

NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the Plan Commission is scheduled for
March 4, 2021 beginning at 7:00 p.m.

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

NOTICE - MEETING MODIFICATION DUE TO COVID-19

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

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 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 maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on March 4, 2021 . Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

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

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

Written Comments

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

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

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

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

Live Public Participation During Meeting

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

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

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

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

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



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**March 4, 2021 – 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 February 18, 2021 Regular Meeting

ITEM #1 PUBLIC HEARING – TEXT AMENDMENT – RESTAURANT PICKUP WINDOW IN THE NEIGHBORHOOD FLEX DISTRICTS

Consider recommending the Village Board approve the proposed text amendment to allow a restaurant pickup window in the Neighborhood Flex Legacy Districts. The proposed text amendments will define a Pickup Window to distinguish it from a Drive-thru or Drive-in Establishment and allow a pickup window as a Special Use for restaurant uses in the Neighborhood Flex Districts under certain conditions.

ITEM #2 WORKSHOP - SPECIAL USE AND SITE PLAN APPROVAL FOR A RESTAURANT PICKUP WINDOW – DURBIN’S, 18250 OAK PARK AVENUE

Site Plan Approval and consider recommending the Village Board grant Thomas McAuliffe, on behalf of Durbin’s (Petitioner), approval of a Special Use Permit for a Restaurant Pickup Window in the NF (Legacy – Neighborhood Flex) zoning district.

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**

February 18, 2021

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 February 18, 2021.

CALL TO ORDER – PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for February 18, 2021 at 7:01 p.m.

CHAIRMAN GRAY stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07 issued on March 16, 2020, which suspends the Open Meetings Act provisions relating to in-person attendance by members of a public body. The Open Meetings Act (OMA) requires public bodies to allow for public comment, therefore, this meeting will include public comment via the established protocol. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. He noted that the meeting is being recorded and that some attendees are participating by web/audio conference.

Dan Ritter called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
Frank Loscuito (Participated electronically)

Absent Plan Commissioners:

Lucas Engel
Steven Vick
James Gaskill

Village Officials and Staff:

Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kathy Congreve, Commission Secretary

Guests:

none

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the February 4, 2021 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.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE FEBRUARY 18, 2021 REGULAR MEETING

**ITEM #1 WORKSHOP– TEXT AMENDMENT –
PICKUP WINDOW IN THE NEIGHBORHOOD FLEX DISTRICTS**

Consider recommending that the Village Board approve the proposed text amendment to allow a pickup window in the Neighborhood Flex Legacy Districts. The proposed text amendments will define a Pickup Window to distinguish it from a Drive-thru or Drive-in Establishment and allow a pickup window as a Special Use for restaurant uses in the Neighborhood Flex Districts. The pickup window will be limited to pre-orders only; no on-site ordering will be allowed.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Angela Gatto (Participated electronically)
Mary Aitchison (Participated electronically)
Kehla West (Participated electronically)
Frank Loscuito (Participated electronically)

Absent Plan Commissioners: Lucas Engel
Steven Vick
James Gaskill

Village Officials and Staff: Dan Ritter, Senior Planner
Paula Wallrich, Planning Manager (Participated electronically)
Kathy Congreve, Commission Secretary

Guests: none

CHAIRMAN GRAY stated that we will start with the workshop portion of this item.

Prior to making her presentation, MS. WALLRICH noted for the record that the staff report has been distributed to the Commission, and posted on the Village website. The staff report will be attached to the minutes as part of the meeting record.

PAULA WALLRICH, Planning Manager, then presented her staff report.

CHAIRMAN GRAY asked for comments from each Commissioner. Comments were as follows:

COMMISSIONER MANI pointed out that a pickup window is most suited for businesses with an outside wall, most likely at either end of a multi-tenant building, unless there was room in the back. He noted that utilities, trash areas, etc. could be a safety concern. He stated that the text amendment favors corner properties and that other businesses in strip centers would not be able to take advantage of it, making it unfair for some. Paula stated that is inherent in zoning regulations in that they apply to only certain situations and that the Commission will need to consider aesthetics, pedestrian access, and vehicular interaction with pedestrians. He asked her what her thoughts on having a pickup area in the front were and she stated that it would not work because it would interfere with pedestrian access to the front of the building. Dan Ritter pointed out that it is a Special Use, not permitted by right and therefore the Commission can evaluate it on a case by case basis.

COMMISSIONER WEST stated that this could add some active pedestrianism in the downtown area and that the economic benefits are obvious; she is excited about the possibilities.

COMMISSIONER AITCHENSEN seconded COMMISSIONER WEST'S comments.

COMMISSIONER LOSCUITO asked if a "walk-up" pickup window is allowed or could be implemented later on. Paula Wallrich addressed the question, stated it would depend on the location. COMMISSIONER LOSCUITO asked if expanding it to be allowed outside of this flex area would be a separate text amendment; Paula stated that it would be a separate amendment and analysis.

CHAIRMAN GRAY concurred with the Commissioners and staff and pointed out that page 6 does mention looking at this on a case by case basis. He stated he would not want to mix walk-up pickup windows with drive-up pickup windows. He stated further that we should look at each potential site, and keep existing curb cuts to keep in line with the Legacy Plan and protect that walkable area. COVID-19 has changed the way that restaurants are doing things and he thinks a pickup window is here to stay for a lot of businesses; he appreciates the foresight of staff to get definitions set up to decide on a case by case basis.

There were no other comments. There will be a Public Hearing on this at the March 4, 2021 Plan Commission meeting. Paula added that the Petitioner on this request is the Village.

GOOD OF THE ORDER –

Paula addressed the Commission regarding the issues of confirming a quorum. She emphasized that staff cannot write the script without knowing who is attending the meeting and often the writing of the script is delayed until attendance is known. She also stated that saying you are coming and not showing up is also a very big problem, and could result in not having a quorum. She asked anyone who knows that they cannot attend a meeting in the next three months to let her know now.

She also gave updates on the following:

- The Do-Rite Donuts sign and the Daycare were both approved at the Board Meeting.
- Pete's Fresh Market will be coming forward in March.
- There is another townhome development coming forward in March adjacent to Union Square.
- The Panduit site is working on some plans.
- The Crana on 80th Avenue and 191st is working on their access to 80th Avenue.
- Dan is working on a Dunkin' Donuts on 171st.
- Dan is also working on two Starbucks locations: One on LaGrange just south of 171st and one just off the corner by the 7-Eleven coming on 171st.

Dan stated that we have a lot coming up in March and April; the next few meetings will have larger agendas.

CHAIRMAN GRAY asked commissioners for advance notice, letting staff know who will be attending meeting.

COMMENTS FROM THE PUBLIC – There were none

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER LOSCUITO to adjourn the February 18, 2021 Plan Commission meeting.

COMMISSIONER GRAY asked for a voice vote asking if any were opposed to the motion; hearing none, he declared the motion carried and adjourned the meeting at 7:47 P.M.

PLAN COMMISSION STAFF REPORT

March 4, 2021-Public Hearing

Text Amendment-Pickup Window in Neighborhood Flex Districts

Petitioner

Village of Tinley Park

Approvals Sought

Text Amendments to
Sections II.B. (Definitions)
and Section XII.3.A. Table
3.A.2. (Legacy Code,
Special Uses)

Project Planner

Paula J. Wallrich, AICP
Planning Manager



Example of a Pickup Window for pre-orders

Revisions from the previous staff report are noted in red.

EXECUTIVE SUMMARY

Consider recommending that the Village Board approve text amendments to allow a Pickup Window in the Neighborhood Flex Legacy Districts. The proposed text amendments will define a Pickup Window to distinguish it from a Drive-thru or Drive-in Establishment and allow a pickup window as a Special Use for restaurant uses in the Neighborhood Flex Districts. The pickup window will be limited to pre-orders (phone-in and on-line) only; no on-site ordering will be allowed.

Durbin's Restaurant (17265 Oak Park Avenue) is expanding its business and has leased a small space at the north end of the multi-tenant building located at the northwest corner of Oak Park Avenue and 183rd Street. This will be a scaled down version of their current establishment in the Downtown Core and will be used primarily for picking up pre-orders. Durbin's is seeking a pickup window to facilitate quick and easy distribution of these food orders.

Drive-through establishments are specifically prohibited in the Legacy Districts due to their negative impact on walkability. As with most urban areas, the goal is to create a pedestrian friendly environment that is not focused on vehicular convenience. Therefore, it is important to make a distinction between drive-thru uses which require drive up lanes with adequate vehicular stacking and a pickup window used for preorders only. The proposed text amendments provide a definition for a pickup window and conditions for allowing a pickup window as a Special Use for restaurant uses.

At the workshop the Commission expressed general support for the proposed text amendments noting that limiting the Special Use to only the Neighborhood Flex districts allowed for individual analysis and protection of the pedestrian friendly aspects of the other Legacy Districts. Support was given to limit the window to side and rear facades and to prohibit new curb cuts and menu order boards/signs.

BACKGROUND

Text amendments are necessary to keep the Zoning Ordinance current with new uses, implement new policies, and ensure that the Zoning Ordinance furthers its purpose of promoting the health, safety, and general welfare of the public. When analyzing a text amendment, staff must be cautious to be as comprehensive in their analysis as possible and not propose amendments that pertain to only one particular circumstance. This can lead to disproportionate regulation and potential conflicts in other areas of the code. However, as market and economic conditions of a community change it is necessary to evaluate the zoning ordinance to ensure it is meeting the needs and vision of the community. The recent COVID crisis has significantly impacted the restaurant community. Those businesses that quickly adapted to delivery or pickup services were able to successfully weather the in-door dining prohibitions. Restaurants with drive-thru services witnessed significant growth and, in most cases, have survived better than those restaurants without drive-thru windows/lanes. As vaccines continue to predict the world's ability to return to more normal business practices, restaurants have found benefit in providing alternate opportunities to in-door dining including improved delivery services and increased food pickup options.

Village staff has received several short-term temporary requests for such things as curbside pickup parking areas, but requests have also been received for permanent drive-thru and pick-up window additions. In September, approval was granted for Chipotle that included a pickup window at a location previously operating as a drive-thru for a bank. The pickup concept is relatively new for Chipotle, but has been successful in their other locations due to the added convenience for customers and employees. Chipotle's concept is built on customization of their entrees and thus a traditional drive-thru concept was not appropriate for them due to longer ordering and preparation times. Since there is limited stacking room at their proposed site, approval was granted for pickup only despite drive-thru uses being a permitted use in this zoning district (B-3).

COVID, along with the introduction of mobile ordering and delivery services, has accelerated the number of convenient options available for restaurant customers. Restaurant specific apps as well as apps like DoorDash or Grubhub make it easier to get food for pickup and delivery. As businesses adjust to this new demand, pickup windows are becoming a permanent addition for streamlining the delivery of phone orders.

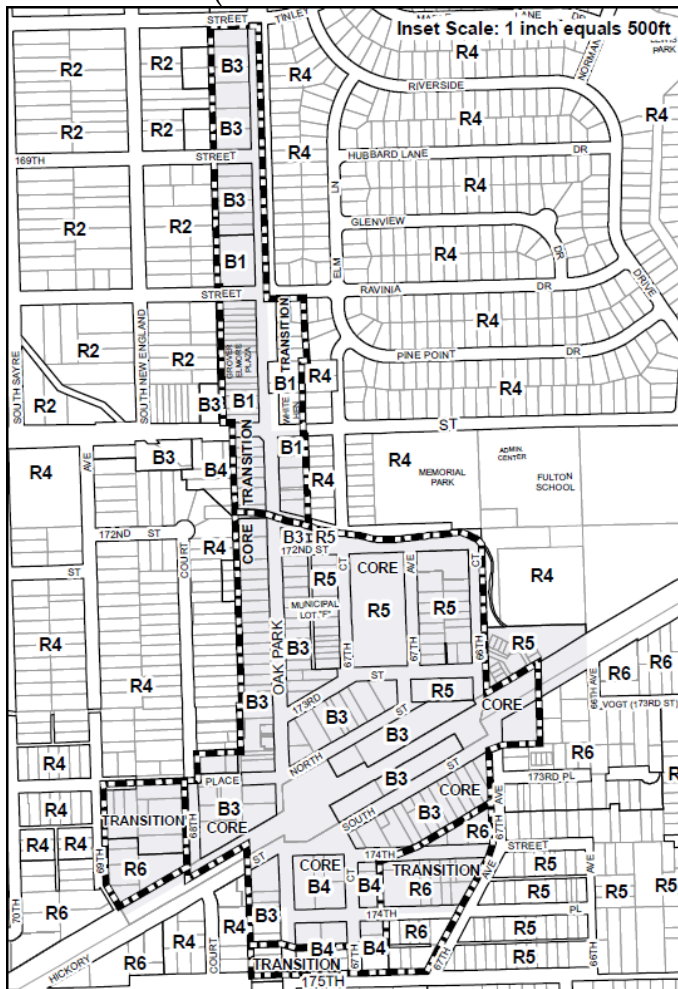
Fast Casual is the most popular type of restaurant embracing the pickup window. According to market research from the QSR and Insula Research an estimated 50 to 70% of their revenue is generated from the drive-thru window. Advanced ordering and pickup windows alleviate wait times in the drive-thru and improve the flow of customers. Some restaurants are even building stores with 2-3 windows and allocating a section of these windows exclusively for pickup orders. Some fast-food restaurants even plan to keep and expand pandemic innovations, including "contactless" locations that limit all personal interactions between customers and staff. According to recent articles mobile ordering has become a key deciding factor for where customers shop and order their food.

Durbin's is a successful restaurant with six locations including one in downtown Tinley Park. While most of the customers dine-in (during non-COVID times) they also operate a strong catering and carry out business. Durbin's recently leased a small space (2,000 sq. ft.) at the northwest corner of Oak Park Avenue and 183rd Street (18250 Oak Park Avenue) that will focus on their on-line and phone carryout orders. They requested staff to investigate options to operate a pickup window for phone and on-line orders since they are prohibited in the Legacy District. The Village Zoning Ordinance does not distinguish a pickup window from a drive-thru window. Drive-thru establishments are prohibited in the Legacy Districts as is typical of downtown areas that have a pedestrian-friendly focus. Therefore, staff is proposing a new definition for a pickup window that is distinct from a drive-thru window as well as provide for pickup windows in the Neighborhood Flex Legacy District as a Special Use for restaurant uses.

ZONING

Restaurants with drive thru facilities are only allowed in General Business and Commercial (B-3), Office and Restricted Industrial (ORI) and General Manufacturing (M-1) districts; they are prohibited in the Legacy Districts. Section XII of the Zoning Ordinance outlines the Legacy Code which includes regulations for the six character districts for the area along Oak Park Avenue between 167th Street and 183rd Street. The Legacy Code, adopted in 2011, replaced sections of the Zoning Ordinance and the Historic (H-1) District. Similar to the Legacy Code, the H-1 District prohibited drive-thru facilities, albeit the H-1 district encompassed a smaller area than the Legacy area. (see comparison below.) Similar to the H-1 District which was “intended to allow for the continued function of contemporary land uses, while emphasizing pedestrian orientation within an intimate streetscape design, and de-emphasizing automobile uses”, the intent of the Legacy Code was to strengthen the aesthetics and economic vitality of the downtown by implementing principles such as “creating a walkable downtown where pedestrians come first”. The Legacy Districts were organized to provide for the greatest density and walkability in the centralized Downtown Core (DC) with areas to the north and south of the DC providing for more flexibility and encourage residential uses in certain areas to support the commercial uses in the DC. At the north and south ends of the Legacy area are the Neighborhood Flex (NF) Districts which are “intended to help create a mix of commercial and multi-family uses to anchor the north and south ends of the Legacy Code Area”. The NF districts function as gateways to the downtown core and help transition from typical vehicular oriented commercial areas to the more pedestrian-friendly downtown.

H-1 District (16800-17500 Oak Park Avenue)



Legacy N-F Districts



The Neighborhood Flex areas were not included in the H-1 District. They were zoned primarily B-3 (which allows drive thru facilities), with a few exceptions such as at the southeast corner of the intersection of Oak Park Avenue and 167th Street where the commercial center was zoned B-1 (Ace Hardware and Gas Station). At the south end of the Legacy Area both the southwest and northwest corners of the intersection of 183rd Street and Oak Park Avenue were previously zoned B-3; the northeast corner was zoned B-1 (part of the Eagles Nest PUD). The southeast corner included an unincorporated Parcel (Dendrinos) surrounded by Single-Family Residential (R-1) zoning which reflected the existing landuses at that time.

With the adoption of the Legacy Code, several of the parcels in what is now zoned the NF District, lost their ability to have drive-thru facilities. This was part of the overall vision as outlined in the Legacy Plan (adopted 2009) which served as the guide for the Legacy Code. The Plan emphasized the need to maintain a pedestrian friendly downtown that concentrated density in the downtown core and transitioned to residential uses to the north and south. As part of the overall vision of the Legacy Plan, the prohibition of drive thru facilities was defensible for all of the Legacy Districts in an effort to promote walkability between the residential and commercial districts—a common planning policy for urban areas.

The north and south points of the study area became the Neighborhood Flex districts with the adoption of the Legacy Code in 2011. For the north end of the planning area the Legacy Plan highlighted the 167th Street and Oak Park Avenue intersection, particularly the southeast corner, stating the redevelopment of the parcels should *“include a building with minimal setback on 167th and Oak Park Avenue that create a street wall, minimal curb cuts and prioritize pedestrian entrances.”* (This parcel was zoned B-1 at that time and is immediately adjacent to single-family homes.) The opposite corner (southwest) reflected the bank with its drive-up lanes on the south side of the building. (It was zoned B-3 at that time). The Plan recommended that future planning for this intersection should include commercial on all four corners. Upon redevelopment it encouraged moving buildings closer to the roadways with vehicular access pushed to the rear of the lots. It is important to note that the Legacy District ends at that intersection and does not include parcels on the north side of 167th Street.

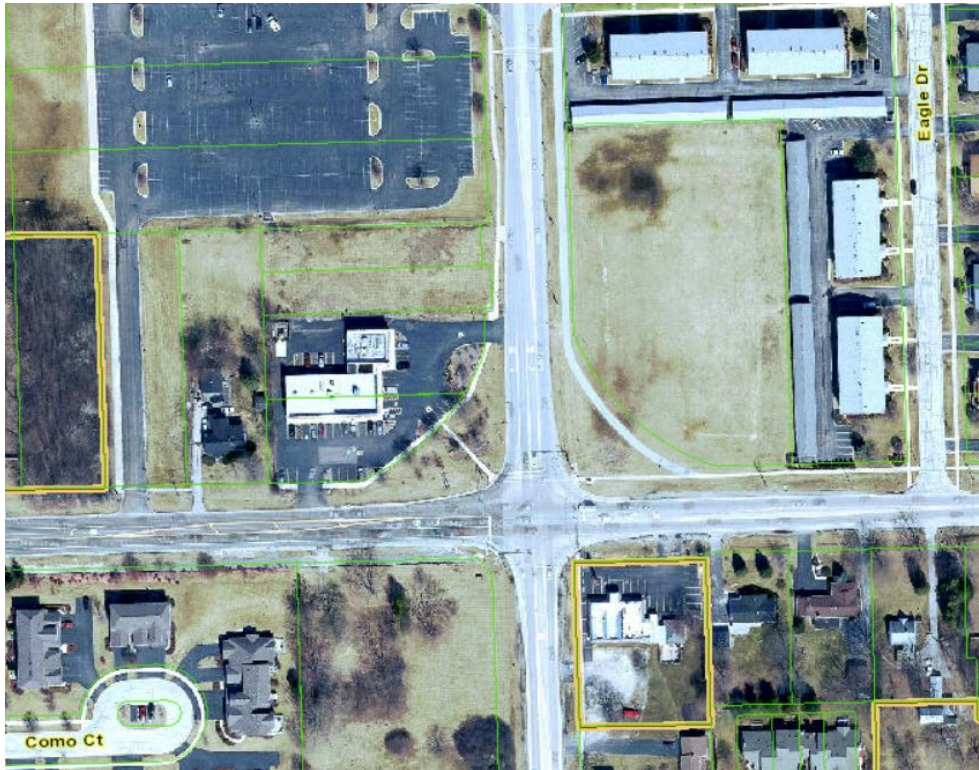


Transformation to a neighborhood retail center to anchor the north end of the Legacy Area

For the south end of the planning area the Legacy Plan included a roundabout at the intersection of Oak Park Avenue and 183rd Street. This was a significant planning component of the Plan and represented what was termed the



“Gateway District” intended to create a dramatic southern gateway at 183rd Street and Oak Park Avenue that connected the Downtown Core to the Village’s entertainment and tourism district. Due to this configuration, buildings were pushed close to the roadway and reflected the curvature of the roundabout. This conceptual design supported the pedestrian orientation of the Plan as well as the prohibition of drive-thru facilities. However, in 2016 the Village Board removed the roundabout from the plans. The right-of-way (ROW) and some of the improvements (sidewalks) still reflect the roundabout plans at the northwest and northeast corners, but the intersection will not be developed with a roundabout (see below).



DISCUSSION

Since the adoption of the Legacy Code in 2011, staff has worked through certain issues common to new Code. Until a new code is ‘tested’ through its application for land use requests, it is impossible to know how it may impact development/redevelopment decisions. Code development typically goes through adjustments and revisions as it is implemented. There have been several amendments to the Legacy Code; some significant and some merely correcting scrivener errors or unintentional results. Variations have been granted and interpretations have been made. Yet with every decision staff continues to seek guidance from the Legacy Plan.

The Legacy Plan is based on ten principles that together provide a three-prong approach to guiding development in the Legacy area: 1) Preservation; 2) Economic Development; and 3) Infrastructure/Urban Design. As important as some of the Plan’s guiding principles related to preservation and urban design are “transition from commercial use to residential uses outside of the downtown core, encourage building mass to peak at the downtown core and create a walkable downtown where pedestrians come first”; other principles emphasize the need to “build a strong economic future for downtown Tinley Park”. Arguably pedestrian oriented design supports the prohibition of drive thru lanes that increase the number of curb cuts along the street face and increase vehicular traffic. However, the plan specifically highlights commercial uses at the north and south ends of the Legacy area that serve as a transition and

entry to the Legacy District. To remain competitive and support the economics of the Legacy area, these transition areas must respond to the commercial environment as it changes with market demand and spending habits. It is these transition areas that staff believes provide an opportunity to revisit the absolute prohibition of drive-thru facilities. The Neighborhood Flex District is intended to serve as a transition from prototypical commercial configurations to the more residential and pedestrian orientation of the other Legacy Districts and therefore warrants further analysis of the drive-thru prohibition.

As a transition area, staff is recommending a step down from the traditional drive-thru facility to a pickup window only. A drive-thru facility requires adequate stacking for vehicles accessing ordering and pick up windows. This necessarily results in increased setbacks from the ROW which is contrary to some of the basic tenets of the districts that limits front yard setbacks and brings buildings closer to the ROW to build a pedestrian-friendly 'street wall'. A pickup window which does not allow for on-site ordering, is restricted to only servicing customers who have pre-ordered and are instructed to pick up their food item at a specific time, decreases the amount of stacking required and the time a vehicle is waiting in line. This results in a shorter access lane and thereby can allow for decreased front yard setbacks from the ROW.

Staff has analyzed properties in the NF district and has found a few properties that could take advantage of a pickup window opportunity. These are highlighted below. It will be important that the Village analyzes any request for a pickup window on a case-by-case basis to ensure that the pedestrian experience is not compromised. Consideration will need to be given to not create new curb cuts that may impact pedestrian ways, or alter the streetscape in a negative manner. Therefore, staff is recommending any request for a pickup window be approved as a Special Use and that a condition of the Special Use be limited to those properties with existing curb cuts; creation of new curb cuts will be prohibited. Additionally, pickup windows shall be located on rear and side facades only and for restaurant uses only. No signage for menu boards will be allowed; this will discourage any attempts at on-site ordering. Through the Special Use process, conditions related to the specific applicant and business can be imposed to ensure minimal negative impacts on the overall district.

The properties highlighted below only reflect those properties that have existing curb cuts and therefore would be eligible for a pickup window. A closer examination of the individual properties reveals much less opportunity due to the existing nature of the various landuses and lot configuration.





Additionally, it will be important to define a pickup window to distinguish it from a drive-in establishment or drive-in restaurant where the definition establishes the drive-in nature of the establishment as its principal or primary part of the business as defined below:

Drive-in Establishment - A Drive-In Establishment is a business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle (e.g. restaurants, cleaners, banks, theaters, etc.).

Drive-in Restaurant: A Drive-In Restaurant is an establishment whose primary business is serving food to the public normally for consumption outside the confines of the principal permitted building, or in vehicles parked upon the premises, regardless of whether or not, in addition thereto, seats or other accommodations are provided inside for patrons.

Staff recommends adding a new definition for a Drive-thru Window and a Pickup Window as follows:

Drive-thru Window: A window that provides exterior access for a business to distribute product or provide a service to a patron. The window is accessed by a drive-thru vehicular lane that may or may not include signage for placing orders of product or services sold by the business.

Pickup Window: A window that provides exterior access for a business to distribute product or provide a service to a patron that has been previously ordered; on-site ordering of product or requests for service are not permitted.

RECOMMENDATION

Staff recommends the Commission consider amending the Legacy Code to include definitions for a Drive-thru Window and a Pickup Window and create a Special Use for a pickup window for restaurant uses in the Neighborhood Flex District. Pickup Windows will be limited to side and rear facades only; new curb cuts and menu board signage are prohibited.

MOTIONS TO CONSIDER

If the Plan Commission wishes to take action on the proposed Text Amendment, the appropriate wording of the motions is listed below.

MOTION #1

"...make a motion to recommend the Village Board amend Section II.B (Definitions) to add (in alphabetical order) the following definitions:

Drive-thru Window: A window that provides exterior access for a business to distribute product or provide a service to a patron. The window is accessed by a drive-thru vehicular lane that may or may not include signage for placing orders of product or services sold by the business.

Pickup Window: A window that provides exterior access for a business to distribute product or provide a service to a patron that has been previously ordered; on-site ordering of product or requests for service are not permitted.

MOTION #2

"...make a motion to recommend the Village Board amend Section IX.3.A. (Uses) Table 3.A.2. (Special Uses) to add (in alphabetical order) the following Special Use:

Restaurant Pickup Window for pre-orders only**

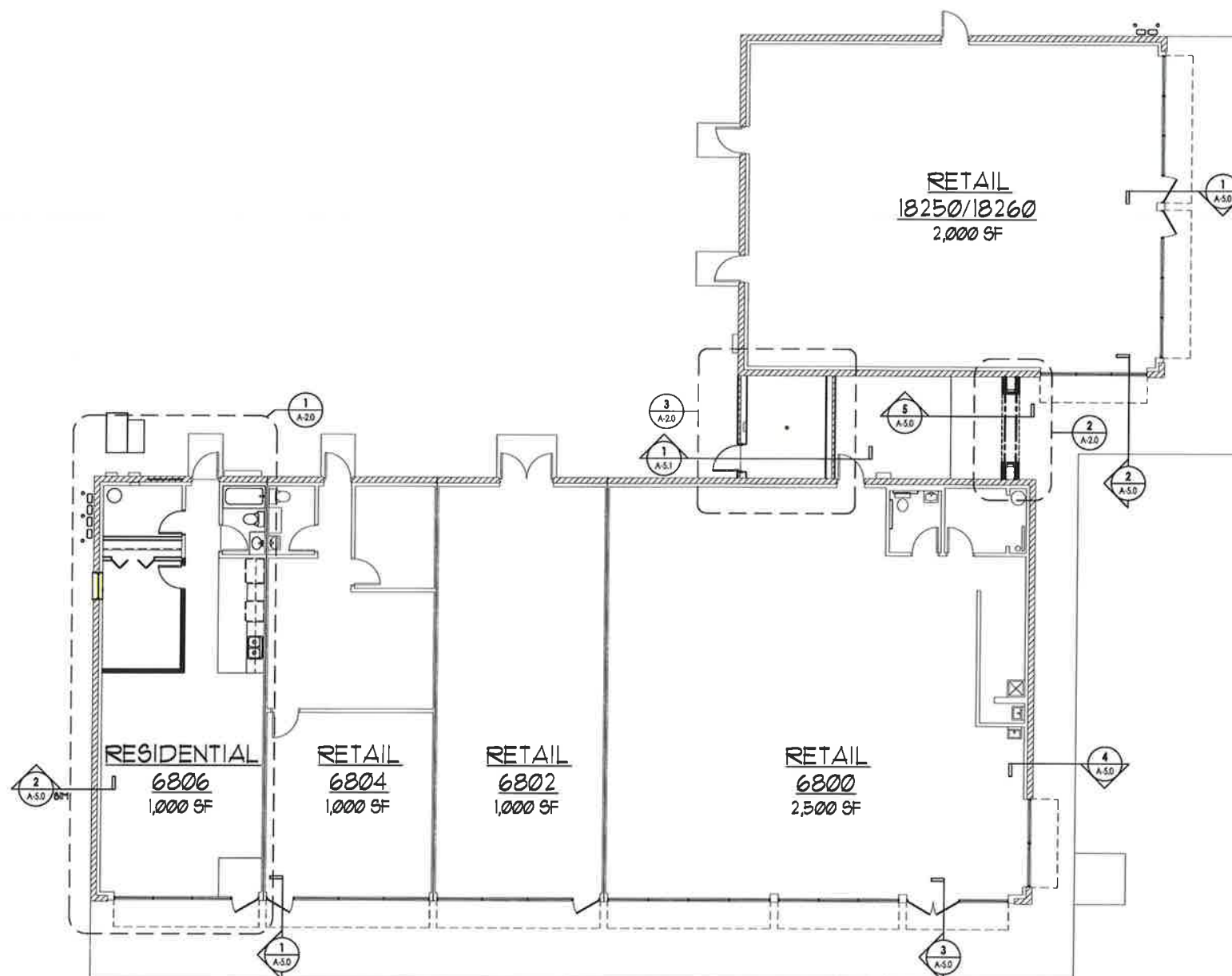
(below table)

*** pickup window to be located on side or rear facades. New curb cuts and exterior menu signs for ordering are prohibited."*

GENERAL NOTES

- All contractors to verify all existing dimensions, materials and conditions in the field, and to review all proposed new construction before submitting bids and starting construction. Notify owner in writing of any discrepancies. Failure to meet this requirement shall not be cause for any additional compensation.
- Verify all dimensions. Written dimensions and/or large scale drawings shall take precedence. Do not scale the drawings.
- All work shall be performed in a workmanlike manner. All materials and equipment to be used and installed in strict accordance with all municipal building codes and all other applicable building codes, and regulations.
- The contractor shall pay for all permits and fees related to his work.
- Each contractor shall furnish and install all new materials, fixtures, equipment, etc. As indicated and/or specified, and as required to complete the work, whether specifically called for or not. Any details not specifically indicated on the drawings shall be determined by the contractor and shall not be executed without the owner's approval.
- The contractor shall submit to the owner for approval a list of materials, fixtures, and equipment, including type and quality to be used in the construction of this work. Colors and finishes shall be coordinated by the owner and the contractor/developer.
- All materials shall be installed per the manufacturer's specifications these recommendations shall take precedence over conflicting detail drawings found herein.
- All contractors shall coordinate their work with the owner to minimize disruption of business office operations. Notify owner and/or the authority having jurisdiction at least 24 hours prior to the start of construction. For any service interruption, if required, notify owner at least 12 hours in advance.
- All contractors are responsible for containing their construction debris within the construction area, removing it from the premises as soon as possible and disposing of it properly in contractor provided dumpster. Clean working conditions shall be maintained on a daily basis. Maintain the construction area in a proper clean condition.
- All work shall be completed as indicated on the plans and as described in the notes. Verify the full extent of the project.
- All contractors are responsible for coordinating their work with other trades. Work shall be properly sequenced to avoid delays or conflicts with the interconnected work of others.
- Appropriate contractors shall submit (4) copies of shop drawings on all new construction (door, door frames, casework, equipment, cuts, hardware schedule and samples of all finish material, etc.) to the owner for final review before any purchase, fabrication or installation.
- See plumbing, mechanical, electrical and room finish drawings for coordination, additional information and details.
- The architect shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with this work.
- Provisions for, and locations of fire extinguishers, fire hoses, smoke detectors, security systems, temperature controls, and emergency systems, etc. shall be made jointly between the owner, contractor, and the authority having jurisdiction, if the equipment is not already shown on the plans.
- All firestopping as per state and local codes.
- Appropriate contractors shall seal all cracks and joints around door frames, casework, windows, etc.
- Provide control joints over doors in gypsum board walls.
- Appropriate contractors shall patch all new walls, floors and ceilings whether specifically noted or not.
- All new gypsum panels to be 5/8" unless noted otherwise.
- All interior finishes are comply with the following and approved by a recognized third party testing agency.
 - Wall and Ceiling finishes shall be classified in accordance with ASTM E 84 as Class A for Flame Spread and Smoke Development.
 - Floor finishes shall be Class I or Class II in accordance with NFPA 253.
- Thermal and sound insulating materials in exposed or concealed installations shall have a flame spread rating of 25 or less and a smoke developed rating of 450 or less when tested in accordance with ASTM E84.
- No alteration to work or any substitutions of materials will be accepted unless approved by owner/g.c.-developer in advance.
- All defective or interior materials, sloppy workmanship and other deficiencies shall be corrected and/or replaced by appropriate contractors at their expense.
- All work shall be guaranteed for not less than one year.
- The completed project shall be turned over to the owner in complete operating condition regardless of the drawings, reference notes or specifications which may not cover every detail.
- The owner shall have control of all operations and shall accept or reject the schedule and performance of the contractor.
- Upon completion of the project, the contractor is to provide as-built (electrical wiring, fire detection, communications, plumbing, and mechanical) and operating manuals for all equipment and systems installed.
- Provide metal strap backing for all wall mounted cabinets and shelving.
- All angled walls to be 45 degrees unless noted otherwise.
- Combustible materials shall not be stored in exits or exit enclosures.
- Combustible materials shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms, or sprinkler rooms.
- Provide signage on the entry door to room to identify equipment inside for the following: riser room, fire alarm panel, electrical equip., heating/ac equip., etc.

MACK CONSTRUCTION RETAIL CENTER REMODELING 183RD & OAK PARK AVE. TINLEY PARK, IL



OVERALL BUILDING KEY PLAN

1/8" = 1'-0"

DRAWING INDEX

A-1.0 TITLE SHEET/PLAN
A-4.0 COLORED ELEVATION
A-4.0 B & W ELEVATIONS
A-2.0 APARTMENT PLAN, SCHEDULES
A-3.0 REFLECTED CEILING PLAN
A-5.0 WALL SECTIONS
A-0.1 ARCHITECTURAL SITE PLAN
L-1 LANDSCAPE PLAN
SL-1 PHOTOMETRIC SITE PLAN
PLAT OF SURVEY

BUILDING CODE INFORMATION

Village of Tinley Park Building Code 2007
2006 International Building Code with Amendments
2006 International Residential Code
2012 International Energy Conservation Code
2005 National Electrical Code
2004 Illinois Plumbing Code
2006 International Fire Code
The building shall be fully sprinklered in accordance with NFPA 13 and local fire department ordinances.

GENERAL BUILDING INFORMATION

OCCUPANCY TYPE: B - BUSINESS
EXISTING CONSTRUCTION TYPE: IIB - NON-COMBUSTIBLE
ACTUAL AREA: 5,493 + 196 SQ. FT.
NUMBER OF ALLOWABLE OCCUPANTS:
OFFICE AREA: 7,485 S.F. = 1 / 100 S.F. = 75 OCCUPANTS
TOTAL NUMBER OF OCCUPANTS: 75 OCCUPANTS
NUMBER OF REQUIRED EXITS: 2
FIRE PROTECTION SYSTEMS: BUILDING TO HAVE AN AUTOMATIC SPRINKLER SYSTEM AND AN AUTOMATIC FIRE ALARM SYSTEM.

SPRINKLER SYSTEM GENERAL NOTES

- Existing shell building is to be fully sprinklered.
- Sprinkler contractor to submit shop drawings for showing new locations of sprinkler heads for review by fire department.

I have prepared, or caused to prepare under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief, they are in compliance with the Environmental Barriers Act (410 ILCS 25) and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

I hereby certify, to the best of my knowledge and belief, that these plans have been drawn under my supervision and comply with all applicable building and zoning ordinances and codes of

New Lenox, Illinois

Professional Design Firm: 184-000209
Expiration Date: 4/30/14

DATE: 9-24-13
DRAWN BY: [Signature]
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PROPOSED RETAIL CENTER REMODELING
FOR
MACK CONSTRUCTION
183RD & OAK PARK AVE, TINLEY PARK, ILLINOIS

DRAWN
DATE: 9-18-13
PROJECT NUMBER: 85-13
FILE NUMBER: 11-1-2013
DATE: 9-24-13
DRAWN BY: [Signature]

85-13

PROJECT NUMBER

FILE NUMBER

11-1-2013

DATE

SF

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FLOOR PLAN
PLAN BLOW-UPS

SHEET NAME

A-1.0

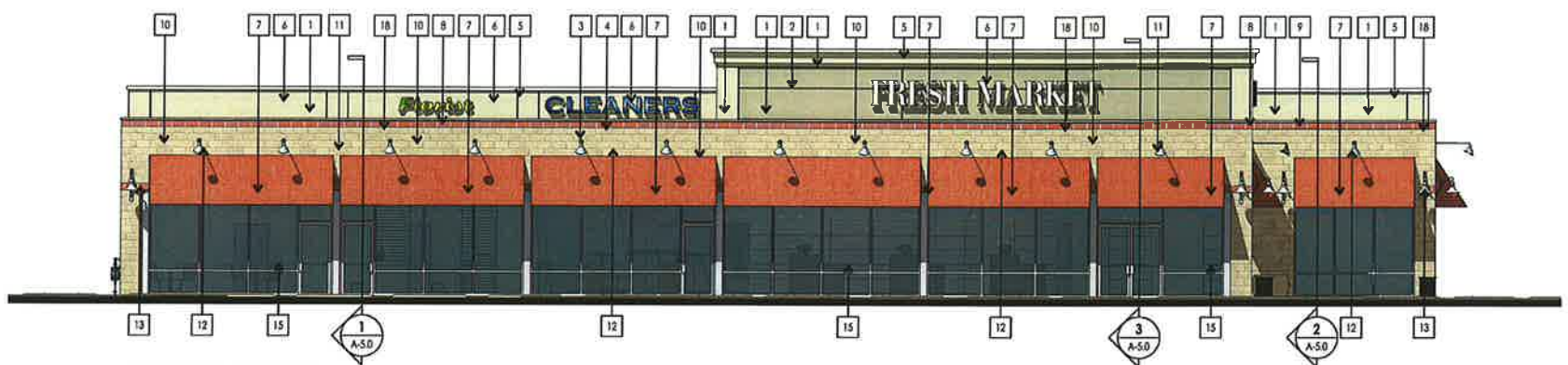
SHEET OF

ELEVATION TAG KEY

1. EIFS FINISH #1, DRYVIT COLOR #15 AMARILLO WHITE, SANDPEBBLE FINISH
2. EIFS FINISH #2, DRYVIT COLOR #106 PEARL A64, SANDPEBBLE FINISH
3. EXISTING SPLIT-FACE CMU TO BE SEALED AND PAINTED, SHERWIN-WILLIAMS COLOR SW 6101
4. EXISTING GLAZED FACE CMU TO REMAIN
5. NEW 4" PREFINISHED ALUMINUM COPING
6. LOCATION FOR SIGNAGE BY OTHERS
7. NEW FABRIC AWNING WITH METAL FRAME BY AWNING MFG., SUNBRELLA FABRIC COLOR 4622 TERRACOTTA
8. EXISTING STONE COPING TO BE REMOVED
9. EXISTING CLAY TILE COPING TO BE REMOVED
10. EXISTING WALL PACK FIXTURES TO BE REMOVED, PATCH EXISTING CMU TO MATCH EXISTING AS REQUIRED
11. EXISTING FABRIC AWNING # FRAMES TO BE REMOVED, PATCH EXISTING MOUNTING HOLES AS REQUIRED
12. NEW ACCENT LIGHT FIXTURE
13. NEW DECORATIVE LIGHT FIXTURE
14. NEW HOLLOW METAL DOOR # FRAME, CAULK CONTINUOUS AT MASONRY. PAINT TO MATCH EXISTING DOORS
15. EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN
16. EXISTING HOLLOW METAL DOORS # FRAMES TO REMAIN, RE-PAINT # RE-CAULK AS REQUIRED
17. NEW WINDOW # 4" C.B. SILL. REMOVE MASONRY AS REQUIRED, REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING, CAULK AS REQUIRED
18. NEW 8" HIGH EIFS STRIPE, DRYVIT COLOR #356 RED CLAY, SANDPEBBLE FINISH

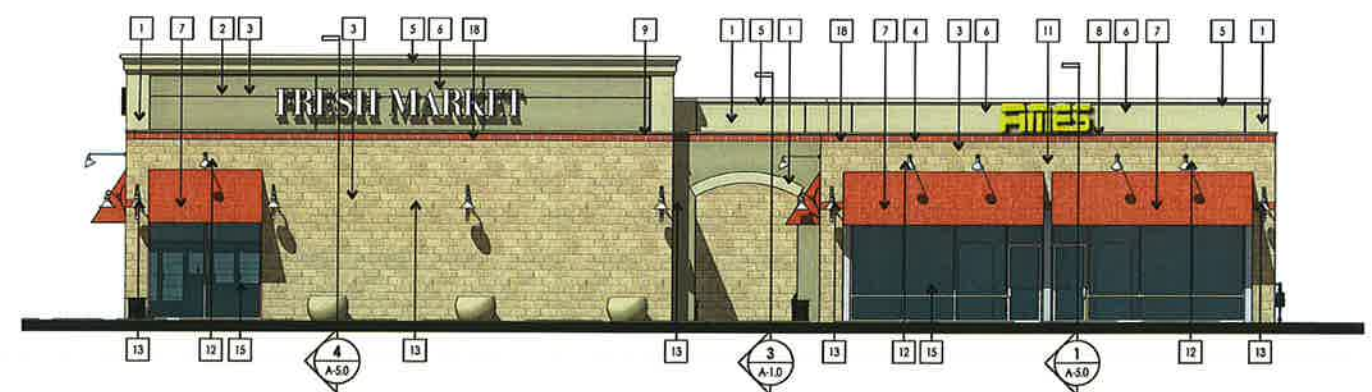


GOOSE NECK LIGHT FIXTURE



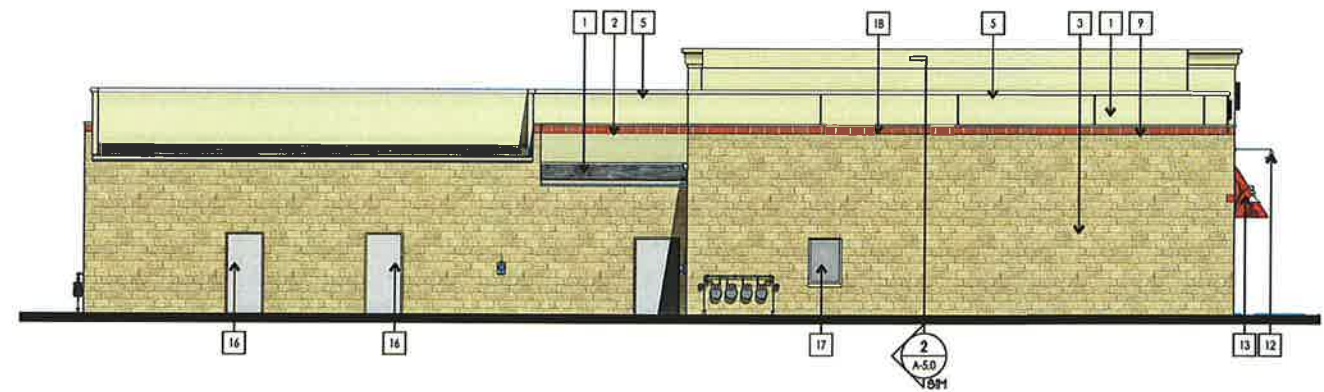
SOUTH ELEVATION

1/8"=1'-0"



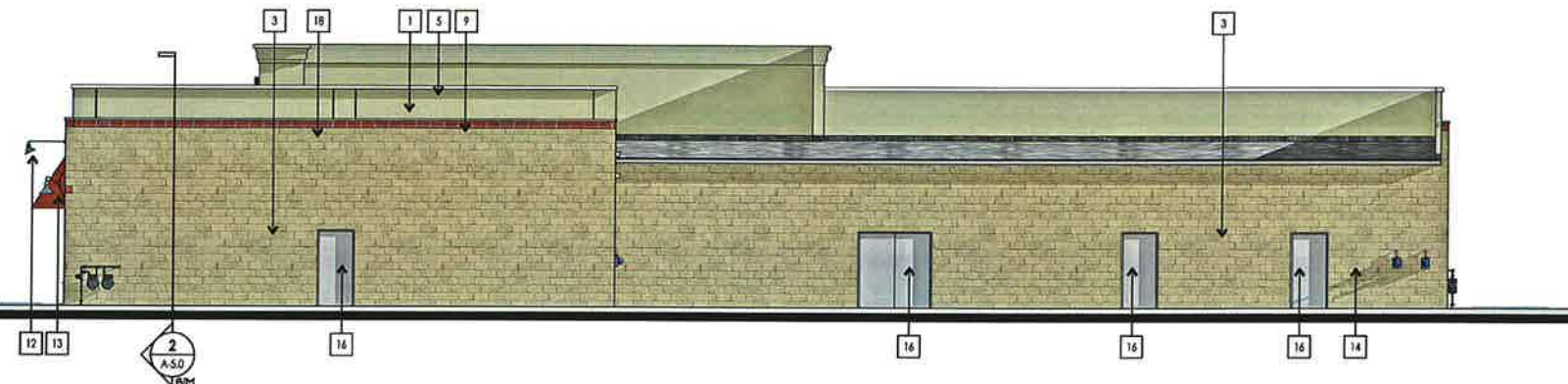
EAST ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

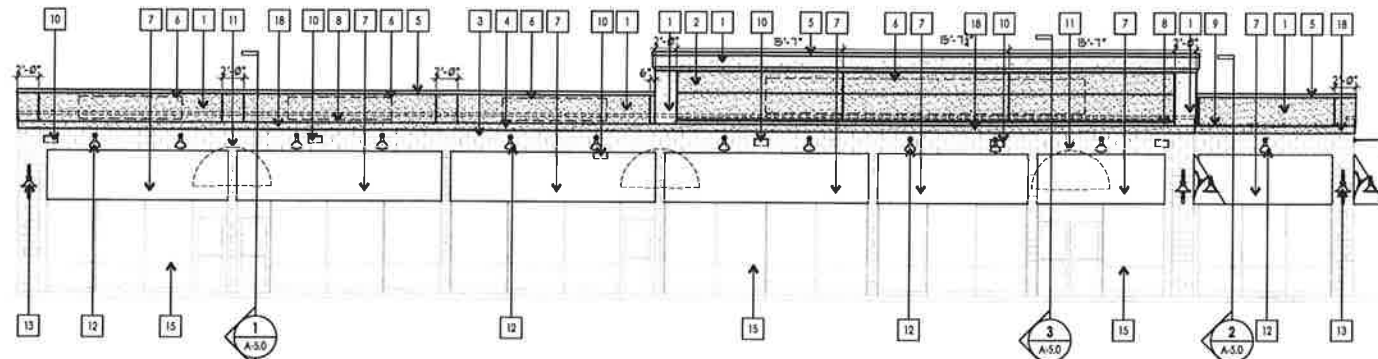
1/8"=1'-0"

GENERAL ELEVATION NOTES

1. REFER TO FINAL PRODUCT SELECTION & MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING ALL EXTERIOR FINISHES.
2. ELEVATION NOTES AND TAGS ARE TYPICAL FOR ALL SIMILAR MATERIALS ON SAME ELEVATION AND ALL FOUR SIDES OF BUILDING.
3. ALL EXTERIOR CAULKING AND FILLER MATERIAL TO MATCH THE COLOR(S) OF ADJACENT MATERIALS.
4. VERIFY ALL MATERIALS, COLORS, FINISHES, ETC. WITH OWNER PRIOR TO ORDERING OR BEGINNING CONSTRUCTION.

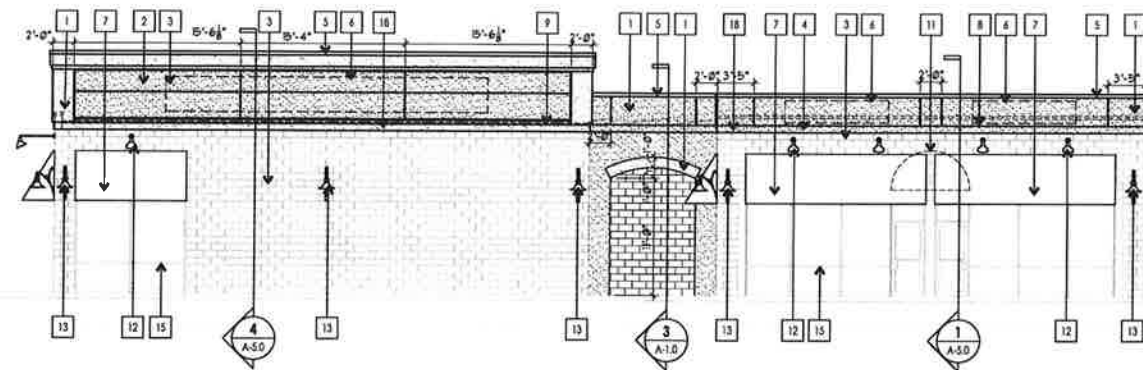
ELEVATION TAG KEY

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2. EIFS FINISH #2, DRYVIT COLOR #16 PEARL ASH, SANDPEBBLE FINISH
3. EXISTING SPLIT-FACE CMU TO BE SEALED AND PAINTED, SHERWIN-WILLIAMS COLOR SW 6101
4. EXISTING GLAZED FACE CMU TO REMAIN
5. NEW 4" PREFINISHED ALUMINUM COPING
6. LOCATION FOR SIGNAGE BY OTHERS
7. NEW FABRIC AWNING WITH METAL FRAME BY AWNING MFG., SUNDRELLA FABRIC COLOR 4622 TERRACOTTA
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12. NEW ACCENT LIGHT FIXTURE
13. NEW DECORATIVE LIGHT FIXTURE
14. NEW HOLLOW METAL DOOR & FRAME, CAULK CONTINUOUS AT MASONRY. PAINT TO MATCH EXISTING DOORS
15. EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN
16. EXISTING HOLLOW METAL DOORS & FRAMES TO REMAIN, RE-PAINT & RE-CAULK AS REQUIRED
17. NEW WINDOW & 4" C.S. SILL, REMOVE MASONRY AS REQUIRED, REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING, CAULK AS REQUIRED
18. NEW 8" HIGH EIFS STRIPE, DRYVIT COLOR #550 RED CLAY, SANDPEBBLE FINISH



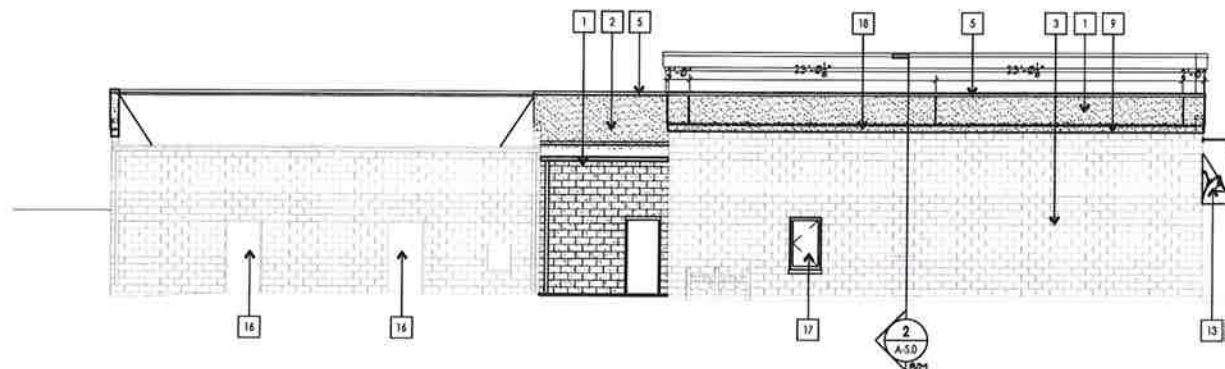
SOUTH ELEVATION

1/8"=1'-0"



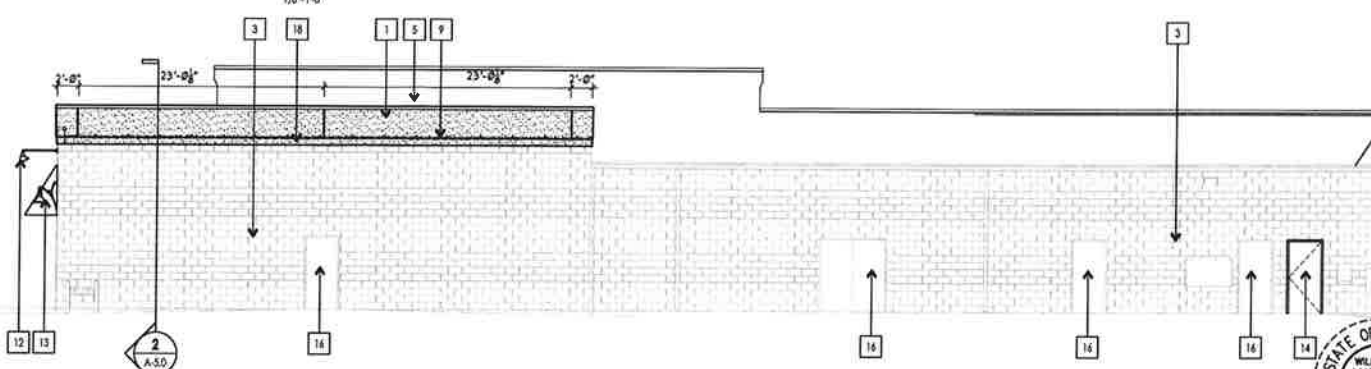
EAST ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



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PROPOSED RETAIL CENTER REMODELING
FOR
MACK CONSTRUCTION
183RD & OAK PARK AVE, TINLEY PARK, ILLINOIS

DATE 9-18-13
DRAWN BY SF
DESCRIPTION OWNER REVISIONS

85-13

PROJECT NUMBER

FILE NUMBER

8-26-13

DATE

SF

DRAWN BY

FINAL REVIEW

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ELEVATIONS

SHEET NAME

A-4.0

SHEET

OF

| DOOR SCHEDULE | | | | | | | | | | | | | |
|---------------|-----------|---------------|--------|----------|--------|--------|------------|-------|--------|------|------|------------|--|
| DOOR NO. | DOOR TYPE | | | DOOR SET | | | DOOR FRAME | | | HEAD | JAMB | GLASS TYPE | REMARKS |
| | TYPE | MAT. | FINISH | WIDTH | HEIGHT | THICK. | TYPE | MAT. | FINISH | | | | |
| EX | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | EXISTING DOOR TO REMAIN |
| 1 | H.M. | HOLLOW METAL | PANT | 3'-0" | 7'-0" | 1-3/4" | H.M. | STEEL | PANT | | | N/A | 4" HEAD AT DOOR FRAME SECURITY LOCKSET |
| 2 | H.C. | WOOD MASONITE | PANT | 2'-8" | 6'-8" | 1-1/2" | WOOD | WOOD | PANT | | | N/A | PUSH BUTTON LOCK |
| 3 | H.C. | WOOD MASONITE | PANT | 5'-0" | 6'-8" | 1-1/2" | WOOD | WOOD | PANT | | | N/A | BI-FOLD DOOR |

GENERAL DOOR NOTES

- All wood doors to have a pre-finished stained and varnished finish. Verify color with Owner prior to fabrication.
- Door openings at adjoining rooms with the same floor material shall not have a threshold. All thresholds to comply with Illinois Accessibility Code.
- The following doors shall be equipped with knurled levers and handles: All storage rooms, utility, and mechanical rooms.
- All door hardware to be classified heavy duty commercial use unless noted otherwise.
- All public toilet room doors to have kick plates, mop plates, name plates, and handicapped accessible hardware.
- All doors to have handicapped accessible lever type handles.
- All means of egress doors shall be operable from the side from which is made without the use of a key.
- Provide door bumpers as required where door hits wall.
- 1-1/2" pair butts required on all doors.
- Doors having a fire rating of 1-1/2 hour shall be "B" label.
- Doors shall be master keyed. Verify keying instructions with Owner.
- Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: Interior hinged doors and gates: 5 pounds (22.2 N) maximum. Exterior hinged doors: 8.5 pounds (37.8 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

DOOR HARDWARE NOTES

- All door hardware, including locks, handles, closers, panic hardware, fire exit hardware, etc. shall meet 2006 International Building Code and 1997 Illinois Accessibility Code egress requirements.
- All Storage and Closet doors to be operable from the inside. Weather door locks shall be designed to permit opening of the locked door from the outside in an emergency and the opening device shall be readily accessible to the staff.
- No thumb turn locking devices allowed on interior doors. Only the main entrance doors may be provided with a key-operated locking device on the egress side on doors in accordance with the International Building Code.

PARTITION GENERAL NOTES

- All new partitions shall consist of 2x4 wood studs with taped and finished gypsum board as indicated on the drawings.
- Backing in gypsum board walls for all wall gyps. bars, accessories, mounted cabinets, and equipment, etc. Shall be 2x wood wall blocking. (U.L. Tested to 250 pounds pull and point load).
- All towel bars, grab bars, and handrails shall be designed and anchored to withstand a pull of 250 pounds for (5) minutes.
- Provide cementitious backer board at the following locations:
 - at all partitions scheduled to receive ceramic tile
 - at all wet area, behind and within 24" (minimum) on either side or adjacent to, any plumbing fixture.
- Provide continuous 2x4 wood plate at top and bottom of partition, anchored and/or braced to building structure as required.
- Fire rated partition construction must conform to U.L. Tested designs, or other tests approved by the governing code authorities. Provide fire-resistive joint system (tested in accordance with ASTM E 793) where wall construction meets structure above. Provide continuous perimeter sealant, top and bottom, and both sides of wall.
- Where applicable and unless noted otherwise, align faces of new partitions with faces of existing partitions. If necessary, provide additional layer(s) of gypsum board, thicker studs, turring, or other approved means to accomplish these requirements without reducing the requirements of the scheduled partition type.
- All gypsum board that abuts concrete or masonry walls shall have J-bonds and be caulked at the joint, full length.
- Provide control joints over doors and windows in gypsum board walls in line with joint at all exterior walls.

PARTITION TYPES

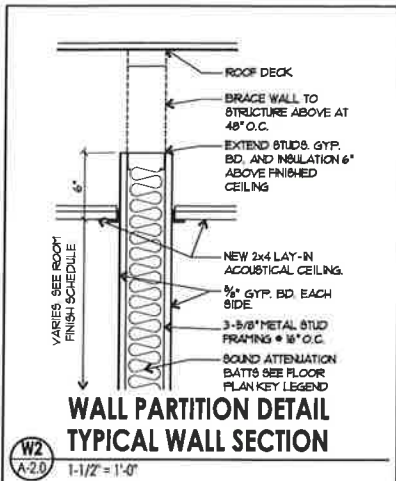
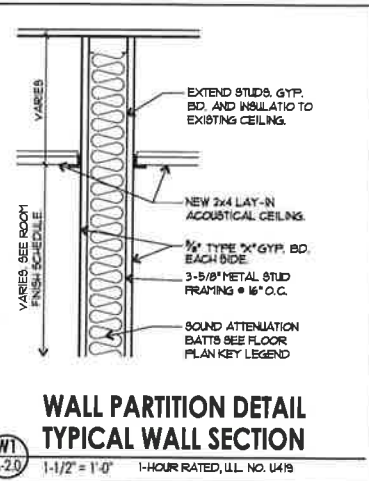
W1 5" nominal partition - (1) layer 5/8" type "x" gyp. btd. Each side of 3-5/8" metal studs @ 16" o.c. w/R-11 sound batts, full height. Run wall up to underside of roof deck and seal with acoustic sealant, each side. See detail W2/A-2.0, 1-hour rated, U.L. NO. U419

W2 5" nominal partition - (1) layer 5/8" gyp. btd. Each side of 3-5/8" metal studs @ 16" o.c. w/R-11 sound batts (optional, see plan for location), full height. Run wall up to 4" above finished ceiling height as indicated on reflected ceiling plan. Provide wall bracing up to underside of roof structure at 40" o.c.

- Indicates new wall that shall receive sound batts. See plan for location.
- Indicates new wall see plan for location.
- Existing wall construction to remain. Patch wall as required.
- Existing wall construction to be removed. Patch adjacent wall surfaces to match existing.

WINDOW SCHEDULE

| MARK | WINDOW SIZE | GLAZING | FRAME | WINDOW TYPE | REMARKS |
|------|---------------|-----------------|-------|--------------------|-------------------------------------|
| W1 | 3'-0" x 5'-0" | INSULATED LOW-E | ALUM | ALUMINUM CASHEMENT | LOW-E INSULATED GLASS HEAD AT 7'-4" |



ROOM FINISH SCHEDULE

| RM. NO. | ROOM NAME | FLOOR | BASE | WALLS | | | | CEILING | REMARKS |
|---------|----------------|-------|------|-------|------|-------|------|---------|---------|
| | | | | NORTH | EAST | SOUTH | WEST | | |
| 100 | SPRINKLER ROOM | B.C. | - | PANT | PANT | PANT | PANT | OPEN | 12'-0" |
| 101 | BATH | C.T. | W.B. | PANT | PANT | PANT | PANT | A.C.T. | 9'-0" |
| 102 | KITCHEN | C.T. | W.B. | PANT | PANT | - | - | A.C.T. | 9'-0" |
| 103 | BEDROOM | CPT. | W.B. | PANT | PANT | PANT | PANT | A.C.T. | 9'-0" |
| 104 | DINING | CPT. | W.B. | PANT | - | - | - | A.C.T. | 9'-0" |
| 105 | LIVING ROOM | CPT. | W.B. | - | - | - | - | A.C.T. | 9'-0" |

NOTE: FINAL FINISH SELECTIONS SHALL BE COORDINATED BETWEEN TENANT AND G.C. VERIFY ALL FINISHES WITH G.C. PRIOR TO ORDERING / PURCHASING.

ABBREVIATIONS:
 A.C.T. ACOUSTIC TILE
 CPT. CARPET
 C.T. CERAMIC TILE
 W.B. WOOD BASE
 V.B. VINYL FLOOR BASE
 V.C.T. VINYL COMPOSITE FLOOR TILE
 B.C. SEALED CONCRETE
 G.T. QUARRY TILE
 F.R.P. FIBRE REINFORCED PLASTIC

FLOORING NOTES

- Review all General Notes on sheet A-1, existing conditions at construction site and all proposed demolition and new construction before attempting to do any work.
- Casework, movable partitions, fixtures, telephones, electrical floor outlets, grilles, etc. shall not be installed until the finish floor is completed. All utility cut-outs shall be the responsibility of the Flooring Contractor, and said contractor shall coordinate with all other trades.
- Provide and install new flooring and bases as shown on this drawing and as specified on room finish schedule.

PAINTING NOTES

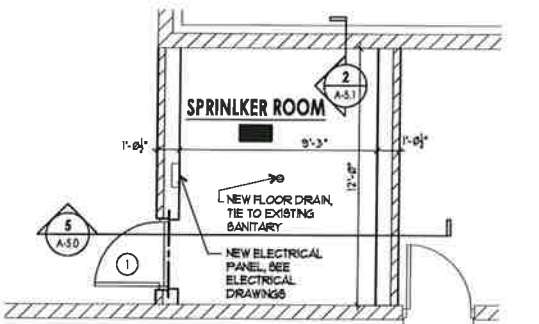
- All new surfaces (walls, doors, trim, etc.) to be properly repaired and finished with 2 coats of paint as specified and per manufacturer's recommendations.
- All existing surfaces (walls, trim, etc.) to be patched, thoroughly cleaned (free of foreign matter, loose dirt and dust). Bare spots to be primed and finished with 2 coats of paint as specified.
- All new wood doors and trim to be properly prepared, stained and finished with 2 coats of specified varnish.
- Provide flame spread rating documentation for all finish materials supplied. Flame spread ratings must meet N.F.P.A. Life safety requirements for office use.
- Submit sample finishes (paint chips, tile, etc.) for approval.
- Keep construction area clean and protect finished surfaces from damage.

GENERAL FINISH NOTES

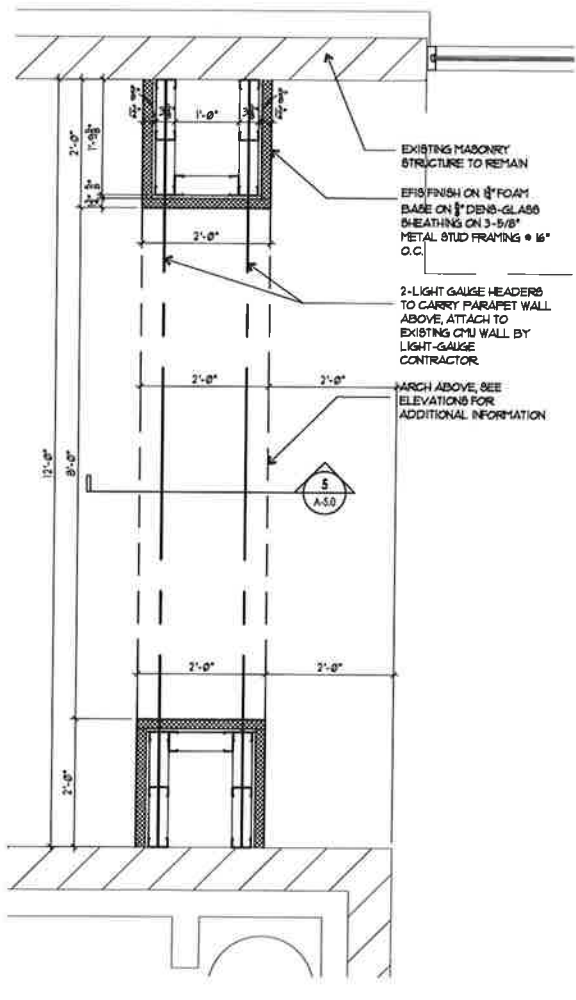
- All interior finishes shall be tested and classified according to their flame spread rating.
- All interior wall and ceiling finishes are to be Class B or better in all vertical exits and exit passageways. All other rooms and enclosed spaces are to be Class C or better.
- Interior floor finishes and floor covering materials are to be of Class I or Class 2 materials per NFPA 253.

GENERAL FURNISHING NOTES

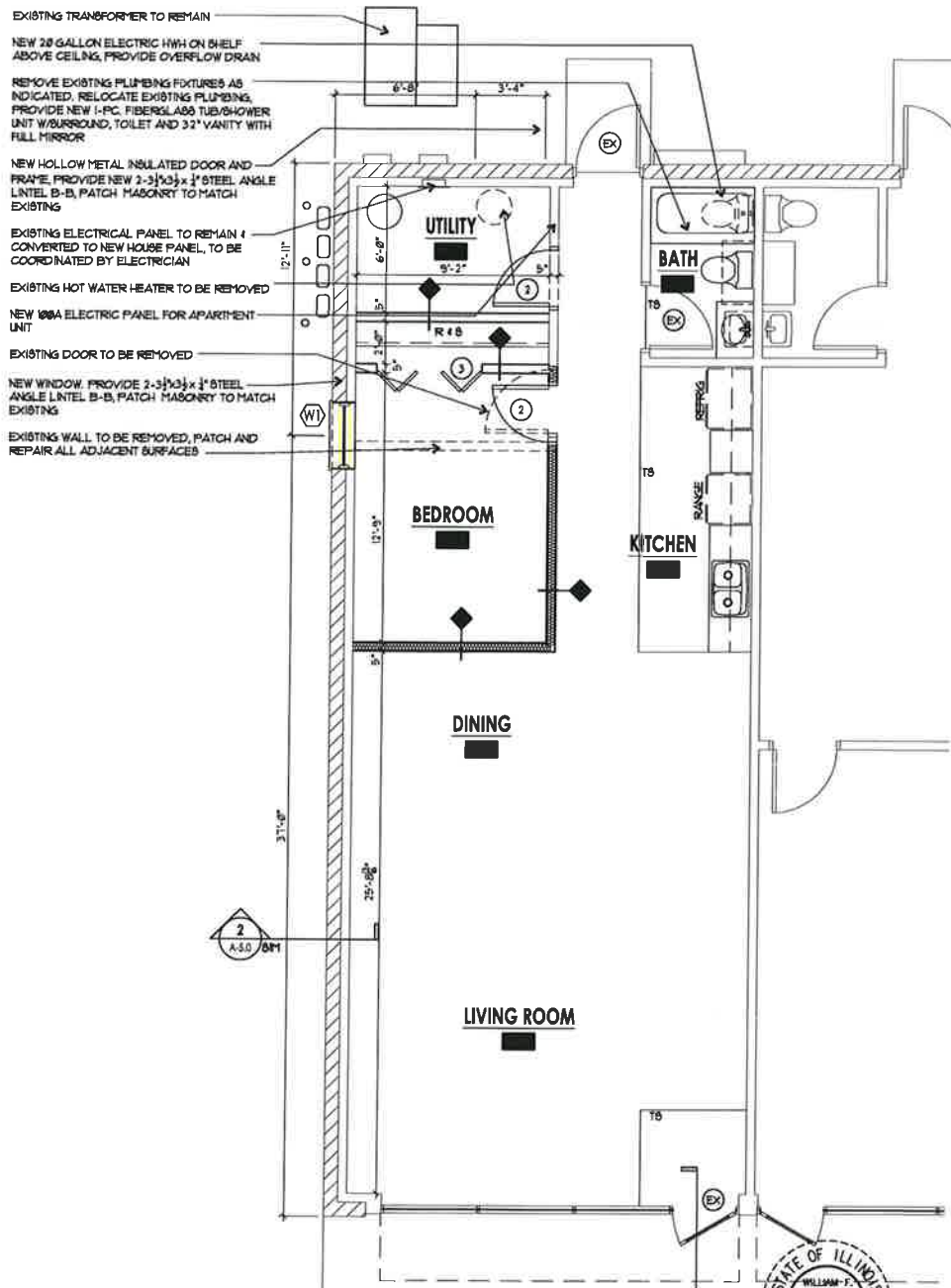
- A portion of all closets, hooks, garment racks, etc. for personal storage shall be mounted in compliance with the Illinois Accessibility Code for heights, clear maneuvering space, accessible route, etc.
- Fire extinguisher type and locations to be determined by Fire Department.



3 PARTIAL FLOOR PLAN AT SPRINKLER ROOM
3/4"=1'-0"



2 PARTIAL FLOOR PLAN
3/4"=1'-0"



1 SPRINKLER ROOM / APARTMENT UNIT PLAN
1/4"=1'-0"



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DIMENSION PLAN
AND NOTES

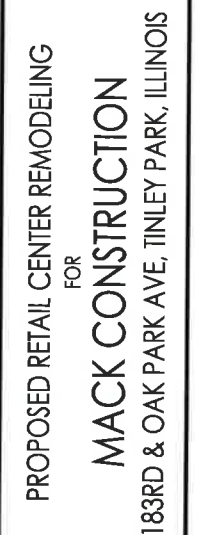
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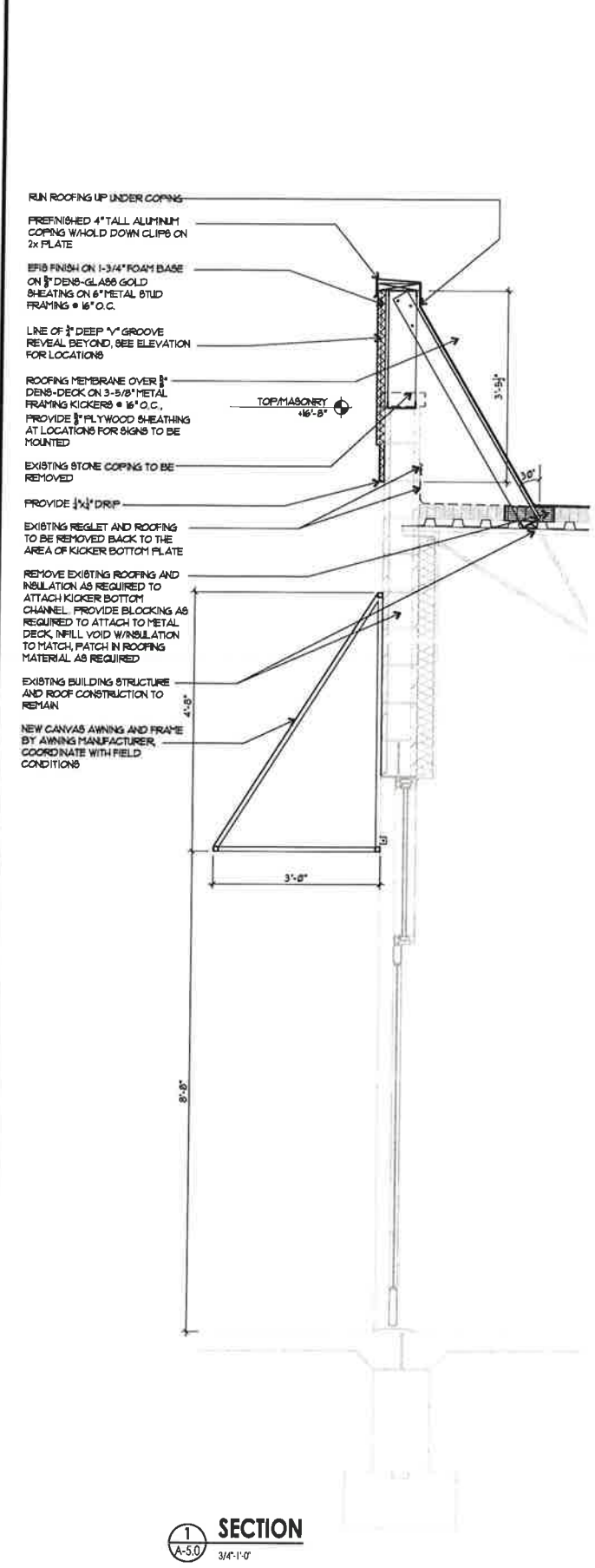


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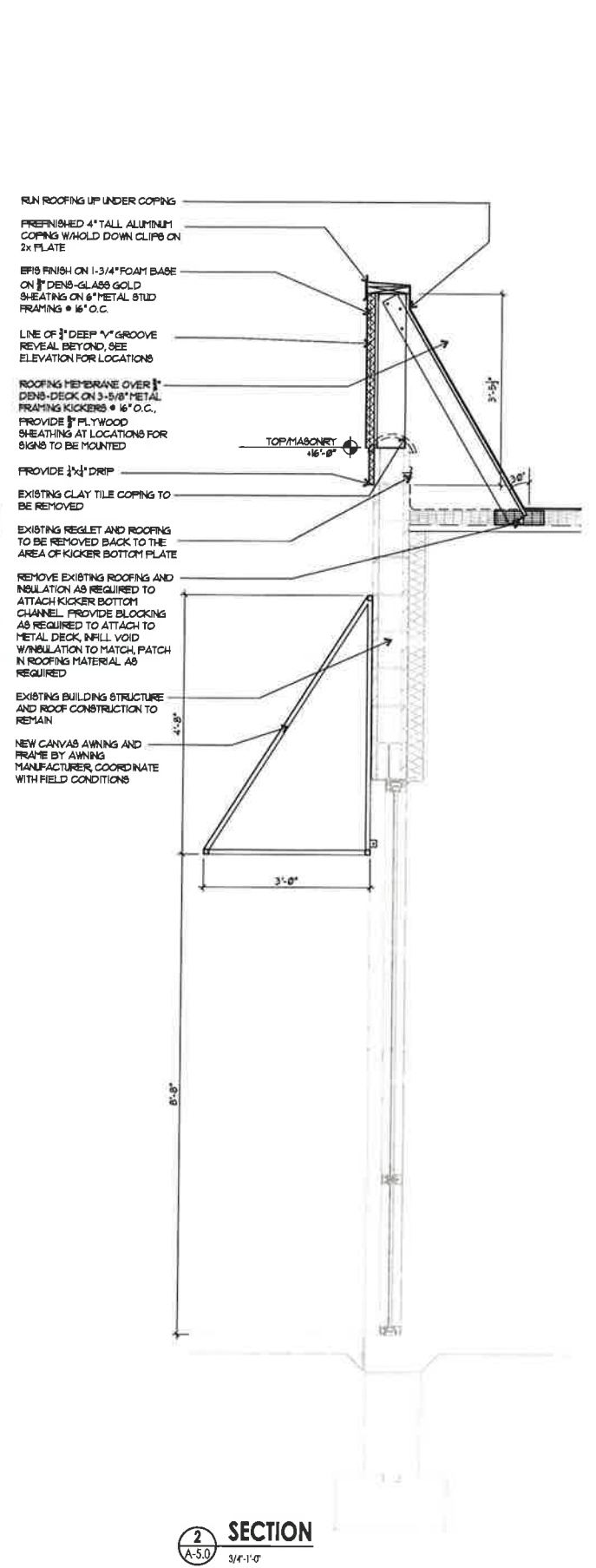


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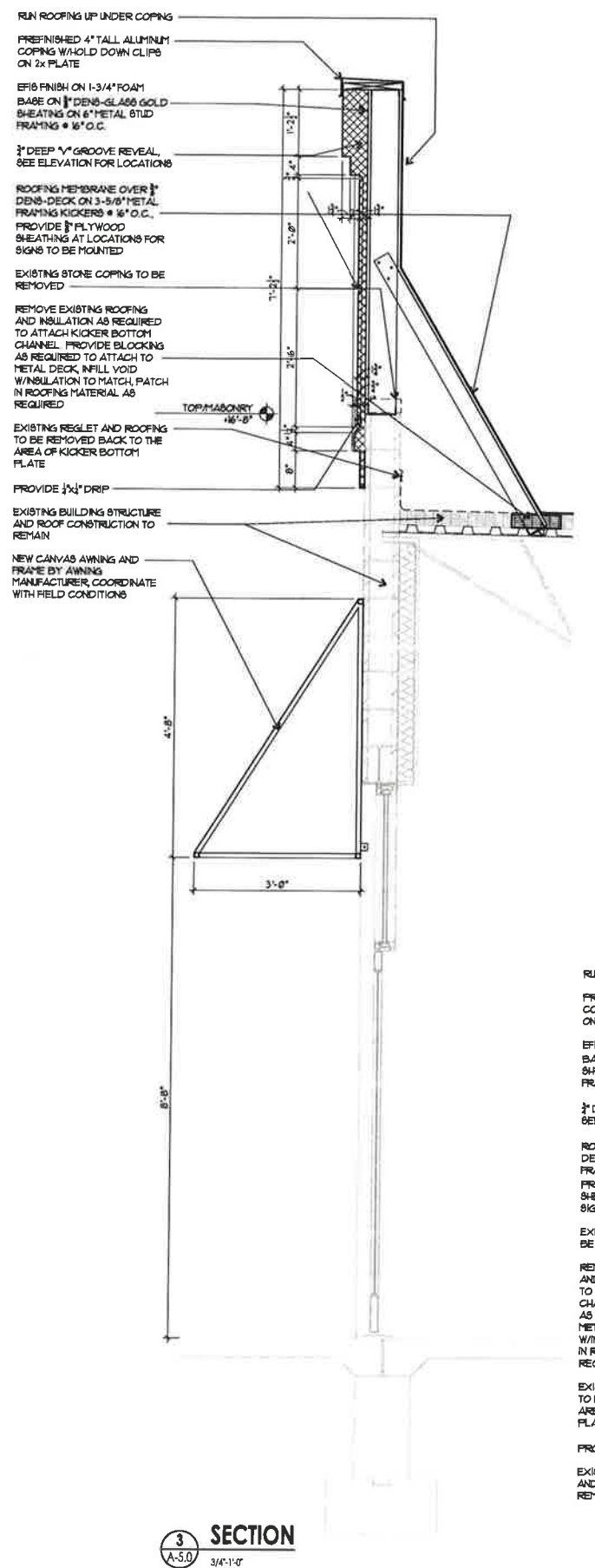
| DESCRIPTION | OWNED | REVISIONS |
|---|---------|-----------|
| DRAWN | ST | |
| DATE | 9-18-13 | |
| PROJECT NUMBER | 85-13 | |
| FILE NUMBER | 8-26-13 | |
| DATE | | |
| DRAWN BY | ST | |
| FINAL REVIEW | | |
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| SECTIONS ELEVATIONS | | |
| SHEET NAME | A-5.0 | |
| SHEET | OF | |



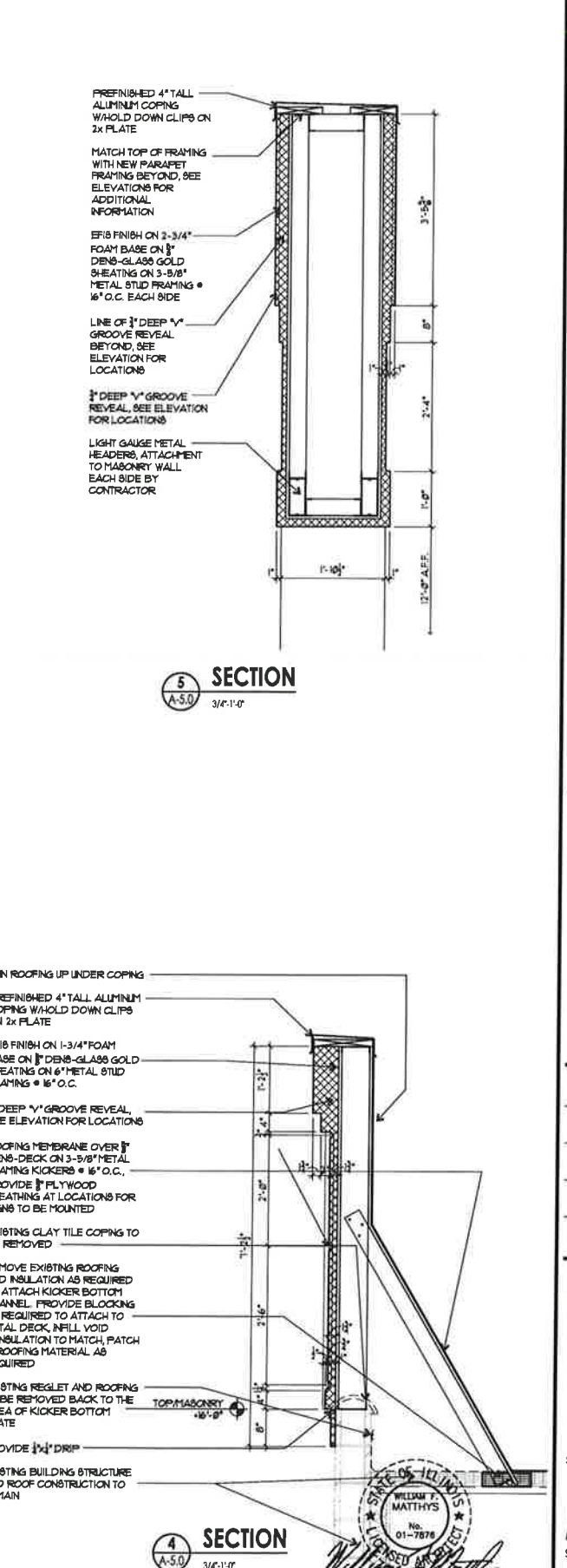
1 SECTION
A-5.0 3/4\"/>



2 SECTION
A-5.0 3/4\"/>

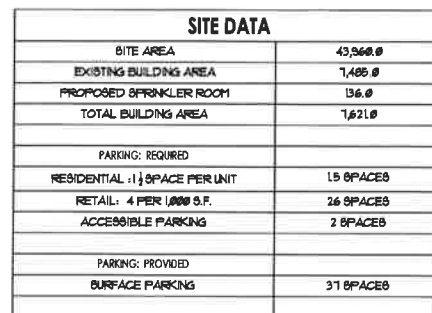


3 SECTION
A-5.0 3/4\"/>



4 SECTION
A-5.0 3/4\"/>

5 SECTION
A-5.0 3/4\"/>



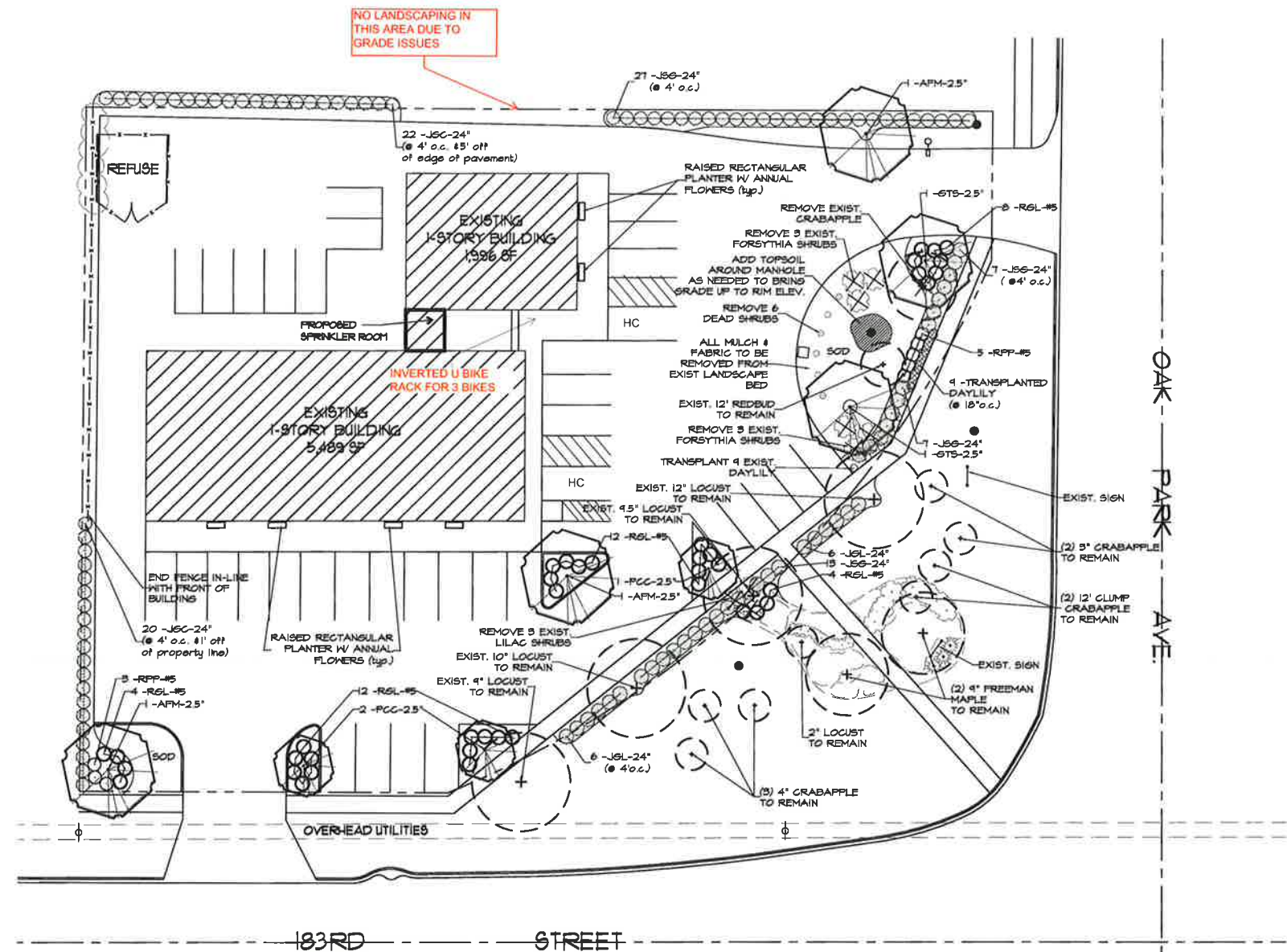
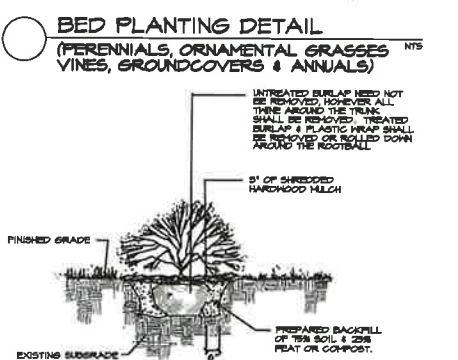
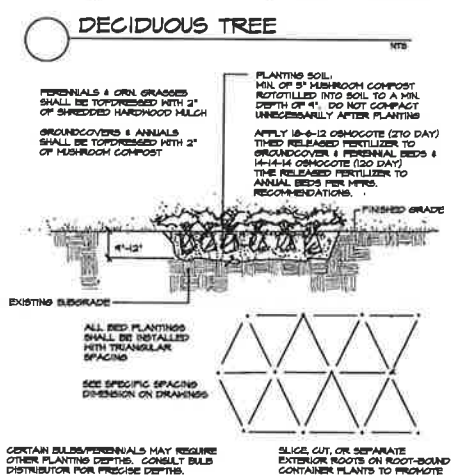
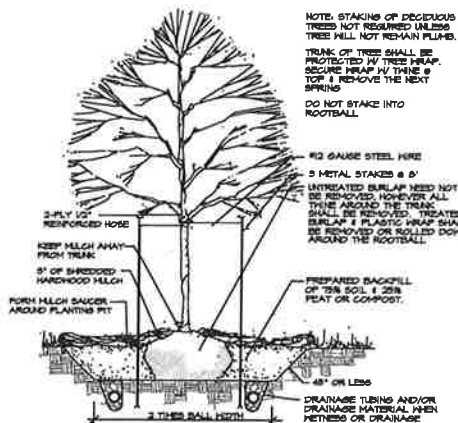
FINAL REVIEW

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WRITTEN PERMISSION OF LINDEM GROUP INC.

**ARCHITECTURAL
SITE PLAN**

SHEET NAME
A-0.1
SHEET
SHEET OF



OAK PARK AVE & 183RD ST. PARKWAY
 312 L.F. Collector Rd. frontage less curb cuts = 316 L.F.
 316 L.F. divided by 25 = 12.6 or 13 Parkway Trees
 Trees provided 13 Existing

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE/TYPE |
|------------------------------|-----|---------------------------|----------------------------|-----------|
| DECIDUOUS SHADE TREES | | | | |
| AFM | 3 | Acer f. 'Marmo' | Marmo Freeman Maple | 2.5\"BB |
| GTS | 2 | Gleditsia t.l. 'Skyline' | Skyline Honeylocust | 2.5\"BB |
| PCC | 3 | Pyrus c. 'Glen's Form' | Chanticleer Pear | 2.5\"BB |
| DECIDUOUS & EVERGREEN SHRUBS | | | | |
| JGC | 42 | Juniperus c. 'Gold Coast' | Gold Coast Juniper | 24\"#5 |
| JGL | 12 | Juniperus c. 'Gold Lace' | Gold Lace Juniper | 24\"#5 |
| JSG | 57 | Juniperus c. 'Sea Green' | Sea Green Juniper | 24\"#5 |
| RGL | 34 | Rhus s. 'Grow-Low' | Grow-Low Sumac | #5 |
| RPP | 8 | Rosa 'Radtko' | Double Knockout Shrub Rose | #5 |

| QTY | ITEM | DESCRIPTION |
|---------|---------------|--|
| 9 LS | Plant Removal | As Noted on Plan |
| 9 LS | Transplants | Daylily |
| 27 CY | Mulch | Shredded Hardwood Bark |
| 170 SY | Sod | Kentucky Bluegrass Blend w/ Mineral Base |
| +/-1 CY | Soil | Imported Topsoil |

GENERAL NOTES:
 Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
 Size & grading standards of plant materials shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association.
 Any materials with damaged or crooked/distorted leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl).
 Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
 Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.
 All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
 Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "JULIE" (Joint Utility Location for Excavators) 1-800-842-0123.
 Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
 Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.
 All perennial, ornamental grass, groundcover and annual beds shall be topdressed with a minimum of three inches (3") of mushroom compost. The topdressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.
 All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch, with the exception of evergreen trees which shall receive one inch (1") of shredded hardwood mulch over two inches (2") of southern pine bark.
 All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.
 Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.
 Sod shall be mineral base only.
 Grass seed shall be mechanically sown prior to wood fiber hydromulch being applied.
 All plant material shall be guaranteed for one (1) year from the date of acceptance.
 The property owner(s) shall be responsible for maintaining all landscaping shown on the approved landscape plan throughout the life of the development.

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| REVISIONS | |
|-----------|----------------------|
| 1 | Village Staff Review |
| 10-3-13 | |

OAK PARK AVE.
 &
 183rd ST.
 COMMERCIAL

IRG Ives/Ryan Group, Inc.
 324 N. EISENHOWER LANE
 LOMBARD, IL 60148
 PHONE: 630.717.0726
 Landscape Architecture
 Park & Recreation Design
 Site & Community Planning
 www.ivesryangroup.com

LANDSCAPE PLAN
 PROJECT NO.: L2213 JOB NO.: 8519A
 DATE: 9-23-13 SHEET L-1
 SCALE: 1"=20'
 PLANNER: RM
 DRAWN BY: RM
 CHECKED: _____

CALL
JULIE
 48 HOURS
 BEFORE YOU DIG
 1-800-892-0123
 TOLL FREE
 Openlines 24 Hours
 Every Day



Quasar™

CSB & FT

NEMA II, III, IV, and
Forward Throw Area Lighting



Construction
CSB & FT: One piece die cast aluminum housing.
Hinged door is permanently attached and secured with
four screws from maximum weatherproof integrity.
SB: All steel construction with full seam welds.

Cool Operating
Ballast is mounted directly to the cast housing for
maximum heat dissipation.
Optical Assembly
Formed optical assembly available for NEMA II, III, IV and
forward throw distributions.
Tempered Glass Lens
Available with flat or prismatic glass lenses.

Mounting
Fixtures up to 400 watt are available with bracket, pole
and slipstep mounting. 1000 watt fixtures are available
with bracket and slipstep mounting.
Socket
Specification grade porcelain lampholder.
Ballasts
WPF ballasts are available low temperature starting
MEL-00°C, HPS-40°C.



CSB & FT 18" 18" 7" 7"
SB 24" 24" 12" 12"
SB 24" 24" 12" 12"
SB 24" 24" 12" 12"

Acculite

20 Acculite Mfg. Inc., 210 Shennaker Street, Kitchener, Ontario, N3B 3B3
Tel: (519) 893-1500 (403) 255-1444 Fax: (519) 893-7101 (800) 564-5176
email: acculite@acculite.com web site: www.acculite.com

Parking Lot, Roadway and Area Lighting

DOWN LIGHTING

Metals Halide

| | | | | |
|------|----|---------------|------------------|------------------|
| 70 | 18 | CSB3-70MH-TT | CSB3-70MH-TT-SF | CSB3-70MH-TT-TR |
| 100 | 18 | CSB3-100MH-TT | CSB3-100MH-TT-SF | CSB3-100MH-TT-TR |
| 150 | 18 | CSB3-150MH-TT | CSB3-150MH-TT-SF | CSB3-150MH-TT-TR |
| 250 | 18 | CSB3-250MH-TT | CSB3-250MH-TT-SF | CSB3-250MH-TT-TR |
| 400 | 18 | CSB3-400MH-TT | CSB3-400MH-TT-SF | CSB3-400MH-TT-TR |
| 1000 | 18 | SB1000MH-TT-3 | SB1000MH-TT-SF | — |

High Pressure Sodium

| | | | | |
|------|----|---------------|------------------|------------------|
| 70 | 18 | CSB3-70HP-TT | CSB3-70HP-TT-SF | CSB3-70HP-TT-TR |
| 100 | 18 | CSB3-100HP-TT | CSB3-100HP-TT-SF | CSB3-100HP-TT-TR |
| 150 | 18 | CSB3-150HP-TT | CSB3-150HP-TT-SF | CSB3-150HP-TT-TR |
| 250 | 18 | CSB3-250HP-TT | CSB3-250HP-TT-SF | CSB3-250HP-TT-TR |
| 400 | 18 | CSB3-400HP-TT | CSB3-400HP-TT-SF | CSB3-400HP-TT-TR |
| 1000 | 18 | SB1000HP-TT-6 | SB1000HP-TT-SF | — |

120V / 277V / 347V Tri-Tap ballast listed — for other voltages consult factory.
1. Ballast: 15 second power factor correction ballast.
2. 400W metal halide — see E208 lamp.
3. Other mounting arm configurations — see Accessories.

FORWARD THROW

Metals Halide

| | | | |
|-----|-------------|----------------|----------------|
| 70 | FT-70MH-TT | FT-70MH-TT-SF | FT-70MH-TT-TR |
| 100 | FT-100MH-TT | FT-100MH-TT-SF | FT-100MH-TT-TR |
| 150 | FT-150MH-TT | FT-150MH-TT-SF | FT-150MH-TT-TR |
| 250 | FT-250MH-TT | FT-250MH-TT-SF | FT-250MH-TT-TR |
| 400 | FT-400MH-TT | FT-400MH-TT-SF | FT-400MH-TT-TR |

High Pressure Sodium

| | | | |
|-----|-------------|----------------|----------------|
| 70 | FT-70HP-TT | FT-70HP-TT-SF | FT-70HP-TT-TR |
| 100 | FT-100HP-TT | FT-100HP-TT-SF | FT-100HP-TT-TR |
| 150 | FT-150HP-TT | FT-150HP-TT-SF | FT-150HP-TT-TR |
| 250 | FT-250HP-TT | FT-250HP-TT-SF | FT-250HP-TT-TR |
| 400 | FT-400HP-TT | FT-400HP-TT-SF | FT-400HP-TT-TR |

120V / 277V / 347V Tri-Tap ballast listed — for other voltages consult factory.
1. 400W metal halide — see E208 lamp.

Options

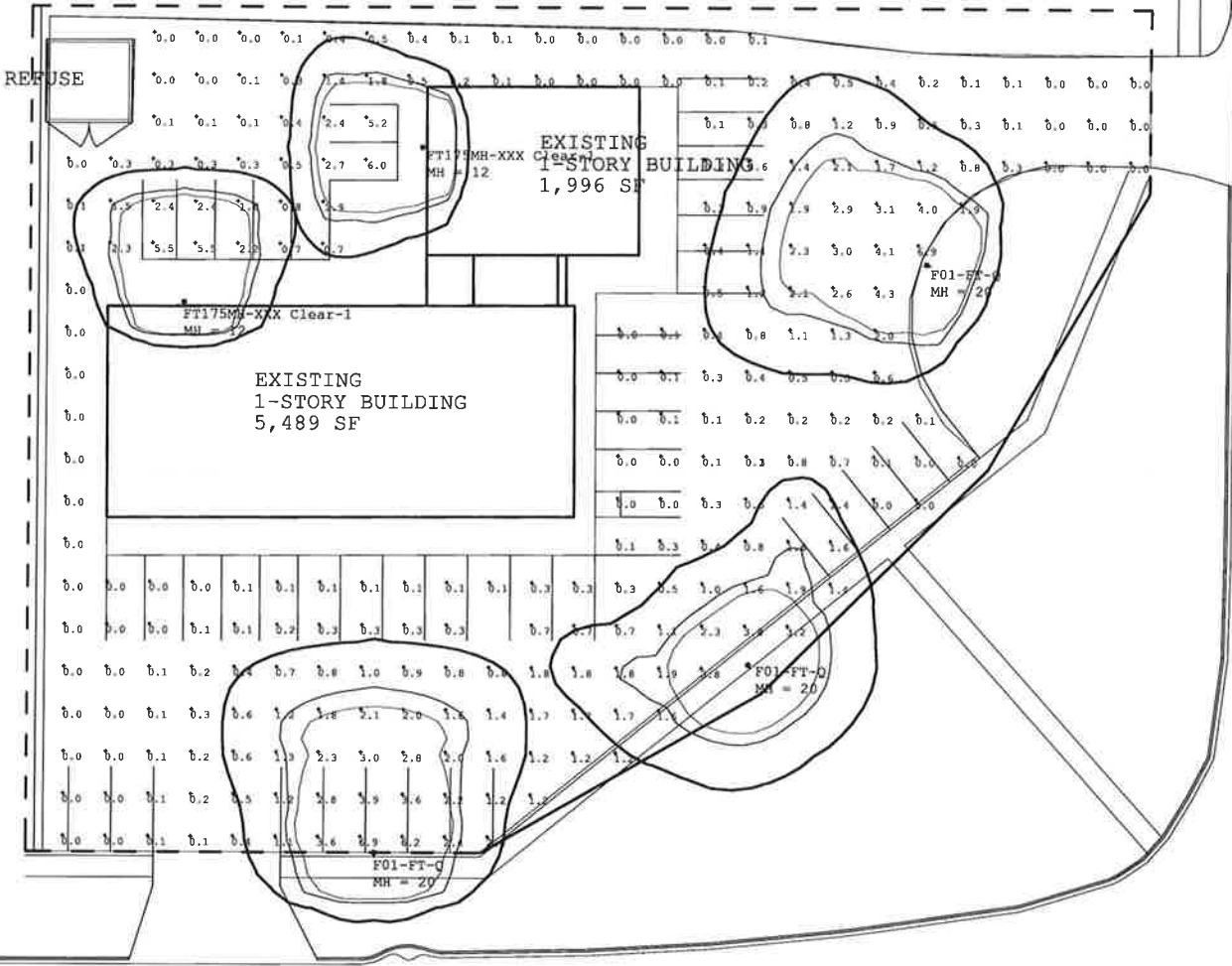
Accessories

Order separately. Catalog #

ICS Distribution Catalogue numbers with the prefix "CSB" have a NEMA Type II distribution. For alternate distributions (NEMA 4000) Type II, CSB2, Type IV, CSB4.

Lamp: Web clear lamp - L, Photocontrol - PC, Protected ignitor - PI, Fuse holder - FH, Single pole - F1, Bronze (standard) - BZ, Polka - BL, White - WH, Designer Colors - Color Facility and more.

NOTE: When ordering options, enter the separate brackets with the special order in WPF-102 and CSB-102 are brackets. Change the "BZ" to "BL" or "WH" as the order.



183RD STREET

OAK PARK AVE.

PHOTOMETRIC SITE PLAN

1"=20'-0"



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
P: 708.799.4400 F: 708.799.4434
WWW.LINDENGROUPINC.COM



PROPOSED RETAIL CENTER REMODELING
FOR
MACK CONSTRUCTION
183RD & OAK PARK AVE, TINLEY PARK, ILLINOIS

DATE: 9-18-13
PROJECT NUMBER: 85-13

FILE NUMBER: 8-26-13
DATE: SF
DRAWN BY:

FINAL REVIEW:

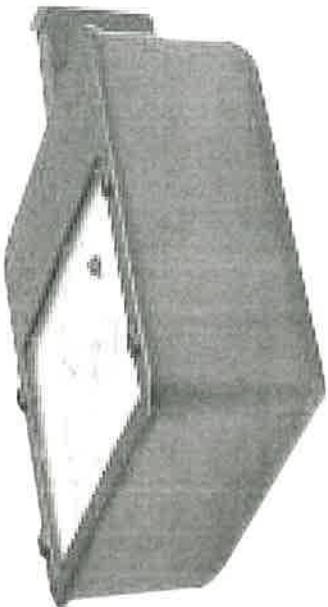
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PHOTOMETRIC SITE PLAN

SHEET NAME: SL-1
SHEET: OF

CSB & FT

NEMA II, III IV, and
Froward Throw Area Lighting



Construction

CSB & FT: One piece die cast aluminum housing.

Hinged door is permanently attached and secured with four screws form maximum weatherproof integrity.

SB: All steel construction with full seam welds.

Cool Operating

Ballast is mounted directly to the cast housing for maximum heat dissipation.

Optical Assembly

Formed optical assembly available for NEMA II, III, IV and forward throw distributions.

Tempered Glass Lens

Available with flat or prismatic glass lenses.

Mounting

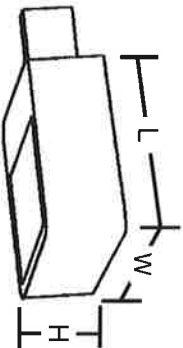
Fixtures up to 400 watt are available with bracket, yoke and slipfitter mounting. 1000 watt fixtures are available with bracket and slipfitter mounting .

Socket

Specification grade porcelain lampholder.

Ballasts

HPF ballasts are suitable low temperature starting. MH-30°C, HPS -40°C



CSB & FT **L** **W** **H**
 16 3/8" 16 3/8" 7 3/8"
EPA: 1.28 ①

SB **EPA:** 2.36 ① 27" 24" 10 1/2"

① Includes 1.2 drag factor



| Lamp Watts | NEMA Type ① | Bracket Mount | Slipfitter Mount | Yoke Mount |
|------------|-------------|---------------|------------------|------------|
|------------|-------------|---------------|------------------|------------|

DOWN LIGHTING

Metal Halide

| | | | | |
|-------|-----|---------------|------------------|------------------|
| 70 | III | CSB3-70MH-TT | CSB3-70MH-TT-SF | CSB3-70MH-TT-TR |
| 100 | III | CSB3-100MH-TT | CSB3-100MH-TT-SF | CSB3-100MH-TT-TR |
| 150 | III | CSB3-150MH-TT | CSB3-150MH-TT-SF | CSB3-150MH-TT-TR |
| 175 | III | CSB3-175MH-TT | CSB3-175MH-TT-SF | CSB3-175MH-TT-TR |
| 250 | III | CSB3-250MH-TT | CSB3-250MH-TT-SF | CSB3-250MH-TT-TR |
| ③ 400 | III | CSB3-400MH-TT | CSB3-400MH-TT-SF | CSB3-400MH-TT-TR |
| 1000 | III | SB1000MH-TT ④ | SB1000MH-TT-SF | — |

High Pressure Sodium

| | | | | |
|------|-----|---------------|------------------|------------------|
| 70 | III | CSB3-70HP-TT | CSB3-70HP-TT-SF | CSB3-70HP-TT-TR |
| 100 | III | CSB3-100HP-TT | CSB3-100HP-TT-SF | CSB3-100HP-TT-TR |
| 150 | III | CSB3-150HP-TT | CSB3-150HP-TT-SF | CSB3-150HP-TT-TR |
| 250 | III | CSB3-250HP-TT | CSB3-250HP-TT-SF | CSB3-250HP-TT-TR |
| 400 | III | CSB3-400HP-TT | CSB3-400HP-TT-SF | CSB3-400HP-TT-TR |
| 1000 | III | SB1000HP-TT ④ | SB1000HP-TT-SF | — |

120V / 277V / 347V Tri-Tap ballast listed — for other voltages consult factory.

① 70-400W. To select other NEMA Distributions see below (70W thru 400W only)

③ 400W metal halide – use ED28 lamp.

④ Order Mounting Arm Separately – see Accessories.

FORWARD THROW

Metal Halide

| | | | |
|-------|-------------|----------------|----------------|
| 70 | FT-70MH-TT | FT-70MH-TT-SF | FT-70MH-TT-TR |
| 100 | FT-100MH-TT | FT-100MH-TT-SF | FT-100MH-TT-TR |
| 150 | FT-150MH-TT | FT-150MH-TT-SF | FT-150MH-TT-TR |
| 175 | FT-175MH-TT | FT-175MH-TT-SF | FT-175MH-TT-TR |
| 250 | FT-250MH-TT | FT-250MH-TT-SF | FT-250MH-TT-TR |
| ③ 400 | FT-400MH-TT | FT-400MH-TT-SF | FT-400MH-TT-TR |

High Pressure Sodium

| | | | |
|-----|-------------|----------------|----------------|
| 70 | FT-70HP-TT | FT-70HP-TT-SF | FT-70HP-TT-TR |
| 100 | FT-100HP-TT | FT-100HP-TT-SF | FT-100HP-TT-TR |
| 150 | FT-150HP-TT | FT-150HP-TT-SF | FT-150HP-TT-TR |
| 250 | FT-250HP-TT | FT-250HP-TT-SF | FT-250HP-TT-TR |
| 400 | FT-400HP-TT | FT-400HP-TT-SF | FT-400HP-TT-TR |

120V / 277V / 347V Tri-Tap ballast listed — for other voltages consult factory.

③ 400W metal halide – use ED28 lamp.

Options

Order separately

Suffix

Accessories

Order separately

Catalogue #

IES Distribution

Catalogue numbers with the prefix "CSB3-" have a NEMA Type III distribution.

Mounting Arm
CSB2, CSB3, CSB4 and FT models
7" bracket

For alternate distributions (Max. 400W), change CSB3 to ...

SB models 8" bracket **SB-AM-8BZ**
supplied with fixture

Lamp With clear lamp Type II **CSB2-**
Type IV **CSB4-**

Photocontrol -L **-PC**

Protected Ignitor -PI

For HPS luminaires

Fuse Holder Supplied with fuse Single pole -F1

Wall Mounting Bracket
For slipfitter mounting fixtures
2" IPS (2 3/8" O.D.) **WB-1-BZ**

Color Bronze (standard) -BZ

Black -BL

White -WH

Designer Colors

Consult Factory
see Note

NOTE: when ordering optional colours, order the separate brackets with the special colour.
ie WB-1-BZ and SB-AM-8-BZ are bronze. Change the "BZ" to indicate the new colour.

Associated Surveying Group, P.C.

Illinois Prof. Design Firm No. 184-003013
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-0205 FAX: 630-759-9291

"ALTA /ACSM LAND TITLE SURVEY"

LOTS 5 AND 6 IN BLOCK 10 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 183RD AND OAK PARK AVENUE, TINLEY PARK, IL 60477

- NOTES:
1. OAK PARK AVE. PLAT OF DEDICATION DOC. # 94045448 DATED DEC. 14, 1994
 2. 47 FEET FRONT BUILDING LINE PER DOC. # 12749383
 3. EAST 30 FEET PUBLIC UTILITIES EASEMENT GRANT OF EASEMENT DOC. # 94049487
 4. WEST 10 FEET PUBLIC UTILITIES EASEMENT GRANT OF EASEMENT DOC. # 93470370

ABBREVIATIONS:
A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(I) = RECORD VALUE
(M) = MEASURED VALUE
P.U. = PUBLIC UTILITY EASEMENT
P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT
NLY = NORTHERLY
SLY = SOUTHERLY
ELY = EASTERLY
WLY = WESTERLY
TYP = TYPICAL

LEGEND

| | | | |
|---|-------------------|------------------|--|
| SYMBOLS NOT TO SCALE | | WOOD FENCE | |
| 843,899.3860 SQUARE FEET (19.077 ACRES) | | CHAIN LINK FENCE | |
| 88412419 FEET PERCHETER | | OVERHEAD WIRES | |
| ASPHALT SURFACE | HANDICAP SPACES 5 | | |
| CONCRETE SURFACE | PARKING SPACES 38 | | |
| HANDICAP PARKING | FIRE HYDRANT | UTILITY POLE | |
| WATER VALVE | EXTENDER LIGHT | INLET | |
| SIGN | STORM DRAIN | PAY PHONE | |
| GAS METER | CULVERT | HANDHOLE | |
| UTILITY BOX | SANITARY HANDHOLE | HANDHOLE | |
| SIGNAL LIGHT | CROSS | IRON PIPE | |

NOTE: THE RECORD DOCUMENTS SHOWN ON THIS ALTA/ACSM SURVEY ARE THOSE DOCUMENTS DETERMINED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND SET FORTH IN THE TITLE ORDER NO. 1581028, DATED JANUARY 11, 2007 AS THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. BY NOTING SAID DOCUMENTS ON THIS SURVEY PLAT, ASSOCIATED SURVEYING GROUP, P.C. MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

TO: IMAD ABOUKHEIR, FIRST AMERICAN TITLE INSURANCE COMPANY AND HARRIS BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 10, 11a, 13, 14 AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: FEBRUARY 22, 2007

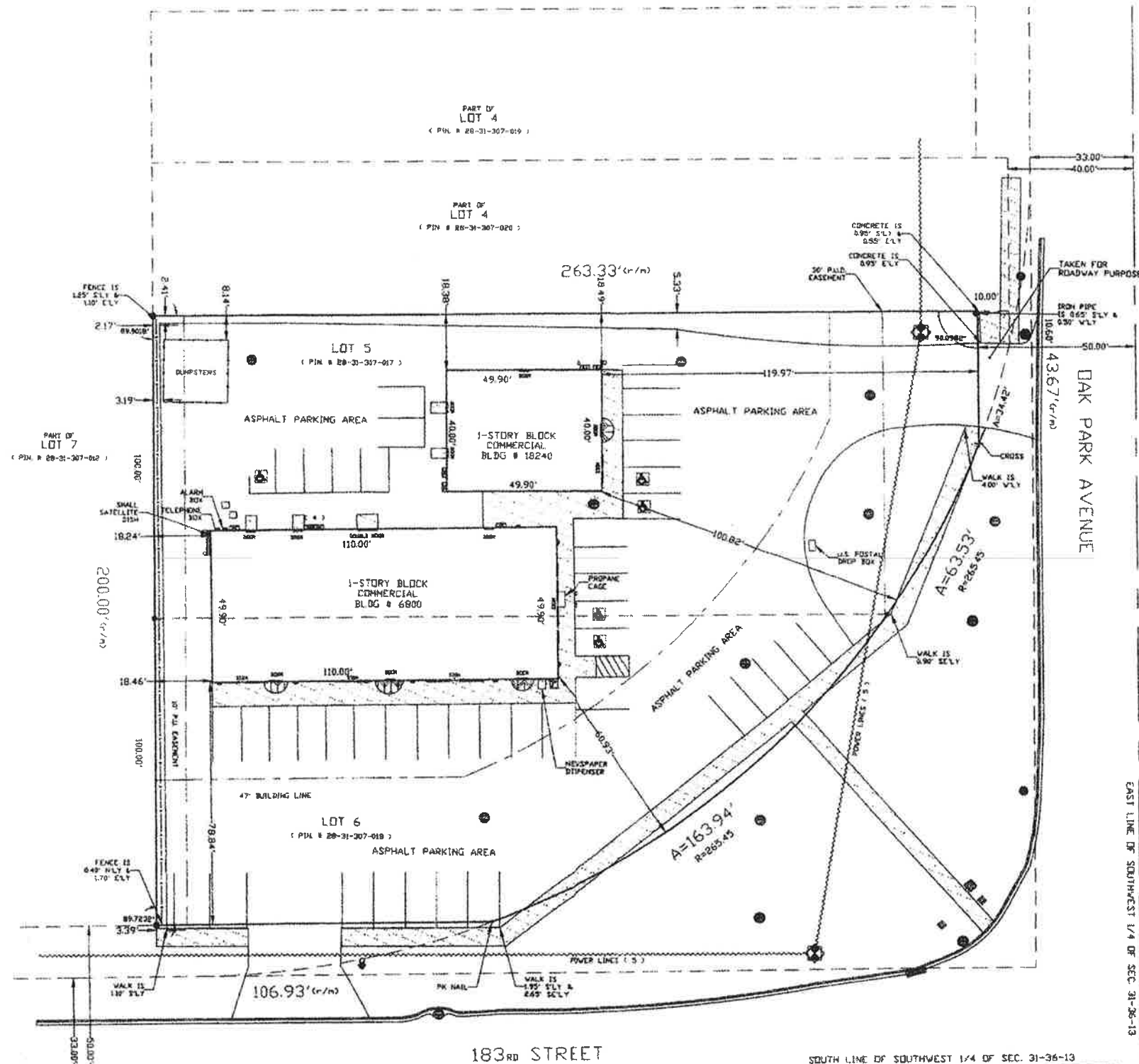
Michael G. Herwig
MICHAEL G. HERWIG, IPLS NO. 35-002800
LICENSE EXPIRES: 11/30/08

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 6, 2005.
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON OCTOBER 24, 2005.
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W., STE. 708, WASHINGTON, D.C. 20036
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 8 MONTGOMERY VILLAGE AVE., STE. 403, GAITHERSBURG, MD 20878

Field Date JANUARY 30, 2007

Client LANGE

Job No. 65094-07



SURVEYORS NOTES

1. NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY AND STORM SEWERS. ONLY ABOVE-GROUND VISIBLE FEATURES ARE SHOWN. OTHER UTILITIES MAY EXIST OF WHICH (SURVEYOR) HAS NO KNOWLEDGE.
2. ALL LOCATED UTILITIES WERE DONE BY SURFACE OBSERVATION. PLEASE CALL J.U.L.I.E. AT 1-800-582-0123 OR D.I.G.G.E.R. BEFORE STARTING ANY CONSTRUCTION FOR THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
4. OTHER RESTRICTIONS NOT SHOWN OR STATED HEREON REFER TO OUR DEED, TITLE POLICY, ORDINANCES, ETC.
5. FLOOD ZONE CERTIFICATION, THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE X AS IDENTIFIED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 17031C0716 F, COMMUNITY PANEL NO. 716, MAP EFFECTIVE DATE NOVEMBER 8, 2006.
6. NAMES OF ADJOINING OWNERS OF PLATTED LANDS:

| PLAT | OWNER |
|---------------|-------------------|
| 28-31-307-020 | RONALD G. WASCHKE |
| 28-31-307-012 | EDWIN H. CHEN |



STATE OF ILLINOIS } SS
COUNTY OF WILL

I, MICHAEL G. HERWIG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND HEREON DESCRIBED AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THE SURVEY REPRESENTED HEREON WAS ACTUALLY MADE UPON THE GROUND, THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE, AND THAT IT IS AN ACCURATE SURVEY OF ALL THE PROPERTY LEGALLY DESCRIBED HEREIN. THE SURVEY, AS OF THE DATE OF THE SURVEY, SHOWS ALL VISIBLE ABOVE GROUND ENCROACHMENTS.

DATED, THIS 22ND DAY OF FEBRUARY, A.D., 2007, AT BOLINGBROOK, ILLINOIS.

Michael G. Herwig
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-002800
LICENSE EXPIRES: NOVEMBER 30, 2008

PLAN COMMISSION STAFF REPORT

March 4, 2021- Workshop

Petitioner

Thomas McAuliffe, on
behalf of Durbin's

Property Location

18250 Oak Park Avenue

PIN

28-31-307-017-0000 &
28-31-307-018-0000

Zoning

NF (Legacy –
Neighborhood Flex)

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner

Durbin's Express Pickup Window

18250 Oak Park Avenue



EXECUTIVE SUMMARY

The Petitioner, Thomas McAuliffe on behalf of Durbin's (tenant), is requesting Site Plan Approval and consideration to recommend Village Board approval of a Special Use Permit for a Restaurant Pickup Window at 18250 Oak Park Avenue in the NF (Legacy – Neighborhood Flex) zoning district.

The request is being reviewed simultaneously with the text amendment that allows a Special Use for a restaurant pickup window in the NF district. The window will be located on the north wall of the building and function only as a pickup window for previously placed phone and online orders. Per the proposed Special Use requirements, there are no new curb cuts created and no on-site ordering permitted. Two stalls will be dedicated to pickup orders to avoid any significant stacking at the window.

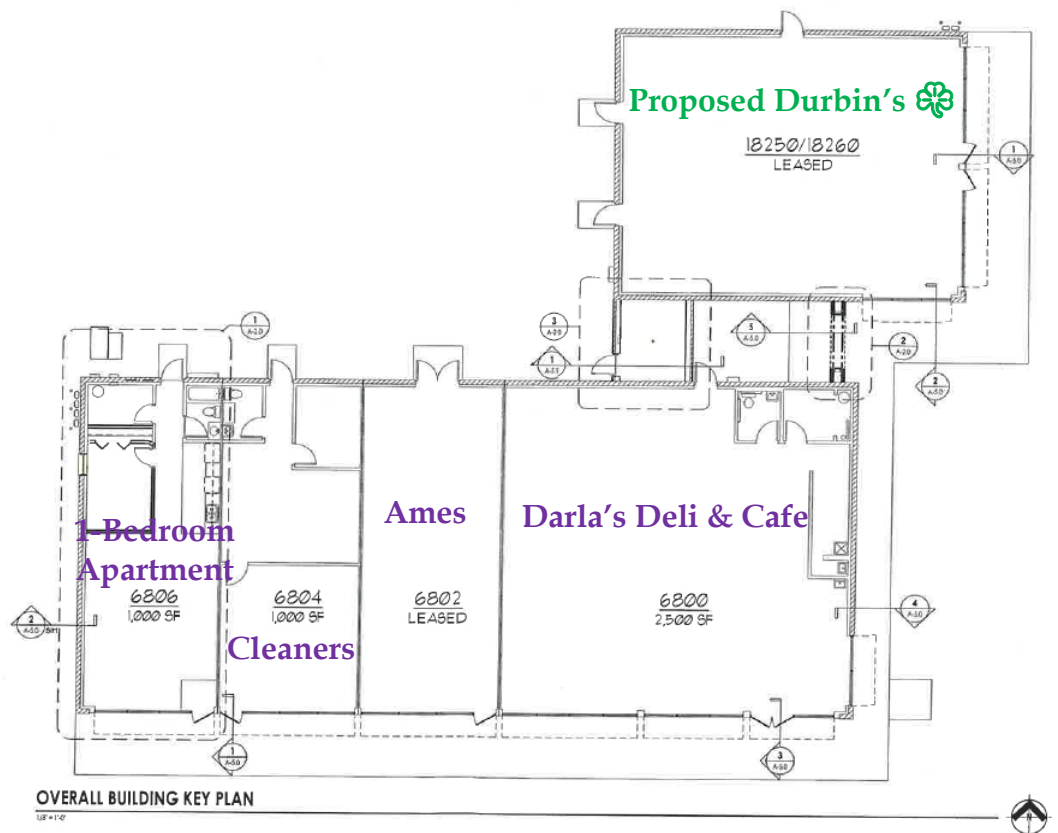
Site Plan Approval will allow for the pickup window and site changes required for proper circulation around the building. Changes include one-way drive aisle circulation, traffic control signage, and lighting improvements. Deteriorated pavement will be repaired and replaced at the rear of the building that will be more heavily used by the public due to the proposed pickup window.

EXISTING SITE & HISTORY

The subject site is located on two lots that function as a single mixed-use property and located at the northwest corner of 183rd Street and Oak Park Avenue. There are currently 5 tenant spaces on the property. One space is utilized as a 1,000 sq. ft. 1-bedroom apartment approved by a special use in 2013 (Ordinance 2013-O-058). The largest space is occupied by Darla's Deli & Café, which is also operated by the applicant. The other two tenant spaces are occupied by Ames (contractor/tool sales) and a dry cleaner. In addition to the shopping center, the property owner owns the two vacant lots to the north of the property. The tenant space proposed for Durbin's was formally occupied by Ames (before downsizing to their current location in the center), and most recently a t-shirt screen printing business.



The center underwent several site and façade upgrades from 2013-2014 as part of the Special Use approval for the apartment. These included sprinkling the buildings, creating a more modern facade look, restriping the parking lot, increasing landscaping, and replacement of the light poles. The upgrades were completed and approved in 2014. Some minor property maintenance concerns will be addressed separately by code enforcement; issues related to the pickup window request will be addressed as part of the Special Use.



ZONING & NEARBY LAND USES

The subject property is a mixed-use property (first-floor apartment) located in the Legacy District and zoned NF (Neighborhood Flex.) The Legacy Code, adopted in 2011, was “intended to allow for the continued function of contemporary land uses, while emphasizing pedestrian orientation within an intimate streetscape design, and de-emphasizing automobile uses.” The intent of the Legacy Code is to strengthen the aesthetics and economic vitality of the downtown by implementing principles such as “creating a walkable downtown where pedestrians come first”. The Legacy Districts were organized to provide for the greatest density and walkability in the centralized Downtown Core (DC) with areas to the north and south of the DC providing for more flexibility and encouraging residential uses in certain areas to support the commercial uses in the DC. At the north and south ends of the Legacy area are the Neighborhood Flex (NF) Districts which are “intended to help create a mix of commercial and multi-family uses to anchor the north and south ends of the Legacy Code Area”. The NF districts function as gateways to the downtown core and help transition from typical auto-oriented commercial and tourist areas to the pedestrian-friendly downtown. The NF districts areas are the subject of the proposed restaurant pickup window text amendment which distinguishes a pickup window from a typical drive-thru window that involves onsite ordering and waiting as the food is prepared.

The subject property is surrounded by properties also zoned NF including vacant lots and the Central Middle School to the north, a detached single-family home to the west, and vacant lots to the east and south.

PROPOSED USE

The Petitioner is looking to open a second location for Durbin's in Tinley Park (7th overall) in the proposed 2,000 sq. ft. space. The new location will have a similar menu to their “full-scale” location. However, this will be an “express” location with limited seating and table service (6-8 tables expected with an emphasis on pickup and delivery options. A gaming area is also planned for this location and the layout is expected to be similar to the neighboring Darla's location, but with Durbin's atmosphere and food.

Durbin's has had success with takeout and delivery at their current locations even before the COVID-19 pandemic. However, the pandemic has made delivery and contactless takeout options more important for the success of their restaurant locations. The applicant believes they need to have this flexibility in the future to ensure they can remain competitive if restrictions are re-implemented. Thus, the requested pickup window makes distribution of pre-ordered food easier than their current operations, which requires the customer or employee to enter/exit the building to bring the food to customer parked in a traditional parking space.

A restaurant use is permitted within all Legacy Districts but the proposed pickup window requires the approval of a Special Use Permit and Site Plan Approval for the layout to ensure it is safe and in line with the principles set out in the Legacy Plan.

Open Item #1: Discuss the proposed Special Use for a restaurant pickup window and coordination with the Legacy Plan/Code principles.

Legacy N-F Districts

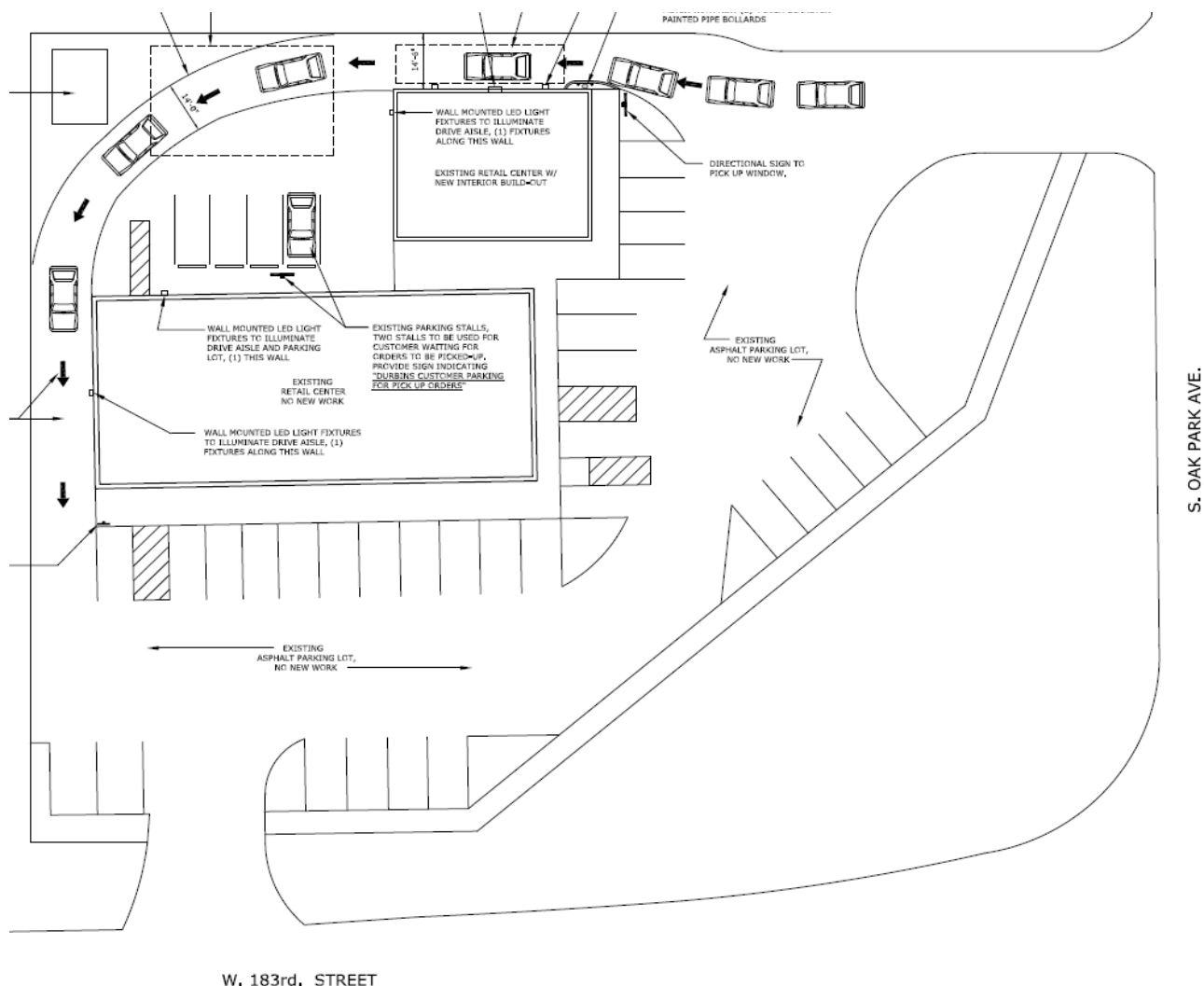


SITE PLAN & CIRCULATION

Pickup Circulation & Stacking

To install a pickup or drive-thru window in the Village requires site plan review. The review is important to understand how site circulation and vehicle stacking will work on the site. With drive-thru windows, a traffic and stacking study is typically required due to the complexity of the demand and operations unique to individual users. However, with this proposal, there is no on-site ordering permitted and all food orders must be placed ahead of time. That operational setup is designed to avoid stacking or long wait times. The concept of a pickup-only window has gained popularity with the effects of COVID-19. The proposed location allows for up to 3 vehicles to be stacked without blocking site circulation. The Petitioner has planned to dedicate two of the parking stalls at the rear of the building for situations when an order is not ready when a customer arrives. These stalls will have signage indicating they are for pickup order waiting only. Employees will bring the orders out to the vehicles once they are ready. While it is not expected to be an issue, due to the excess number of required parking spaces on the site, further stalls on the site can be dedicated (behind or in front of the building) if any issues arise.

Vehicles accessing the pickup window circulate the site in a counterclockwise fashion and exit heading south on the west side of the center. The circulation and one-way flow of traffic will be emphasized by signage at the entrance and exits of the drive aisle as well as striping on the pavement.



Open Item #2: Discussion of order pickup circulation around the rear of the building.

Gas Meter Locations

Staff has noted a concern regarding the location of gas meters along the drive aisles to the north and west sides of the building and may present a safety hazard. The gas meters are existing and currently protected by bollards. However, the increase in traffic from the general public around the building and the prominence of the gas meter location before the pickup window led to initial staff concerns with their location. Relocation was explored but the Petitioner has noted this is cost prohibitive, therefore, staff is recommending that the bollards be replaced and adequate curbing be added to help guide vehicles around the path (as shown on the plans). A condition is also recommended to clarify that the layout and spacing around the gas meters are subject to Fire Department approval.

Open Item #3: Discussion of the gas meter and bollards locations within the drive aisles. Discuss a condition requiring adequate curbing and new bollards acceptable to the fire and building departments.

Asphalt Quality

Staff has also expressed a concern regarding the quality of the asphalt along the north side of the building and the rear of the building. It has had a number of asphalt patches over the years and continues to deteriorate. The front parking area was resurfaced more recently (around 2012) but the rear portion was not completed.) These asphalt conditions are not only unsightly but can create safety concerns as well. It is likely with increased traffic the deterioration will only be accelerated. Staff recommends some large patching or resurfacing for the portions that will be heavily traveled. The general locations of these replacements have been indicated on the attached site plan. Staff recommends a deadline of May 31, 2021 to complete the asphalt work.

Open Item #4: Discussion of asphalt condition, replacement areas, with a deadline of May 31st as a condition of approval

Parking

The Legacy Code has a simple requirement of 4 spaces per 1,000 sq. ft. of commercial space and 1.5 spaces per dwelling unit in the NF zoning district. The simpler parking allowances allow for some flexibility in use changes over time and places more responsibility on the property owner and tenants to ensure that the parking on the site is adequate for the mix of uses.

| Parking Required | |
|---|--|
| Residential (1.5 spaces per unit) | 2 |
| Commercial (4 spaces per 1,000 sq. ft.) | 26 |
| Total Required | 28 |
| Parking Provided | |
| Total | 37 (including 2 ADA and 2 Durbin's pickup) |

The site has approximately 6,500 sq. ft. of commercial space and one residential unit. The total required parking on the site is 28 spaces (26 for commercial uses and 2 for the apartment). The subject site has 37 parking stalls, including the two dedicated stalls for Durbin's pickup Customers.

The Petitioner and property owner have noted they believe that there is adequate parking on the site due to the limited seating of this location and the mix of tenants. The peak parking times will be at lunch, in the evenings, and on the weekends. The main competition for parking at those peak times will be from Darla's. However, the Petitioner also operates that business and believes the parking can be adequately coordinated to accommodate both businesses. The other two tenants (Ames and Cleaners) have few employees (1-2 each) and limited parking demand from customers. If customer parking did become an issue for those smaller tenants, "15-Minute Parking" signs can be installed so that customers staying long periods park in less convenient spaces.

LIGHTING

The Petitioner was tasked with reviewing the lighting on the site for safety and visibility especially at the rear of the building where customers will be traveling more frequently. The new lighting photometric plan is attached and proposes adding 5 wall-mounted lights to the sides and the rear of the building that will increase visibility on the site for customers and employees.

The lighting complies with the maximum lighting levels required by the Legacy Code (max .5fc at the property line). However, the Petitioner has proposed a lighting fixture type not permitted in the Legacy District, which are more traditional/historic-looking fixtures. To meet the code requirements and provide uniformity on the building, the Petitioner can use gooseneck fixtures similar to the front façade of the building, however, the proposed fixtures mostly not visible from the roadways. The provide more light coverage than a traditional gooseneck light fixture which is important in this area. Staff is recommending the Commission consider a Variation of the code for the proposed lights.



Left: Proposed lighting fixture



Right: Existing front façade lighting.

Open Item #5: Discuss proposed lighting and light fixture Variation.

ARCHITECTURE, LANDSCAPE, SIGNAGE

The subject site will remain in compliance with all of the other aspects of the 2013 site plan and architectural approvals attached to this staff report. No changes are proposed with this project and any deficiencies will be addressed by code enforcement with the property owner.

SUMMARY OF OPEN ITEMS

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

1. Discuss the proposed Special Use for a restaurant pickup window and coordination with the Legacy Plan/Code principles.
2. Discussion of order pickup circulation around the rear of the building.
3. Discussion of the gas meter and bollards locations within the drive aisles. Discuss a condition requiring adequate curbing and new bollards acceptable to the fire and building departments.
4. Discussion of asphalt condition, replacement areas, with a deadline of May 31st as a condition of approval.
5. Discuss proposed lighting and light fixture Variation.

LEGACY CODE STANDARDS

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

- a. The proposed improvement meets the Legacy Plan and its Principles, as presented in Section 1.A-B: Purpose and Intent, of the Legacy Code ordinance;
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
- c. Any improvement meets the architectural standards set forth in the Legacy Code.
- d. The improvement will have the effect of protecting and enhancing the economic development of the Legacy Plan area.

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. Specific responses are not required for each item but each shall be met and considered for approval by 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.
- 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.
- 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.
- 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.
- 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).

- 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.
- 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 or more, a change of at least five feet in height must be made for every 75 feet.
- 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.
- i. Screen Mechanicals: All mechanical devices shall be screened from all public views.
- 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.

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.

STANDARDS FOR A SPECIAL USE

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

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

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

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

RECOMMENDATION

Following a successful workshop, proceed to a Public Hearing at the March 18, 2021 Plan Commission meeting.



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
- ☐ Variation ☐ Residential ☐ Commercial for _____
- ☐ Annexation
- ☐ Rezoning (Map Amendment) From _____ to _____
- ☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
- ☐ Site Plan
- ☐ Landscape Change Approval
- ☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: DURBIN EXPRESS

Project Description: INTERIOR BUILD OUT

Project Address: 18250 OAK PARK Property Index No. (PIN): 28-31-307-018-0000

Zoning District: _____ Lot Dimensions & Area: _____

Estimated Project Cost: \$ 175,000

OWNER OF RECORD INFORMATION

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

Name of Owner: THOMAS McAULIFFE Company: T+J OF TINLEY INC.

Street Address: 15245 LAWANER City, State & Zip: ORLAND PARK 60462

E-Mail Address: Tommc22@comcast.net Phone Number: [REDACTED]

APPLICANT INFORMATION

☒ Same as Owner of Record

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

Name of Applicant: _____ Company: _____

Relation To Project: _____

Street Address: _____ City, State & Zip: _____

E-Mail Address: _____ 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 representative.

I hereby authorize THOMAS M' AULIFFE (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 of the Village of Tinley Park.

Property Owner Signature:

X

Property Owner Name (Print):

DR. JAY TIWANI

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.

Property Owner Signature:

X

Property Owner Name (Print):

DR. JAY TIWANI

Applicant Signature:
(If other than Owner)

Applicant's Name (Print):

THOMAS M' AULIFFE

Date:

2-13-21

DURBIN'S

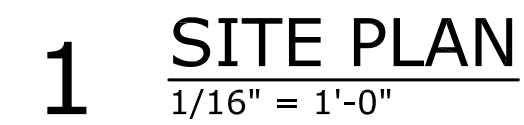
CAPITAL
ARCHITECTS, LLC

Tele : (847) 209-1125



SITE PLAN

T2.0



DURBIN'S

CAPITAL
ARCHITECTS, LLC

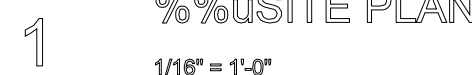
Tele: (847) 208-112

Project No.: 2002

Sheet Title:

SITE PLAN

T2.0



| Statistics | | | | | | |
|--------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | + | 0.2 fc | 2.0 fc | 0.0 fc | N/A | N/A |

| Luminaire Locations | | | | | | |
|---------------------|-------|---------|---------|-------|-------------|------|
| Location | | | | | | |
| No. | Label | X | Y | MH | Orientation | Tilt |
| 1 | A | 1585.30 | 1858.20 | 16.00 | 0.00 | 0.00 |
| 2 | A | 1613.80 | 1858.20 | 16.00 | 0.00 | 0.00 |
| 3 | A | 1574.90 | 1848.50 | 16.00 | 270.00 | 0.00 |
| 4 | A | 1528.10 | 1804.10 | 16.00 | 0.00 | 0.00 |
| 5 | A | 1498.30 | 1778.20 | 16.00 | 270.00 | 0.00 |