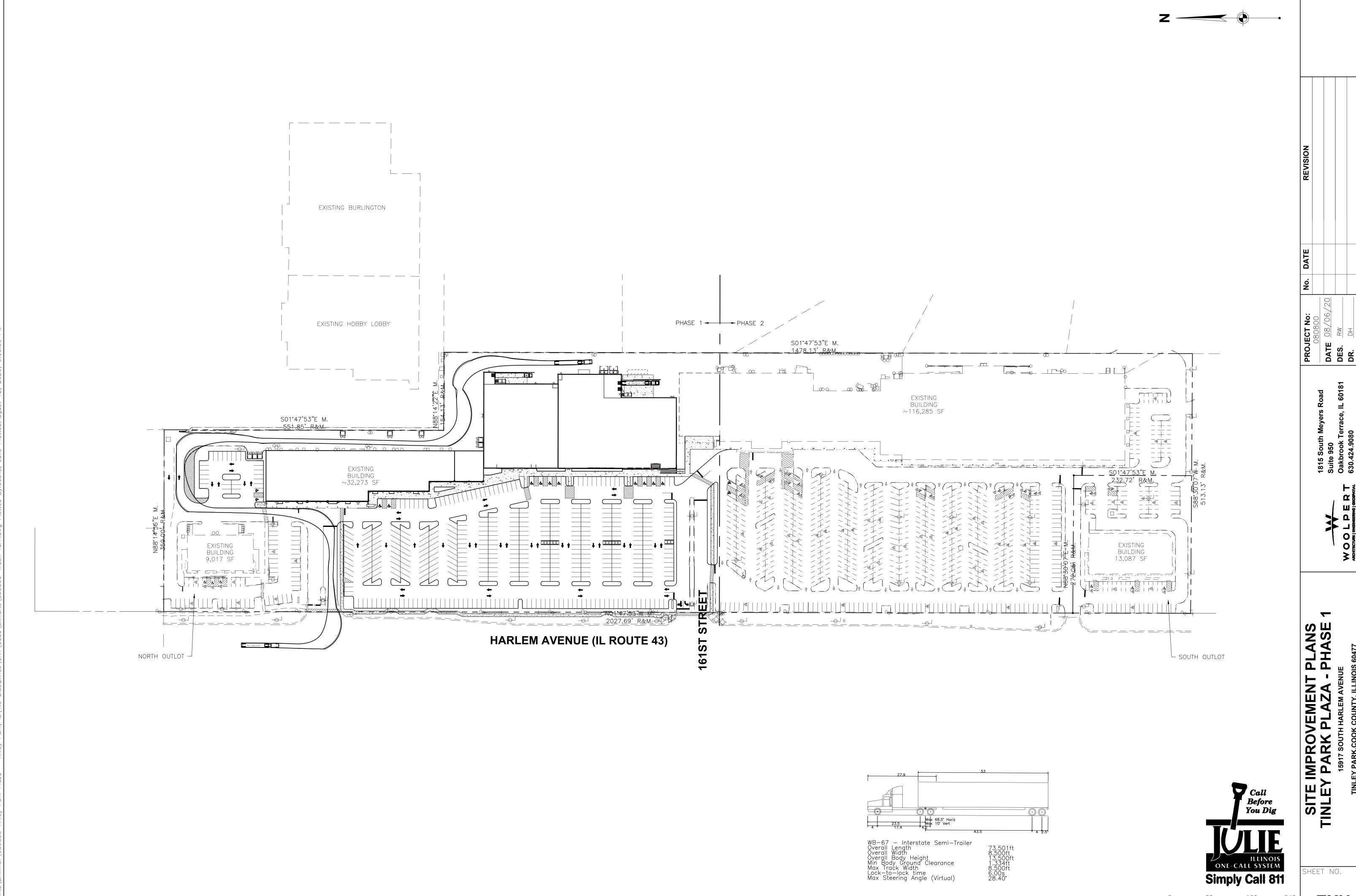


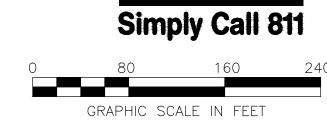




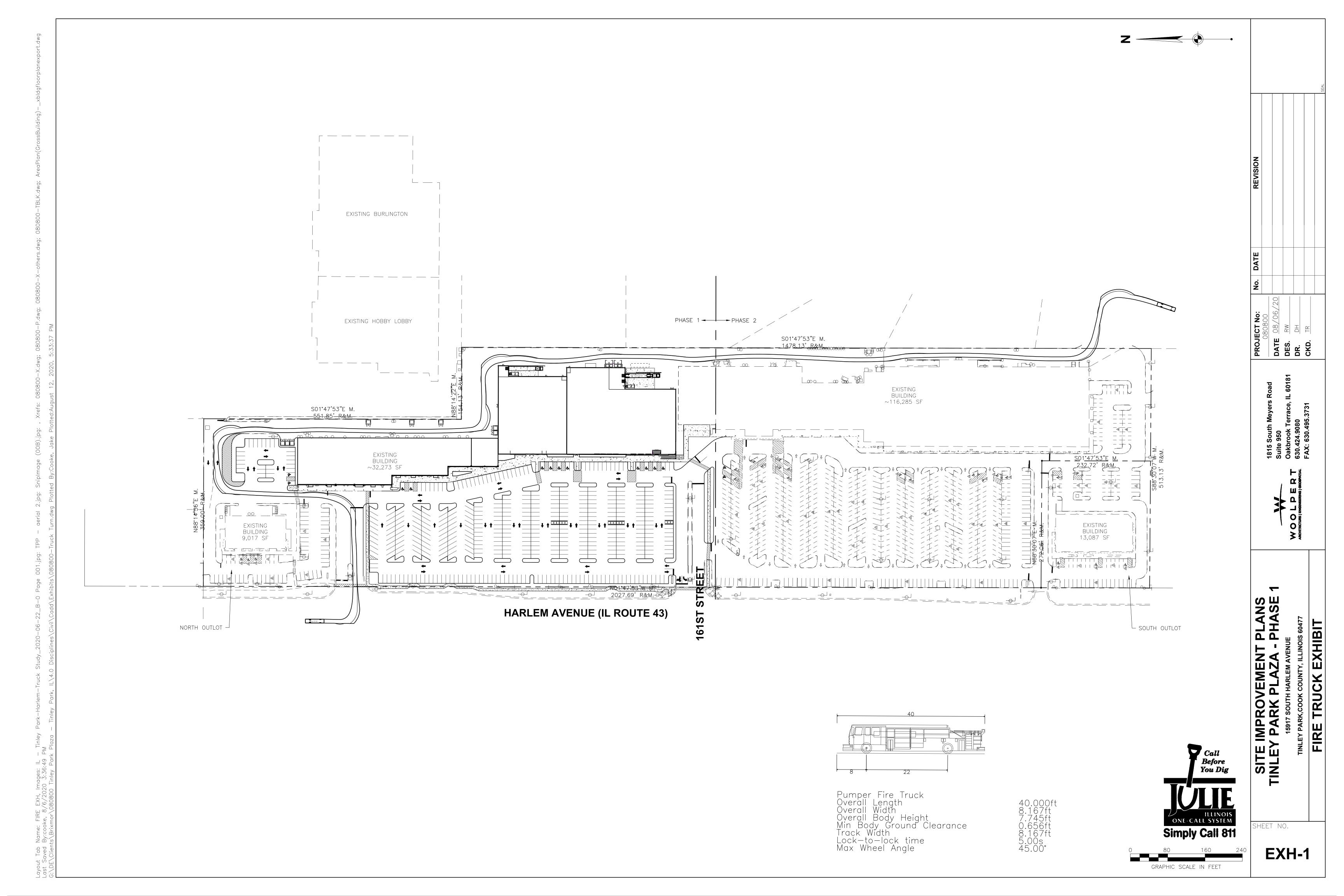


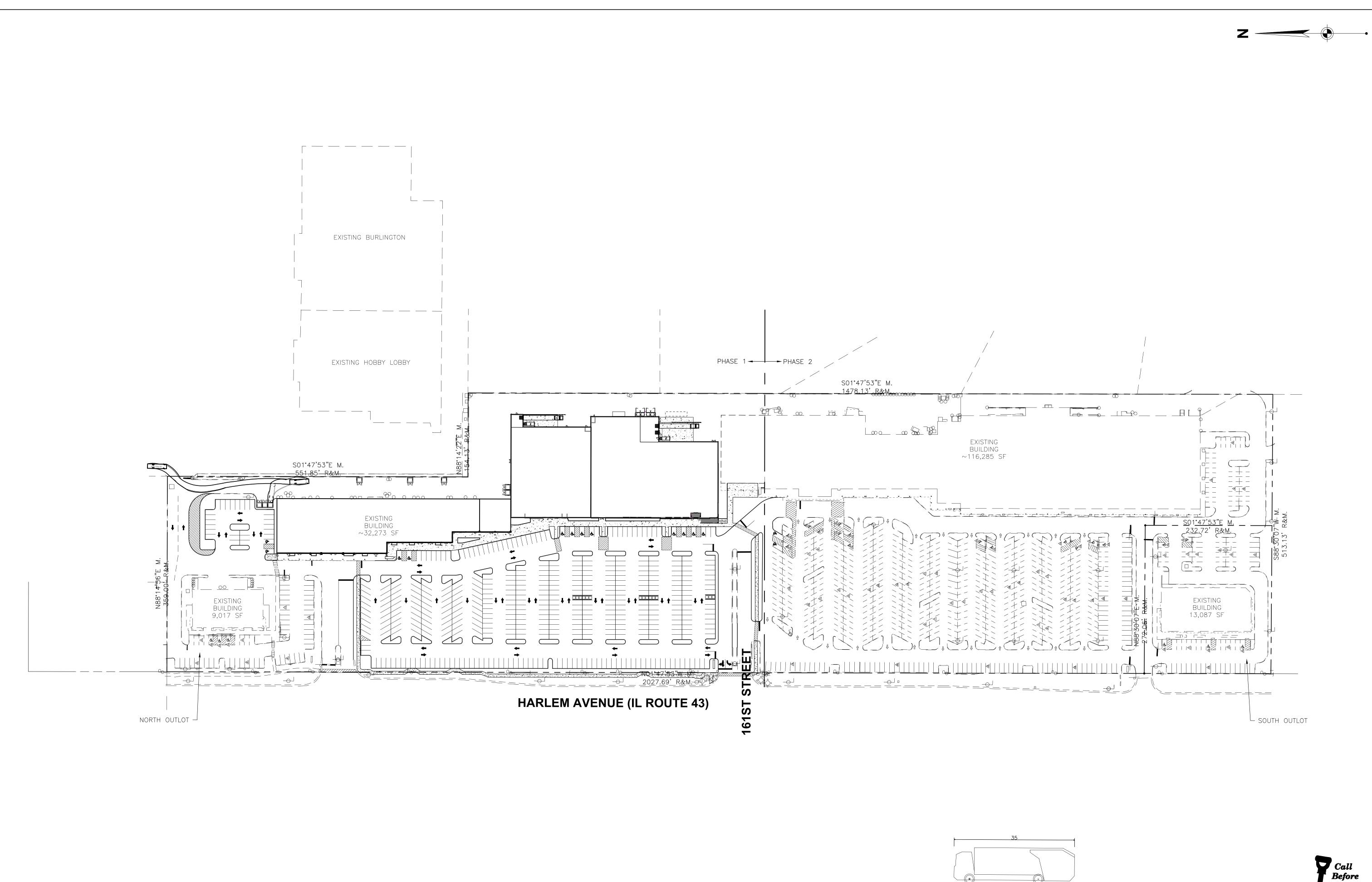
EXH-3

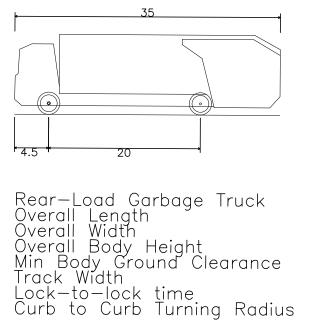




EXH-1

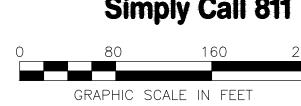












SHEET NO.

SITE IMPROVEMENT TINLEY PARK PLAZA -

EXH-2

# VMF LED Specifications



Project Name:			

Catalog Number:

Type:

The new VMF LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Sturdy Knuckle or Trunnion mount options.

The LED light assemblies come with 48 to 96 LED's. Multiple optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The  ${\bf VMF}$   ${\bf LED}$  series is an exceptional choice for building lighting, sign lighting, and other flood lighting applications.

# **Ordering Information**

MODEL	OPTICS	ARRAYS	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMF-1	7x5	48LC	<b>3</b> 350mA	<b>3K</b> 3000K	<b>UNV</b> 120-277V	KM Knuckle Mount Slips over 2 3/8"	<b>BZ</b> Bronze	PC-120 Button Type Photocell	<b>UMAP</b> Universal Mast Arm Fitter
	7x7	64LC	<b>5</b> 530mA	<b>4K</b> 4000K	<b>8</b> 347V <b>5</b>	Mount Slips over 2 3/8" Tenon with adjustable Increments of 10°	<b>BK</b> Black	PC-208 Button Type Photocell	<b>ECLS</b> Egg Crate Light Shield
	<b>FN</b> Flood Narrow	80LC	<b>7</b> 700mA	<b>5K</b> 5000K	480V *347V & 480V not available	TM Trunnion Mount	<b>SBK</b> Smooth Black	PC-240 Button Type Photocell	ADJLS Adjustable louver light shield
	<b>FM</b> Flood Medium	96LC	10 1050mA *Not available in 80LC and 96LC		in 32LC 350mA	adjustable up to 90° in 5° increments.	<b>WH</b> White	PC-277 Button Type Photocell	<b>BD</b> Barn Door Light Shield
						NIM Nipple Mount slip threads over a 34" NPT, allows for up to 90° of vertical adjustment in 10° increments from horizontal	<b>SWH</b> Smooth White	<b>DIM</b> 0-10v Dimming Driver	Egill Olliou
						A 1 A 7 B #	<b>GP</b> Graphite		
						AWM Adjustable Wall Mount allows for up to 70° of vertical adjustment in 10°	<b>GY</b> Grey		
						increments from horizontal	<b>SL</b> Silver Metallic		
							<b>CC</b> Custom Color		



#### Housing

Die cast aluminum LED housing with integral cooling fins for thermal management.

#### **Mounting Arm/Driver Compartment**

Durable cast aluminum driver compartment opens for easy access to removable driver(s) for ease of maintenance, and cooler driver operation; and are sealed with one-piece silicone gaskets.

#### **Thermal Management**

- The VMF series provides excellent thermal management by mounting the LED's to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The V-Flood series LED's have been determined to last 90,000+ hours in 25° C environments when driven at 700 mA.

#### **Optical System**

- The highest lumen output LEDs are utilized in the VMF series. Multiple flood optical patterns are available.
- · CRI values are 70.

#### Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- · Finish is guaranteed for five (5) years.

#### **Electrical Assembly**

- The VMF series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40 oC operations.
- · 10 kV surge protector supplied as standard.

#### Warranty

Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit VisionaireLighting.com.

#### **Options**

- · Button Type Photocell
- · 0-10v Dimming Driver
- · UMAP
- · Egg Crate Light Shield
- · Adjustable Louver Light Shield
- · Barn Door Shield

#### Listings

- · The VMF Series is cUL Listed
- · Powder Coated Tough
- · DLC Listed
- · IDA Certification
- · IP66











DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/3000K must be selected for IDA certification.

VMF - Electrical Load (A)									
Ordering Nomenclature	System Watts	120V	208V	240V	277 <b>V</b>	347V	480V		
VMF-1-FM-48LC-3-4K	52	0.43	0.25	0.22	0.19	0.15	0.11		
VMF-1-FM-48LC-5-4K	78	0.65	0.38	0.32	0.28	0.22	0.16		
VMF-1-FM-48LC-7-4K	106	0.88	0.51	0.44	0.38	0.31	0.22		
VMF-1-FM-48LC-10-4K	160	1.33	0.77	0.67	0.58	0.46	0.33		
VMF-1-FM-64LC-3-4K	73	0.61	0.35	0.30	0.26	0.21	0.15		
VMF-1-FM-64LC-5-4K	106	0.88	0.51	0.44	0.38	0.31	0.22		
VMF-1-FM-64LC-7-4K	140	1.17	0.67	0.58	0.51	0.40	0.29		
VMF-1-FM-64LC-10-4K	219	1.82	1.05	0.91	0.79	0.63	0.46		
VMF-1-FM-80LC-3-4K	88	0.73	0.42	0.37	0.32	0.25	0.18		
VMF-1-FM-80LC-5-4K	131	1.09	0.63	0.55	0.47	0.38	0.27		
VMF-1-FM-80LC-7-4K	176	1.47	0.85	0.73	0.64	0.51	0.37		
VMF-1-FM-96LC-3-4K	104	0.87	0.50	0.43	0.38	0.30	0.22		
VMF-1-FM-96LC-5-4K	157	1.31	0.75	0.65	0.57	0.45	0.33		
VMF-1-FM-96LC-7-4K	212	1.77	1.02	0.88	0.77	0.61	0.44		

# **VMF** LED Specifications

### **Photometric Optical Summary**

7x5









**EPA Data** 



2.47

## **Dimensions**

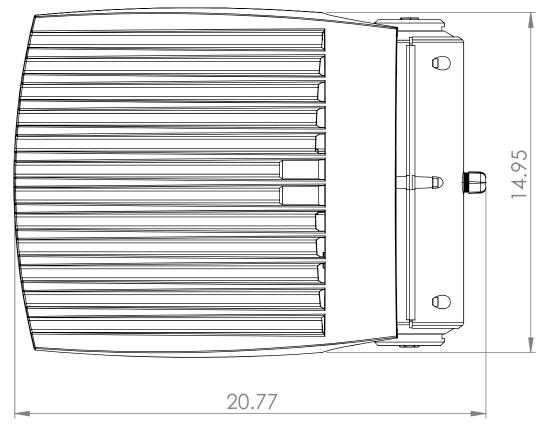
 Width:
 VMF-1
 15.5"

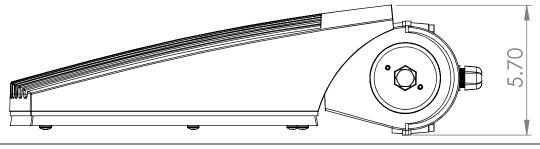
 Depth:
 VMF-1
 22"/30"

 Height:
 VMF-1
 5.5"

Weight:

45 LBS





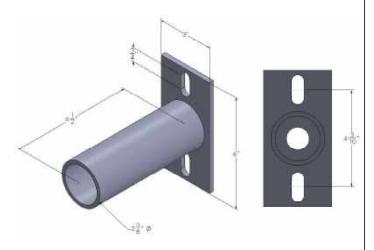
# LED Specifications **VMF**

		VMF :	3K Lumen	Data					VMF 3K I	-PW Data		
#LEDs	mA	7x5	7x7	FN	FM	Watts	#LEDs	mA	7x5	7x7	FN	FM
	350	7230	7333	7688	7420	52		350	139	141	139	141
	530	9700	9838	10314	9954	78	40	530	124	126	124	126
48	700	12646	12826	13447	12977	106	48	700	119	121	119	121
	1050	17316	17563	18413	17770	160		1050	108	110	108	110
	350	9207	9338	9790	9448	73		350	126	128	126	128
	530	13612	13806	14474	13968	106		530	128	130	128	130
64	700	16702	16940	17760	17140	140	64	700	119	121	119	121
	1050	22966	23293	24421	23568	219		1050	105	106	105	106
	350	11385	11547	12106	11684	88		350	129	131	129	131
	530	16457	16691	17499	16888	131		530	126	127	126	127
80	700	20584	20878	21888	21124	176	80	700	117	119	117	119
	350	13564	13757	14423	13919	104		350	131	133	131	133
96	530	19301	19576	20524	19807	157	96	530	123	125	123	125
	700	24467	24815	26017	25108	212		700	115	117	115	117
		VMF 4	4K Lumen	Data		•			VM	F 4K LPW [	Data	
#LEDs	mA	7x5	7x7	FN	FM	Watts	#LEDs	mA	7x5	7x7	FN	FM
	350	7611	7719	8093	7810	52		350	146	148	146	148
48	530	10210	10356	10857	10478	78	48	530	131	133	131	133
-0	700	13311	13501	14154	13660	106	40	700	126	127	126	127
	1050	18227	18487	19382	18705	160		1050	114	116	114	116
	350	9692	9830	10305	9946	73		350	133	135	133	135
64	530	14328	14532	15236	14704	106	64	530	135	137	135	137
04	700	17581	17831	18695	18042	140	04	700	126	127	126	127
	1050	24175	24519	25706	24808	219		1050	110	112	110	112
	350	11985	12155	12744	12299	88		350	136	138	136	138
80	530	17323	17569	18420	17777	131	80	530	132	134	132	134
00	700	21668	21977	23040	22236	176	80	700	123	125	123	125
	350	14277	14481	15182	14652	104		350	138	140	138	140
96	530	20317	20607	21604	20850	157	96	530	130	132	130	132
	700	25755	26122	27386	26429	212		700	121	123	121	123
		VMF	5K Lumer	Data					VM	F 5K LPW I	Data	
#LEDs	mA	7x5	7x7	FN	FM	Watts	#LEDs	mA	7x5	7x7	FN	FM
	350	7303	7407	7766	7495	52		350	140	142	140	142
48	530	9798	9937	10418	10054	78	48	530	126	127	126	127
	700	12773	12955	13583	13108	106		700	121	122	121	122
	1050	17491	17740	18599	17949	160		1050	109	111	109	111
	350	9300	9433	9889	9544	73		350	128	130	128	130
64	530	13749	13945	14620	14109	106	64	530	129	131	129	131
	700	16871	17111	17939	17313	140		700	121	122	121	122
	1050	23198	23529	24668	23806	219		1050	106	107	106	107
	350	11500	11664	12229	11802	88		350	131	133	131	133
80	530	16623	16860	17676	17058	131	80	530	127	129	127	129
-	700	20792	21089	22109	21337	176		700	118	120	118	120
	350	13701	13896	14568	14060	104		350	132	134	132	134
96	530	19496	19774	20731	20007	157	96	530	124	126	124	126
	700	24714	25066	26280	25362	212		700	117	118	117	118

# **VMF** Options

# Universal Mast Arm Fitter

**UMAP – The Universal Mast Arm Fitter** is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



Egg Crate Light Shield



# Adjustable Louver Light Shield



Barn Door Light Shield



# VMF Mounting Options

# Knuckle Mount



An adjustable knuckle slip fits over a 2-3/8" Tenon, and allows for up to 90 degrees of vertical adjustment in 10 degree increments from horizontal, as well as full side to side adjustment with the knuckle mount.



Trunnion Mount is adjustable up to 90 degrees in 5 degree increments.

# Nipple Mount



An adjustable knuckle that threads onto a ¾" NPT, and allows for up to 90 degrees of vertical adjustment in 10 degree increments from horizontal.



A Wall Mount that allows for up to 70 degrees of vertical adjustment in 10 degree increments from horizontal.



Project Name:		
Catalog Number:		
Type:		

The VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

# **Ordering Information**

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMX-1	T1 T2 T3 T4 T4A T5 T5W T5WR	48LC 64LC 80LC 96LC	3 350mA 5 530mA 7 700mA 10 1050mA *Not available in 96LC	3K 3000K 4K 4000K 5K 5000K	*120.277V  8 347V  5 430V *347V & 480V not available in 32LC 350mA	AM Arm Mount WM Wall Mount *Requires BAWP  Round Pole Plate Adaptors (RPP) are to be ordered separately.  BAWP to be ordered separately.	BZ Bronze BK Black SBK Smooth Black WH White SWH Smooth White GP Graphite GY Grey SL Silver Metallic CC Custom Color	PCR-120 Photocel & Receptacle PCR-208 Photocel & Receptacle PCR-240 Photocel & Receptacle PCR-240 Photocel & Receptacle PCR-480 Photocel & Receptacle PCR-480 Photocel & Receptacle PCR-480 Photocel & Receptacle PCR-480 Photocel & Receptacle policity of the Receptac	RPP3 For 3''0 Pole - Round Pole Plate Adaptor RPP4 For 4''0 Pole - Round Pole Plate Adaptor RPP5 For 5''0 Pole - Round Pole Plate Adaptor RPP5 For 5''0 Pole - Round Pole Plate Adaptor UPMA-S Universal Square Pole Mount Adaptor UPMA-R Universal Round Pole Mount Adaptor BAWP Cast Wall Plate ROT-R Rotated Optics Right Side ROT-L Rotated Optics Laft Side Cutoff Louver Shield RCLS Back Side Cutoff Louver Shield LCLS Left Side Cutoff Louver Shield LCLS Left Side Cutoff Louver Shield

# Features & Specifications



### Heatsink

Cast aluminum heatsink with integral cooling fins for thermal management.

# **Mounting Arm/Driver Compartment**

•Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.

Meets ANSI C136.31-2010 1.5G Vibration Standards.

### **Thermal Management**

- The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

### **Optical System**

- $\cdot$  The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, III, IV and V are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- · CRI values are 70...

## Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- · Finish is guaranteed for five (5) years.

## **Electrical Assembly**

- The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- · Terminal block supplied as standard.

### Warranty

• Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

### **Options**

- · Photocell & receptacle
- · Photo receptacle
- · Round pole plate adapter
- · Cast Wall Plate
- · 0-10v Dimming Driver
- · Motion Sensor
- · Wireless Control
- · Universal Pole Mount Adaptor
- · Cut-Off Louver Shield
- · Emergency Battery Pack

### Listings

- · The VMX Series is cUL Listed
- · IP65 Rated
- · Powder Coated Tough
- · DLC Listed
- · IDA Certification













DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/ 3000K must be selected for IDA certification.

# **Photometric Optical Summary**

Not all optics are available on all fixtures. Check ordering chart for availability





















**EPA Data** 

0.75

1.47

1.5

2.22

2.1

2,22

**Dimensions** 

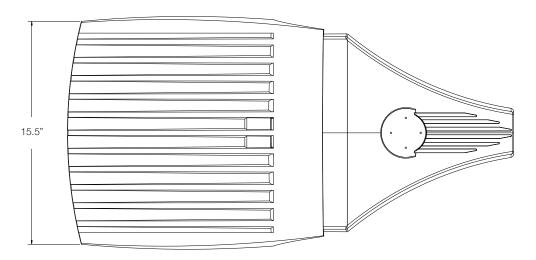
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 VMX-1
 15.5"

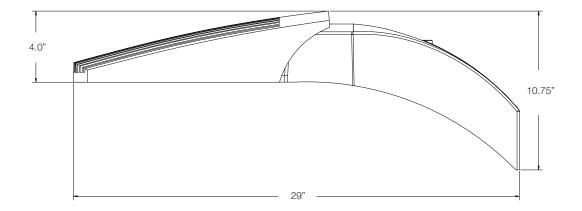
 Depth:
 VMX-1
 29"

 Height:
 VMX-1
 4.0"

Overall Height: VMX-1 10.75"

Weight: 49 LBS







				3K Lu	men Data					
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
48	350	7311	6909	7243	6994	7321	7506	7333	7191	52
.0	530	9808	9269	9717	9383	9822	10070	9838	9648	78
	700	12786	12084	12668	12232	12805	13128	12826	12578	106
	1050	17509	16547	17347	16750	17534	17977	17563	17223	161
64	350	9309	8798	9223	8906	9323	9558	9338	9158	70
04	530	13763	13007	13636	13167	13783	14131	13806	13539	107
	700	16888	15960	16732	16156	16912	17339	16940	16612	142
	1050	23222	21946	23007	22215	23255	23843	23293	22843	218
80	<del> </del>	<del></del>					11820			87
80	350	11512	10880	11406	11013	11529		11547	11324	
	530	16640	15726	16486	15918	16664	17084	16691	16368	132
	700	20813	19670	20621	19911	20844	21370	20878	20474	177
	1050	29027	27433	28759	27769	29069	29803	29117	28554	272
96	350	13714	12961	13588	13120	13734	14081	13757	13491	104
	530	19516	18444	19336	18670	19544	20038	19576	19198	157
	700	24739	23380	24511	23667	24775	25400	24815	24336	212
		,		4K Lu	men Data		1		,	
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
48	350	7695	7273	7624	7362	7707	7901	7719	7627	52
	530	10324	9757	10229	9876	10339	10600	10356	10232	78
	700	13459	12720	13335	12876	13479	13819	13501	13340	106
	1050	18430	17418	18260	17631	18457	18923	18487	18267	161
64	350	9799	9261	9709	9375	9814	10061	9830	9713	70
	530	14487	13692	14354	13860	14509	14875	14532	14359	107
	700	17777	16800	17612	17006	17802	18252	17831	17619	142
	1050	24444	23101	24218	23385	24479	25097	24519	24227	218
80	350	12118	11452	12006	11593	12135	12442	12155	12010	87
	530	17515	16553	17354	16756	17541	17984	17569	17360	132
	700	21909	20705	21707	20959	21941	22495	21977	21715	177
	1050	30555	28876	30273	29231	30599	31372	30649	30284	272
96	350	14436	13643	14303	13811	14457	14822	14481	14308	104
	530	20543	19415	20354	19653	20573	21092	20607	20361	157
	700	26041	24611	25801	24912	26079	26737	26122	25810	212
					men Data					
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
					<u> </u>			<del></del>		
48	350	7384	6979	7316	7064	7395	7582	7407	7264	52
	530	9907	9362	9815	9477	9921	10172	9937	9745	78
	700	12915	12206	12796	12356	12934	13261	12955	12705	106
	1050	17685	16714	17522	16919	17711	18158	17740	17397	161
64	350	9403	8887	9317	8996	9417	9655	9433	9250	70
	530	13902	13138	13774	13300	13922	14274	13945	13675	107
	700	17058	16121	16901	16319	17083	17514	17111	16780	142
	1050	23456	22168	23240	22440	23490	24083	23529	23074	218
80	350	11628	10989	11521	11124	11645	11939	11664	11439	87
	530	16808	15884	16653	16079	16832	17257	16860	16534	132
	700	21024	19869	20830	20112	21054	21586	21089	20681	177
	1050	29320	27710	29050	28050	29363	30104	29411	28842	272
96	350	13853	13092	13725	13253	13873	14223	13896	13627	104
	530	19713	18630	19531	18859	19742	20240	19774	19392	157
	700	24989	23616	24758	23906	25025	25657	25066	24581	212

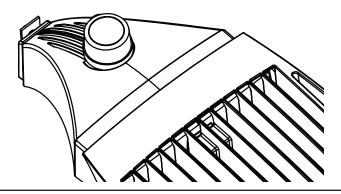
				3K LPW Data					
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
48	350	141	133	139	134	141	144	141	138
	530	125	118	124	120	125	129	126	123
	700	121	114	120	115	121	124	121	119
	1050	109	103	108	104	109	112	109	107
64	350	133	126	132	127	133	137	133	131
	530	129	122	127	123	129	132	129	127
	700	119	112	118	114	119	122	119	117
	1050	107	101	106	102	107	109	107	105
80	350	133	125	131	127	133	136	133	130
	530	126	119	125	121	126	130	127	124
	700	118	111	117	112	118	121	118	116
	1050	107	101	106	102	107	110	107	105
96	350	132	125	131	127	132	136	133	130
30	530	125	118	123	119	125	128	125	123
	700	117	110	116	112	117	120	117	115
	700	117	110	4K LPW Data	112	117	120	117	110
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
48	350	148	140	147	142	148	152	148	147
40	530	132	125	131	126	132	135	132	131
	700	127	120	126	121	127	130	127	126
	1050	114	108	113	110	115	118	115	113
		<b>-</b>	-	-				<del>                                     </del>	
64	350	140	132	139	134	140	144	140	139
	530	135	128	134	130	136	139	136	134
	700	125	118	124	120	125	129	126	124
	1050	112	106	111	107	112	115	112	111
80	350	140	132	138	133	140	143	140	138
	530	133	126	132	127	133	136	133	132
	700	124	117	123	118	124	127	124	123
	1050	112	106	111	108	113	115	113	111
96	350	139	132	138	133	139	143	140	138
	530	131	124	130	125	131	135	132	130
	700	123	116	122	118	123	126	123	122
				5K LPW Data			_		l
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
48	350	142	134	141	136	142	146	142	140
	530	127	120	125	121	127	130	127	124
	700	122	115	121	117	122	125	122	120
	1050	110	104	109	105	110	113	110	108
64	350	134	127	133	129	135	138	135	132
	530	130	123	129	124	130	133	130	128
	700	120	114	119	115	120	123	121	118
		I control	102	107	103	108	110	108	106
	1050	108	102	<del> </del>					
80	1050 350	108	127	133	128	134	137	134	132
80	-	<del>                                     </del>	<del> </del>	133 126	128 122	134 128	137 131	134 128	132 125
80	350	134	127	-		<del>                                     </del>		<del>                                     </del>	-
80	350 530	134 128	127 121	126	122	128	131	128	125
80	350 530 700	134 128 119	127 121 112	126 118	122 114	128 119	131 122	128 119	125 117
	350 530 700 1050	134 128 119 108	127 121 112 102	126 118 107	122 114 103	128 119 108	131 122 111	128 119 108	125 117 106



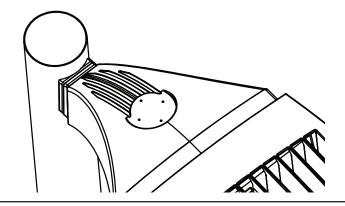
							3K BL	IG Da	ata																
LED's	mA		Type 1			Type 2		_	туре 3	₹	7	ype 4			Type 4	Δ		Type 5	5	T	ype 5	\/\/	Tyr	oe T5\	WR
48	350	2	0	2	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
40	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
64	350	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	530	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
80	350	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	530	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	1050	5	0	4	3	0	4	3	0	4	3	0	4	3	0	3	5	0	3	5	0	3	5	0	4
96	350	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	530	4	0	4	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	5	0	3
	700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	2	4	0	2	5	0	3	5	0	3
							4K BL																		
LED's	mA		Type 1			Type 2		_	туре 3	3	1	ype 4	1		Type 4	Ą		Type 5	5	T	ype 5	W	Tvr	oe T5\	WR
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	530	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	700	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	5	0	3
64	350	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	530	3	0	3	3	0	3	2	0	2	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	3	0	4	3	0	4	3	0	2	4	0	2	5	0	3	5	0	3
80	350	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	530	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	1050	5	0	4	3	0	5	3	0	4	3	0	4	3	0	3	5	0	3	5	0	4	5	0	4
96	350	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	530	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	3	5	0	3	5	0	3	5	0	3
							5K BL	JG Da	ata																
LED's	mA		Type 1			Type 2		٦	Гуре 3	3	1	ype 4	1		Type 4	Ą		Type 5	5	T	ype 5	W	Тур	oe T5\	WR
48	350	2	0	2	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	530	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
64	350	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	530	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
80	350	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
	530	4	0	3	3	0	3	2	0	3	3	0	3	3	0	2	4	0	2	4	0	2	4	0	2
	700	4	0	4	3	0	4	3	0	3	3	0	3	3	0	2	4	0	2	5	0	3	5	0	3
	1050	5	0	4	3	0	4	3	0	4	3	0	4	3	0	3	5	0	3	5	0	4	5	0	4
96	350	3	0	3	3	0	3	2	0	2	2	0	3	2	0	2	4	0	2	4	0	2	4	0	2
	530	4	0	4	3	0	3	3	0	3	3	0	3	3	0	2	4	0	2	4	0	3	5	0	3
	700	4	0	4	3	0	4	3	0	4	3	0	4	3	0	2	4	0	2	5	0	3	5	0	3

Twist lock Photocell & Receptacle

Dusk to dawn sensor.



Round Pole Plate Adaptor



Round Pole Plate Adaptor to be used with round pole.

Cast Wall Plate

Arm mount wall plate is needed to wall mount the VMX.

0-10v Dimming Driver

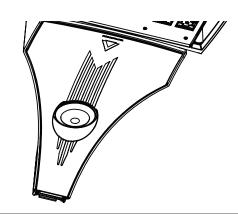
0-10V is an analog lighting control protocol. 0-10V control applies a voltage between 0 and 10 volts DC to produce a varying intensity level. The FSP-211 by Legrand is integrated into the VMX housing and provides multi-level control based on motion and/or daylight contribution.

Lens Coverage Patterns:

WSC-8 - 360° lens, maximum coverage 48'; diameter from 8' height WSC-20 - 360° lens, maximum coverage 48'; diameter from 20' height WSC-40 -360° lens, maximum coverage 100'; diameter from 40' height

Default settings:

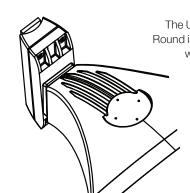
FACTORY DEFAULTS High Mode 0 Volts Low Mode 1 Volts Time Delay 5 Minutes Cut Off 1 Hour Sensitivity Maximum Hold Off Set point 4 Foot Candles Ramp Up None Fade Down None Force Off Set point with Occupied Disable



Motion Sensor

# **UPMA**

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.

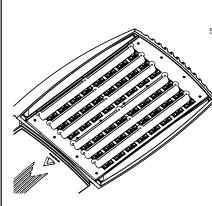


# UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



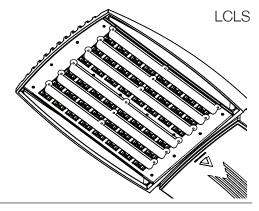
The back side cutoff louver shield will reduce light output behind the fixture, all of the light will be focused in front of the VMX.



# **RCLS**

The right side cutoff louver shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VMX.

The left side cutoff louver shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VMX.



# **SYLVANIA**

# **LEDVANCE** Luminaires Wall Pack Non-Cutoff



### **Product Features**

The Wall Pack luminaires are environmentally preferable LED alternatives to traditional HID luminaires, offering up to 77% in energy savings. Ideal in place of traditional luminaires, or as new installations, the Wall Pack series is offered in several wattages/lumen packages for illuminating building exteriors, outdoor corridors, walkways, and stairwells.

The housing is a perfect fit for replacing existing traditional luminaires. The luminaires are available with optional photo control. LEDVANCE luminaires assure optimum light engine performance for extended service and rated life (≥150,000 hours L<sub>70</sub>).

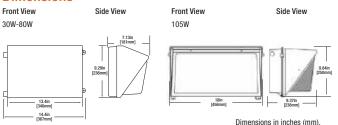
# **Wattage Comparison Chart**

Non-Cutoff Wall Packs (UNV/347)

Traditional Source	Traditional System Wattage	LED System Wattage	Energy Savings
70W HPS	91	30/36/40	67% / 60% / 56%
100W HPS	120	30/36/40	75% / 70% / 67%
100W MH	130	30/36/40	77% / 72% / 69%
70W HPS	91	50 / 55	45% / 40%
100W HPS	120	50 / 55	58% / 54%
100W MH	130	50 / 55	62% / 58%
150W HPS	170	50 / 55	71% / 68%
150W MH	188	50 / 55	73% / 71%
175W MH	210	50 / 55	76% / 74%
175W MH	210	75 / 80	64% / 62%
250W MH	290	75 / 80	74% / 72%
250W HPS	295	75 / 80	75% / 73%
320W MH	370	105	72%
400W HPS	460	105	77%
400W MH	450	105	77%

Catalog #	Type
Project Tinley Park Plaza	
Notes	
Dete	
Date	
Prepared by	

### **Dimensions**



# **Specifications**

Weight: UNV: 13.8lbs (6.3kg) 347V: 15lbs (6.8kg) UNV (105W): 16.5lbs (6.8kg)

Construction: Two-piece cast aluminum alloy housing with powder coat paint finish and a glass lens. The standard color is bronze.

**LED System:** LED system with a life rating of  $\geq$ 150,000 hours at L<sub>70</sub> @25°C. Luminaire efficacy up to 125 LPW.

Electrical: Offered in 30, 36, 50, 75 and 105 Watts, the luminaire is designed to operate through the 120-277 Vac universal voltage range. Offered in 40, 55, and 80 Watts, the luminaire is designed to operate at the 347VAc voltage range. The LED driver has a 4kV inherent surge suppression and is a constant current device, meeting UL1310 and UL48 Class 2 with built-in over temperature protection. The power factor is  $\geq$ 90% and THD is  $\leq$ 20%.

Color Characteristics: CRI>70; CCT of 4000K or 5000K.

Optics: Non-cutoff distribution with a borosilicate glass lens (top visor accessory available).

Installation: Luminaire mounts to exterior wall.

**Operating Temperature:**  $-40^{\circ}F$  to  $+104^{\circ}F$  ( $-40^{\circ}C$  to  $+40^{\circ}C$ ):

EM:  $+32^{\circ}F$  to  $+104^{\circ}F$  (0°C to  $+40^{\circ}C$ ).

Listings: cULus listed to UL1598 standards for wet locations.

Warranty: Standard 5-year luminaire warranty (LEDLUM001).

Note: Specifications subject to change without notice. IES files available online.





\*DLC Premium only applicable on 2N 30W versions









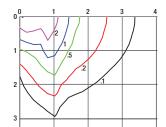
### **Ordering Guide**

Item Number:

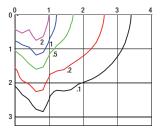
WALPAK	XX	/	XXX	XXX	7	XX	/	NC	/	BZ	1	X
Product Name WALPAK	Generation 1N 2N 3N		Wattage (UNV) 030 = 30 Watts 036 = 36 Watts 050 = 50 Watts 075 = 75 Watts	Voltage UNV = 120-277V 347 = 347V	7 = >70	Color Temp (CCT) 40 = 4000K* 50 = 5000K		Optics NC = Non-cutoff Distribution		Color/Finish BZ = Bronze		Options Blank = No Options P = Photocontrol* E = Emergency**
* Available in UNV or ** Made to order (MT in 50W UNV only			105 = 105 Watts Wattage (347V) 040 = 40 Watts 055 = 55 Watts 080 = 80 Watts					S	<b>7</b> 1	LV/A	<b>∕</b>	SYLVANIA

# Photometric Data (UNV/347V)

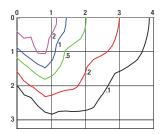
WALPAK2N/030UNV750/NC Isofootcandle Lines at 15' Mounting Height



WALPAK2N/050UNV750/NC Isofootcandle Lines at 18' Mounting Height



# WALPAK2N/075UNV750/NC Isofootcandle Lines at 20' Mounting Height



0		2			
2	/		5 2		
3			/	.1	

WALPAK3N/105UNV740/NC

Isofootcandle Lines at

25' Mounting Height

For other mounting neights apply the following mu	itipliers:	
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Mounting Height	12'	15'	18'	20'	22'
Multiplier	1.56		0.69	0.56	0.46

Mounting Height	15'	18'	20'	22'	25'
Multiplier	1.44		0.81	0.67	0.52

Mounting Height	15' 18'		20'	22'	25'	
Multiplier	1.78	1.23		0.83	0.64	

Mounting Height	22'	25'	30'	32'	35'	
Multiplier	1.29		0.69	0.61	0.51	

# **Ordering Information**

Orden	ing information										
Item	Ordering	Power	Input		Color Temp		Total Fixture			BUG	
Number	Abbreviation	(W)	Voltage	CRI	(CCT)	Distribution	Lumens	LPW*	DLC**	Rating	Options
74198	WALPAK1N/036UNV740/NC/BZ	36	120-277V	>70	4000K	Type IV	3500	96	-	B1-U4-G3	_
74201	WALPAK1N/036UNV750/NC/BZ	36	120-277V	>70	5000K	Type IV	3300	95	_	B1-U3-G3	_
74202	WALPAK1N/050UNV750/NC/BZ	50	120-277V	>70	5000K	Type IV	5300	108	_	B1-U4-G3	_
74200	WALPAK1N/075UNV740/NC/BZ	75	120-277V	>70	4000K	Type IV	8600	115	_	B1-U5-G5	_
74203	WALPAK1N/075UNV750/NC/BZ	75	120-277V	>70	5000K	Type IV	8600	115	_	B1-U5-G5	_
74216	WALPAK1N/036UNV740/NC/BZ/P	36	120-277V	>70	4000K	Type IV	3500	96	_	B1-U4-G3	Photocontrol
74219	WALPAK1N/036UNV750/NC/BZ/P	36	120-277V	>70	5000K	Type IV	3300	95	_	B1-U3-G3	Photocontrol
74217	WALPAK1N/050UNV740/NC/BZ/P	50	120-277V	>70	4000K	Type IV	5000	104	-	B1-U4-G3	Photocontrol
74220	WALPAK1N/050UNV750/NC/BZ/P	50	120-277V	>70	5000K	Type IV	5300	108	-	B1-U4-G3	Photocontrol
74218	WALPAK1N/075UNV740/NC/BZ/P	75	120-277V	>70	4000K	Type IV	8600	115	-	B1-U5-G5	Photocontrol
74221	WALPAK1N/075UNV750/NC/BZ/P	75	120-277V	>70	5000K	Type IV	8600	115	-	B1-U5-G5	Photocontrol
72996	WALPAK1N/040347750/NC/BZ	40	347V	>70	5000K	Type IV	4300	102	-	B1-U4-G3	_
72997	WALPAK1N/055347750/NC/BZ	55	347V	>70	5000K	Type IV	6300	108	-	B1-U4-G3	_
72998	WALPAK1N/080347750/NC/BZ	80	347V	>70	5000K	Type IV	9400	120	Std	B1-U5-G5	_
74499	WALPAK1N/050UNV840/NC/BZ/E (MT0)	50	120-277V	>70	4000K	Type IV	5000	104	Std	B1-U4-G3	Emergency Battery Backup
74500	WALPAK1N/050UNV850/NC/BZ/E (MT0)	50	120-277V	>70	5000K	Type IV	5300	108	Std	B1-U4-G3	Emergency Battery Backup
74386	WALPAK2N/030UNV740/NC/BZ	30	120-277V	>70	4000K	Type IV	3400	122	Prm	B1-U4-G3	_
74482	WALPAK2N/030UNV750/NC/BZ	30	120-277V	>70	5000K	Type IV	3500	125	Prm	B1-U3-G3	_
74485	WALPAK2N/050UNV740/NC/BZ	50	120-277V	>70	4000K	Type IV	5500	113	Std	B1-U4-G3	_
74486	WALPAK2N/050UNV750/NC/BZ	50	120-277V	>70	5000K	Type IV	5600	116	Std	B1-U4-G3	_
74489	WALPAK2N/075UNV740/NC/BZ	75	120-277V	>70	4000K	Type IV	8900	118	Std	B1-U5-G5	_
74490	WALPAK2N/075UNV750/NC/BZ	75	120-277V	>70	5000K	Type IV	9200	121	Std	B1-U5-G5	_
74387	WALPAK2N/030UNV740/NC/BZ/P	30	120-277V	>70	4000K	Type IV	3400	122	Prm	B1-U4-G3	Photocontrol
74483	WALPAK2N/030UNV750/NC/BZ/P	30	120-277V	>70	5000K	Type IV	3500	125	Prm	B1-U3-G3	Photocontrol
74487	WALPAK2N/050UNV740/NC/BZ/P	50	120-277V	>70	4000K	Type IV	5500	113	Std	B1-U4-G3	Photocontrol
74488	WALPAK2N/050UNV750/NC/BZ/P	50	120-277V	>70	5000K	Type IV	5600	116	Std	B1-U4-G3	Photocontrol
74491	WALPAK2N/075UNV740/NC/BZ/P	75	120-277V	>70	4000K	Type IV	8900	118	Std	B1-U5-G5	Photocontrol
74492	WALPAK2N/075UNV750/NC/BZ/P	75	120-277V	>70	5000K	Type IV	9200	121	Std	B1-U5-G5	Photocontrol
74528	WALPAK3N/105UNV740/NC/BZ	105	120-277V	>70	4000K	Type IV	12500	119	Std	B3-U4-G4	_
74529	WALPAK3N/105UNV750/NC/BZ	105	120-277V	>70	5000K	Type IV	12400	118	Std	B2-U4-G5	_

<sup>\*\*</sup>PPW per LM79 report.

\*\*Prm for DLC Premium; Std for DLC Standard
For further information and to learn more about utility rebates, contact your local SYLVANIA sales representative.

# **Options Information**

# **Emergency Battery Backup:**

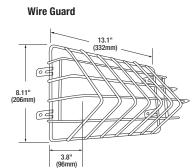
Activates when normal power supply to fixture fails, providing a minimum of 500 lumens for at least 90 minutes.

# **Accessories and Replacement Parts**

# 30W-80W

Item Number	Ordering Abbreviation	Item Description
74390	WALPAK1N/TOPVISOR/BZ	Top Visor, Bronze Finish
74391	WALPAK1N/WIREGUARD	Wire Guard
74397	WALPAK1N/LENS/BZ	Replacement Glass Lens with Frame
74445	WALPAK1N/PCLENS/BZ	Polycarbonate Lens with Frame

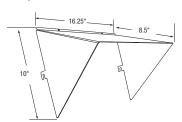
# Top Visor 12.6" (320mm) 8.6" (218mm) 7.45" (187mm)



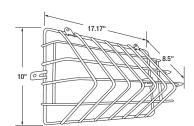
# 105W

Item Number	Ordering Abbreviation	Item Description
74539	WALPAK3N/TOPVISOR/BZ	Top Visor, Bronze Finish
74540	WALPAK3N/WIREGUARD	Wire Guard
74595	WALPAK3N/LENS	Replacement Glass Lens with Frame





# Wire Guard



LEDVANCE LLC 200 Ballardvale Street Wilmington, MA 01887 USA Phone 1-800-LIGHTBULB (1-800-544-4828) www.sylvania.com

SYLVANIA and LEDVANCE are registered trademarks.

All other trademarks are those of their respective owners.

Licensee of product trademark SYLVANIA in general lighting.

Specifications subject to change without notice.







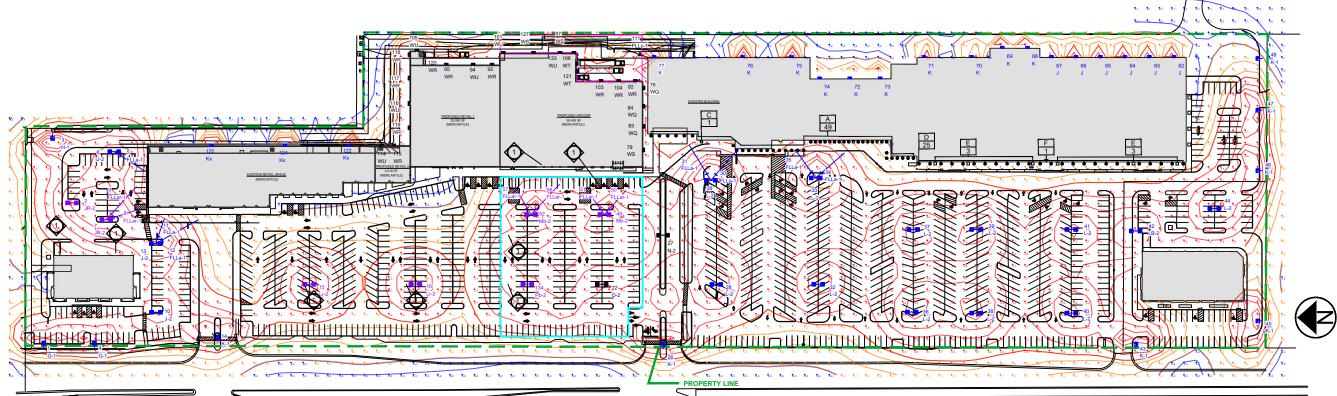
# Brixmor - Submittal 17 - Revised 8-13-2020

	Submitted Sheet Name	Prepared By	Date On Sheet
EXH-3	Commercial Truck 1	W	8/6/2020
EXH-1	Commercial Truck 2	W	8/6/2020
EXH-1	Fire Truck	W	8/6/2020
EXH-2	Garbage truck – Turn Exhibit	W	8/6/2020
	Light Fixtures – VMF	V	
	Light Fixtures – VMX	V	
	Light Fixtures – Wall packs	V	
SL200	Photometric Plan	OSL	6/18/2020
17984	Pylon Sign 10ft	D	6/19/2020
17174	Pylon Sign 20ft	D	6/19/2020
	Trash Enclosure	W	7/13/2020
C000	Civil Set – Cover Sheet	W	8/6/2020
C200	Overall Site Plan	W	8/6/2020
C201	Site Plan	W	8/6/2020
C300	Preliminary Grading Plan	W	8/6/2020
C400	Preliminary Utility Plan	W	8/6/2020
C500	Landscape Plan	W	8/6/2020
	Elevation North 2	W	8/6/2020
	Elevation North 3	W	8/6/2020
	Elevation North 4	W	8/6/2020
	Elevation North 5	W	8/6/2020
	Perspective Views	W	8/6/2020
P080800	Presentation Drawings	W	8/6/2020
P080800	Color Elevations - Retail	W	8/6/2020

Wolpert - W On Site Lighting - OSL Doyle Sign Co. - D Visionaire Light - V

# TINLEY PARK PLAZA PROPOSED PHOTOMETRIC PLAN

TINLEY PARK, IL SCALE: NTS



HARLEM AVENUE

Luminaire Schedule							
Symbol	Qty	Label	Arranged	TLL	LLF	Description	BUG Rating
<b>—</b>	7	FLLa-1	SINGLE	N.A.	0.90	Existing Flood Fixt 73W LED T1 22' Mtg Ht (5000K/32 LEDs/8841 Lumens/700mA) Visionaire VMF-1-T1-32LC-7-5K-UNV	B3-U0-G3
<b>→</b>	6	FLLar-1	SINGLE	N.A.	0.90	Existing Flood Fixt Relocated from L-2 73W LED T1 22' Mtg Ht (5000K/32 LEDs/8841 Lumens/700mA) Visionaire VMF-1-T1-32LC-7-5K-UNV	B3-U0-G3
	1	FLLc-1	SINGLE	N.A.	0.90	New Flood Fixt 140W LED 7X5 18'-0 Mtg Ht (5000K/16871 Lumens) Visionaire VMF-1-7X5-64LC-7-5K-UNV	B3-U0-G2
	2	G-1	SINGLE	N.A.	0.90	Existing Fixt 267W LED T3 40'-0 Mtg Ht (5000K/160 LED's/39418 Lumens/530mA) Visionaire VLX-1-T3-160LC-5-5K-UNV	B3-U0-G4
	1	H-1	SINGLE	N.A.	0.90	Existing Fixt 173W LED T3 26'-0 Mtg Ht (5000K/160 LED's/24503 Lumens/3500mA) Visionaire VLX-1-T3-160LC-3-5K-UNV	B3-U0-G3
	6	J	SINGLE	5696	0.90	Existing Wallpack Fixt 50W LED T3 Non Cutoff 17'-0 Mtg Ht (5000K/5696 Lumens) Sylvania WALPAK2N-050UNV750-NC-XX-X	B1-U3-G4
	3	J-2	BACK-BACK	N.A.	0.90	Existing Fixt 267W LED T5W 40'-0 Mtg Ht (5000K/160 LED's/40405 Lumens/530mA) Visionaire VLX-1-T5W-160LC-5-5K-UNV	B5-U0-G4
	2	JR-2	BACK-BACK	N.A.	0.90	Relocate Pole, New Base & Fixt 267W LED T5W 26'-0 Mtg Ht (5000K/160 LED's/37187 Lumens/530mA) Visionaire VLX-1-T5W-160LC-5-5K-UNV	B5-U0-G4
<b>a</b>	10	К	SINGLE	5696	0.90	Existing Wallpack Fixt 50W LED T3 Non Cutoff 12'-0 to 18'-0 Mtg Ht (5000K/5696 Lumens) Sylvania WALPAK2N-050UNV750-NC-XX-X	B1-U3-G4
	7	K-1	SINGLE	N.A.	0.90	Existing Fixt 353W LED T3 40'-0 Mtg Ht (5000K/160 LED's/48702 Lumens/700mA) Visionaire VLX-1-T3-160LC-7-5K-UNV	B4-U0-G5
	3	Кх	SINGLE	12150	0.50	Existing Wallpack Fixt 175W MH Non Cutoff 12'-0 Mtg Ht	B2-U3-G3
	11	L-2	BACK-BACK	N.A.	0.90	Existing Fixt 353W LED T5W 40'-0 Mtg Ht (5000K/160 LED's/49921 Lumens/700mA) Visionaire VLX-1-T5W-160LC-7-5K-UNV	B5-U0-G5
	1	LB-2	BACK-BACK	N.A.	0.90	Existing Fixt 353W LED T5W 40'-0 Mtg Ht (5000K/160 LED's/45945 Lumens/700mA) Visionaire VLX-1-T5W-160LC-7-5K-UNV	B5-U0-G4
	2	Lr-2	BACK-BACK	N.A.	0.90	New Base, Relocated Pole & Fixt 353W LED T5W 40'-0 Mtg Ht (5000K/160 LED's/49921 Lumens/700mA) Visionaire VLX-1-T5W-160LC-7-5K-UNV	B5-U0-G5
	2	Mb-2	BACK-BACK	N.A.	0.90	New Base & Fixt, Relocated Pole 277W LED T5LS 40'-0 Mtg Ht (5000K/40771 Lumens) visionaire VMX-II-T5LS-40L-5K	B5-U0-G4
	1	N-2	BACK-BACK	N.A.	0.90	Exisiting Base & Pole, New Fixt 208W LED T5LS 40'-0 Mtg Ht (5000K/29371 Lumens) Visionaire VMX-II-T5LS-30L-5K	B5-U0-G3
	1	0-2	BACK-BACK	N.A.	0.90	Exisiting Base & Pole, New Fixt 277W LED T5LS 40'-0 Mtg Ht (5000K/40771 Lumens) Visionaire VMX-II-T5LS-40L-5K	B5-U0-G4
	1	Pb-2	BACK-BACK	N.A.	0.90	New Base & Fixt, Relocated Pole, 400W LED T5LS 40'-0 Mtg Ht (5000K/55603 Lumens) Visionaire VMX-II-T5LS-55L-5K	B5-U0-G5
	3	WQ	SINGLE	3887.3	0.90	New Wallpack Fixt 30W LED T3 Cutoff 14'-0 Mtg Ht (5000K/3889 Lumens) Sylvania WALPAK2C-030UNV750-CO-XX-X	B1-U1-G1
<b>a</b>	10	WR	SINGLE	5696	0.90	New Wallpack Fixt 50W LED T3 Non Cutoff 18-0 Mtg Ht (5000K/5696 Lumens) Sylvania WALPAK2N-050UNV750-NC-XX-X	B1-U3-G4
	3	ws	SINGLE	N.A.	0.90	New Wallpack Fixt 56W LED T4 18'-0 Mtg Ht (5000K/5545 Lumens) Visionaire VSC-II-T4-16LC-10-5K	B1-U0-G1
	2	WT	SINGLE	3521	0.90	New Wallpack Fixt 30W LED T3 Non Cutoff 18'-0 Mtg Ht (5000K/3521 Lumens) Sylvania WALPAK2N-030UNV750-NC-XX-X	B1-U3-G3
2	6	wu	SINGLE	3521	0.90	New Wallpack Fixt 30W LED T3 Non Cutoff 14'-0 Mtg Ht (5000K/3521 Lumens) Sylvania WALPAK2N-030UNV750-NC-XX-X	B1-U3-G3

**KEY NOTES** 

PREVIOUS LOCATIONS OF (8) RELOCATED POLES & FIXTURES.

Total Points	% of Points Met in Main Parking
141	100%

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	%PtsRange
Back of Building Proposed Grocer	2.3	4.2	0.9	2.5	4.7	26	N.A.
Main Parking and Front Parking Proposed Grocer	4.6	7.3	2.4	1.9	3.0	141	100.0

COLOR CODE	
RED	ABOVE MINIMUM
TAN	BELOW MINIMUM
BLUE	FAR BELOW MINIMUM

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS, ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARNATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT

On-Site Lighting & Survey, LLC PH: 763.684.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH SUITE 201 BUFFALO MN 55313 PH:763.684.1548 FAX:763.682.9048



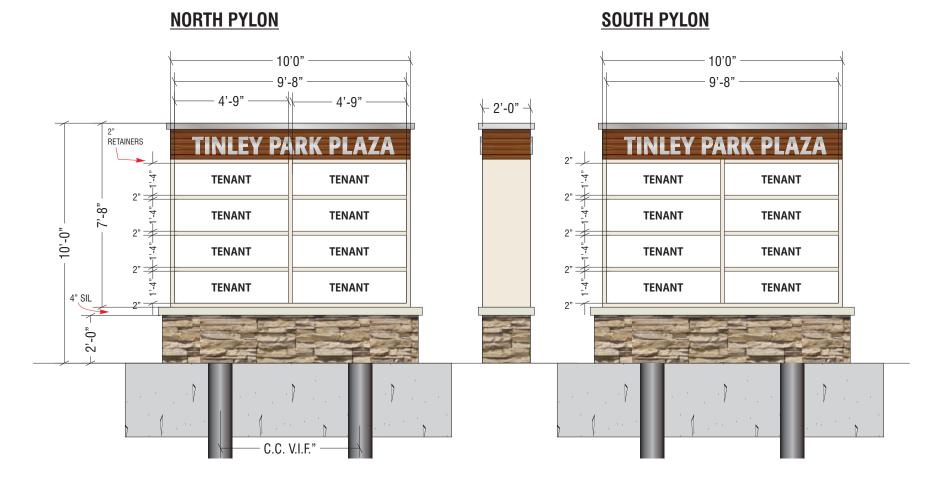
2		
REVIS		
20		

DESCRIPTION

**PROPOSED PHOTOMETRIC PLAN** 

**BU1854** 

ISSUE DATE	05.18.2020		
DESIGN LEVEL	2		
AGI	C.D.HEANE	R	
CAD	C.D.HEANE	R	
HEET#:	<b>SL200</b>	REV #:	3





# Overall sign is 10'H X 10'W X 24"D

### Base:

- Eldorado Stone Pioneer Mountain Ledge; with limestone Sills **Slde Cabinet:** Fabricated Aluminum

- Overlay w/ Nichiha Vintagewood Series Redwood
- Property ID Name = Illuminated Reverse Channel Leers
- 2" Deep Fab. Alum. Faces & Returns Painted Silver
- White Polycarbonate Backs
- White LED Illumination
- 1½" Projection Mounting

Tenant Cabinet: Fabricated Alum. Painted SW 6385 Dover White

- Tenant Panels are White Polycarbonate
- Tenant Graphics are Cut Vinyl or Digitally Printed
- Tenant Panel Background is Opaque per City

Cap & Side Panel: Alum. Painted MAP 41342 Brushed Aluminum Tenant Cabinets: Fabricated Alum. Painted SW 6385 Dover White

- Tenant Panels are White Polycarbonate
- Tenant Graphics are Cut Vinyl or Digitally Printed

EMC Units: WatchFire 10mm RGB LED

Illumination: White LEDs

Power: Use Existing at Site -

Mounting: (2) Existing 12" Steel Pipes / Existing Concrete Base





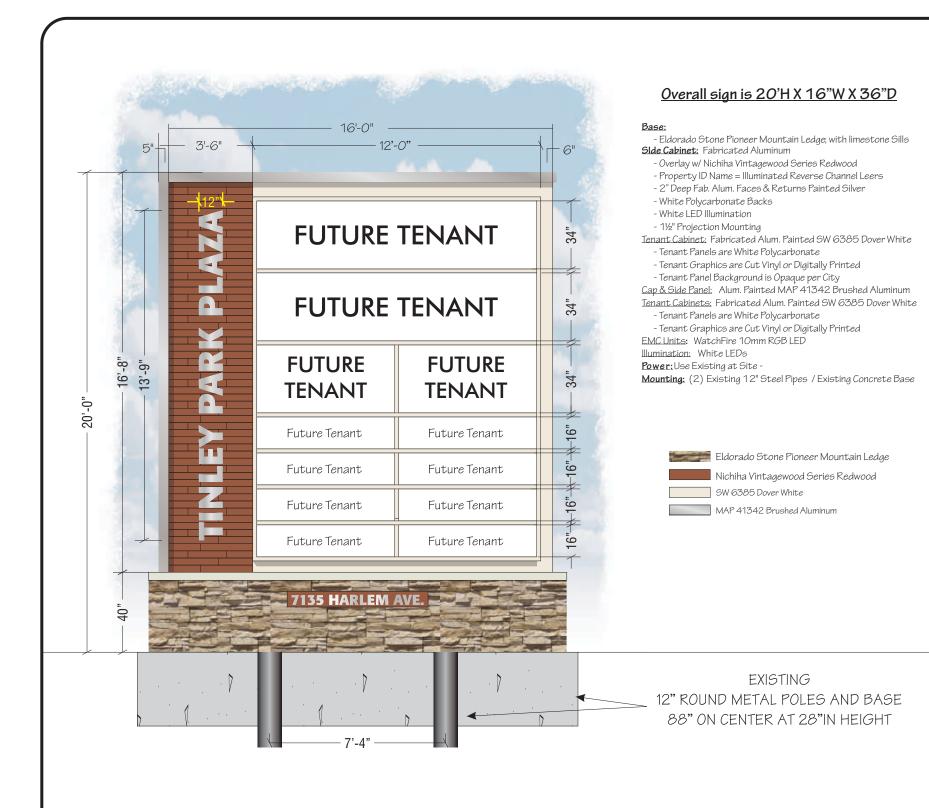


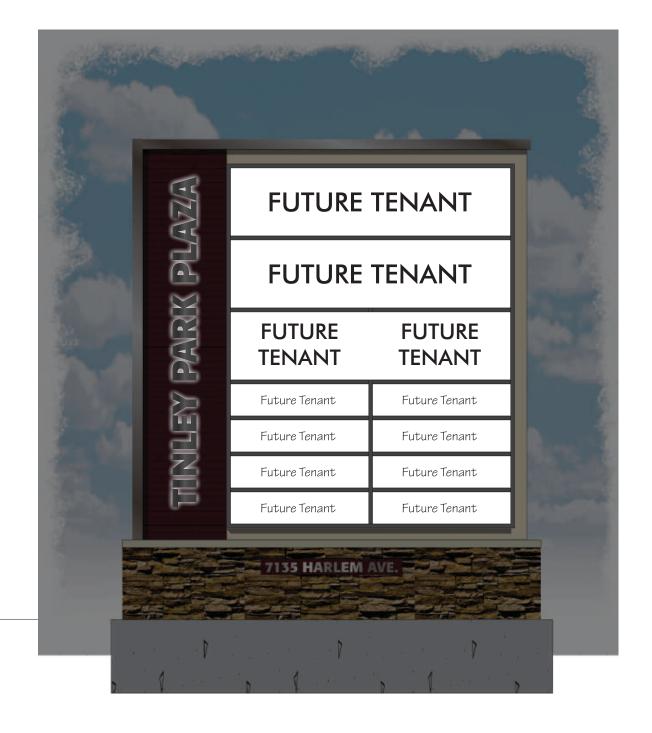
DATE	REVISION	

CUSTOMER APPROVAL	DATE

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CLIENT	TINLEY PARK PLAZA					
ADDRESS	7135 HARLEM AVENUE					
CITY	TINLEY PARK	STATE	IL	<b>DESIGNER</b> KD	SALESPERSON	LS
DRWG. NO.	17984	SCALE:	XX	<b>DATE</b> : 6-19-20	SHEET NO.	1





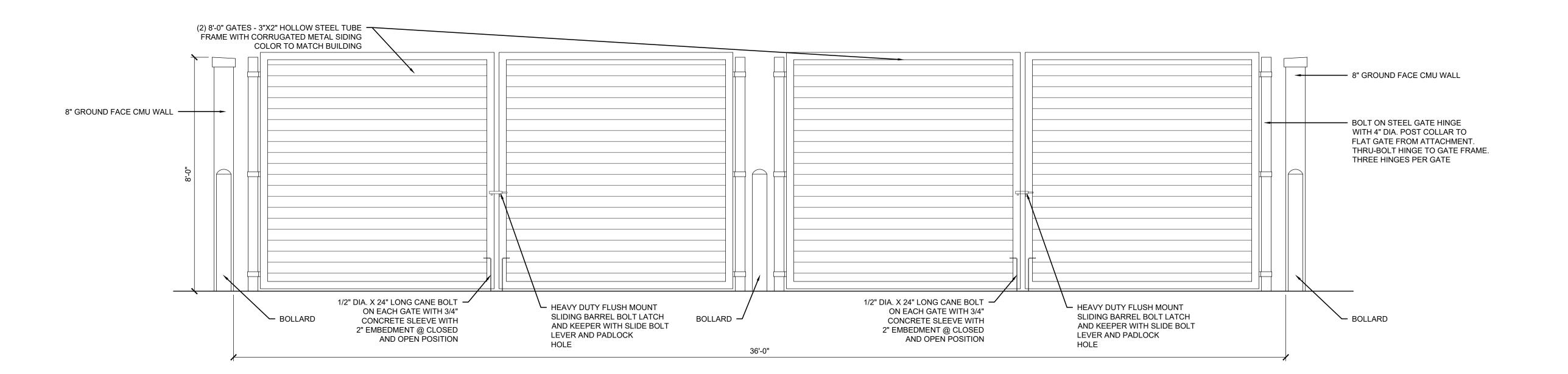


_	DATE	REVISION
	04.10.20	REMOVED EMC OPTION - DT
	04.10.20	REVISED TENANT PANELS SIZES -DT
	6-5-20	FIXED SIZES ADJUST OAH TO 20' PER LS -KD
_		
_		
_		
-		<del> </del>

CUSTOMER APPROVAL DATE

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CLIENT	TINLEY PARK PLAZA					
ADDRESS	7135 HARLEM AVENUE					
CITY	TINLEY PARK	STATE	IL	<b>DESIGNER</b> DT	SALESPERSON	LS
DRWG. NO.	17174	SCALE:	1/4" = 1'0"	<b>DATE:</b> 04.10.2020	SHEET NO.	1



FRONT ELEVATION AT TRASH ENCLOSURE

SCALE: 1/2"=1'-0"

SLOPED PRE-CAST CONCRETE COPING W/ DRIP EDGE EACH SIDE FINISH TBD 8" CMU BOND BEAM -REFER TO STRUCTURAL 8" GROUND FACE CMU WALL -8X8X16 COLOR TBD REINFORCING - REFER TO — STRUCTURAL 8" GROUND FACE CMU 
GROUTED SOLID - REFER TO STRUCTURAL

SECTION AT TRASH ENCLOSURE SCALE: 3/4"=1'-0"

→ PRE-CAST CONCRETE COPING 8" GROUND FACE CMU
WALL

SIDE ELEVATION AT TRASH ENCLOSURE

SCALE: 1/2"=1'-0"





# PRELIMINARY SITE IMPROVEMENT PLANS TINLEY PARK PLAZA - PHASE 1

15917 SOUTH HARLEM AVENUE TINLEY PARK, COOK COUNTY, ILLINOIS 60477 APRIL 2020

# BRIXMOR PROPERTY GROUP, LLC.

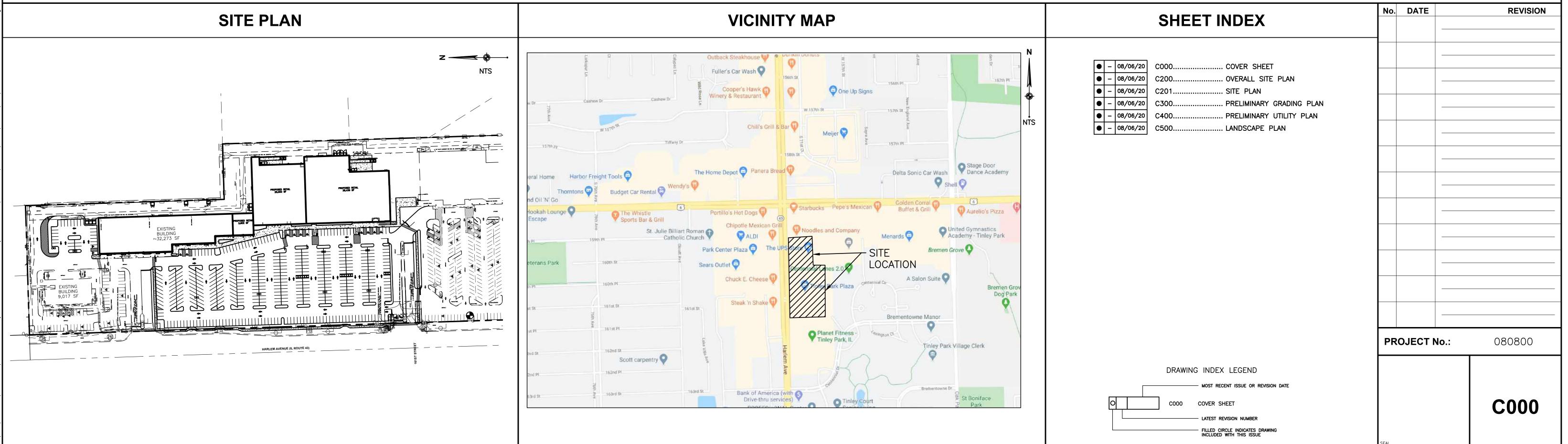
8700 WEST BRYN MAWR AVENUE, SUITE 1000S, CHICAGO, IL 60631

**CONTACT: ANDREW BALZER** 

**EMAIL: ANDREW.BALZER@BRIXMOR.COM** 



1815 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731



31:36 PM ′ Park Plaza — Tinley Park, IL\4.0 Disciplines\Civil\Cadd\Cd\080800—C000—COV.dwq Plotted By:Cooke, Ja



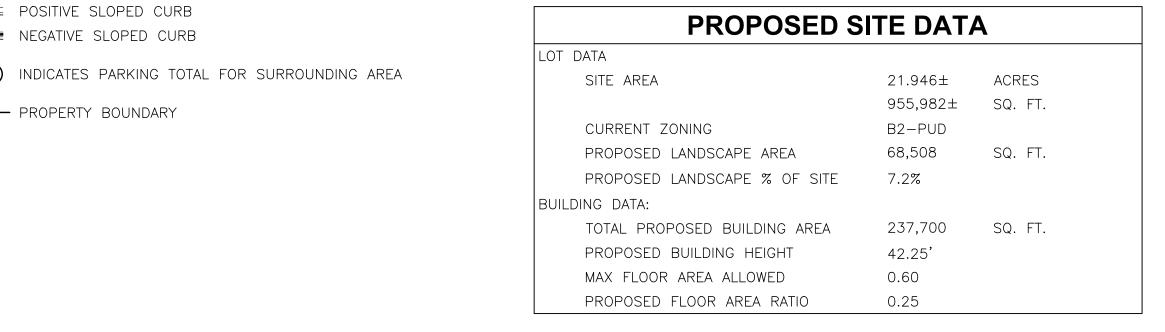
EXISTING CURB AND GUTTER

POSITIVE SLOPED CURB

---- NEGATIVE SLOPED CURB

— — — PROPERTY BOUNDARY

EXISTING BURLINGTON



PROPOSED PAR	RKING D	ATA
PHASE I BUILDINGS	108,328	SF
PROPOSED SPACES	511	SPACES
PROPOSED PARKING RATIO	4.7 SPACE	S/1000 SF
PHASE II BUILDINGS	129,372	SF
PROPOSED PARKING SPACES	617	SPACES
PROPOSED PARKING RATIO	4.8 SPACES	S/1000 SF
TOTAL PARKING		
EXISTING TOTAL BUILDING AREA	251,517	SF
EXISTING TOTAL PARKING SPACES	1098	SPACES
EXISTING PARKING RATIO	4.4 SPACE	S/1000 SF
TOTAL PROPOSED BUILDING AREA	237,700	SF
TOTAL PROPOSED PARKING SPACES	1,128	SPACES
PROPOSED PARKING RATIO	4.7 SPACE	S/1000 SF
PROPOSED PARKING SURPLUS	30 SPACES	` `

EXISTING HOBBY LOBBY	PHASE 2
S01'47'53"E M. PROPOSED RETAIL PROPOSED GROCER ~38,436 SF	SO1'47'53"E M.  1478.13' B&Manage Property of the second o
EXISTING BUILDING 9,017 SF SPACES SPA	
NORTH OUTLOT — HARLEM AVENUE (IL ROUTE 43)	SOUTH OUTLOT

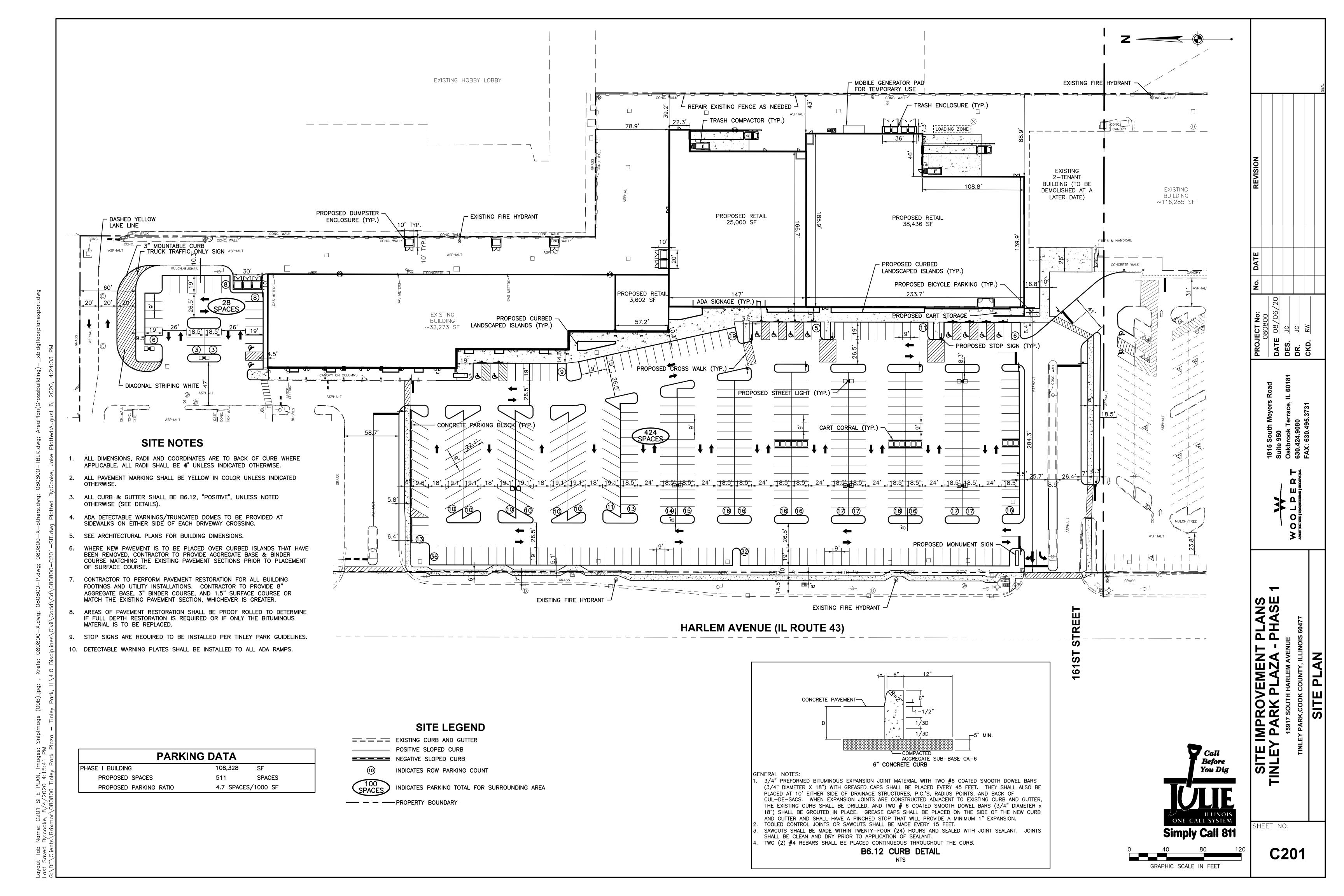


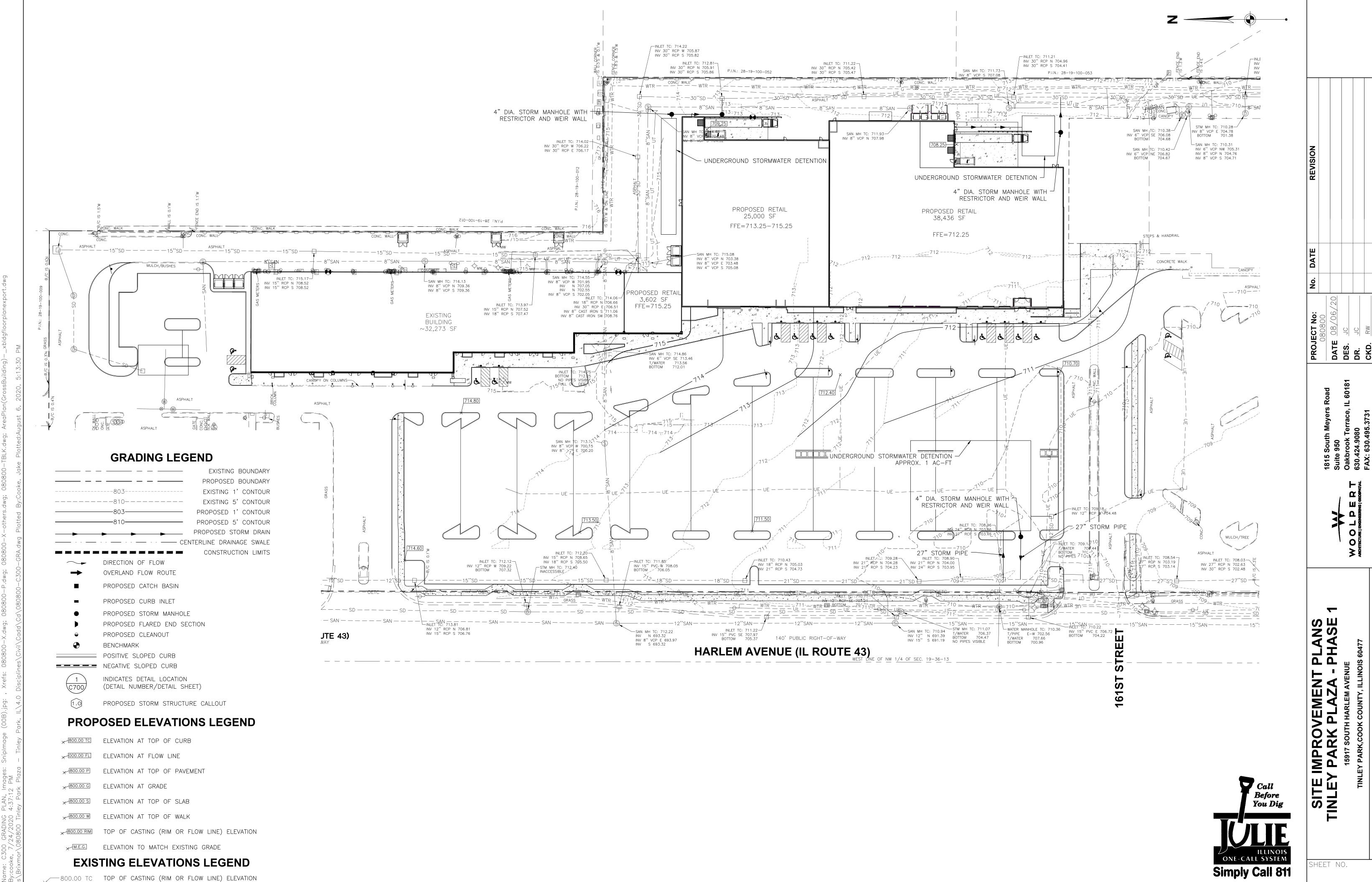
GRAPHIC SCALE IN FEET

C200

SITE IMPROVEMENT PLANS
TINLEY PARK PLAZA - PHASE
15917 SOUTH HARLEM AVENUE
TINLEY PARK, COOK COUNTY, ILLINOIS 60477

SHEET NO.

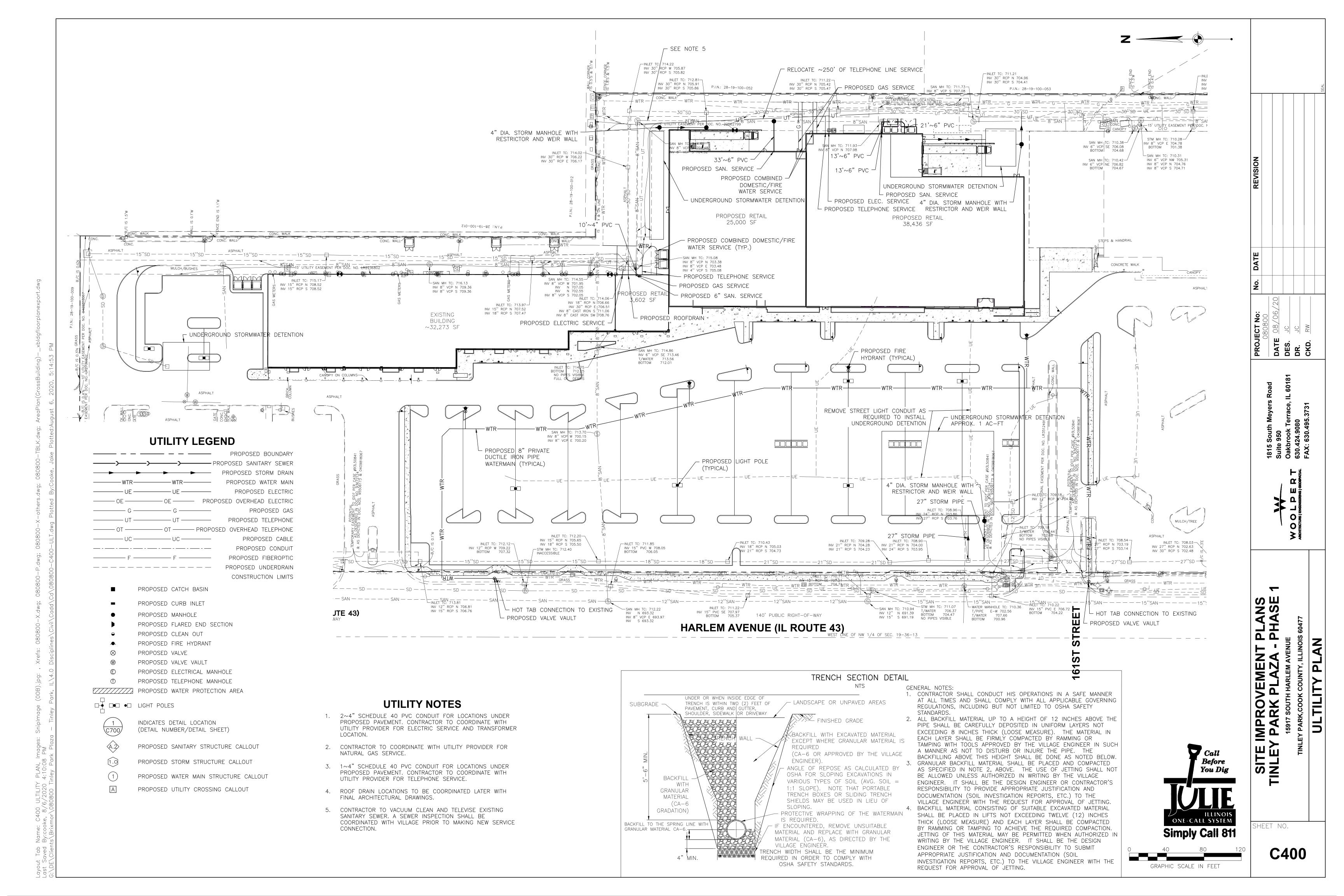


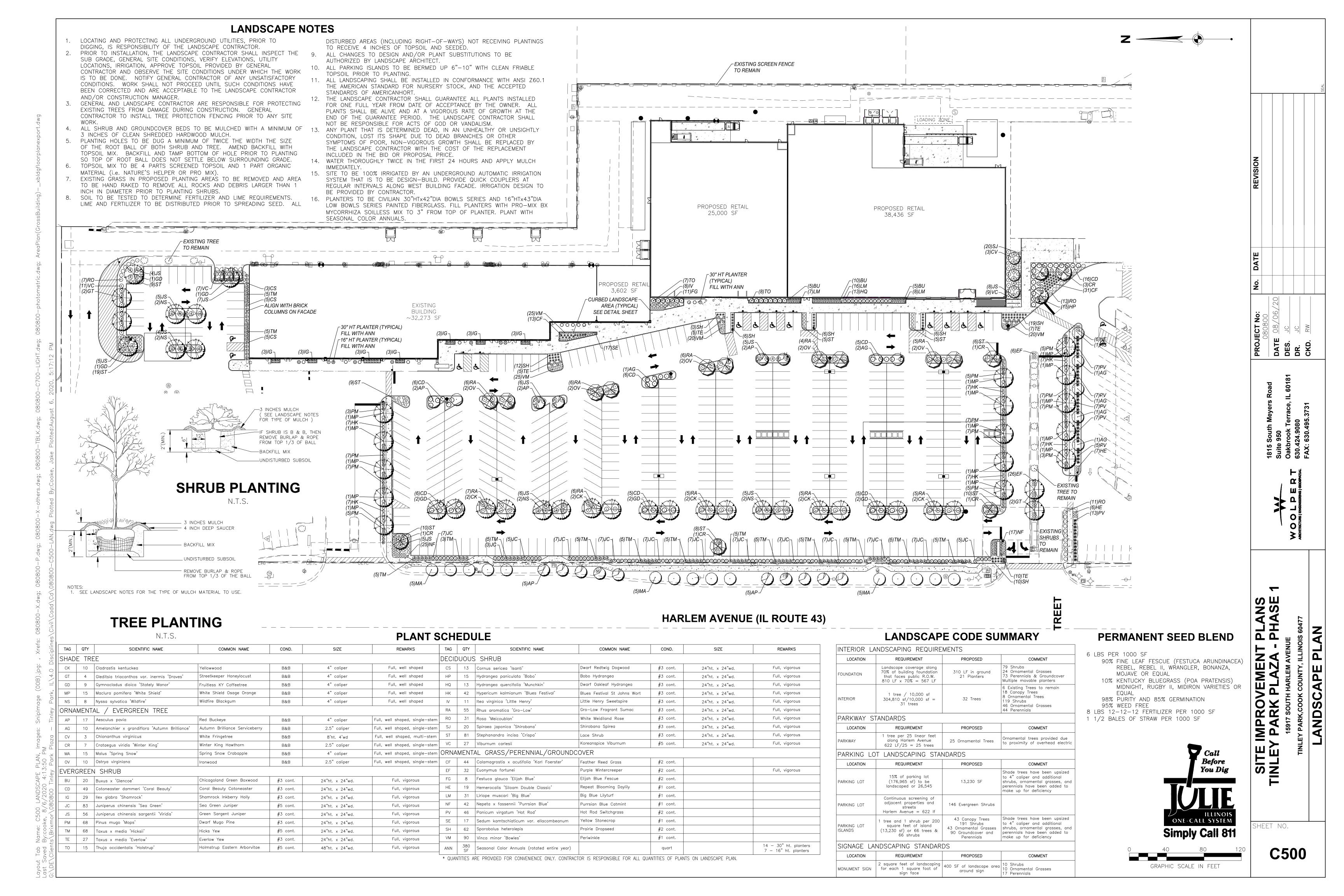


800.00 SPOT ELEVATION

GRAPHIC SCALE IN FEET

C300





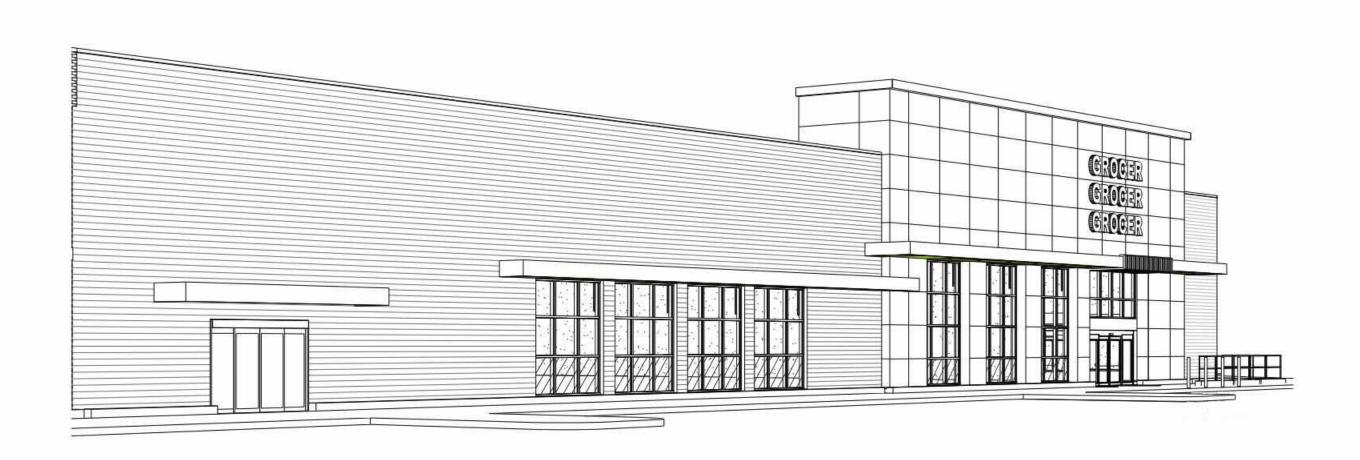


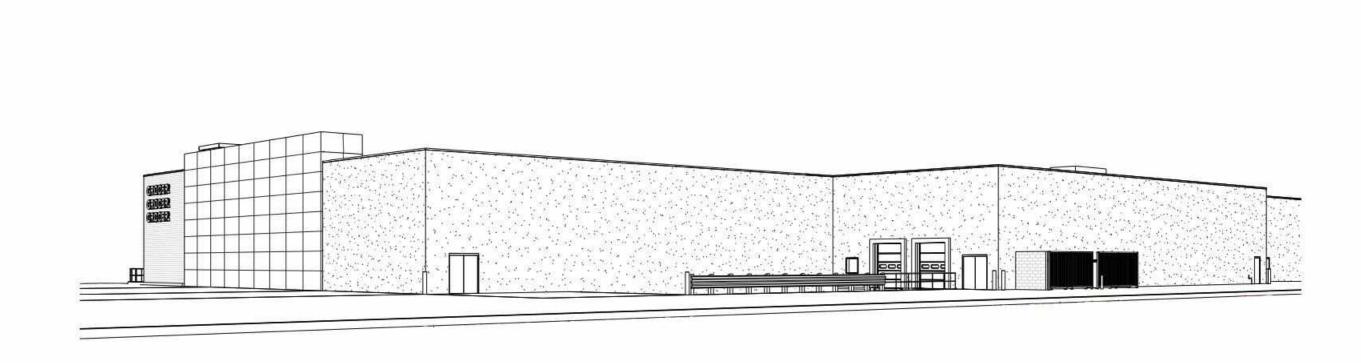


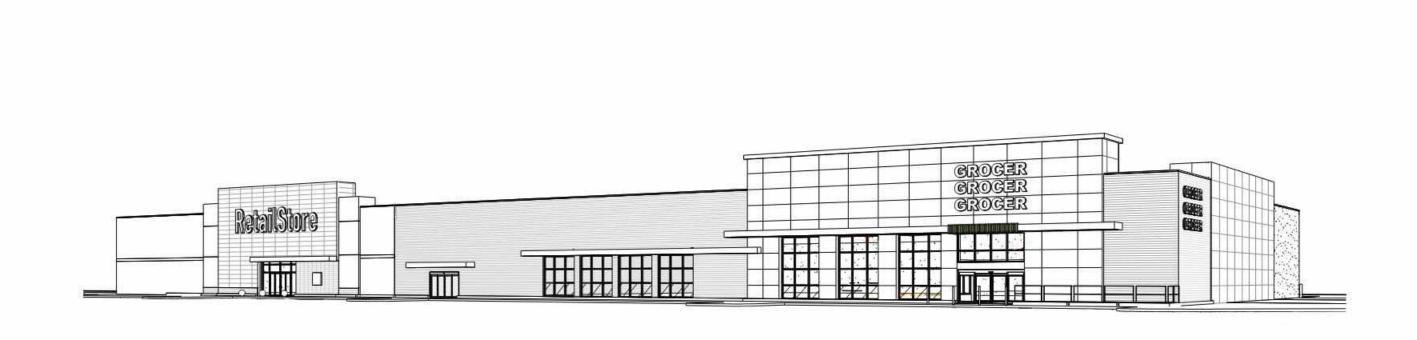


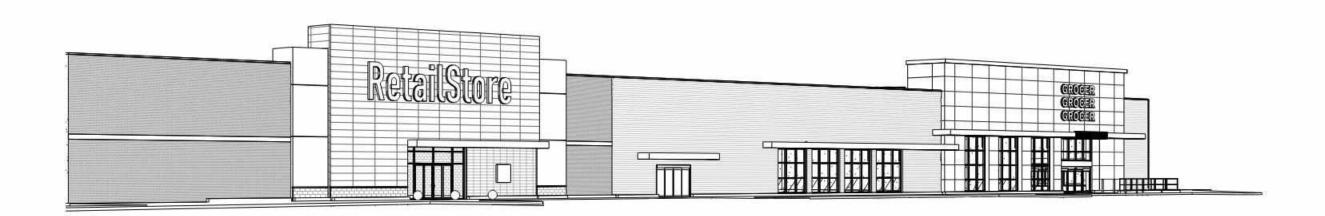


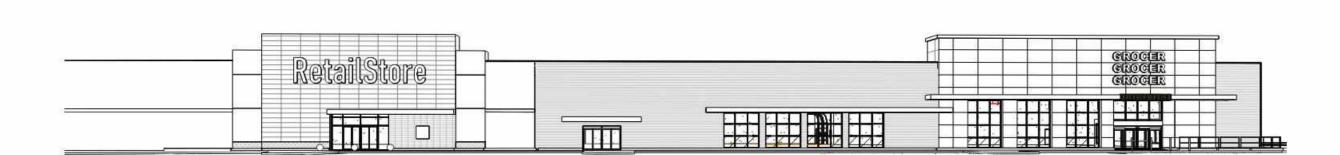


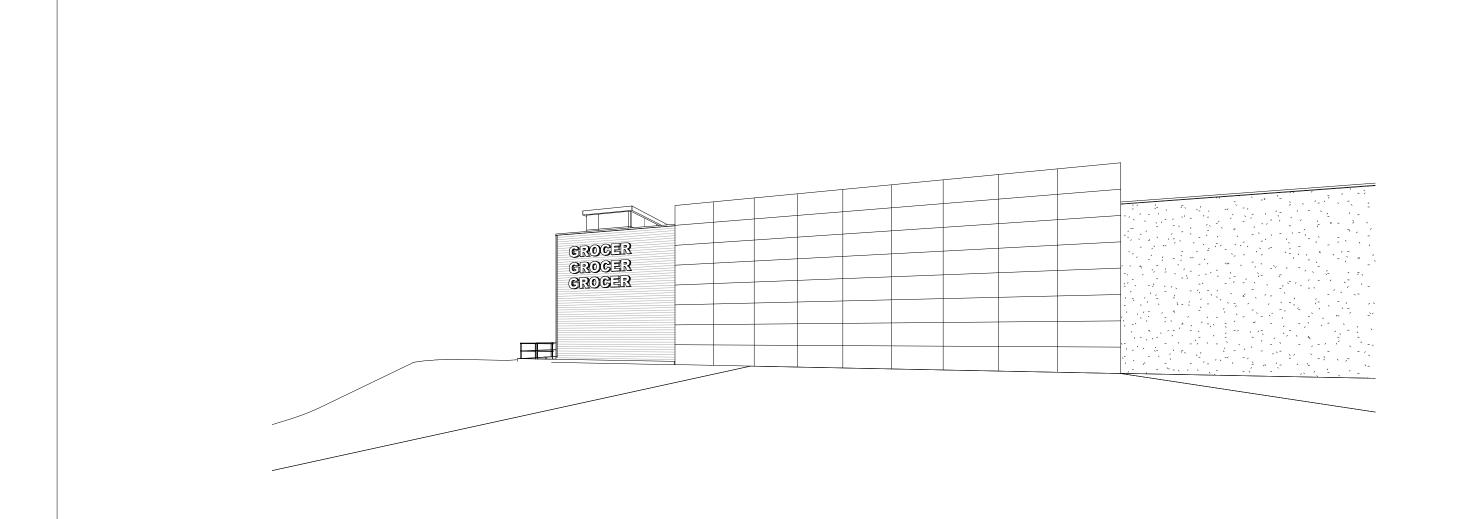




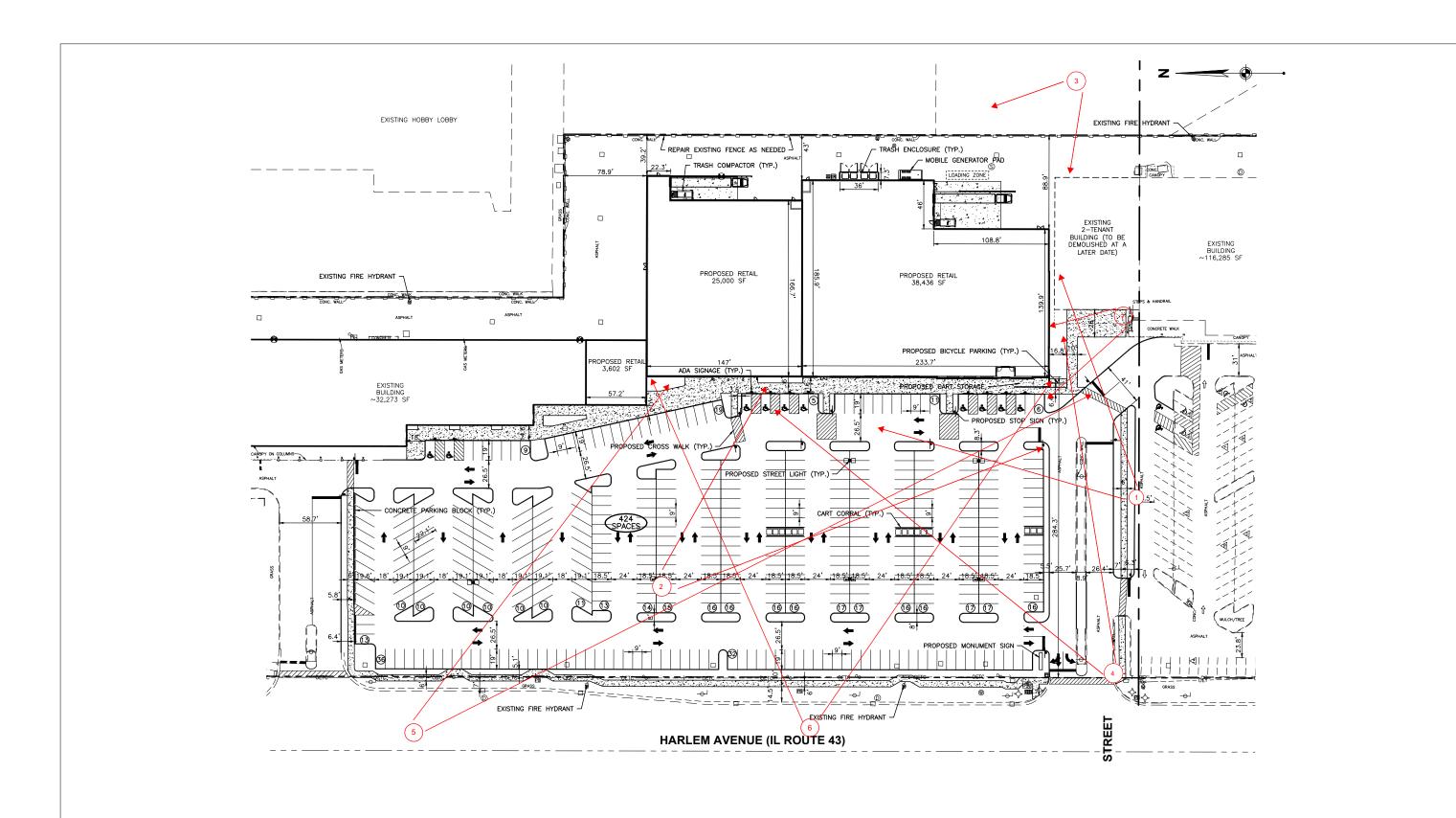


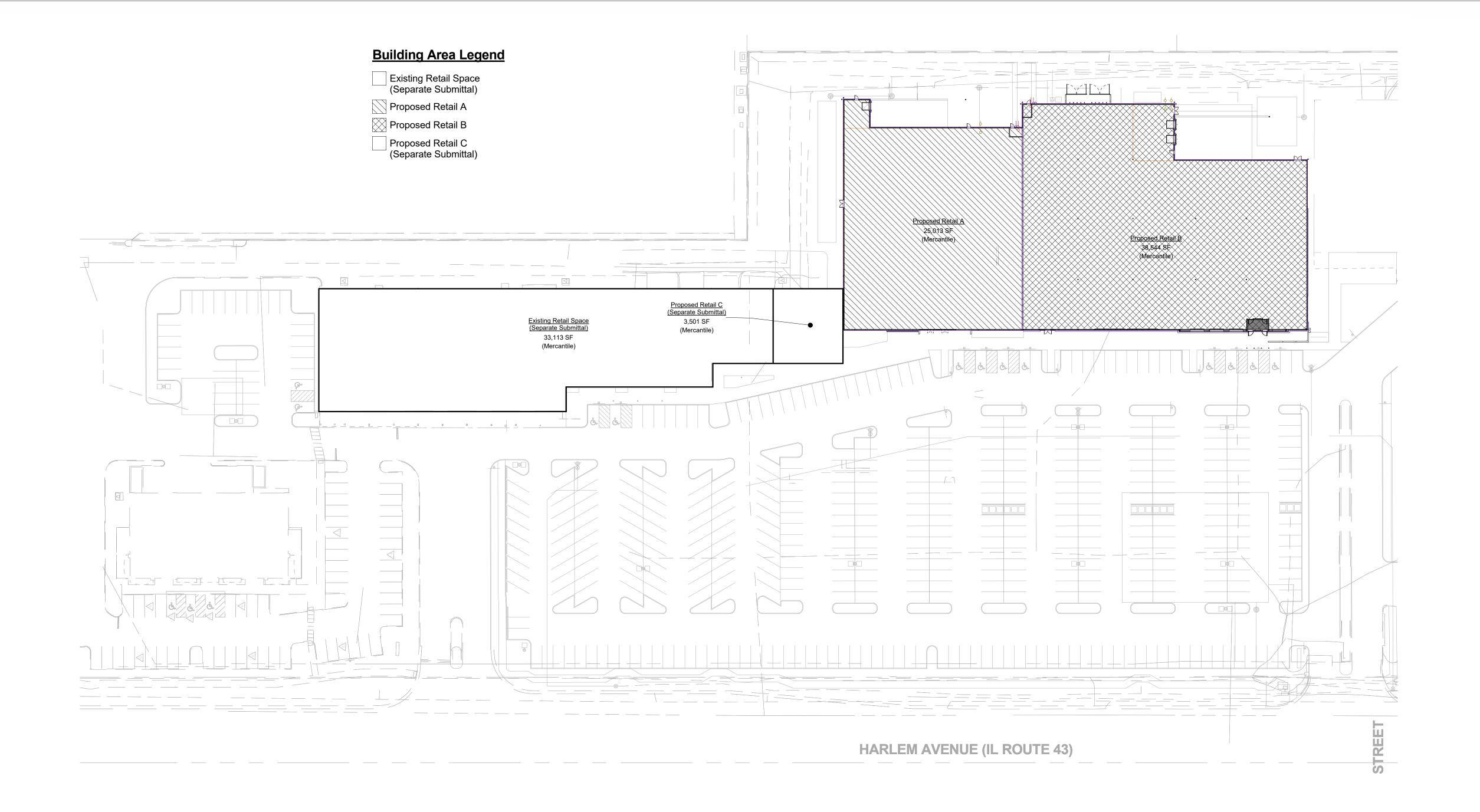












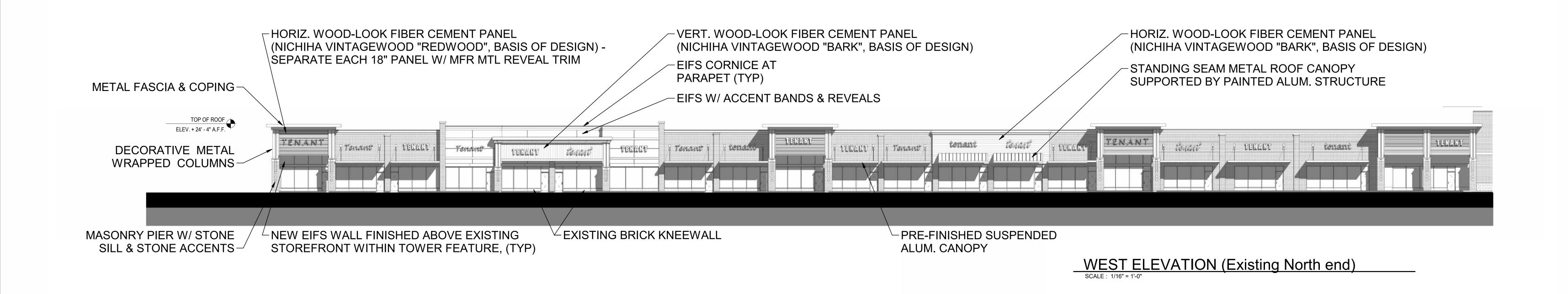


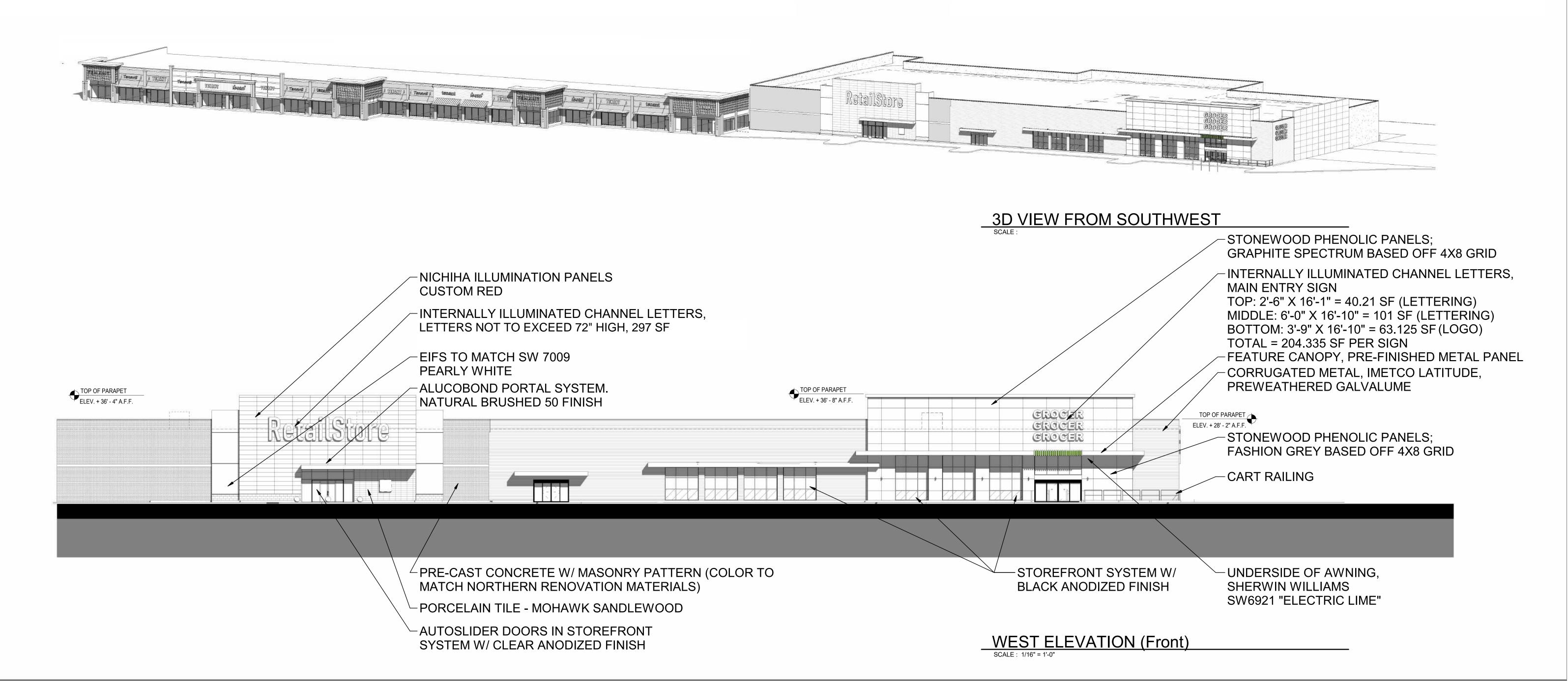


# WEST ELEVATION (FRONT) Overall SCALE: 1" = 30'-0"

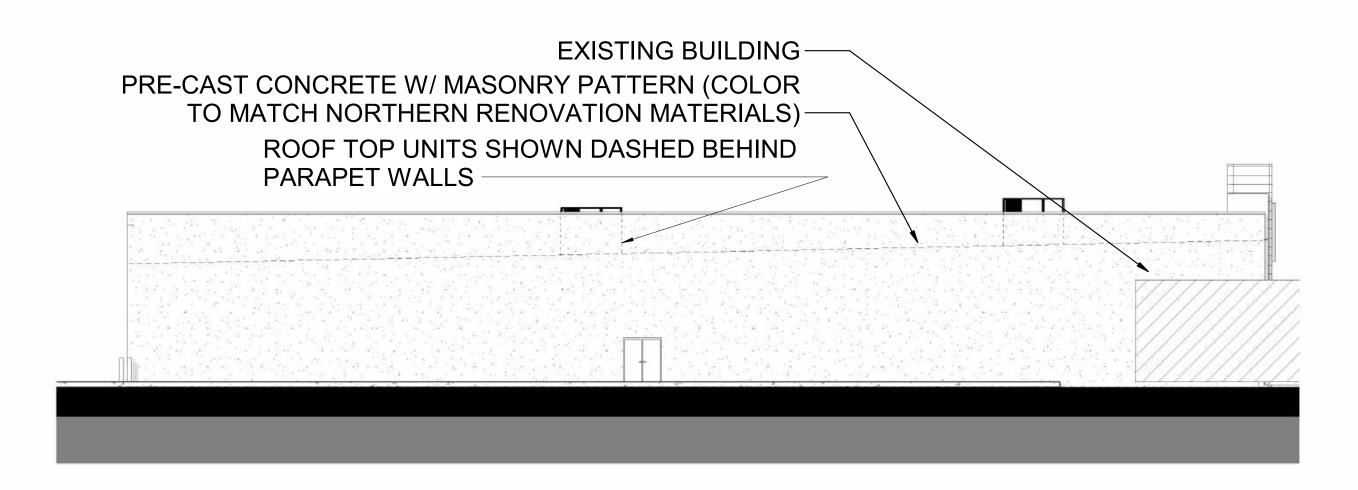
CALE . 1 - 30-0			
WEST ELEVATION MATERIAL PERCENTAGE			
MATERIAL	AREA	% OF (TOTAL-GLASS)	
BRICK/ STONE	2940 SQ. FT.	18%	
PRE-CAST WITH MASONRY PATTERN	1937 SQ. FT.	12%	
FIBER CEMENT	3014 SQ. FT.	18%	
METAL	4354 SQ. FT.	26%	
PHENOLIC PANELS	2272 SQ. FT.	14%	
E.I.F.S.	1770 SQ.FT.	11%	
PORCELAIN TILE	198 SQ. FT.	1%	
TOTAL - GLASS	16,485 SQ. FT.		



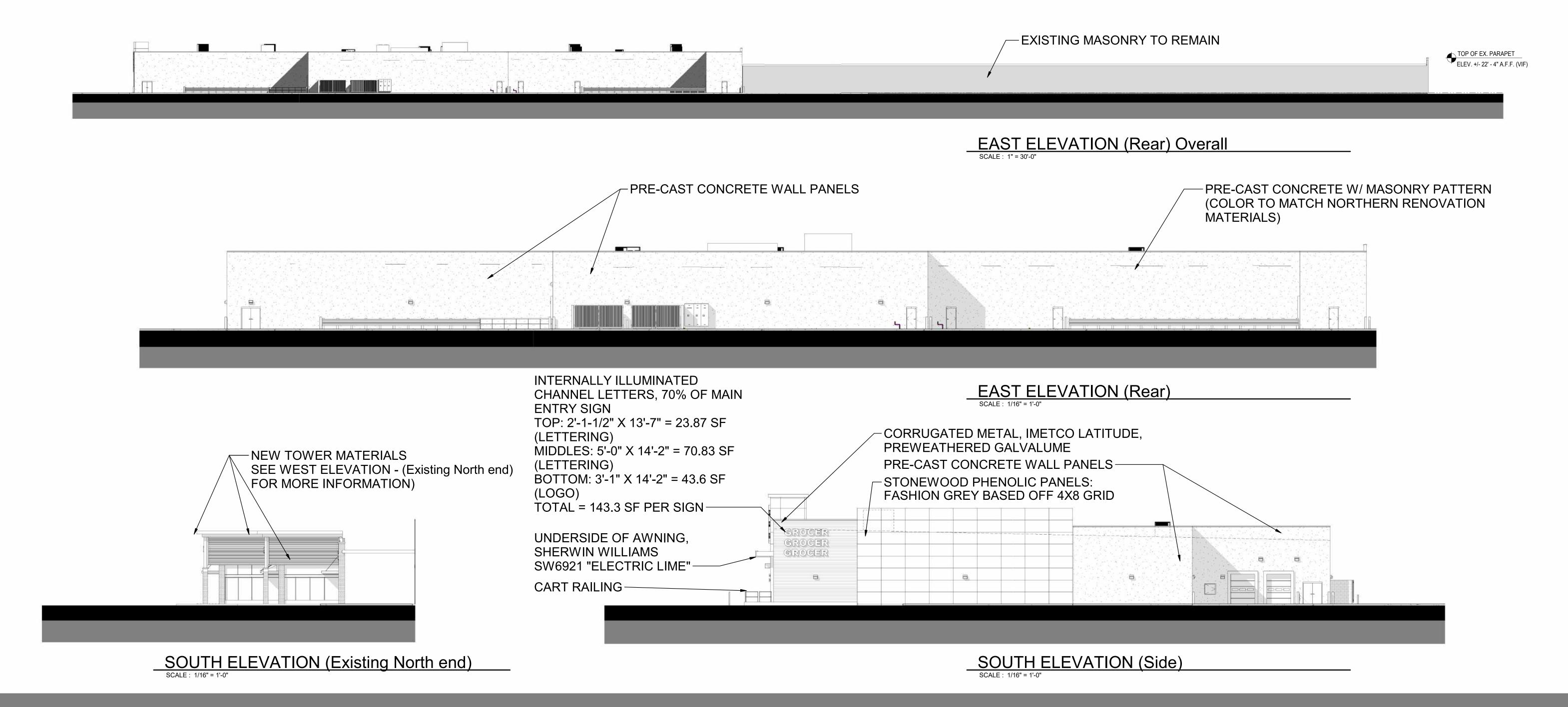




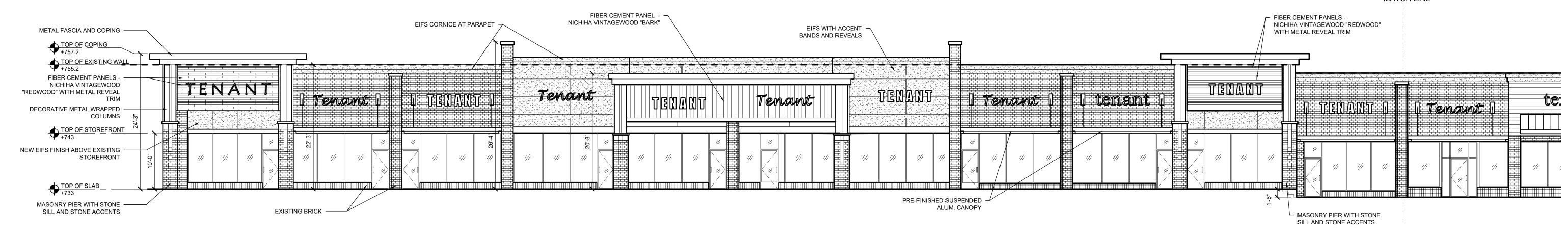
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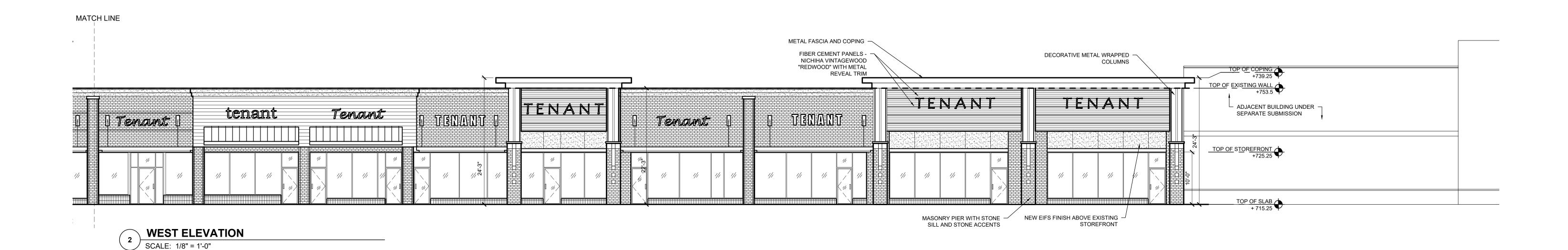


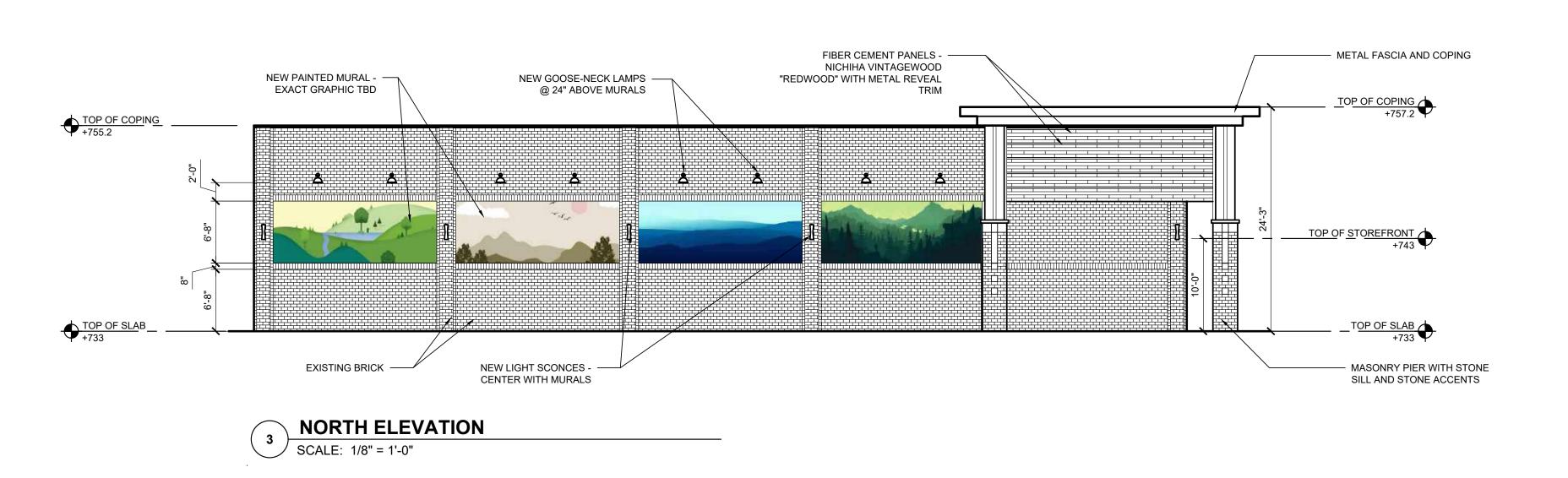
## NORTH ELEVATION (SIDE)











**WEST ELEVATION** 

SCALE: 1/8" = 1'-0"







### PLAN COMMISSION STAFF REPORT

August 20, 2020 – Workshop/Public Hearing

#### **Petitioner**

Zuzanna Gaj, on behalf of Dreamland Academy Inc. (Contract Purchaser)

#### **Property Location**

7901 167th Street

#### PIN

27-25-103-012-0000 & 27-25-103-013-0000

#### **Zoning**

R-6 PD (Medium-Density Residential, Brementowne South PUD)

#### **Approvals Sought**

Special Use Permit

#### **Project Planner**

Daniel Ritter, AICP Senior Planner

#### **Dreamland Academy**

7901 167<sup>th</sup> Street (Former Bobbie Noonan Child Care)



#### **EXECUTIVE SUMMARY**

The Petitioner, Zuzanna Gaj, on behalf of Dreamland Academy Inc. (Contract Purchaser), is seeking approval of a Special Use Permit for a child care center at 7901 167<sup>th</sup> Street in the R-6 PD (Medium-Density Residential, Brementowne South PUD) zoning district.

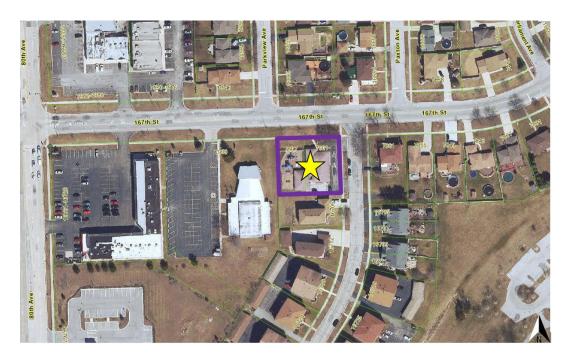
The Petitioner currently operates a state-licensed child care center at 7777 159<sup>th</sup> Street in Tinley Park. They are looking to purchase the property at 7901 167<sup>th</sup> Street and relocate their existing child care center, Dreamland Academy, to the subject property. From the site's original development in 1980 until this year, the site was owned and operated by Bobbie Noonan Child Care. The subject property is designed to look like a single-family home, similar to those in the neighboring subdivision, but was specifically constructed to meet the requirements of a child care center. Previously the site was approved to have a capacity of 109; the Petitioner is proposing to have a limit of 33 children. With the lower child total, it is expected the traffic and parking demands will be substantially less than there are under the previous operator.

- Hours of Operation: 6:00am 6:00pm (Monday Friday)
- Number of Full-Time Employees: 5
- Number of Children: ~33 (pending DCFS approval of new location)
- Ages of Children: 2 5 years old

Parking on the site is limited to parallel parking at the front entrance drop-off. The original approvals for the day care center included an informal agreement for use of up to ten parking stalls at the adjacent church for employee parking. The Petitioner has been working to contact the church for a similar agreement but believes they can actively manage the parking on the site to avoid any overflow to the street near the residences. The facility has only a few visitors, usually current or prospective parents, that typically have an appointment. Pick-ups and drop-offs times are also managed with parents to avoid large rushes or lines.

#### **EXISTING SITE & HISTORY**

The subject property consists of two lots that total approximately 17,500 sq. ft. in size. The property is located on the southwest corner of 167th Street and Paxton Avenue. The two lots were originally planned to be residential homes in the Brementowne South Subdivision. However, in 1978, the Bobbie Noonan Child Care proposed having a child care center on the property of one lot and an outdoor play area for the daycare on the second lot. The Site Plan



and Special Use Permit (Ord. #78-O-020) for a child care facility were approved in October 1979. The structure was completed and occupied in 1980. The original Special Use approval included requirements that the structure be designed to look similar in style architecturally to the homes in the adjoining neighborhoods. Additionally, the site was approved with only five parking parallel parking stalls and it was expected that a parking agreement would be put in place with the neighboring church for employees to park. Access was originally on 167<sup>th</sup> Street, where on-street parking was also available. However, access was changed prior to construction due to engineering and safety concerns.

In 1983, Bobbie Noonan Child Care received approval to construct an addition on the west side of the building. An amendment to the Special Use was not required at that time since it appears it was interpreted as one zoning lot and no expansion of the business operations. The access was converted to one-way with the site plan approval with spaces to park proposed on both sides of the drop off area. In 2007, a Variation was received for a seven-foot-high open style PVC fence to be constructed. The fence height was due to the raised elevation of the playground and was the recommendation of the Department of Child and Family Services (DCFS) to increase to that height from the existing four-foot fence at the time. There are no known issues or concerns noted about the site while Bobbie Noonan operated on the site. It is not known if Bobbie Noonan maintained the parking agreement with the church after the original approval, although, it has been noted that street parking along 167th Street was occasionally used by visitors of the business. Bobbie Noonan was approved through DCFS to have as many as 109 children at the facility.

The Petitioner has operated a DCFS state-licensed child care facility in Tinley Park since 2015, when they received a Special Use Permit (Ord. #2015-O-037) to operate a 2,200 sq. ft. child care center at 7777 159<sup>th</sup> Street. That location is leased in a multi-tenant building with medical uses. The operations of the new child care center will remain the same as they are at the current location. There have been no known issues or complaints at their current location. Prior to opening in Tinley Park, Dreamland Academy also operated a licensed home-based child care center since 2013 in Hickory Hills that remains in operation today.

#### **ZONING & NEARBY LAND USES**

The subject site is located in the R-6 PD (Medium-Density Residential, Brementowne South PUD). To the south and east of the subject property is the same Brementowne South PUD, which was designed with a mix of uses, including single-family homes, townhomes, two-family homes, and multi-family buildings. Directly to the south of the subject property, is a residential structure that functions as either single-family or two-family. To the east is a single-family home. To the west is Tinley Park Community Church located in the B-3 zoning district. To the north across 167<sup>th</sup> Street is a single-family home zoned R-4 in the Parkview Subdivision/PUD.

Child/day care facilities are a unique use because they are traditionally viewed as a commercial/business use. However, they often tend to start as home-based child cares, they do not require drive-by traffic, and there is a convenience for parents to have them located near to the residential areas in which they live. In this way, child/day cares are very similar to traditional schools. Having children in lower-density areas with parks with less traffic and noise also has advantages for the centers. Day cares also tend to have limited hours of operation with small parking demand, as they function mainly with a vehicle pick-up and drop-off system. It is likely for these reasons that they are permitted with a Special Use Permit in the residential-oriented R-6 (Medium-Density Residential) and R-7 (High-Density Residential) zoning districts. These two zoning districts are the highest residential density districts in the Village and are often near commercial areas with easy access to public streets. Child/daycare facilities also require Special Use approval in the B-1, B-2, and B-3 zoning districts. Unique concerns with the use in general include their proximity to surrounding uses that may not be compatible with children, as well as ensure pick-up operations do not cause any traffic issues on private property or public roads.



#### PROPOSED USE & SPECIAL USE PERMIT

The operations of Dreamland Academy on the subject property are expected to be the same as their existing child/day care center location at 7777 159<sup>th</sup> Street. Child care is provided for children ages two to five years old and the facility will be open from 6:00am – 6:00pm Monday thru Friday. The daycare is currently licensed for up to 33 children at any one time but may be limited by DCFS and Fire Department code requirements. The daycare is staffed by up to five employees at any time. All employees must follow DCFS protocols and have had background checks, have experience in child care, and have taken courses related to child care. Staff also completes CPR and First Aid courses. The site offers an existing outdoor space and playground that is enclosed by a seven-foot-tall fence. The facility will require reinspection by the Fire Department and DCFS to make sure it is safe and compliant with all code requirements. However, since the building very recently operated as a child care facility, it is expected that few changes will need to be made with the site to comply with the requirements.

The Petitioner is proposing to keep a maximum of 33 children, which is significantly less than Bobbie Noonan's 109 maximum that was previously permitted. Due to the decrease in the number of children, both drop-off traffic and parking is expected to be decreased from the prior use. Drop-offs and pickups are typically scheduled with parents ahead of time and that gives staff the opportunity to stagger the times parents come and explain rules for parking, pick-up, and drop-off. Safety measures are utilized such as sign-in and sign-out procedures, surveillance cameras (indoor and outdoor), fire alarms/fire sprinkler systems, and burglar alarms.

Open Item #1: Discuss proposed child care use and Special Use Permit.







#### **PARKING**

The Village Zoning ordinance provides some guidance for required parking for various uses; however, there is no specific reference for a day or child care facility. In these situations where a specific use is not listed, the Plan Commission has authority to approve the parking based on the Petitioner's proposal and similar uses noted in the ordinance. Depending on the site and use being proposed, a professional parking study is sometimes utilized to better understand the site, existing uses, and the proposed use in terms of the parking supply and demand. In this case, the site has operated as a child/day care facility since 1980 without any known issues and therefore provides some history about how the site can operate.

The existing site has approximately six parallel parking stalls located along the pick-up/drop-off aisle and dumpster enclosure located adjacent to Paxton Avenue. The property also has adjacent on-street parking on 167<sup>th</sup> Street and Paxton Avenue. The drive aisle requires restriping prior to their occupancy and staff is requesting that proper traffic control signage be installed the entrance and exits indicating "One-way/Entrance" and "Do Not Enter/Exit". Additionally, parking stalls will need to be striped so that the maximum number of vehicles can be parked safely on site. One parking stall will need to be an accessible space compliant with the Illinois Accessibility Code. A recommended condition has been placed on the approval with these improvements being required along the access aisle.

While the parking on the site is rather limited, the Petitioner feels they can manage the parking and understands their need to control and limit any on-street parking around the residential area to the south and east. No formal complaints have been filed previously and there were no known issues when Bobby Noonan operated at this location. Typically, parents simply drop their kids off at the door at an agreed upon time and an employee takes them into the building. Parents or guests will typically only enter the building with an appointment. With the current pandemic, guest and parent access has been even further limited at child care centers, which is expected to remain typical for the foreseeable future. The drop-off operations and parking demand are expected to be substantially less than Bobbie Noonan Child Care had and hours of operation are limited to 6am to 6pm.

The Petitioner has been working to contact the neighboring Tinley Park Community Church to see if a mutually-beneficial arrangement can be made to utilize their parking lot on weekdays for employees, overflow, or special events. However, they have been unsuccessful thus far as the pandemic has made it hard to reach the administration. They will continue to try to contact them to work on an agreement; however, they believe they can operate without one and not create any parking issues in the neighboring residential areas.

Open Item #2: Discuss the proposed parking and pick-up/drop-off operations.

#### SITE CHANGES

The Petitioner does not anticipate any substantial site changes, as the site and building are currently designed to be a child care center in compliance with state standards. However, a few upgrades and corrections will be made on the site that will bring it in to code compliance prior to occupancy. These changes include landscaping modernization, signage, painting/staining the dumpster enclosure, and directional striping/signage along the drop-off aisle. A street tree is also required to be replaced along the Paxton Avenue frontage parkway. The special use has been conditioned that these code and property maintenance items will be resolved prior to occupancy.

#### SUMMARY OF OPEN ITEMS

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

- 1. Discuss proposed child care use and Special Use Permit.
- 2. Discuss the proposed parking and pick-up/drop-off operations.

#### STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings of Fact. These draft findings may be amended as the Plan Commission feels fit prior to supplying a recommendation to the Village Board.

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 daycare is a relatively low-intensity use with operating hours limited to weekdays. The property
    has operated as a child care facility for 40 years without any known issues. The facility will be statelicensed and meet all building and fire code requirements for a child care facility.
- 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 daycare is a relatively low-intensity use with operating hours limited to weekdays. The property
    has operated as a child care facility for 40 years without any known issues. Total occupancy and
    parking will be managed on-site to avoid parking issues on Paxton Avenue and the neighboring
    residential neighborhood.
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - The property was developed and has operated as a daycare for 40 years. All neighboring properties have previously been developed.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - The site was previously developed and has adequate existing utilities, access roads, and drainage.
- 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 loading area for children pick-up and drop-off is existing and has functioned for 40 years without any known issues. The drop-off and pick-ups are proposed to be managed to avoid any parking issues or backups onto 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 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 business and property will otherwise conform to zoning, building, and fire codes. The facility
    will be licensed and inspected by the state regularly for compliance as a child care center.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The property was designed to be a child care facility and the use will allow it to continue to operate
as one. The property would be costly to convert to a residential use that would be permitted in the
R-6 zoning district and would likely take longer to market and occupy as a residential use. Child
care facilities provide employment themselves as well as a needed service for both residents and
workers in the area.

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 Variation, 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.

#### MOTION TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions are 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 the Petitioner, Zuzanna Gaj, and behalf of Dreamland Academy Inc. (Contract Purchaser), a Special Use Permit for a child care center on the property located at 7901 167<sup>th</sup> Street in the R-6 PD (Medium-Density Residential, Brementowne South PUD) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the August 20, 2020 Staff Report, subject to the following conditions:

- 1. The occupancy of the facility shall be limited to a maximum of 33 children. The total occupancy may be raised to 100 total children if an appropriate cross-parking agreement is put in place with the neighboring church property. If at any time after the parking agreement is in place, it is canceled or no longer valid, the occupancy revert to 33.
- 2. Any missing site landscaping or parkway trees shall be replaced prior to occupancy.
- 3. The Access aisle shall be striped with parking stalls and directional markings. Directional signs shall be posted at the entrance and exit. An accessible parking stall shall be striped and signed in accordance with the Illinois Accessibility Code.

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



BL-2020-07-00318

Hickory Hills, II 60457

## 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: Child Care Center  Planned Unit Development (PUD) Concep Variation Residential Commercial Annexation Rezoning (Map Amendment) From Plat (Subdivision, Consolidation, Public Easem Site Plan Landscape Change Approval Other:	rt Preliminary Final Deviation for
PROJECT & PROPERTY INFORMATION	
Project Name: Dreamland Academy	
Project Description: Special Use for child care center	
Project Address: 7901 167th St Pr	roperty Index No. (PIN): 27251030130000 & 27251030 2
	ot Dimensions & Area: (888 & L28 140' × 125' = 17,500 SF
Estimated Project Cost: \$ $ imes$	10 x 125 - 1 7, 500 57
OWNER OF RECORD INFORMATION	
Please supply proper documentation of ownership and/or de	signated representative for any corporation.
Name of Owner: Loseph Noongo Bobie Nomois	company: Bobbie Novoris Childrene LLC
itreet Address: 8717 W. Lincoln HWY	City, State & Zip: Frakfect, IL 6043
-Mail Address.	Phone Number:
APPLICANT INFORMATION	
Same as Owner of Record	
Il correspondence and invoices will be sent to the applicant. epresentative Consent" section must be completed.	. If applicant is different than owner, "Authorized
lame of Applicant: Zuzanna Gaj	Company: Dreamland Academy
elation To Project: Director	
treet Address: 8780 S. Roberts Rd.	City State 9 7

City, State & Zip:

Phone Number:

zgaj88@gmail.com

**Street Address:** 

E-Mail Address:



## 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.	

Updated 12/18/2018



### **Dreamland**

Academy Inc.

(708)658-6900

Tinley Park, IL 60477

dreamlandacademy2@gmail.com

Wednesday, July 29, 2020

Re: Special Use Narrative

To Whom It May Concern:

Dreamland Academy is a family owned child care program first established in 2011 in Hickory Hills, IL. We believe that all children are special and unique! With this philosophy, we have quickly grown. We opened a second location in Tinley Park in 2016, where we are licensed to serve 33 children and are open from 6:30am-6:00pm Monday through Friday. Since opening our door in Tinley Park, we have consistently had a two-year waiting list without room for growth.

Dreamland Academy's goal is to provide a safe and happy place for children where they can learn and grow physically, emotionally, intellectually and socially at their own pace. We continue to have many inquiries from parents wanting to enroll their children in our program. We would like to continue offering our services to the Tinley Park community in a building that can accommodate everyone that has been patiently waiting. The property located at 7901 167<sup>th</sup> St. is a perfect fit to grow our program, given the fact that it has been a child care facility licensed by DCFS for 109 children for many years.

Because our goal is to create a home-like environment we plan on our capacity to be limited in order to allow for more physical space for our students. Thus, we won't serve as many children as the previous center had. However, we want to serve school aged children to offset the stress many working parents are faced with, given today's public-school situation. We believe that all children deserve quality education and know Dreamland Academy can offer the community just that.

Very truly yours,

Zuzanna Gaj

Director of Dreamland Academy

WHEREAS, the property is legally described as follows:

Lots 12 and 13 of Brementowne South, being a subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;





## Plat of Survey

Let 13 in Brementowne South being a Subdizision of part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 36 North, Bange 12 Fact of the Third Principal Meridian, in Gook County, Illinois, BS mecorded Contember 11, 1000 and Decipier 110, 0512 and

